



REPORT

THE CITY OF SAN DIEGO TO THE PARKS AND RECREATION BOARD

DATE ISSUED: May 11, 2026

REPORT NO.: 101

ATTENTION: Parks and Recreation Board
Agenda of May 21, 2026

SUBJECT: Canyonside Community Park General Development Plan Amendment

SUMMARY

Issue – Should the Parks and Recreation Board recommend approval of the Canyonside Community Park General Development Plan (GDP) Amendment?

Department Recommendation – Recommend approval of the Canyonside Community Park GDP Amendment conditional upon the approval of the Project's Site Development Permit (SDP).

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.

Rancho Peñasquitos Community Recreation Group
Rancho Peñasquitos Planning Board

Fiscal Impact –

Capital Funding: No fiscal impact is associated with this action. A grant for funding in the amount of \$2,553,857 has been obtained for the implementation of this project from the State of California Parks Department. City Council resolutions R-314776 and R-315288 approved the acceptance of the State grant by the City for this purpose. This funding will cover Phase One of the GDP Amendment as described under Discussion below.

Operations and Maintenance: No fiscal impact is associated with this action. The Rancho Peñasquitos Tennis Center operates under a Special Use Permit (SUP) from the City of San Diego Parks and Recreation Department and will maintain the new tennis facilities under requirements of the SUP. The little league, softball, and cricket organizations will maintain their respective batting cages. This project will not require any additional City maintenance staff.

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

Climate Action Plan (CAP) Impact – The proposed project complies with the Climate Action Plan (CAP). Expanding court capacity reduces the need for residents to travel farther to find available courts.

Strategic/Tactical Equity Plan Impact – The proposed project complies with the Strategic/Tactical Equity Plan.

Environmental – The proposed action recommending approval of the Canyonside Community Park GDP Amendment has been reviewed for consistency with the Final Environmental Impact Report (Final EIR) for the Rancho Peñasquitos Community Plan Update (Project No. 89-1222 / SCH No. 1991061052) certified by the City Council on March 30, 1993 (Resolution R-281712). The proposed action would facilitate the provision of additional public recreational facilities within an existing City-owned park; and would support the goals and policies of the Rancho Peñasquitos Community Plan which calls for neighborhood and community parks that adequately meet the needs of residents (Rancho Peñasquitos Community Plan, pg. 91). Furthermore, the City's Development Services Department (DSD) is preparing a Mitigated Negative Declaration (MND) which will address the environmental impacts from the implementation of the Canyonside Community Park GDP Amendment. Thus, the approval of the GDP is a subsequent discretionary action within the scope of the development program analyzed in the Final EIR and is not considered to be a separate project for the purposes of CEQA review pursuant to CEQA Guidelines Sections 15378(c) and 15060(c)(3). Pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162, there is no change in circumstance, additional information, or project changes to warrant additional environmental review for this action.

BACKGROUND

This project provides for the design and construction of an expansion to the Rancho Peñasquitos Tennis Center (RPTC) at Canyonside Community Park, located at 12350 Black Mountain Road within the Rancho Peñasquitos Community Planning Area in Council District 5. Approval of this General Development Plan (GDP) Amendment would allow for the addition of four lighted tennis courts and approximately 960 square feet of new modular buildings, including a tennis office and clubhouse to support RPTC operations.

Canyonside Community Park is an approximately 42.9-acre park situated on dedicated park land adjacent to and north of the Los Peñasquitos Canyon Preserve. As a community park, it primarily accommodates active recreational uses, including a recreation center, softball and baseball fields, multi-use turf fields, a cricket pitch, and existing tennis courts.

The park was formally dedicated by City ordinance in April 1983, with initial development occurring shortly thereafter. The Rancho Peñasquitos Tennis Association (doing business as Rancho Peñasquitos Tennis Center) was incorporated in July 1986 to manage the original four tennis courts, which opened in spring 1987 with 157 members. The Canyonside Park Recreation Center was dedicated on November 30, 1993. Six additional tennis courts were constructed in 2001, followed by two more courts completed in early 2012, bringing the facility to a total of 12 courts.

RPTC currently maintains approximately 430 memberships (serving roughly 800 members) and supports an active junior program with approximately 200 participants ranging from beginner to advanced levels. The facility offers tennis lessons, clinics, league play, social activities, and public court access. RPTC also offers part-time access to pickleball play.

DISCUSSION

The Rancho Peñasquitos Tennis Center (RPTC) currently maintains a membership waitlist exceeding 500 individuals, with an anticipated wait time of more than five years. The proposed General Development Plan (GDP) Amendment (Attachment 1), which includes four new tennis courts, is intended to help meet the high demand for court access within the Rancho Peñasquitos community while supporting the operational needs of RPTC. Proposed support facilities include tennis office with restrooms, as well as a tennis clubhouse providing gathering space and storage.

The design has been closely coordinated with other user groups at Canyonside Community Park, including Little League, softball, cricket, soccer, and cycling organizations, to minimize conflicts and ensure continued functionality of existing amenities.

Public input for the GDP Amendment was conducted by RPTC in accordance with Council Policy 600-33. On September 28, 2023, the Rancho Peñasquitos Community Recreation Group (CRG) voted unanimously (8-0-0) to recommend approval of the amendment. The project has since returned to the CRG ten times between April 2024 and March 2026 as an informational item to provide updates on its progress.

Key concerns raised during public engagement focused on ensuring that impacts to existing park users and amenities would be avoided or appropriately mitigated.

The proposed GDP Amendment includes the following improvements:

- Four new lighted tennis courts
- Two relocated lighted tennis courts
- 320 square-foot tennis office with restrooms
- 640 square-foot tennis clubhouse with gathering space and storage
- New pedestrian drop-off area
- Accessibility improvements

Mitigation for affected amenities includes:

- Relocation and replacement of one softball, two Little League, and two cricket batting cages, all upgraded in size and features
- Relocation and replacement of the concession building
- Relocation of site furnishings, including picnic tables, bleachers, barbecues, benches, and trash/recycling receptacles
- Removal of two unused and deteriorated horseshoe courts
- Installation of planting and irrigation for 55 new trees; 27 trees are proposed for removal

Approval of the proposed GDP Amendment would add approximately 70.7 Recreational Value Points (Attachment 2), contributing population-based recreational opportunities in a park-deficient community in accordance with current City park standards.

Existing Tree Removal and Mitigation

Parks and Recreation Department staff arborist evaluated the trees proposed for removal. The project design was refined to preserve healthy, mature trees. The arborist approved the specific trees identified for removal and established the following mitigation ratios:

- Trees greater than 12 inches diameter at breast height (DBH): 3 replacement trees required
- Trees between 6 and 12 inches DBH: 2 replacement trees required
- Trees less than 6 inches DBH: 1 replacement tree required

Replacement tree locations were selected based on the need to enhance canopy coverage and access to irrigation for establishment. Locations were coordinated with Parks and Recreation Operations staff to avoid conflicts with park use and maintenance.

Other Clearances

The applicant submitted for a multidisciplinary preliminary review through the Development Services Department in September 2024 to address the following:

1. A possible conflict between Stormwater Department maintenance access and the easternmost proposed tennis court
2. A possible conflict between a Public Utilities Department easement and utilities and the westernmost proposed tennis courts
3. The requirement for a discretionary Site Development Permit (SDP)

The first two issues were resolved in coordination with the respective departments. The third item established that the project requires a Process Two SDP as the site contains Environmentally Sensitive Lands in the form of sensitive biological resources.

To ensure consistency between the GDP Amendment and the SDP, processing of the GDP Amendment was paused pending SDP review comments. The SDP application was submitted in August 2025.

As part of the SDP process, the project was presented to the Rancho Peñasquitos Planning Board on September 3, 2025. The Board voted unanimously (12-0-0) to support the project, with two members recusing themselves. The SDP has since completed two review cycles through Development Services. At this time, all substantive comments have been addressed, and no issues have been identified that would prevent implementation of the proposed GDP Amendment.

Phasing

Currently available funding is insufficient to construct the full scope of the proposed GDP Amendment. Attachment 3 illustrates the proposed Phase 1 implementation, which includes all elements of the amendment except for the following:

- Replacement of two existing lighted tennis courts with three new lighted tennis courts (southwest courts). In lieu of this work, Phase 1 proposes a training half-court within the planned expansion area west of the two existing courts, allowing the existing concession building to remain in place and deferring the need for construction of a new concession building to a future phase.
- Construction of the new pedestrian drop-off area

ALTERNATIVES

1. Recommend approval of the proposed Canyonside Community Park GDP Amendment without conditions.
2. Recommend approval of the proposed Canyonside Community Park GDP Amendment with modified conditions in lieu of those proposed by staff.
3. Do not recommend approval of the proposed Canyonside Community Park GDP Amendment.

Respectfully submitted,

Steve Palle

Steve Palle
Deputy Director, Community Parks I Division

Stephanie Green

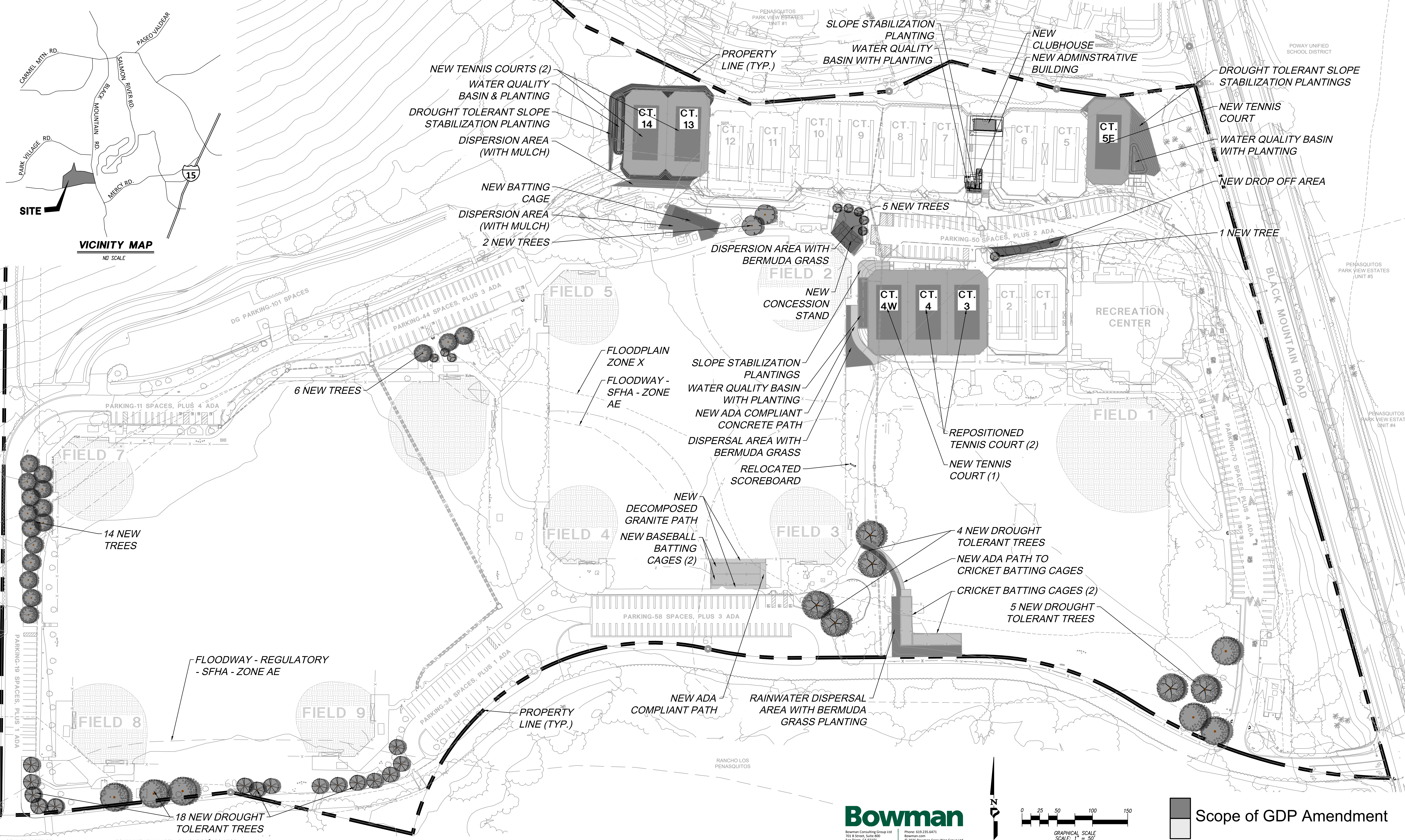
Prepared by: Stephanie Green
Park Designer, Admin. Services Division

SP/sg

Attachment(s):

1. Canyonside Community Park General Development Plan Amendment
2. Canyonside Community Park GDP Amendment - Recreational Value Scoring
3. Canyonside Community Park General Development Plan Amendment – Phase 1 Construction

cc: Council District 5 Office
Steve Leffler, President, Rancho Peñasquitos Tennis Association
Andy Field, Director, Parks and Recreation Department
Tom Tomlinson, Assistant Director, Parks and Recreation Department
Nicole McNeil, Assistant Deputy Director, Parks and Recreation Department
Anna Sonnenburg, District Manager, Parks and Recreation Department
Jaime Diez, District Manager, Parks and Recreation Department
Kathleen Brand, Project Officer II, Parks and Recreation Department



DATE	ACTION	REFERENCE DOCUMENTS	ACRES: 42.89
2-17-1981	SITE ACQUIRED	RESO. NO. 253609	ACRES: 42.89
4-11-1983	SITE DEDICATED	ORD. NO. 15928	ACRES: 42.89
	PRB APPROVAL - ORIGINAL	CONSULTANT: WIMMER-YAMADA	
	PRB APPROVAL - AMENDED	CONSULTANT: BOWMAN CONSULTING GROUP	
6-7-1986	BUILDING PHOTOVOLTAIC	CIP NO. J.O. NO. DRWG. NO. 20545-D	9-29-1995 WIDENING OF ENTRANCE CIP NO. 29-753.0 J.O. NO. 112517 DRWG. NO. 27774-D
4-3-1986	INITIAL DEVELOPMENT	CIP NO. 29-410 J.O. NO. 118087 DRWG. NO. 20575-D	8-2-2005 RECYCLED WATER CIP NO. 70-954.6 J.O. NO. 186811 DRWG. NO. 31586-D
1-28-1990	TENNIS COURTS	CIP NO. 29-655.0 J.O. NO. 118592 DRWG. NO. 22112-D	5-15-2003 SPORTS LIGHTING IMP. CIP NO. 29-938.0 J.O. NO. 284230/S00637/S00798 DRWG. NO. 31997-D
5-6-1994	PHASE II - REC BLDG/BALLFIELDS	CIP NO. 29-410.2 J.O. NO. 119012 DRWG. NO. 24911-D	12-19-2003 DRAINAGE IMPROVEMENTS CIP NO. 29-573.0 J.O. NO. 295730/S12004 DRWG. NO. 32828-D
10-26-1992	ENTRANCE	CIP NO. J.O. NO. 850299 DRWG. NO. 25610-D	2-2009 RECYCLED WATER RETROFIT CIP NO. 79-438.0 J.O. NO. 152744 DRWG. NO. 32909-D
3-25-1996	PHASE III	CIP NO. 29-754.0 J.O. NO. 119677 DRWG. NO. 26448-D	10-19-2018 PARKING LOT ADDITION CIP NO. J.O. NO. S-12004 DRWG. NO. 39143-D
4-3-1986	TOT LOT	CIP NO. 29-754.0 J.O. NO. 119676 DRWG. NO. 26449-D	7-30-2019 SWAMP DRAIN RELOCATION & ADA IMPROV. CIP NO. J.O. NO. B-14170 DRWG. NO. 39512-D

IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS)			
ITEM	QUANTITY	ITEM	QUANTITY
TOTAL SITE	42.89 AC.	TOT LOT	3,456 SF
IMPROVED AREA	10.11 AC.	MULTI-PURPOSE CT.	0 SF
TURF	14.58 AC.	TENNIS CTS.	110,380 SF
SHRUB BED	1.02 AC.	RESTROOM	1,200 SF
NATURAL	8.71 AC.	REC. BLDG.	15,560 SF
D.G. PAVING	0.92 AC.	POOL BLDG.	SF
DIRT INFIELDS	1.96 AC.	POOL DECK	SF
		POOL WATER	SF
		TENNIS BLDG.	960 SF
		PAVED WALKWAYS	73,267 SF
		PARK ROADS	56,560 SF
		PARKING LOT	168,756 SF
		PARKING STALLS-STD.	405
		PARKING STALLS-DISABLED	18
		COURT GAME AREA	SF
		LAWN EDGING	8,744 LF
		BLEACHERS	11 EA.
		BATTING CAGES	5 EA.
		SECURITY LTS.	60 STDS.
		BALLFIELD LTS.	21 STDS.
		TENNIS COURT LTS.	65 STDS.
		MULTI-PURPOSE CT. LTS.	STDS.
		BACKSTOPS	9 EA.
		BENCHES	24 EA.
		PICNIC TABLES	25 EA.
		TRASH RECEPTACLES	86 EA.

DATE	ACTION	REFERENCE DOCUMENTS	ACRES: 42.89
2-17-1981	SITE ACQUIRED	RESO. NO. 253609	ACRES: 42.89
4-11-1983	SITE DEDICATED	ORD. NO. 15928	ACRES: 42.89
	PRB APPROVAL - ORIGINAL	CONSULTANT: WIMMER-YAMADA	
	PRB APPROVAL - AMENDED	CONSULTANT: BOWMAN CONSULTING GROUP	
6-7-1986	BUILDING PHOTOVOLTAIC	CIP NO. J.O. NO. DRWG. NO. 20545-D	9-29-1995 WIDENING OF ENTRANCE CIP NO. 29-753.0 J.O. NO. 112517 DRWG. NO. 27774-D
4-3-1986	INITIAL DEVELOPMENT	CIP NO. 29-410 J.O. NO. 118087 DRWG. NO. 20575-D	8-2-2005 RECYCLED WATER CIP NO. 70-954.6 J.O. NO. 186811 DRWG. NO. 31586-D
1-28-1990	TENNIS COURTS	CIP NO. 29-655.0 J.O. NO. 118592 DRWG. NO. 22112-D	5-15-2003 SPORTS LIGHTING IMP. CIP NO. 29-938.0 J.O. NO. 284230/S00637/S00798 DRWG. NO. 31997-D
5-6-1994	PHASE II - REC BLDG/BALLFIELDS	CIP NO. 29-410.2 J.O. NO. 119012 DRWG. NO. 24911-D	12-19-2003 DRAINAGE IMPROVEMENTS CIP NO. 29-573.0 J.O. NO. 295730/S12004 DRWG. NO. 32828-D
10-26-1992	ENTRANCE	CIP NO. J.O. NO. 850299 DRWG. NO. 25610-D	2-2009 RECYCLED WATER RETROFIT CIP NO. 79-438.0 J.O. NO. 152744 DRWG. NO. 32909-D
3-25-1996	PHASE III	CIP NO. 29-754.0 J.O. NO. 119677 DRWG. NO. 26448-D	10-19-2018 PARKING LOT ADDITION CIP NO. J.O. NO. S-12004 DRWG. NO. 39143-D
4-3-1986	TOT LOT	CIP NO. 29-754.0 J.O. NO. 119676 DRWG. NO. 26449-D	7-30-2019 SWAMP DRAIN RELOCATION & ADA IMPROV. CIP NO. J.O. NO. B-14170 DRWG. NO. 39512-D

Recreational Value Scoring - Canyonside Community 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	300.2	0.0	42.89 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	0.0	
<i>Does not apply to MHPA or MSCP lands</i>				
AMENITIES/RECREATION OPPORTUNITIES				
Health/Fitness/Sports Category	Points	Existing Improvements	Proposed Improvements	Notes
Play Area	7 pt. per 750 sf of play area ¹	32.3	0.0	3,456 SF
Nature Exploration Playground ¹¹	7 pt. per 1/2-acre	0.0	0.0	
Multi-Purpose Turf Area - point per each 1/2 acre	7 pt. per 1/2 acre	0.0	0.0	
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	280.0	0.0	9 Softball, 1 Soccer/Cricket
Basketball/Tennis/Pickleball/Sand Volley Ball	7 pt. per each full court (3.5 point for half-court) ⁶	84.0	28.0	4 new Tennis Courts
Small Hardcourt Areas: with pavement-coating mark-outs	3.5 pt. per hardcourt area; 7 pts. maximum ⁵	7.0	0.0	5 Batting Cages to be replaced
Sports Lighting - pickleball, volleyball, basketball full-court - or equivalent to basketball full-court	3.5 pt. per court ¹²	42.0	14.0	New Tennis Courts have lighting
Sports Lighting - single softball field, full-size	7 pt. for ea. full size field ¹²	70.0	0.0	
Sports Lighting - each pair of softball fields or full-size soccer field	14 pts. ¹²	0.0	0.0	
Splash Pad (water playground)	14; 14 pts. maximum	0.0	0.0	
Multi-use Pathways: (Route Type 6, per SD Pedestrian Master Plan)	7 pt. per 1/2 mile	0.0	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	0.0	
Fitness Circuit	7 pt. for ea. 3 pieces of equip. w/ signage; 21 pts. maximum per 5 acres	0.0	0.0	
Specialty Recreation (hard-surface) pump tracks, skate plaza or similar	7 pt. per 5,000 sf each	0.0	0.0	
Specialty Recreation (soft-surface)	3.5 pt. each; 7 pts. Maximum	3.5	-3.5	Horseshoes being replaced by batting cage
Specialty Recreation: disc golf or similar (min. 1/2 acre) ²	7 pt. each; 14 pts. maximum	0.0	0.0	

Recreational Value Scoring - Canyonside Community Park General Development Plan Amendment

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	0.0	0.0	
Off-Leash Dog Area - 3 acres minimum fenced area	21 pts. for ea. area 3 acres and larger; 42 pts. Maximum	0.0	0.0	
Food Area/Concessions or Clubhouse Building (if separate from Rec Center), 250 s.f. minimum size	7 pt, 7 pt. maximum	7.0	0.0	Improvements will relocate existing Concession.
Community Garden ³	7 pt for ea. 10 plots; 14 pts. maximum	0.0	0.0	
Interactive/Technology Element	7 pt. maximum	0.0	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	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	11.2	
Restroom building	21 pt. per building	21.0	21.0	
Ranger Station Facilities: with public educational/interpretive display areas(s)	7 pt. per 1,000 sf	0.0	0.0	
Amphitheater: with hardscape seating and universal access ⁸	7 pt. per 40-person capacity; 14 pts. maximum	0.0	0.0	
Wayfinding Signage System ⁹	3.5 pt per system; 7 pts. maximum	0.0	0.0	
Public Art/Placemaking Elements (only 1 element per space)	3.5 pt. for each element; 7 pts. maximum	0.0	0.0	
Creation of wetlands area(s) or native planting restoration area(s) ⁷	10.5 pt per acre	0.0	0.0	
ACCESS/CONNECTIVITY		Existing Improvements	Proposed Improvements	Notes
<i>Definition: Measures ability of park to increase overall connectivity in the Citywide parks network or improve access to an existing recreational asset</i>				
<i>Scoring: 0 (no component present) or 7-21 (component present)</i>				
	Points			
Linkages: connection to a CI 1 Bike or Cycle Track	21; 21 pts maximum	0.0	0.0	
Linkages: connection to a trail system in open space	14; 14 pts maximum	14.0	0.0	Los Penasquitos Canyon Preserve
Integrated with transit: within 500 ft. walking distance to a transit stop or closer	14; 14 pts maximum	0.0	0.0	
Integrated with transit: within 1/4-mile walking distance to a transit stop	7; 7 pt. maximum	0.0	0.0	
Connection to Active Public Realm (less than 50 feet to café, restaurants, gym/fitness, retail)	7; 7 pt. maximum	0.0	0.0	
Connection to Public/Civic Use (co-location with school, library, non-profit)	7; 7 pts maximum	0.0	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	0.0	

Recreational Value Scoring - Canyonside Community Park General Development Plan Amendment

ACTIVATION & ENGAGEMENT		Existing Improvements	Proposed Improvements	Notes
<i>Definition: Measures ability of space or facility to spark social interaction and learning-based recreation and bring diverse users together</i>				
<i>Scoring: 0 (no component present) or 7-21 (component present)</i>				
	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	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	0.0	
Recreational Features for the Disabled ⁴	21; 21 pts maximum	0.0	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	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	0.0	
TOTAL RECREATIONAL VALUE POINTS:		861.0	70.7	

Recreational Value Points Tabulation Summary:			
Total Recreational Value Points of Existing Improvements	861.0	Total Population Served by Existing Improvements	8,610
Total Recreational Value Points of Proposed Improvements	70.7	Total Population Served by Proposed Improvements	707
Total Recreational Value Points with GDP Amendment	931.7	Total Population Served w/ GDP Amendment	9,317

* See PMP Appendix D for Notes

