



# REPORT

## THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

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DATE ISSUED: January 8, 2018

REPORT NO. 104

ATTENTION: Park and Recreation Board  
Agenda of January 18, 2018

SUBJECT: AUDUBON K-8 SCHOOL JOINT USE FACILITY GENERAL  
DEVELOPMENT PLAN

### SUMMARY

Issue: Should the Park and Recreation Board recommend approval of the General Development Plan (GDP) for the Audubon K-8 School Joint Use Facility in the Skyline-Paradise Hills Community?

Director's Recommendation: Recommend approval of the proposed General Development Plan (GDP) for the Audubon K-8 School Joint Use Facility in the Skyline-Paradise Hills Community.

Other Recommendations: The following Recreation Council has reviewed and considered the proposed project. Actions taken and recommendations made are listed below.

On March 24, 2017, the Skyline Recreation Council voted (4-0-0) to recommend approval of the General Development Plan for Audubon K-8 School Joint Use Facility.

### Fiscal Impact:

- I. **Capital Funding:** The General Development Plan (GDP) inclusive of the environmental document, design and construction of the turf field, pedestrian concrete ramp and walking track improvements, is currently funded by the San Diego Unified School District (SDUSD) through the use of voter-approved Propositions S and Z bond funding.

- II. Operations and Maintenance: The cost to operate and maintain this project on an annual basis is approximately \$33,000. This includes all labor, material, equipment and supplies, as well as the cost to hire a security company to lock the gates at dusk and open the gates when school staff is not on site (school breaks, holidays and weekends).

Water and Energy Conservation Status: The proposed project complies with all water and energy conservation guidelines contained in Council Policy 200-14.

Environmental: This activity is exempt from CEQA pursuant to CEQA State Guidelines Section 15301 (Existing Facilities); Section 15303(e) (New Construction or Conversion of Small Structures); Section 15304(b) (Minor Alterations to Land); Section 15311 (Accessory Structures); and Section 15314 (Minor Additions to Schools). In addition, the exceptions listed in CEQA State Guidelines Section 15300.2 do not apply in that no cumulative impacts were identified; no significant effects on the environment were identified; the project is not adjacent to a scenic highway; no historical resources would be affected by the action; and the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

## BACKGROUND

The Audubon K-8 School Joint Use Facility is part of the 'Play All Day Parks Program', a partnership between the City and the SDUSD to expand the City's existing joint use parks program by adding over 45 new or expanded joint use facilities in the next 5-10 years. SDUSD is the Lead Agency directing the design and construction of the joint-use facility at Audubon K-8 School.

## DISCUSSION

This project provides for the design and construction of a new joint use facility at Audubon K-8 School which is located at 8111 San Vicente Street within the Skyline-Paradise Hills Community, Council District 4. The approval to this park will provide an additional approximately 2.13 acres of population-based park land in this community which is considered "park-deficient" under General Plan standards.

The General Development Plan (Attachment 1) will provide the following:

- Multi-purpose natural turf field (approximately 1.59 acres)
- 6' wide walking track
- Pedestrian concrete ramp
- Off-street parking area
- Shade Trees
- Drinking Fountain
- Fencing

SDUSD and the Planning Department conducted three public workshops with the community. The primary issues raised during the community input meetings were the off-street parking and security concerns. A detailed response is included in the paragraphs below.

Off-Street Parking

The community requested that the northern off-street parking area be provided for the joint use area. In response, the General Development Plan includes the existing northern off-street parking area within the joint use area.

Security Concerns

Community members were concerned about security in the area. In response, the District agreed to provide additional security lighting in the school campus and a security camera.

In addition, the Parks and Recreation Department's Operation and Maintenance budget for the Audubon K-8 School Joint Use Facility includes an operational cost to hire a security company to lock the joint use gates at dusk every evening and open the gates when SDUSD school custodial staff are not available to unlock the gates. This would typically occur when school is not in session during school breaks, holidays and weekends. When school staff are on site, they will open the joint use gates to allow for public use of the park in the morning before school starts. School staff will close the gates 30 minutes prior to the first bell at the start of the school day. School staff will then open the joint use gates approximately 30 minutes after the school dismissal bell at the end of each school day.

ALTERNATIVES

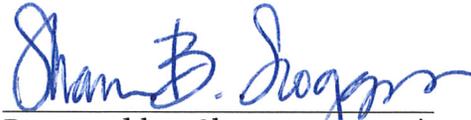
1. Recommend approval of the General Development Plan (GDP) for the Audubon K-8 School Joint Use Facility.
2. Recommend approval of the General Development Plan (GDP) for the Audubon K-8 School Joint Use Facility with modifications.
3. Do not recommend approval of the General Development Plan (GDP) for the Audubon K-8 School Joint Use Facility.

Respectfully submitted,



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Alyssa Muto  
Deputy Director, Planning Department



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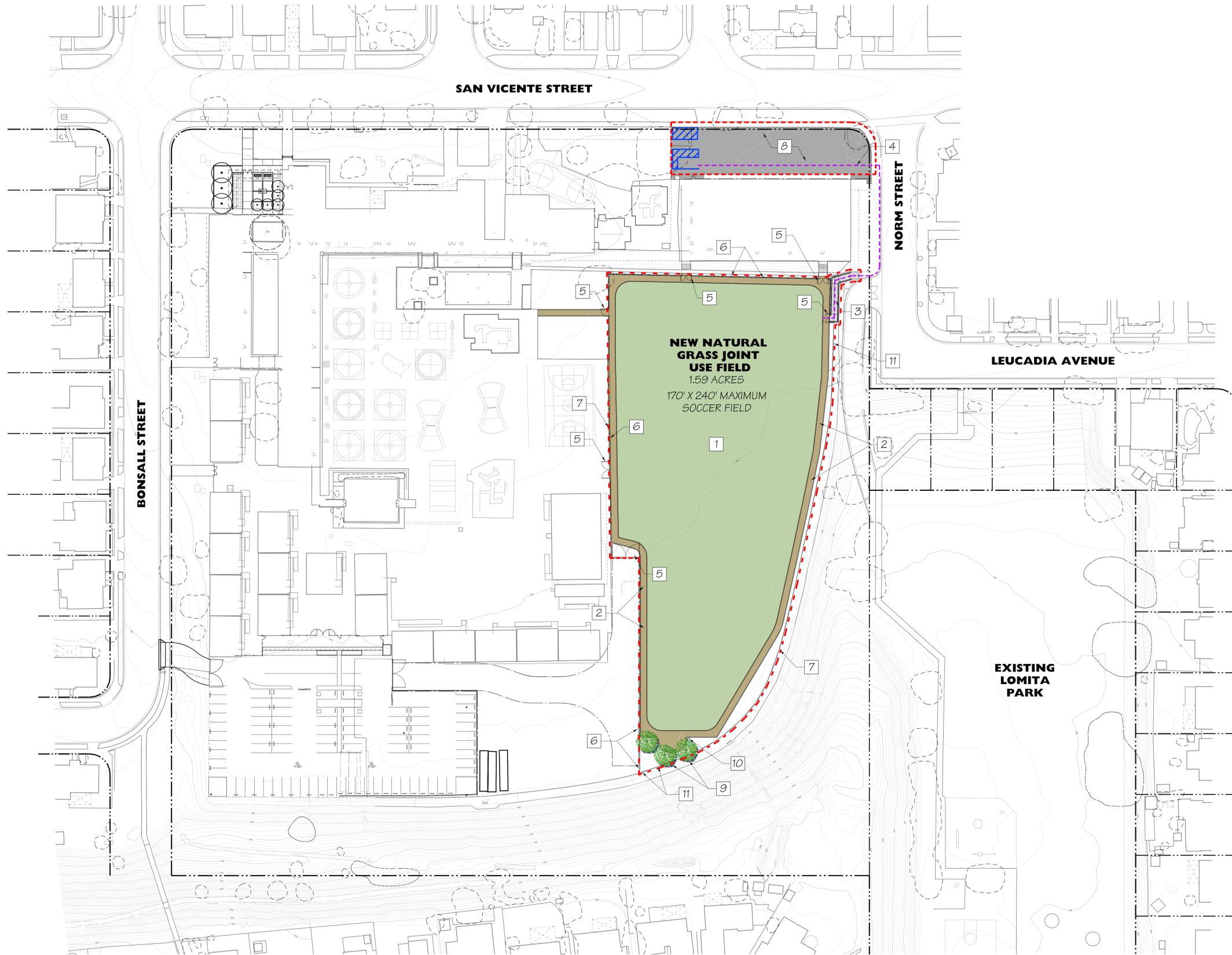
Prepared by: Shannon Scoggins  
Park Designer, Planning Department

(SS/ss)

Attachments:

1. Audubon K-8 School Joint Use Facility General Development Plan
2. Audubon K-8 School Joint Use Notice of Exemption

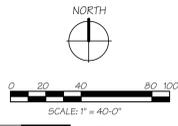
cc: Honorable Council President, Myrtle Cole, Council District 4  
Herman Parker, Director, Parks and Recreation Department  
Jeff Murphy, Director, Planning Department  
Andrew Field, Assistant Director, Parks and Recreation Department  
David Monroe, Deputy Director, Parks and Recreation Department  
Robin Shifflet, Development Project Manager III, Planning Department  
Jim Winter, Public Officer II, Parks and Recreation Department



**LEGEND**

- 1 GRASS PLAY FIELD
- 2 6' WIDE DECOMPOSED GRANITE JOGGING PATH
- 3 CONCRETE ACCESS WALK
- 4 PEDESTRIAN ACCESS WALK
- 5 CHAIN LINK GATE
- 6 CHAIN LINK FIELD PERIMETER FENCE
- 7 LIMITS OF JOINT USE PARK
- 8 ASPHALT PARKING AREA
- 9 PROPOSED TREE
- 10 DRINKING FOUNTAIN
- 11 EXISTING 10' CHAIN LINK PERIMETER FENCE

COUNCIL DISTRICT: COMMUNITY PLAN AREA:



DATE	ACTION	REFERENCE DOCUMENTS	COST \$:	ACRES:
	SITE ACQUIRED	RESO. NO.		ACRES:
	SITE DEDICATED	ORD. NO.		ACRES:
	GDP CONSULTANT HIRED	RESO. NO.	NAME:	
	P&R BOARD APPROVAL	PF&R APPROVAL	DATE:	
	INITIAL DEVELOPMENT	CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.

IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS)			
ITEM	QUANTITY	ITEM	QUANTITY
TOTAL SITE	AC.	TOT LOT	SF
IMPROVED AREA	AC.	MULTI-PURPOSE CT.	SF
TURF	AC.	TENNIS CTS.	SF
SHRUB BED	AC.	RESTROOM	SF
NATURAL	AC.	REC. BLDG.	SF
D.G. PAVING	AC.	POOL BLDG.	SF
DIRT INFIELDS	AC.	POOL DECK	SF
		POOL WATER	SF
		PAVED WALKWAYS	SF
		PARK ROADS	SF
		PARKING LOT	SF
		PARKING STALLS-STD.	SF
		PARKING STALLS-DISABLED	SF
		COURT GAME AREA	SF
		LAWN EDGING	LF
		BLEACHERS	EA.
		SECURITY LTS.	STDS.
		BALLFIELD LTS.	STDS.
		TENNIS COURT LTS.	STDS.
		MULTI-PURPOSE CT. LTS.	STDS.
		BACKSTOPS	EA.
		BENCHES	EA.
		PICNIC TABLES	EA.
		TRASH RECEPTACLES	EA.
		REVISION	

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

The General Development Plan  
**Audubon K-8 School  
 Joint Use Field**

12.18.17  
 LAMBERT COORDINATES: THOMAS BROTHERS PAGE: PSD (PSD #)

**Deneen Powell Ateller, Inc.**  
 domus studio  
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 2100 W. WASHINGTON  
 SAN DIEGO, CA 92110  
 TEL: 619.294.9942  
 FAX: 619.294.9928  
 www.dpadesign.com  
 2305 EL CAJON BLVD.  
 SAN DIEGO, CA 92104

## NOTICE OF EXEMPTION

(Check one or both)

TO:  Recorder County Clerk  
P.O. Box 1750, MS-A-33  
1600 Pacific Hwy, Room 260  
San Diego, CA 92101-2422

FROM: City of San Diego  
Planning Department  
1010 2<sup>nd</sup> Avenue, Suite 1200  
East Tower, MS 413  
San Diego, CA 92101

\_\_\_\_\_ Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

PROJECT TITLE: Audubon K-8 School Joint Use Field Project

PROJECT LOCATION-SPECIFIC: Audubon K-8 School (District 4, within the Skyline-Paradise Hills Community Plan area)  
8111 San Vincente Street, San Diego, CA 92114

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: This project involves the construction and operation of a Joint Use Field (JUF) at the existing Audubon K-8 School. The JUF would be jointly operated by the San Diego Unified School District (SDUSD) and the City through a joint use agreement. The proposed improvements include a new 1.6 acre natural turf field, fencing, stabilized walking track, drinking fountain, shade trees, pedestrian access ramp, and a parking area.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Shannon Scoggins, Park Designer  
City of San Diego Planning Department  
1010 Second Avenue, Suite 1200  
San Diego, CA 92101  
(619) 236-6894

EXEMPT STATUS: (CHECK ONE)

- MINISTERIAL  
 DECLARED EMERGENCY  
 EMERGENCY PROJECT  
 CATEGORICAL EXEMPTION: Sections 15301, Section 15303, Section 15304, Section 15311, Section 15314, and Section 15323.  
 STATUTORY EXEMPTION

REASONS WHY PROJECT IS EXEMPT: The City of San Diego and the San Diego Unified School District conducted an environmental review and determined the project meets the criteria set forth in the CEQA State Guidelines Section 15301 (Existing Facilities); Section 15303 (New Construction or Conversion of Small Structures); Section 15304 (Minor Alterations to Land); Section 15311 (Accessory Structures); Section 15314 (Minor Additions to Schools); and Section 15323 (Normal Operations of Facilities for Public Gatherings). In addition, the exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effects on the environment were identified; the project is not adjacent to a scenic highway; no historical resources would be affected by the action; and the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

LEAD AGENCY CONTACT PERSON: Sara Osborn

TELEPHONE: (619) 236-6368

IF FILED BY APPLICANT:

1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?  
(X) YES      ( ) NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA



January 4, 2018

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Sara Osborn  
Senior Planner, Planning Department

DATE

CHECK ONE:

- (X) SIGNED BY LEAD AGENCY  
( ) SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR: