



REPORT

THE CITY OF SAN DIEGO TO THE PARKS AND RECREATION BOARD

DATE ISSUED: October 3, 2025

REPORT NO.: 101

ATTENTION: Parks and Recreation Board
Agenda of October 16, 2025

SUBJECT: Mission Heights Neighborhood Park General Development Plan Amendment

SUMMARY

Issue – Should the Parks and Recreation Board recommend approval of the proposed General Development Plan (GDP) Amendment for Mission Heights Neighborhood Park to incorporate a new Dog Off-Leash Area (DOLA)?

Department Recommendation – Recommend approval of the proposed GDP Amendment for Mission Heights Neighborhood Park.

Other Recommendations – The following groups have reviewed and considered the proposed project. Actions taken and recommendations made by these groups are listed under Discussion below.

Linda Vista Community Recreation Group

Fiscal Impact – Construction of proposed improvements is estimated to cost \$200,000. Staff is evaluating options to fund construction. For operations and maintenance, staff anticipates the need for funding equivalent to 0.50 of a Grounds Maintenance Worker II position.

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

Climate Action Plan (CAP) Impact – The proposed project retains and protects existing mature trees and repurposes salvaged logs and is therefore consistent with the City's Climate Action Plan.

Strategic/Tactical Equity Plan Impact – The proposed project complies with Strategic/Tactical Equity Plan. Adding a new recreational amenity, a DOLA, to an existing park expands recreational opportunities for use by making the park more relevant to a broader demographic. The project incorporates inclusive and accessible design features such as accessible parking, walkways, entries, water fountains, and signage, ensuring that the new amenity can be enjoyed by users of all abilities.

Environmental – The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) which exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use; Section 15303 (New Construction or Conversion of Small Structures) which exempts the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure; Section 15304 (Minor Alterations to Land) which exempts minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry or agricultural purposes; and Section 15311 (Accessory Structures) which exempts the construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities. The exceptions listed in CEQA Guidelines 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.

An error was identified in the reported overall DOLA size for the NORA and NOE. As the discrepancy was minor and increased, rather than reduced, the reported area, environmental planners concluded that it did not alter the determination.

BACKGROUND

This project provides for the design and construction of a new DOLA on the western portion of the existing Mission Heights Neighborhood Park, located at 1716 Westinghouse Street within the Linda Vista Community within Council District 7. The 11.32-acre park, developed in 1979 with a playground upgrade in 1995, is surrounded by single-family homes to the north, south, and east, while the west boundary abuts Ulric Street, a collector road approximately 70 feet below the park's western fence line. Existing park amenities include a playground for children ages 5–12 with an adjacent swing set, paved walking paths, an open turf play area with a backstop, a half-court basketball area, concrete benches, and a paved parking lot that is closed from dusk to dawn. Security lighting is minimal.

In response to community requests to Council District 7 for a DOLA serving the Linda Vista and Serra Mesa communities, and in alignment with the priorities of the Parks Master Plan, Parks and Recreation staff, in coordination with Council District 7, explored potential DOLA locations. Murray Ridge Neighborhood Park was considered but deemed less suitable due to site constraints, including topography, accessibility, and compatibility with other park uses.

The City conducted two public workshops with the Linda Vista Community Recreation Group and administered a community survey between the workshops, receiving 77 responses. Of these respondents, 91% expressed support for establishing a new DOLA at Mission Heights Neighborhood Park.

Key issues raised during the community input meetings included the optimal size of each dog pen, placement of entrances, and selection of surfacing. A primary community goal for the DOLA is to activate the park with positive use while reducing off-leash dog violations within the park and nearby areas. Based on the Department's experience at other sites, DOLAs foster community interaction and provide consistent, positive activity within parks.

DISCUSSION

The proposed GDP amendment (Attachment 2) would locate a DOLA on the western portion of the park, currently a natural area with brush and a small number of mature trees. A 6-foot-high chain link fence defines the western and southern boundaries, roughly parallel to Ulric Street and separated from it by a 70-foot grade difference. The northern and eastern boundaries would be approximately 115 feet and 290 feet from adjacent single-family residences, respectively, with existing mature trees and shrubs providing buffers.

Within the park, the DOLA would be set back a minimum of 30 feet from the playground and 15 feet from the walking path. Entry points are sited to minimize interaction with other park uses. The DOLA would encompass approximately 45,247 square feet (1.04 acres) and be divided into two pens: a small dog area of 11,810 square feet and a large dog area of 33,437 square feet. The pens would share a centrally located triple-gated vestibule to ensure secure entry and exit and reinforce leash requirements outside the DOLA. A secondary double-gated vestibule would provide direct access to the large dog pen from the northern park entry at Westinghouse Street. A regraded, paved and striped parking space and a new curb ramp and walkway would provide accessible access to the DOLA.

The DOLA would incorporate the existing 6-foot-high fencing along the western and southern boundaries, while new 5-foot-high vinyl-coated chain link fencing and gates would be installed along the northern and eastern boundaries. The DOLA surface would consist of organic mulch, including engineered wood fiber or ground palm. Planned amenities include signage identifying park rules and the DOLA name, a drinking fountain with dog bowl, benches, trash and recycling receptacles, dog waste bag dispensers, and agility features constructed from salvaged logs, which would also protect existing mature trees (Attachment 1).

Approval of the proposed GDP amendment would add 10.5 Recreational Value Points (Attachment 4), based on the scoring methodology in Appendix D of the current Parks Master Plan, bringing the park's total to 240.24 points.

Community input has been strongly supportive. On September 9, 2025, the Linda Vista Community Recreation Group voted unanimously (6-0-0) to recommended approval of the proposed GDP amendment.

Given the community support, minimal capital and maintenance impacts, increased positive park activity, and added recreational value points, the Department recommends approval of the proposed GDP amendment.

ALTERNATIVES

1. Recommend approval of the proposed GDP amendment with conditions;
2. Do not recommend approval of the proposed GDP amendment.

Respectfully submitted,

Steve Palle

Steve Palle
Deputy Director, Community Parks I Division

Stephanie Green

Prepared by: Stephanie Green
Park Designer, Admin. Services Division

SP/sg

Attachment(s):

1. Parks and Recreation Board PowerPoint Presentation
2. Mission Heights Neighborhood Park General Development Plan Amendment
3. Notice of Right to Appeal Environmental Determination (NORA)
4. Notice of Exemption (NOE)
5. Recreational Value Points Scoresheet

cc: Council District 7 Office

Parks and Recreation Department

Mission Heights Neighborhood Park

GDP Amendment

Dog Off-Leash Area (DOLA)

Parks and Recreation Board

Agenda item #101 October 16, 2025



Issue

Should the Parks and Recreation Board recommend approval of the proposed General Development Plan (GDP) Amendment for Mission Heights Neighborhood Park to incorporate a new Dog Off-Leash Area (DOLA)?

Objectives

- To implement priorities identified in the Parks Master Plan & CD 7 Community
 - The City of San Diego Parks Master Plan (2021) highlights off-leash dog parks as a key recreational priority, based on strong community demand. A DOLA provides an additional 10.5 Recreational Value Points (RVP)
 - Council District 7 brought forward the community request for a DOLA in the region
- To reduce Vehicle Miles Travelled
 - Providing recreation amenities close to home decreases the need for car trips in alignment with the City's Climate Action initiatives.
- To alleviate off-leash dog violations in Mission Heights NP and parks nearby

Community input revealed common priorities for residents with an emphasis on investing in:



Acquisition of land for new parks;



Improvements and maintenance of existing parks and facilities;



Neighborhood parks;



Open space and trails;



Off-leash dog parks;



Aquatic facilities;



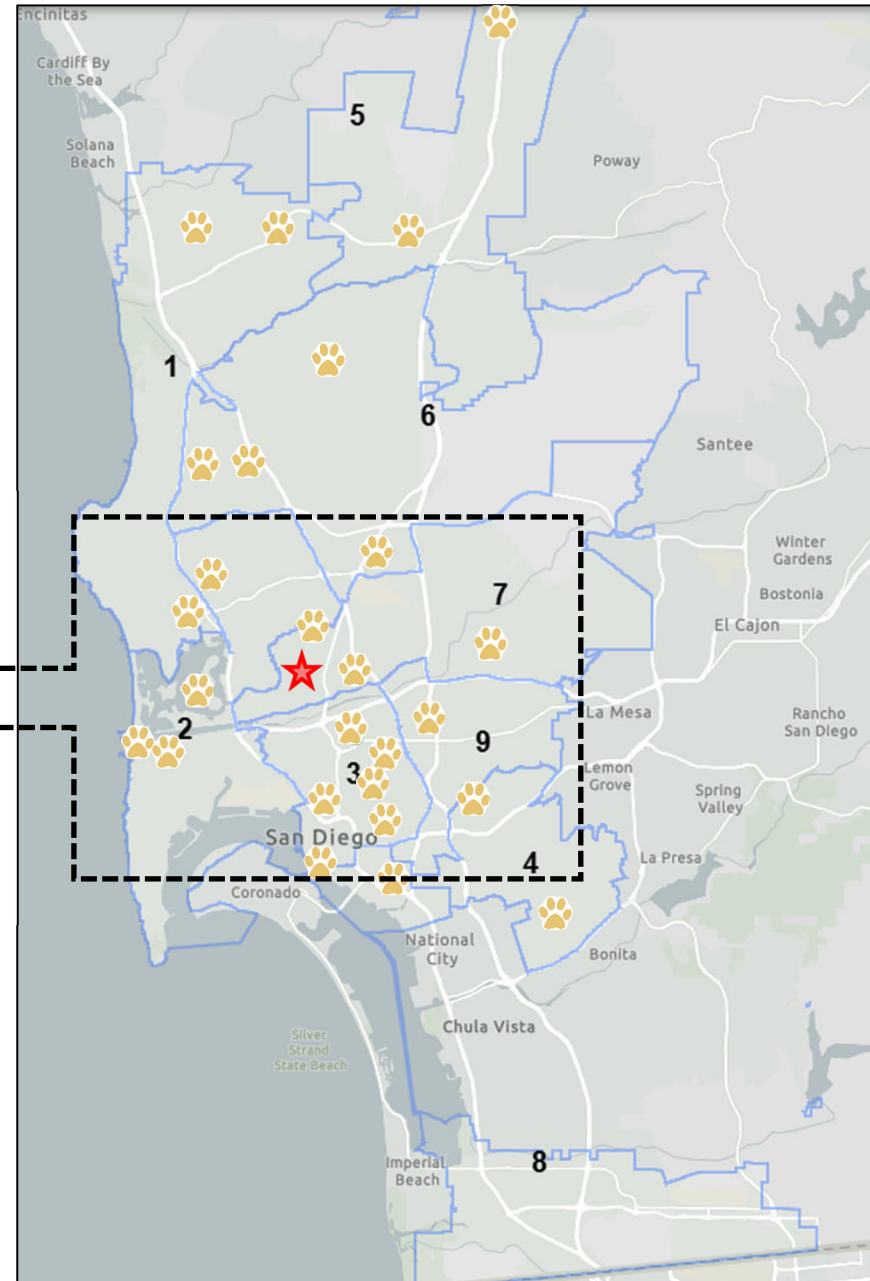
Fitness and wellness programs;

Source: City of SD Parks Master Plan

Existing Dog Parks *City of San Diego*

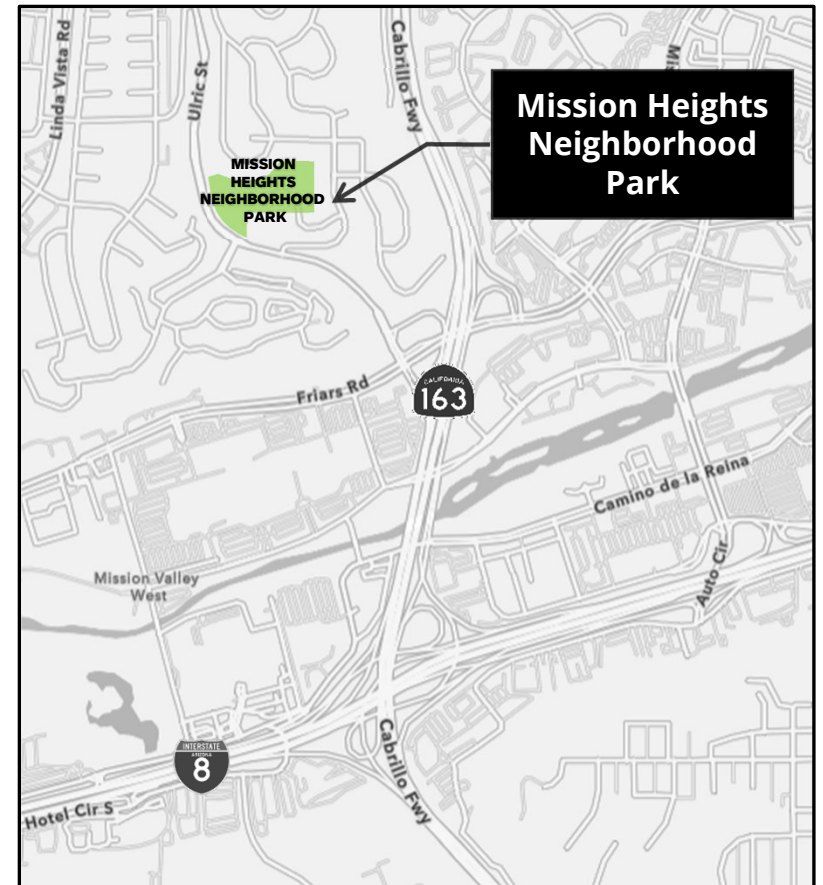


PROJECT LOCATION



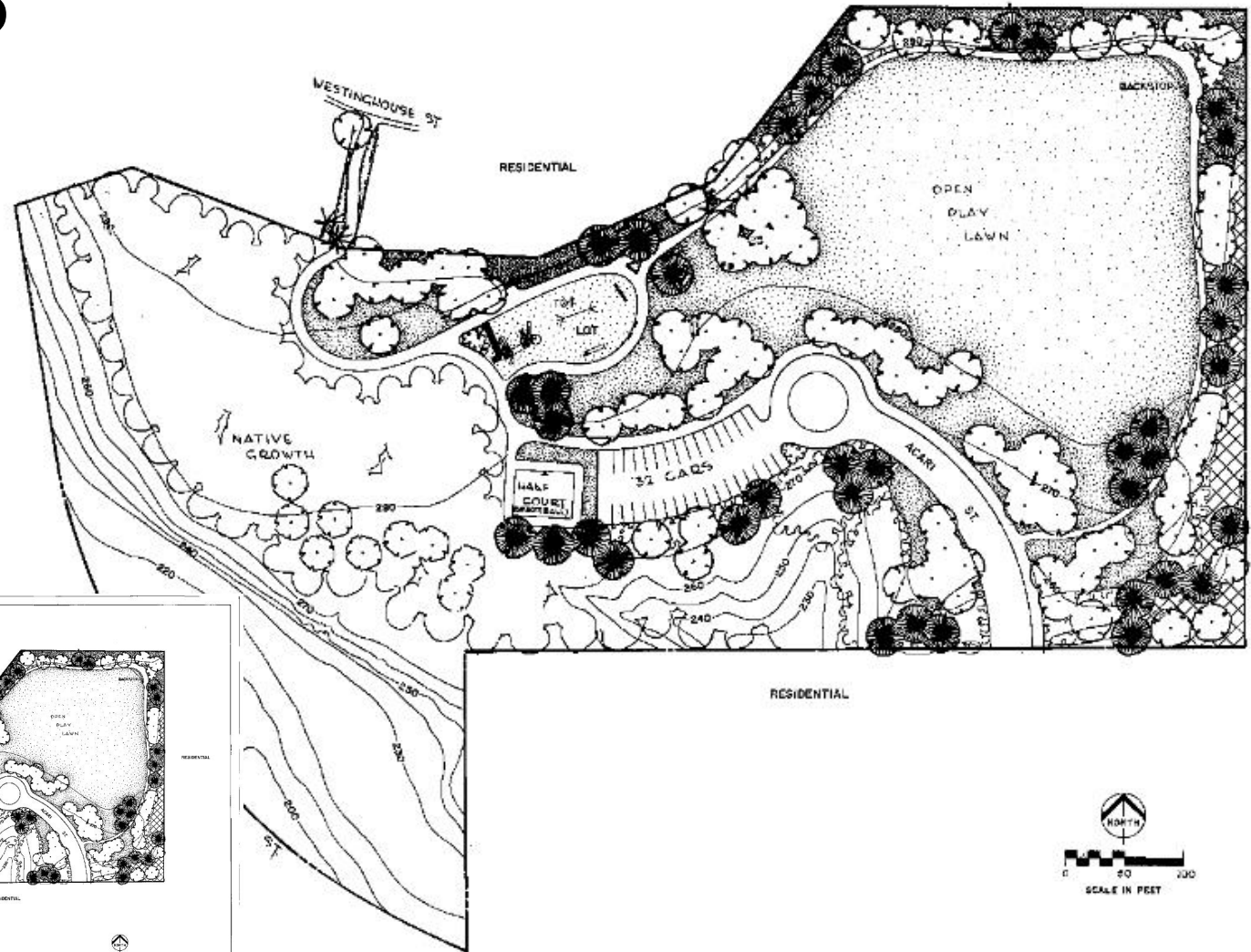
Mission Heights Neighborhood Park

- Located in Council District 7 in the Linda Vista Community
- 11.32 total acres dedicated park land
 - 9.32 acres improved
 - 2.00 acres of natural area
- Improvements include a paved parking lot, playground, open turf field with backstop, walkways, and ½ court basketball



Park Location

Adding a Dog Off-Leash Area requires an amendment to the existing General Development Plan (GDP).





FAQ: *How City Parks Are Designed* GDP Amendment

The screenshot shows the City of San Diego Parks & Recreation website. The header includes the SD logo and navigation links: Parks & Recreation Home, General Info, Rec Centers & Pools, Regional and Open Space Parks, Golf, Programs & Events, and Design & Development. The main content area is titled "FAQ: How City Parks Are Designed" and includes a brief description of the park design process. Below this is a list of eight frequently asked questions, each with a dropdown arrow. The right sidebar contains a "Design and Development" section with links to Design & Development Home, Current Park Projects, and Park Planning Documents. It also features buttons for Existing Parks, Capital Improvements Program Overview, Park Design FAQ, General Development Plans, and a button to Subscribe to Park Design and Development Notices. At the bottom of the sidebar is a "Quick References" section with links to Ask Parks, Department Phone List, Park Use Permits and Applications, and Park Use Rules and Regulations.

Parks & Recreation

Parks & Recreation Home | General Info | Rec Centers & Pools | Regional and Open Space Parks | Golf | Programs & Events | Design & Development

FAQ: How City Parks Are Designed

The City of San Diego follows a comprehensive and community-driven process to plan and design parks. This FAQ explains how the City gathers input from the community, the key planning documents that guide park development, and the steps involved from concept to construction.

- What is the public input process required for park projects?
- What is the Parks Master Plan, and how does it shape community input?
- Why is public input important in the park design process?
- What is a General Development Plan (GDP)?
- How can I get involved in the GDP design process?
- Why are Parks and Recreation's public meetings hosted by the Community Recreation Groups (CRGs) and not the Community Planning Groups (CPGs)?
- Where can I find out about upcoming GDP meetings?
- What can I do if I have a comment about a *proposed* GDP?
- What is a General Development Plan (GDP) Amendment?

Design and Development

- [Design & Development Home](#)
- [Current Park Projects](#)
- [Park Planning Documents](#)

[Existing Parks](#)

[Capital Improvements Program Overview](#)

[Park Design FAQ](#)

[General Development Plans](#)

[Subscribe to Park Design and Development Notices](#)

Quick References

- [Ask Parks](#)
- [Department Phone List](#)
- [Park Use Permits and Applications](#)
- [Park Use Rules and Regulations](#)



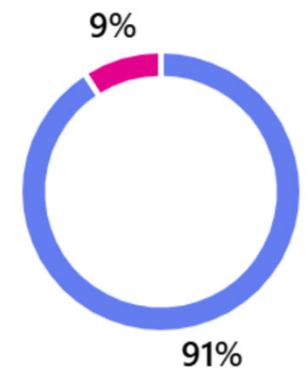


Timeline: GDP Amendment Process

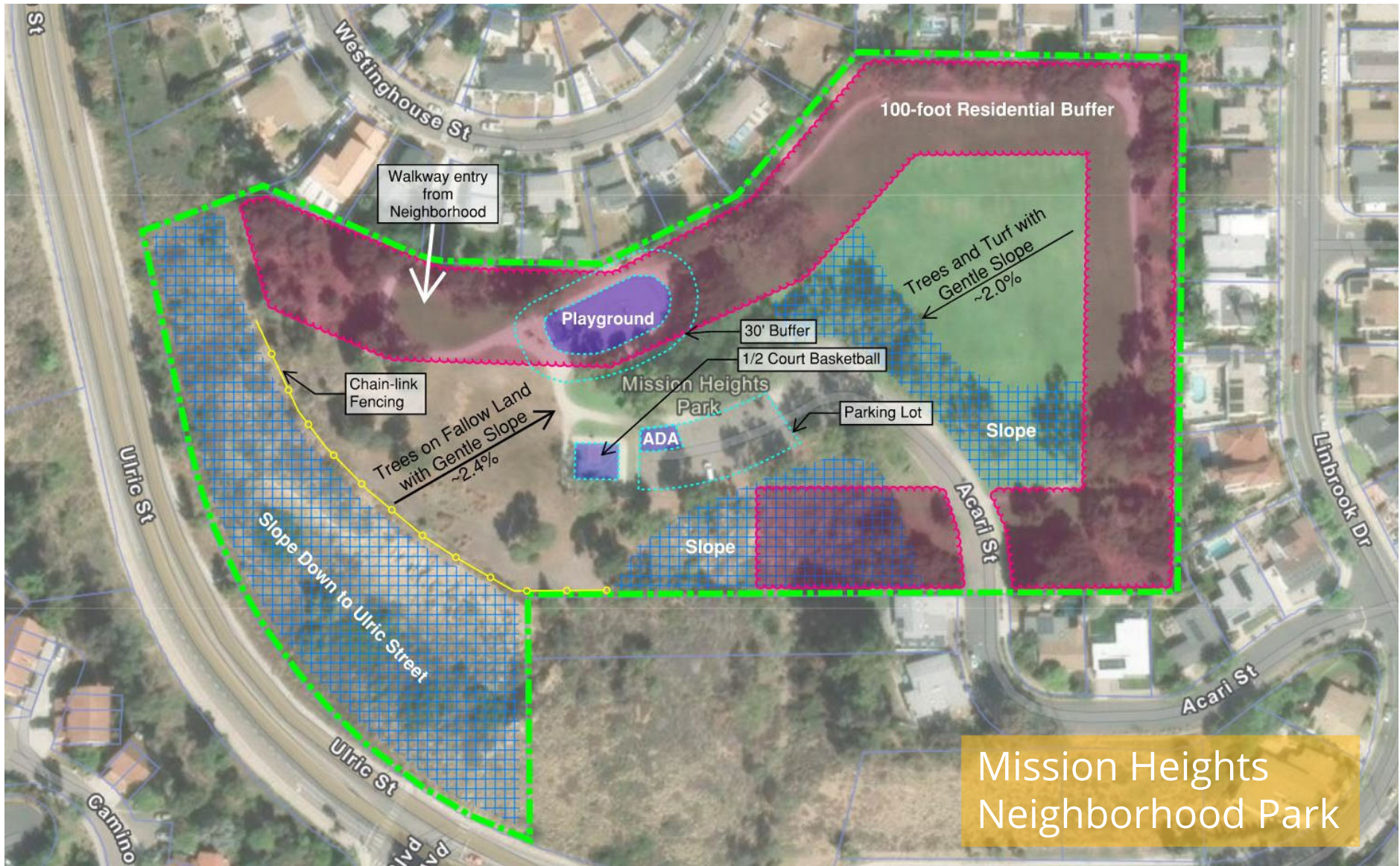
- CRG Workshop #1: March 11, 2025
- Survey Period: March 11 – April 1 (77 Responses)
- CRG Workshop #2: June 10, 2025
- CRG Action Item: September 9, 2025
 - Voted (6-0-0) to recommend approval of the GDP Amendment
- NORA posted: September 25, 2025
- P&R Board Action Item: **October 16, 2025 (TODAY)**
 - Requesting recommendation of approval

GDP Amendment Community Input

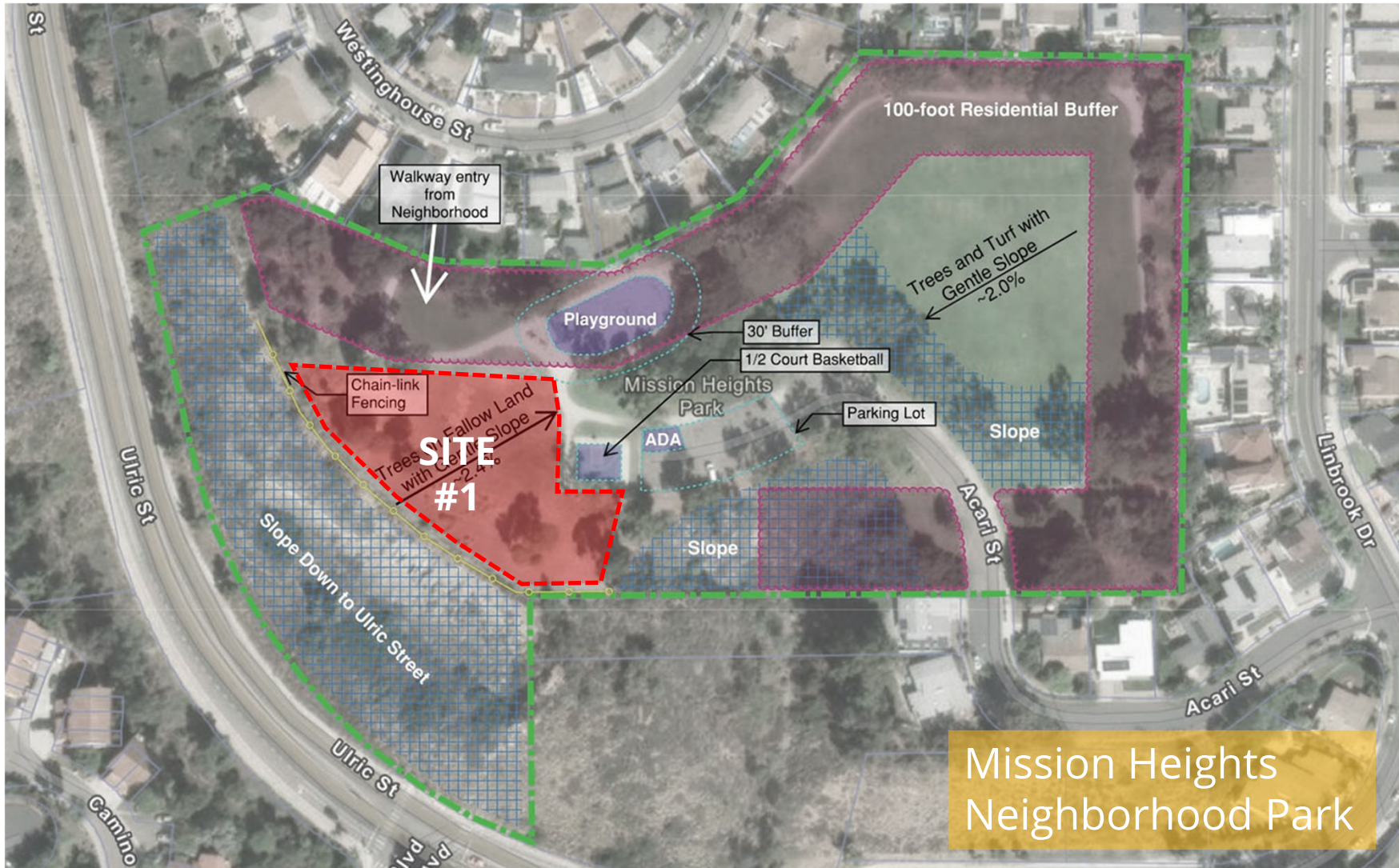
- Workshop 1
 - Reviewed Existing Conditions & DOLA Requirements
 - Identified 2 potential DOLA sites
- Community Survey
 - 91% of survey responders desire a DOLA
 - 91% of survey responders preferred Site #1
- Workshop 2
 - Survey results were presented
 - Two Options for DOLA on Site #1 were presented
 - Community input included: enlarging the DOLA on the north side, increasing size of the small DOLA, and moving secondary entry of the large DOLA to be more proximate to the Westinghouse Street park entry



Existing Conditions

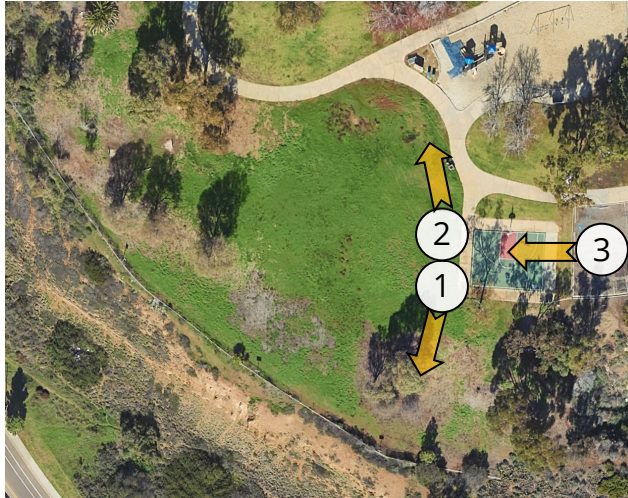


Preferred Site



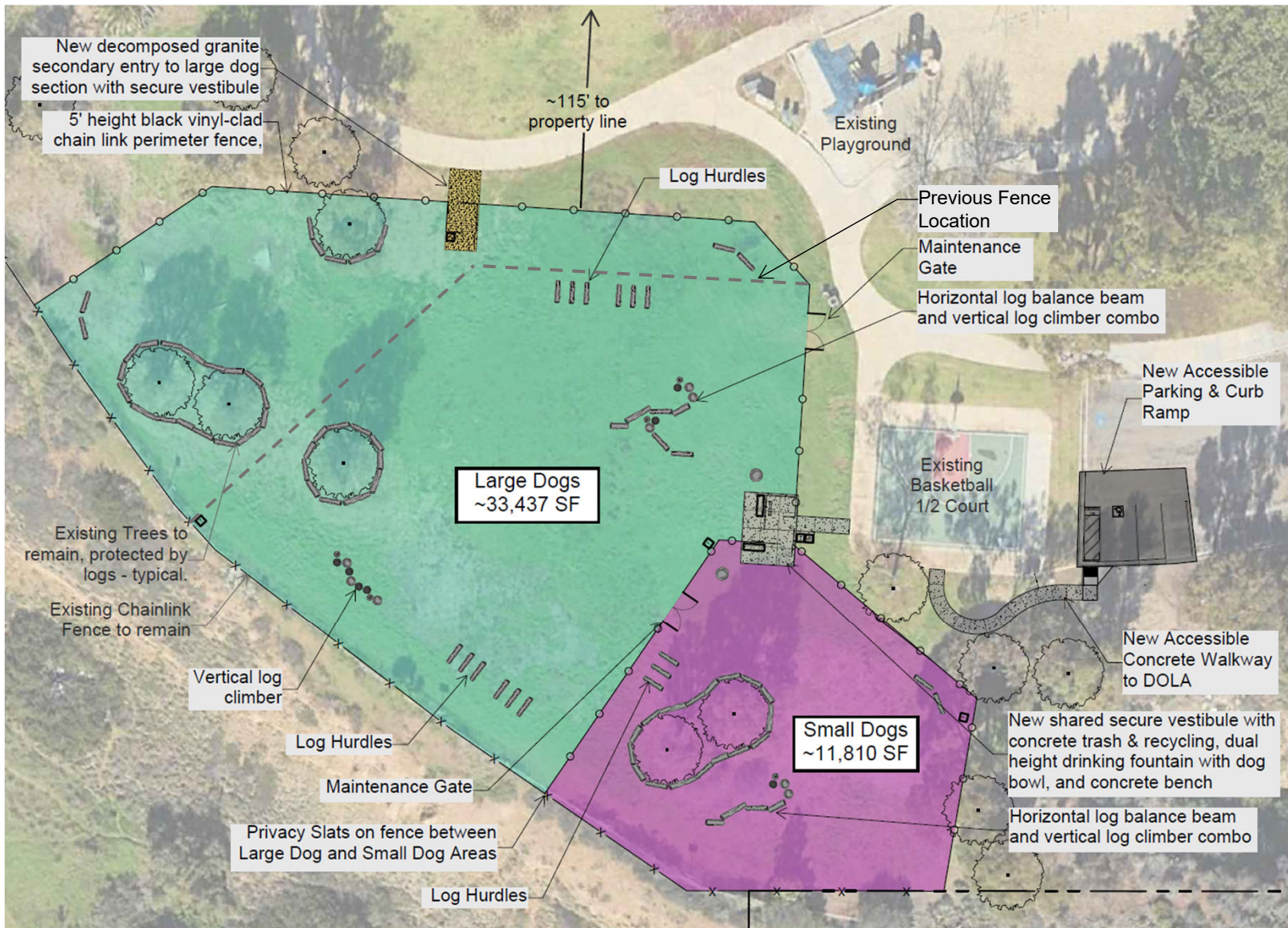


Existing Site Conditions



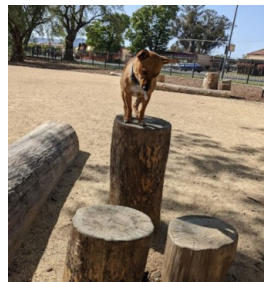
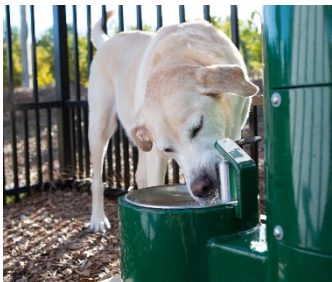


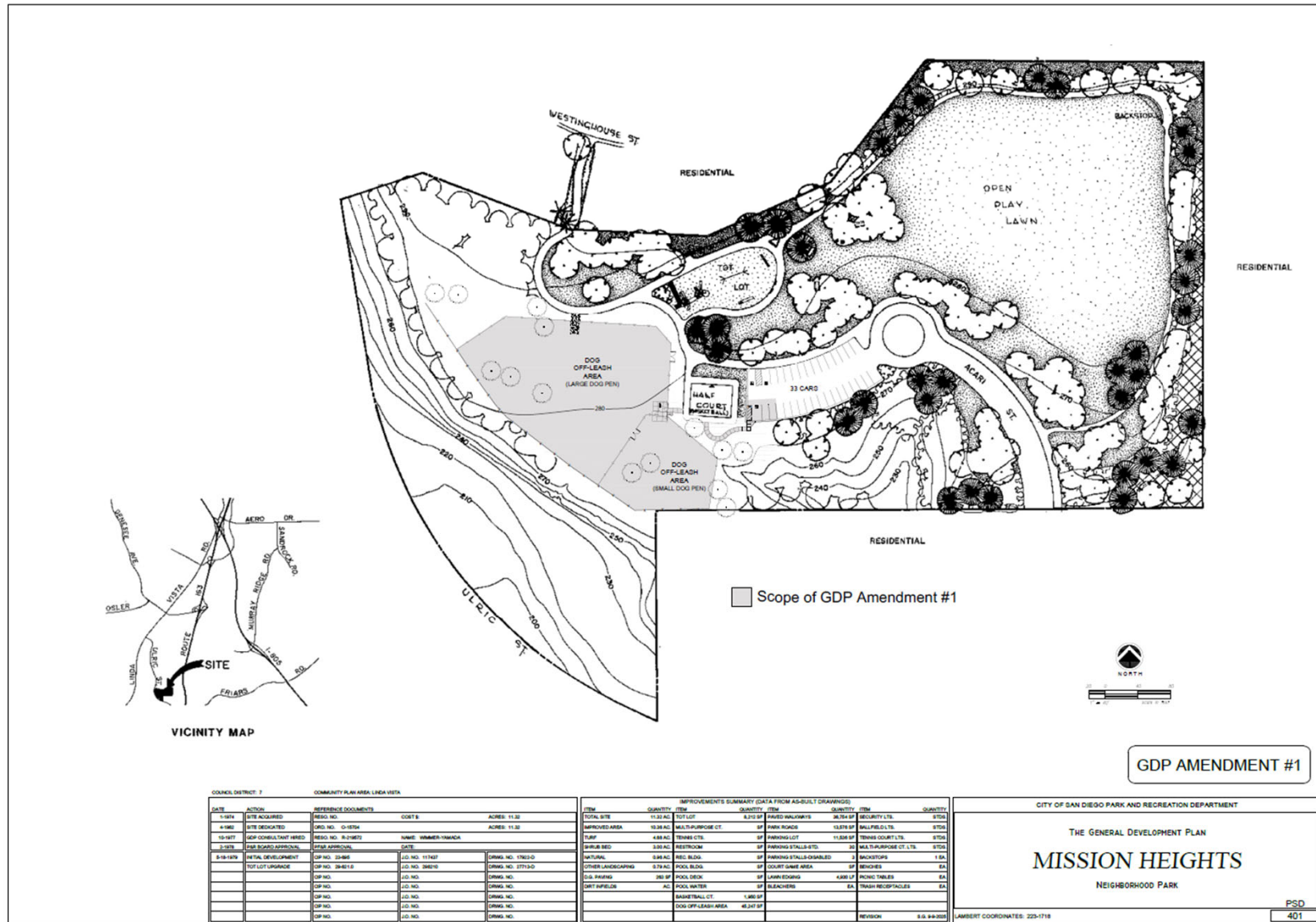
Mission Heights DOLA - Site Plan



Elements & Amenities

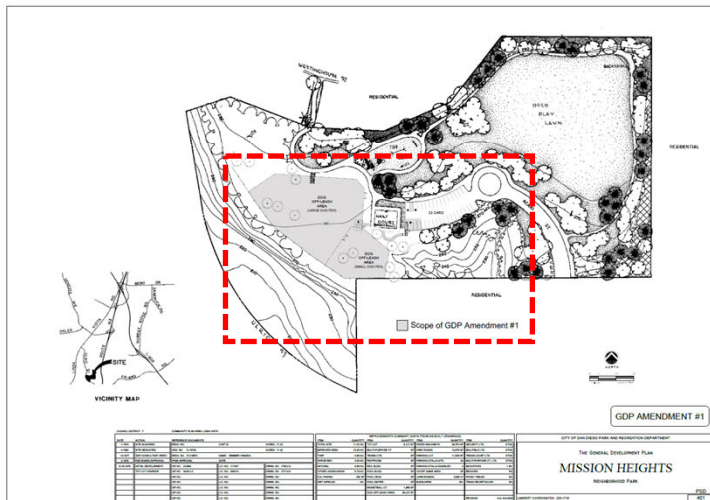
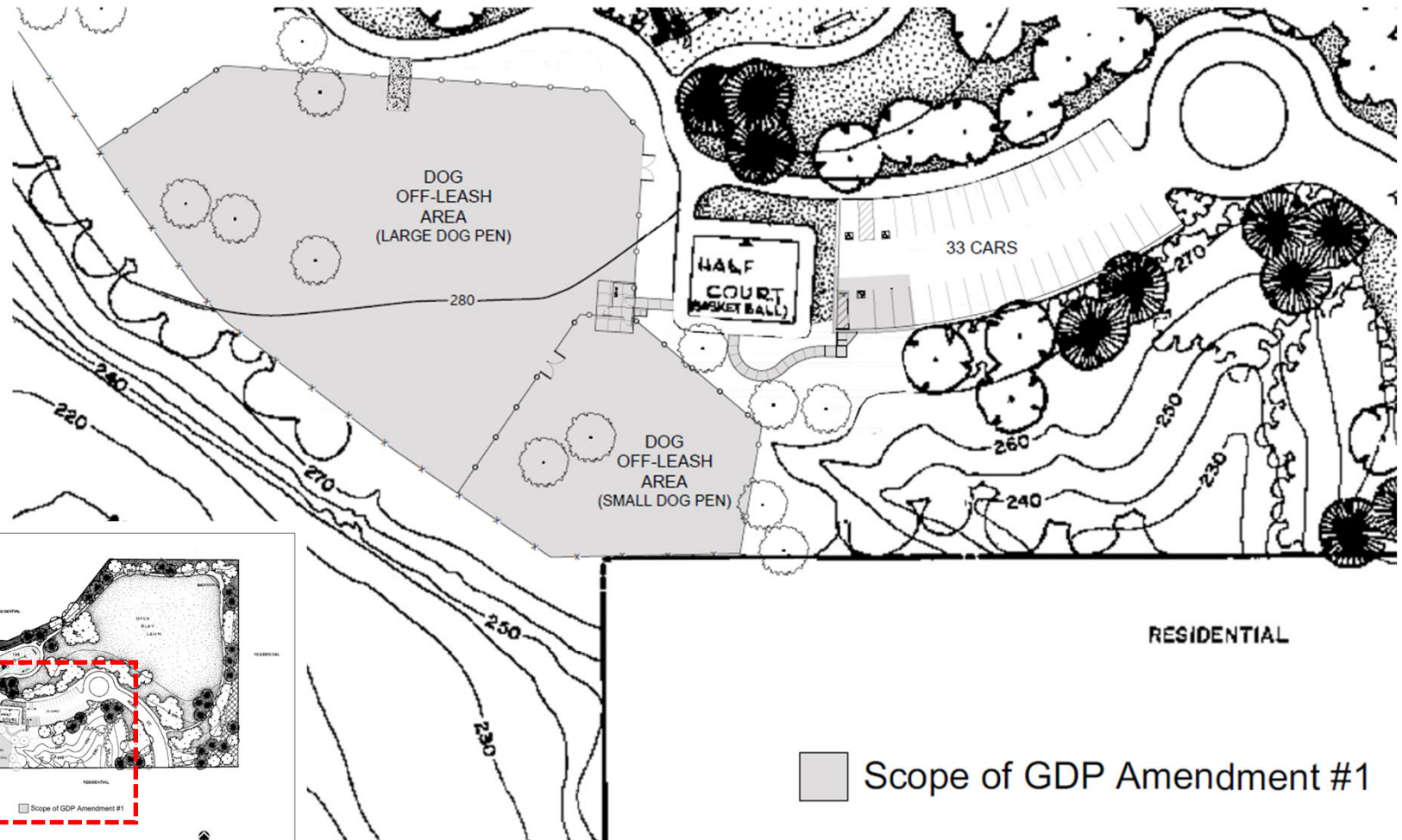
- ADA path of travel from parking to shared entry vestibule
- Double-gated, Secure Vestibule
- Separate Areas for Large & Small Dogs
- Drinking Fountain w/ Dog Bowl
- Agility Opportunities for Dogs
- Seating for People
- Dog Waste Bag Dispensers







Proposed GDP Amendment





Other Recommendations

On September 9, 2025 the Linda Vista Community Recreation Group voted 6-0-0 to recommend approval of the proposed Mission Heights Neighborhood Park GDP Amendment.

Department Recommendation

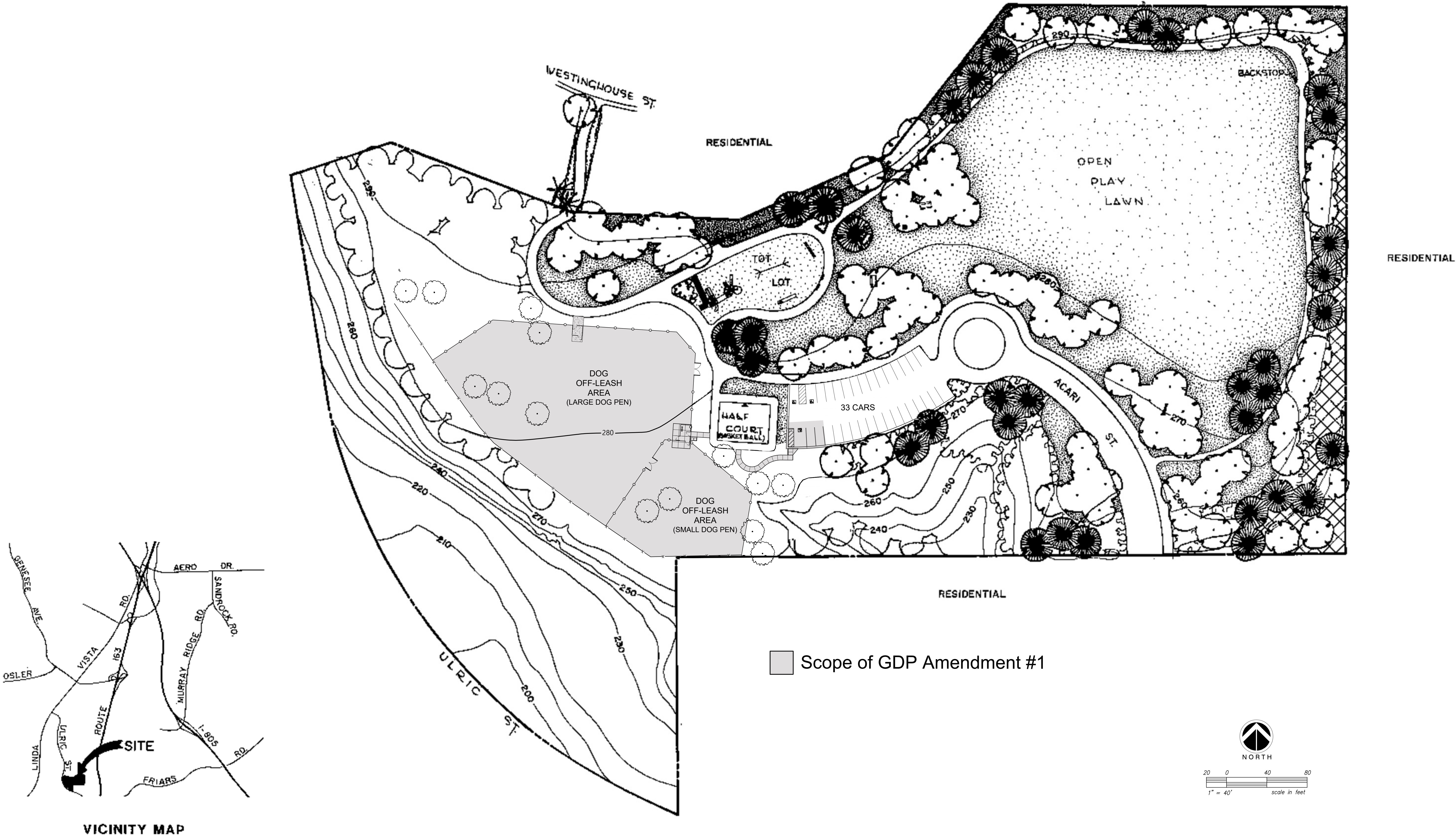
Recommend approval of the proposed GDP Amendment for Mission Heights Neighborhood Park.



Requested Action

Recommend approval of the proposed General Development Plan (GDP) Amendment for Mission Heights Neighborhood Park.





GDP AMENDMENT #1

COUNCIL DISTRICT: 7 COMMUNITY PLAN AREA: LINDA VISTA

DATE	ACTION	REFERENCE DOCUMENTS			
1-1974	SITE ACQUIRED	RESO. NO.	COST \$:		ACRES: 11.32
4-1982	SITE DEDICATED	ORD. NO.	O-15704		ACRES: 11.32
10-1977	GDP CONSULTANT HIRED	RESO. NO.	R-219572		NAME: WIMMER-YAMADA
2-1978	P&R BOARD APPROVAL	PF&R APPROVAL	DATE:		
5-18-1979	INITIAL DEVELOPMENT	CIP NO.	23-695	J.O. NO.	117437
		DRWG. NO.	17922-D		
		CIP NO.	29-621.0	J.O. NO.	298210
		DRWG. NO.	27713-D		
		CIP NO.		J.O. NO.	
		CIP NO.		J.O. NO.	
		CIP NO.		J.O. NO.	
		CIP NO.		J.O. NO.	
		CIP NO.		J.O. NO.	
		CIP NO.		J.O. NO.	

IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS)					
ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY
TOTAL SITE	11.32 AC.	TOT LOT	8,212 SF	PAVED WALKWAYS	36,754 SF
IMPROVED AREA	10.36 AC.	MULTI-PURPOSE CT.	SF	PARK ROADS	13,576 SF
TURF	4.68 AC.	TENNIS CTS.	SF	PARKING LOT	11,536 SF
SHRUB BED	3.00 AC.	RESTROOM	SF	PARKING STALLS-STD.	30
NATURAL	0.96 AC.	REC. BLDG.	SF	PARKING STALLS-DISABLED	3
OTHER LANDSCAPING	0.79 AC.	POOL BLDG.	SF	COURT GAME AREA	SF
D.G. PAVING	263 SF	POOL DECK	SF	LAWN EDGING	4,930 LF
DIRT INFIELDS	AC.	POOL WATER	SF	BLEACHERS	EA.
		BASKETBALL CT.	1,950 SF		
		DOG OFF-LEASH AREA	45,247 SF		
				REVISION	S.G. 9-9-2025

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

MISSION HEIGHTS

NEIGHBORHOOD PARK

PSD 401

LAMBERT COORDINATES: 223-1718



Date of Notice: September 25, 2025

NOTICE OF RIGHT TO APPEAL

ENVIRONMENTAL DETERMINATION

CITY PLANNING DEPARTMENT

PROJECT NAME/NUMBER: Mission Heights Neighborhood Park General Development Plan Amendment

COMMUNITY PLAN AREA: Linda Vista

COUNCIL DISTRICT: 7

LOCATION: 5000 Acari St, San Diego, CA 92111

PROJECT DESCRIPTION: The proposed project includes approval of a General Development Plan (GDP) Amendment for the design and construction of a dog off-leash area (DOLA) of approximately 47,247 square feet, or 1.08 acres, within the City-owned Mission Heights Neighborhood Park located at 5000 Acari St, San Diego, CA 92111.

The DOLA will be divided into two separate pens. The small dog area will be approximately 11,810 square feet and the large dog area will be approximately 33,437 square feet. The two pens will share a centrally located triple-gated entry vestibule designed to ensure secure entry and exit and to reinforce leash requirements outside of the DOLA. To provide accessibility, a new ADA-compliant parking space and path of travel will connect to this entry vestibule. A secondary 10-foot by 10-foot double-gated entry vestibule will provide direct access into the large dog pen from the northern park entry point at Westinghouse Street, reducing the need for DOLA visitors to pass by other park uses.

The project will incorporate the existing chain link fencing along the western and southern boundaries and will install new five-foot-high, vinyl-coated chain link fencing and gates along the northern and eastern boundaries. The DOLA will have an organic mulch surface of engineered wood fiber or ground palm. Planned amenities include signage identifying park rules and the DOLA name, a drinking fountain with dog bowl, benches, trash and recycling receptacles, dog waste bag dispensers, and agility features constructed from salvaged logs. Salvaged logs will also be used to provide protection to the existing mature trees located within the DOLA.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego

ENVIRONMENTAL DETERMINATION: This activity is categorically exempt from CEQA pursuant to State CEQA Guidelines Sections 15301 (Existing Facilities), 15303 (New Construction or Conversion of Small Structures), 15304 (Minor Alterations to Land), and 15311 (Accessory Structures).

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego Mayor-Appointed Designee.

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:

The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) which exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use; Section 15303 (New Construction or Conversion of Small Structures) which exempts the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure; Section 15304 (Minor Alterations to Land) which exempts minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry or agricultural purposes; and Section 15311 (Accessory Structures) which exempts the construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities. The exceptions listed in CEQA Guidelines 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.

CITY CONTACT: Stephanie Green, Landscape Designer, Parks & Recreation Department

MAILING ADDRESS: 2150 Pan American Rd West, San Diego CA 92101

PHONE NUMBER/E-MAIL: 619-415-6183 / sgreen@sandiego.gov

On September 25, 2025, the City of San Diego made the above-referenced environmental determination pursuant to CEQA. This determination is appealable to the City Council. If you have any questions about this determination, contact the City Contact listed above.

Applications to appeal the CEQA determination to the City Council must be filed with the Office of the Clerk within five (5) business days from the date of the posting of this Notice (**October 2, 2025**). Appeals to the City Clerk must be filed via e-mail or in-person as follows:

1. **Appeals filed via Email:** The Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>. Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to Hearings1@sandiego.gov by 5:00p.m. on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked before or on the final date of the appeal.
2. **Appeals filed In-Person:** The Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at: <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>. Bring the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) to the City Administration Building— Public Information Counter (Open 8:00am to 5:00pm Monday through Friday excluding City approved holidays), 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101,

by 5:00pm on the last day of the appeal period. The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.

The appeal application can also be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.

POSTED ON THE CITY'S CEQA WEBSITE

POSTED: 9/25/2025

REMOVED: 10/2/2025

POSTED: E. Ramirez Manriquez

NOTICE OF EXEMPTION

TO: X 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
City Planning Department
202 C Street, MS 413
San Diego, CA 92101

 X Office of Land Use and Climate Innovation
1400 Tenth Street, Room 121
Sacramento, CA 95814

PROJECT TITLE: Mission Heights Neighborhood Park General Development Plan Amendment

PROJECT LOCATION-SPECIFIC: 5000 Acari St., San Diego, CA 92111. The project is in the Linda Vista Community Plan area in Council District 7.

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT:

The proposed project includes approval of a General Development Plan (GDP) amendment for the design and construction of a dog off-leash area (DOLA) of approximately 47,247 square feet, or 1.08 acres, within the City-owned Mission Heights Neighborhood Park located at 5000 Acari St., San Diego, CA 92111.

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NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: City of San Diego Parks & Recreation Department, 2150 Pan American Rd. West, San Diego, CA 92101. Contact: Stephanie Green, Landscape Designer. E-mail: <mailto:sgreen@sandiego.gov>. Phone Number: (619) 415-6183

EXEMPT STATUS:

- () MINISTERIAL
- () DECLARED EMERGENCY
- () EMERGENCY PROJECT

(X) CATEGORICAL EXEMPTION: CEQA Guidelines Sections 15301 (Existing Facilities), 15303 (New Construction or Conversion of Small Structures), 15304 (Minor Alterations to Land), and 15311 (Accessory Structures).

() STATUTORY EXEMPTION

() COMMON SENSE EXEMPTION

REASONS WHY PROJECT IS EXEMPT:

The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) which exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use; Section 15303 (New Construction or Conversion of Small Structures) which exempts the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure; Section 15304 (Minor Alterations to Land) which exempts minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry or agricultural purposes; and Section 15311 (Accessory Structures) which exempts the construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities. The exceptions listed in CEQA Guidelines 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.

CONTACT PERSON: Edgar Ramirez Manriquez, Associate Planner
City of San Diego, City Planning Department
202 C Street, MS 413
San Diego, CA 92101

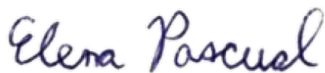
IF FILED BY APPLICANT:

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.



Elena Pascual, Senior Planner
City of San Diego, City Planning Department

10/3/2025

Date

CHECK ONE:

(X) SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

() SIGNED BY APPLICANT

Recreational Value Scoring - Mission Heights Neighborhood Park General Development Plan Amendment

Park Size Category	Points	Existing Improvements	Proposed Improvements	Notes
Scoring : Based on overall park acreage (population-serving only)				
Park Acreage: Points are awarded to parks based on their overall acreage.	7 point per acre	79.2	0.0	11.32 Acres x 7
Parks under an acre will receive 0.875 points for each 1/8 acre.	0.875 points for each 1/8 acre	0	0	
Does not apply to MHPA or MSCP lands				
AMENITIES/RECREATION OPPORTUNITIES				
Health/Fitness/Sports Category	Points	Existing Improvements	Proposed Improvements	Notes
Play Area	7 pt. per 750 sf of play area ¹	77	0	
Nature Exploration Playground ¹¹	7 pt. per 1/2-acre	0	0	
Multi-Purpose Turf Area - point per each 1/2 acre	7 pt. per 1/2 acre	63	0	
Active Recreation Fields	56 points for an active recreation field module (1 soccer field and 2 softball fields) or 28 points for a single softball or soccer field ⁶	0	0	
Basketball/Tennis/Pickleball/Sand Volley Ball	7 pt. per each full court (3.5 point for half-court) ⁶	3.5	0	
Small Hardcourt Areas: with pavement-coating mark-outs	3.5 pt. per hardcourt area; 7 pts. maximum ⁵	0	0	
Sports Lighting - pickleball, volleyball, basketball full-court - or equivalent to basketball full-court	3.5 pt. per court ¹²	0	0	
Sports Lighting - single softball field, full-size	7 pt. for ea. full size field ¹²	0	0	
Sports Lighting - each pair of softball fields or full-size soccer field	14 pts. ¹²	0	0	
Splash Pad (water playground)	14; 14 pts. maximum	0	0	
Multi-use Pathways: (Route Type 6, per SD Pedestrian Master Plan)	7 pt. per 1/2 mile	0	0	
Decomposed Granite or Dirt Trails: 4 ft. min. width, (Route Type 7, SD Pedestrian Master Plan)	7 pt. per 1 mile	0	0	
Fitness Circuit	7 pt. for ea. 3 pieces of equip. w/ signage; 21 pts. maximum per 5 acres	0	0	
Specialty Recreation (hard-surface) pump tracks, skate plaza or similar	7 pt. per 5,000 sf each	0	0	
Specialty Recreation (soft-surface)	3.5 pt. each; 7 pts. Maximum	0	0	
Specialty Recreation: disc golf or similar (min. 1/2 acre) ²	7 pt. each; 14 pts. maximum	0	0	

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Social Spaces Category		Existing Improvements	Proposed Improvements	Notes
Off-Leash Dog Area - 1/8 acre minimum fenced area	10.5 pts. for ea. area less than 3 acres	0	10.5	
Off-Leash Dog Area - 3 acres minimum fenced area	21 pts. for ea. area 3 acres and larger; 42 pts. Maximum	0	0	
Food Area/Concessions or Clubhouse Building (if separate from Rec Center), 250 s.f. minimum size	7 pt, 7 pt. maximum	0	0	
Community Garden ³	7 pt for ea. 10 plots; 14 pts. maximum	0	0	
Interactive/Technology Element	7 pt. maximum	0	0	
Performance/Event Space: 5,000 s.f. minimum size paved area with seating, lighting and utilities (power, data, sound) ⁸	21; 21 pts. maximum	0	0	
Site Amenities Category		Existing Improvements	Proposed Improvements	Notes
All-weather shade cover/pavilion with tables/seating	7 pt. for ea. 400 sq. ft roof area (min. size)	0	0	
Restroom building	21 pt. per building	0	0	
Ranger Station Facilities: with public educational/interpretive display areas(s)	7 pt. per 1,000 sf	0	0	
Amphitheater: with hardscape seating and universal access ⁸	7 pt. per 40-person capacity; 14 pts. maximum	0	0	
Wayfinding Signage System ⁹	3.5 pt per system; 7 pts. maximum	0	0	
Public Art/Placemaking Elements (only 1 element per space)	3.5 pt. for each element; 7 pts. maximum	0	0	
Creation of wetlands area(s) or native planting restoration area(s) ⁷	10.5 pt per acre	0	0	
ACCESS/CONNECTIVITY		Existing Improvements	Proposed Improvements	Notes
Definition: Measures ability of park to increase overall connectivity in the Citywide parks network or improve access to an existing recreational asset				
Scoring: 0 (no component present) or 7-21 (component present)				
	Points			
Linkages: connection to a CI 1 Bike or Cycle Track	21; 21 pts maximum	0	0	
Linkages: connection to a trail system in open space	14; 14 pts maximum	0	0	
Integrated with transit: within 500 ft. walking distance to a transit stop or closer	14; 14 pts maximum	0	0	
Integrated with transit: within 1/4-mile walking distance to a transit stop	7; 7 pt. maximum	7	0	MTS Transit stop #120
Connection to Active Public Realm (less than 50 feet to café, restaurants, gym/fitness, retail)	7; 7 pt. maximum	0	0	
Connection to Public/Civic Use (co-location with school, library, non-profit)	7; 7 pts maximum	0	0	
Connection to Natural Area/Scenic View Corridor (must have physical structure to connect or provide view access)	7; 7 pts maximum	0	0	

Recreational Value Scoring - Mission Heights Neighborhood Park General Development Plan Amendment

ACTIVATION & ENGAGEMENT		Existing Improvements	Proposed Improvements	Notes
Definition: Measures ability of space or facility to spark social interaction and learning-based recreation and bring diverse users together				
Scoring: 0 (no component present) or 7-21 (component present)				
	Points			
Interpretive/Education/Cultural Elements, such as Tribal cultural elements: minimum of 10 square feet of sign art/copy display area	7; 7 pt. maximum	0	0	
Space dedicated to programmed activities, weekly minimum occurrences: 7 pt. for 5,000-10,000 s.f.; 14 pts. for 10,000 or more s.f.	14; 14 pts maximum	0	0	
Recreational Features for the Disabled ⁴	21; 21 pts maximum	0	0	
Trails or Multi-use Pathways contiguous with wetland area(s), or significant water body, or native planting restoration area(s) ⁷	7 pt per 1/2 mile	0	0	
Urban Forestry: at 5-year growth 50% of all site hardscape (roads, sidewalks, parking lots) have greater than 60% tree canopy ¹⁰	14; 14 pts maximum	0	0	
TOTAL RECREATIONAL VALUE POINTS:		229.74	10.5	

Recreational Value Points Tabulation Summary:			
Total Recreational Value Points of Existing Improvements	229.74	Total Population Served by Existing Improvements	2,297
Total Recreational Value Points of Proposed Improvements	10.50	Total Population Served by Proposed Improvements	105
Total Recreational Value Points with GDP Amendment	240.24	Total Population Served w/ GDP Amendment	2,402

* See PMP Appendix D for Notes