



REPORT

THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

DATE ISSUED: September 12, 2018

REPORT NO. 102

ATTENTION: Park and Recreation Board
Agenda of September 20, 2018

SUBJECT: PACIFIC BEACH ELEMENTARY JOINT USE FACILITY EXPANSION
GENERAL DEVELOPMENT PLAN

SUMMARY

Issue: Approval of the General Development Plan (GDP) amendment for the Pacific Beach Elementary Joint Use Facility in the Pacific Beach Community.

Director's Recommendation: Recommend approval of the proposed General Development Plan (GDP) amendment for the Pacific Beach Elementary Joint Use Facility in the Pacific Beach Community.

Other Recommendations: The Recreation Council has reviewed and considered the proposed project as detailed below:

On June 19, 2018, the Santa Clara/Pacific Beach Recreation Council voted (3-0-0) to recommend approval of the amendment to the General Development Plan for Pacific Beach Elementary School Joint Use Facility.

Fiscal Impact:

Capital Funding: The General Development Plan (GDP) inclusive of the environmental document, design, and construction of the turf field 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.

Operations and Maintenance: The cost to operate and maintain this project (including the existing joint use facility) on an annual basis is approximately \$49,367. This includes all labor, material, equipment and supplies, as well as the cost to hire a security company to lock the gates at dusk.

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 State CEQA Guidelines Section 15301 (Existing Facilities); Section 15303(e) (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 State CEQA 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

This project provides for the design and construction of a new joint use facility at Pacific Beach Elementary School which is located at 1234 Tourmaline Street within the Pacific Beach Community, within Council District 2. The approval to this park expansion will provide an additional approximately 1.0 acre of population-based park land in a park deficient community per current City park standards. The existing joint use park is 1.8 acres in size and with the 1.0 acre park expansion, a 2.8 acre joint use facility will be available for public use.

DISCUSSION

The Pacific Beach Elementary 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 Pacific Beach Elementary School.

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

- Existing ball infield
- Existing City backstop
- Multi-purpose natural turf fields
- Walking track
- Existing hardcourts
- Existing play equipment and safety surfacing
- 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 security and the public use entrance gate location. A detailed response is included in the paragraphs below.

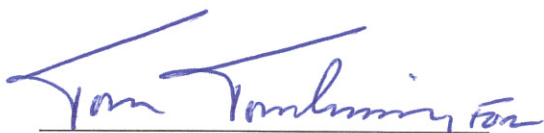
Security Concerns

The Parks and Recreation Department's Operation and Maintenance budget for the Pacific Beach Elementary School Joint Use Facility includes an operational cost to hire a security company to lock all of 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.

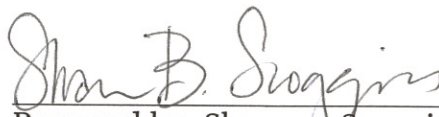
Public Use Entrance Gate Location

The gate location was originally proposed on Turquoise Street. The community was concerned that Turquoise Street is a busier street and that an entrance gate on Fanuel Street would be preferred. The public use entrance gate has been redesigned to be located on Fanuel Street and will be installed with the development of the joint use park.

Respectfully submitted,



Alyssa Muto
Deputy Director, Planning Department
(SS/ss)



Prepared by: Shannon Scoggins
Park Designer, Planning Department

Attachments:

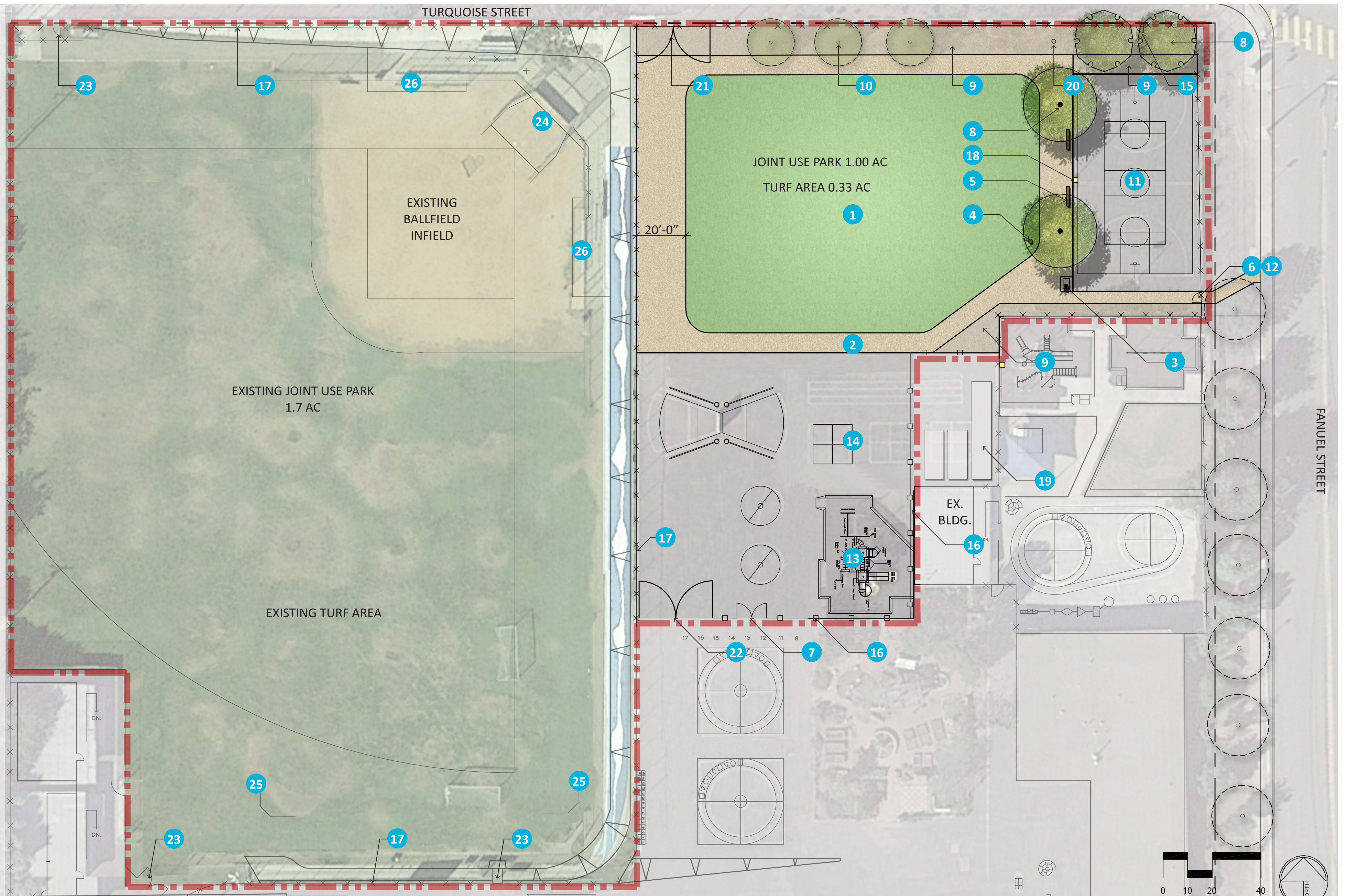
1. Pacific Beach Elementary School Joint Use Facility General Development Plan
2. Pacific Beach Elementary School Joint Use Notice of Exemption

cc: Honorable Councilmember Lorie Zapf, Council District 2
Herman D. Parker, Director, Parks and Recreation Department
Mike Hansen, Director, Planning Department
Andrew Field, Assistant Director, Parks and Recreation Department
Bruce Martinez, Deputy Director, Parks and Recreation Department
Betsy Miller, Acting Development Project Manager III, Planning Department
Jim Winter, Project Officer II, Parks and Recreation Department

KEY

- 1 OPEN NATURAL TURF AREA
- 2 8' WIDE STABILIZED DECOMPOSED GRANITE WALKING TRACK - 10 LAPS PER MILE
- 3 DRINKING FOUNTAIN
- 4 TRACK MILE MARKER SIGN
- 5 POTENTIAL BENCH LOCATION BY OTHERS, TYP.
- 6 NEW 4' WIDE ACCESSIBLE PEDESTRIAN ACCESS GATE.
- 7 NEW 12' WIDE SCHOOL YARD ACCESS GATE
- 8 SHADE TREES
- 9 NON-STABILIZED DECOMPOSED GRANITE
- 10 EXISTING TREES TO REMAIN
- 11 EXISTING BASKETBALL COURT TO REMAIN
- 12 FRIENDSHIP SIGN MOUNTED ABOVE ACCESS GATE
- 13 EXISTING PLAY STRUCTURE TO REMAIN
- 14 EXISTING COURT GAMES TO REMAIN
- 15 EXISTING GATE TO BE LOCKED
- 16 NEW 10' CHAINLINK SECURITY FENCE
- 17 EXISTING 10' CHAINLINK SECURITY FENCE
- 18 EXISTING LIGHT TO REMAIN
- 19 EXISTING STORAGE CONTAINERS TO REMAIN
- 20 EXISTING BIRD BATH TO REMAIN
- 21 EXISTING ACCESS GATE TO BE RELOCATED
- 22 NEW VEHICULAR ACCESS GATE
- 23 EXISTING ACCESS GATE
- 24 EXISTING BALLFIELD PER CITY STANDARDS
- 25 EXISTING BACKSTOP
- 26 EXISTING DUGOUT

Note: Existing backstops within expansion boundary to be removed.



DATE: September, 10 2018

COUNCIL DISTRICT: 2

COMMUNITY PLAN AREA: PACIFIC BEACH

SCALE: 1" = 20'-0"



DATE	ACTION	REFERENCE DOCUMENTS		
	SITE ACQUIRED	RESO. NO.	COST \$:	ACRES:
	SITE DEDICATED	ORD. NO.		ACRES:
	GDP CONSULTANT HIRED	RESO. NO.	NAME:	
	P&R BOARD APPROVAL	PF&R APPROVAL	DATE:	
		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		
ITEM	QUANTITY	ITEM QUANTITY
TOTAL SITE	2.70 AC.	
EXISTING AREA	2.15 AC.	IMPROVED AREA 0.55 AC.
EXISTING CONCRETE	10,197 SF	CONCRETE 24 SF
EXISTING TURF	1.21 AC.	PROPOSED TURF 0.33 AC.
EXISTING ASPHALT	19,430 SF	STABILIZED D.G. PAVING 5,470 SF
EXISTING FENCING	18,675 LF	PROPOSED FENCING 244 LF
EXISTING INFIELD	11,550 SF	NON STABILIZED D.G. 4,225 SF
		DRINKING FOUNTAIN 1 EA.

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

Pacific Beach Elementary

JOINT USE FIELD EXPANSION

PSD
(PSD #)

LAMBERT COORDINATES: _____ THOMAS BROTHERS PAGE: _____

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
9485 Aero Drive, MS 413
San Diego, CA 92123

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

PROJECT TITLE: Pacific Beach Elementary School Joint Use Field Project

PROJECT LOCATION-SPECIFIC: Pacific Beach Elementary School (Council District 2)
1234 Tourmaline Street, San Diego, CA 92123

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: The proposed project includes the installation of an approximately 0.33-acre joint-use natural turf field, stabilized walking track, benches, signage, shade trees, a drinking fountain, security fencing, pedestrian access gates, and a relocated vehicle access gate for Parks & Recreation Department staff and emergency services.

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
9485 Aero Drive, MS 413
San Diego, CA 92123
(619) 236-6894

EXEMPT STATUS: (CHECK ONE)

- MINISTERIAL
 DECLARED EMERGENCY
 EMERGENCY PROJECT
 CATEGORICAL EXEMPTION: Section 15301, (Existing Facilities), Section 15303(e) (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).
 STATUTORY EXEMPTION

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review and determined the project meets the criteria set forth in the CEQA State Guidelines Section 15301 (Existing Facilities); Section 15303(e) (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 State CEQA 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.

LEAD AGENCY CONTACT PERSON: Rebecca Malone

TELEPHONE: (619)446-5371

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?
 YES NO

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

 Senior Planner
SIGNATURE/TITLE

September 4, 2018
DATE

CHECK ONE:

- SIGNED BY LEAD AGENCY
 SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR: