



# REPORT

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

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DATE ISSUED: May 8, 2013 REPORT NO. 101

ATTENTION: Park and Recreation Board  
Agenda of May 16, 2013

SUBJECT: Dana Middle School Joint Use Agreement Amendment

### SUMMARY

Issue – Should the San Diego Park and Recreation Board approve an amendment to the joint use agreement with the San Diego Unified School District for Dana Middle School to remove a 3 acre baseball field from the joint use area?

Director's Recommendation – Do not approve an amendment to the joint use agreement for Dana Middle School.

Other Recommendations - Recommendations from the Ocean Beach Recreation Council and the Peninsula Community Planning Group are addressed in the Discussion section of this report below.

Fiscal Impact – Should the proposed amendment be approved, the currently budgeted 0.10 Grounds Maintenance Worker position and the non-personnel expenses associated with the baseball field will be distributed to other Park and Recreation facilities within the Peninsula community.

Water and Energy Conservation Status – Not applicable.

Environmental – This activity will not result in a direct or reasonably foreseeable indirect physical change in the environment, and is therefore not subject to CEQA pursuant to State CEQA Guidelines Section 15060(c) (2).

### BACKGROUND

The San Diego Unified School District (District) and the City of San Diego (City) entered into the joint use agreement for the athletic fields at Dana Middle School in the Peninsula Community on February 22, 1994 and amended the agreement on February 1, 1999. The joint use agreement is set to expire in 2019. The current joint use area provides 5.5 acres of population-based park area for the Peninsula community.

On November 6, 2012 the District Board of Education voted unanimously to direct District staff to begin the process of removing the baseball field at Dana Middle School from the joint use agreement between the District and the City. The District sent a letter dated November 16, 2012 to the Park and Recreation Director of the Park and Recreation Department, informing the Park and Recreation Director of the District's desire to pursue an amendment of the joint use agreement. This baseball field accounts for approximately 3 acres of the 5.5 acre joint use area. The reason for pursuing this amendment is that the District was approached by an individual who is willing to improve the baseball field and maintain it at a higher level of maintenance than currently provided by the City or could be provided by the District.

Pt. Loma High School currently uses the baseball field for its baseball teams. In addition, the baseball field is used by Dana Middle School students during school hours and the community after school hours, which includes little leagues and adult baseball leagues. Currently, the City permits the use of the baseball field as well as the softball field and other recreational areas within the joint use area. Should the joint use agreement be amended to remove the baseball field from the joint use area, the District would permit the baseball field subject to the Civic Center Act (Education Code 38131, et seq) and the District's Administrative Procedure 9205. Permits would be created by the District's rental office staff using the rental application process found on the District's website ([www.sandi.net](http://www.sandi.net)).

In response to this request, the Park and Recreation Department consulted with the City's Development Services Department (DSD) Park Planning for statistics on the Peninsula community's park standards per the General Plan. Joint use sites play an important role in meeting the City's General Plan Standards for population-based parks. This is especially important in park deficient communities such as the Peninsula Community. DSD reports the Peninsula Community is currently deficient in population-based parks by 78 acres. Removing the baseball field from joint use will increase this deficit to 81 acres. The Peninsula Community Plan recognizes this deficit and recommends an increased use of school playgrounds for community recreation and states Dana Middle School should remain in joint use. With the current land values in Peninsula and limited available funding for the acquisition and development of new park space, the removal of 3 acres of joint use will be difficult to make up elsewhere in the community.

## DISCUSSION

The Ocean Beach Recreation Council is the sanctioned Park and Recreation Department advisory body which oversees the permitted use of the athletic fields at Dana Middle School. This proposal was presented to them at their regularly scheduled meeting on February 12, 2013. The Ocean Beach Recreation Council voted to 1-0 with 4 abstentions not to support the removal of the baseball field from the joint use area. The primary reason stated by the Recreation Council members choosing to abstain was that the District had not provided a written proposal from the potential donor outlining what the improvements to the field would be, what level of maintenance would be provided and for how long and would the general public be able to use the field when the field was not permitted for a use. They felt they did not have sufficient information to make a decision.

The proposal to remove the baseball field from the joint use area at Dana Middle School was then presented to the Peninsula Community Planning Group on March 21, 2013. This proposal was presented to the Planning Group because population-based parkland is a community planning issue. They were presented with the same information as the Ocean Beach Recreation

Council and voted unanimously in favor of removing the baseball field from the joint use and returning control of permitting the field for public use back to the District. The Planning Group did not see a difference between the City and District in permitting the baseball field for public use and desired the proposed improvements to the field and the commitment of a higher standard of maintenance.

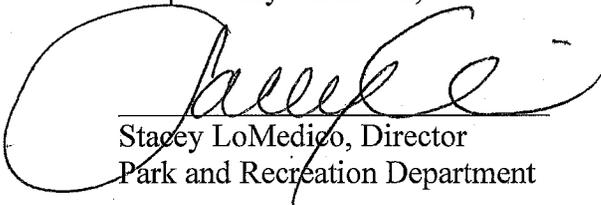
Due to the current population-based park deficit, current land constraints and the cost of land acquisition within the Peninsula Community, DSD has recommended the City not support amending the current joint use to remove the baseball field at Dana Middle School. The Park and Recreation Department supports DSD's recommendation. Council District 2 does support amending the joint use agreement to remove the baseball field from the joint use area.

The recommendation of the Park and Recreation Board will be carried forward to the full City Council for their consideration. No dates have been established for when this item will be heard by the City Council.

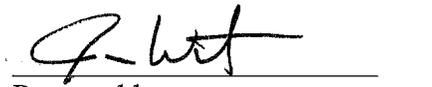
### ALTERNATIVES

1. Approve the proposed amendment to the joint use agreement for Dana Middle School to remove the baseball field from the joint use area with additional amendments to the agreement.
2. Do not approve the proposed amendment to the joint use agreement for Dana Middle School.

Respectfully submitted,



Stacey LoMedico, Director  
Park and Recreation Department



Prepared by:  
Jim Winter, Project Officer II  
Park and Recreation Department

### Attachments:

November 16, 2012 District Letter to Ms. LoMedico  
February 5, 2013 Memo from Development Services Department

cc: Councilmember Kevin Faulconer, Council District 2  
Clay Bingham, Deputy Director Community Parks I, Park and Recreation Department  
Steve Palle, District Manager, Park and Recreation Department  
Monica Honore, Area Manager, Park and Recreation Department  
Robin Shifflet, Park Designer, Development Services Department  
Randy White, Acting Real Estate Director, San Diego Unified School District  
Ocean Beach Recreation Council Members



THE CITY OF SAN DIEGO

MEMORANDUM

DATE: February 5, 2013

TO: Stacey LoMedico, Director, Park and Recreation Department

FROM: Robin Shifflet, Park Planner, Development Services Department

SUBJECT: Dana Middle School Proposed Joint Use Agreement Amendment

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In response to the San Diego Unified School District (SDUSD) letter, dated November 16, 2012, asking the District staff to begin the process to remove the baseball field at Dana Middle School from the existing joint use agreement, Park Planning has evaluated this proposal from a long-term park planning perspective and how this may affect the Peninsula Community.

Dana Middle School Joint Use Area provides 5.5 acres of population-based park area, which includes the baseball field of approximately 3 acres. The Peninsula Community has a current population-based park deficit of 78 acres. In 2030 the deficit is anticipated to decrease to 70 acres. By removing these 3 acres from the population-based park inventory this will increase the Community's park deficit, both currently and in the future, see attachment A - Peninsula Park Inventory.

The 2008 General Plan notes that in many of the built-out communities, such as Peninsula, park equivalencies are a realistic strategy for the equitable provision of park and recreational facilities. One of the primary park equivalencies identified in the General Plan are Joint Use Facilities at school sites. The Dana Middle School is a good example of this type of park and it is anticipated that three additional school sites will become joint use facilities to address the park deficit, these include: Sunset Views Elementary, Silvergate Elementary, and Barnard Elementary. Amending the existing Dana Middle School joint use agreement to remove these 3 acres from the population-based park inventory is contrary to this important strategy of park equivalencies in built-out communities.

The Park and Recreation Element of the Peninsula Community Plan, adopted by the City Council in 1987, states that there is a shortage of small neighborhood parks as compared to the population-based standards of the General Plan, and that there should be an increased use of school playgrounds for community recreation needs after school and on weekends. The plan also recommends that a portion of the Dana Jr. High School site should be retained for a park and recreation uses.

The Peninsula Public Facilities Financing Plan identifies the Dana Middle School Joint Use as Project PEN-P10, with \$100,000 in Development Impact Fees for the construction of the turf fields and this project has been completed, attachment B. Future PFFP projects include joint use sites at Barnard Elementary, Silvergate Elementary, and Sunset Views Elementary. In addition, Project PEN-P6 Park Site Acquisition is identified to acquire 6 one-half acre sites throughout the community. Current land value in Peninsula is valued at \$3.2 million per acre and the growth of the Development Impact Fee Fund is not expected to increase. As such, finding the funding, or parcels for the

Dana Middle School Joint Use Amendment

2/7/2013

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acquisition and development of 3 acres of park as a result of removing these acres from the Dana Middle School Joint Use Area would not occur within a realistic timeframe.

Due to the current and future population-based park deficit, the current land constraints and the cost of land acquisition for the Peninsula Community, and the policies and recommendations of the General Plan and the Community Plan, Park Planning would not support removing the 3 acre ballfield from the Joint Use Agreement.

Should this proposal to remove the ballfield from the Joint Use Agreement move forward, Park Planning staff would encourage SDUSD to pursue arrangements with the athletic organizations within the Peninsula Community to allow the public to still have access to the field.

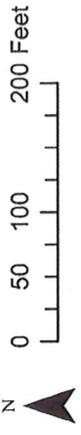
RS/rs

Attachments: Attachment A – Peninsula Population-based Park Inventory  
Attachment B – Facilities Finance Sheet for Dana Middle School  
Attachment C – Aerial photo

cc: Nancy Bragado, Program Manager, Development Services Department  
Clay Bingham, Deputy Director, Park and Recreation Department  
Jim Winter, Project Officer II, Park and Recreation Department



**Dana Middle School  
Current Joint Use Area**



CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM

PROJECT: PEN-P10  
COUNCIL DISTRICT: 2  
COMMUNITY: PENINSULA

TITLE: RICHARD HENRY DANA CENTER

DEPARTMENT: PARK AND RECREATION

FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPROP	FY 2001	FY 2002	FY 2003	FY 2004	FY 2005	FY 2006
	100,000 DIF	100,000							
	100,000 TOTAL	100,000	0	0	0	0	0	0	0

DESCRIPTION: CONSTRUCT, OPERATE, MAINTAIN AND LEASE OF TURFED FIELD AND RECREATION FACILITIES AT THE RICHARD HENRY DANA CENTER.

JUSTIFICATION: TO MEET THE NEEDS OF PARK SPACE FOR THE PENINSULA COMMUNITY. THE FUNDS WERE USED TO REIMBURSE THE SCHOOL DISTRICT FOR THE CONSTRUCTION OF IMPROVEMENTS.

SCHEDULE: COMPLETED



CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM

PROJECT: PEN-P10  
COUNCIL DISTRICT: 2  
COMMUNITY: PENINSULA

TITLE: RICHARD HENRY DANA CENTER

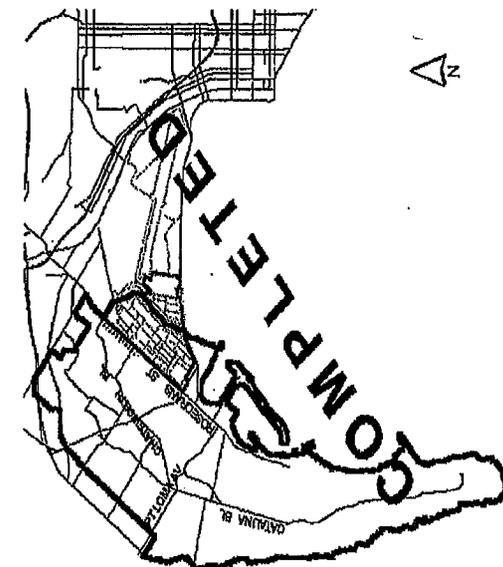
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SCHEDULE: COMPLETED



**PENINSULA (CD2)(DIF)**

9/4/2012

**Population-Based Park Needs**

	<u>2010</u>	<u>2030</u>
<b>SANDAG HOUSEHOLD POPULATION (Includes Military)</b>	39,800	40,904
Population-Based Park Acreage Required	111.44	114.53

2.8 useable acres/1,000 population = acres required

**PARKS by CLASSIFICATION**

	<u>Gross Acres</u>	<u>Useable Acres</u>	<u>Developed Useable Acres</u>	<u>Future Useable Acres</u>
<b>Major Parks</b>				
	0.00	0.00	0.00	0.00
SUBTOTAL	0.00	0.00	0.00	0.00
<b>Community Parks</b>				
Bill Cleator	15.27	10.67	10.67	0.00
Point Loma (4)	10.04	7.53	7.53	0.00
SUBTOTAL	25.31	18.20	18.20	0.00
<b>Neighborhood Parks</b>				
Collier	6.72	5.22	5.22	0.00
SUBTOTAL	6.72	5.22	5.22	0.00
<b>Mini-Parks</b>				
Plumosa	1.35	1.35	1.35	0.00
SUBTOTAL	1.35	1.35	1.35	0.00
<b>Pocket Parks/Plazas</b>				
McCall St.	0.01	0.01	0.01	0.00
Cabrillo (North & South)	0.32	0.26	0.26	0.00
SUBTOTAL	0.33	0.27	0.27	0.00
<b>Special Activity Parks</b>				
	0.00	0.00	0.00	0.00
SUBTOTAL	0.00	0.00	0.00	0.00
<b>Park Equivalencies</b>				
<u>Joint Use</u>				
Cabrillo E.S. (3)	2.22	2.22	2.22	0.00
Dana M.S.	5.50	5.50	5.50	0.00
Sunset Views E.S.	0.00	0.00	0.00	2.00
Silvergate E.S.	0.00	0.00	0.00	2.00
Barnard E.S.	0.00	0.00	0.00	2.00
<u>Trail</u>				
<u>Portion of Resource-Based Park</u>				
Sunset Cliffs N.P.	0.00	0.00	0.00	5.00
<u>Privately-Owned Park Site</u>				
<u>Non-Traditional Park Site</u>				
<u>Facility or Building Expansion or Upgrade</u>				
SUBTOTAL	7.72	7.72	7.72	11.00
<b>Total Park Acreage</b>				
	<u>41.43</u>	<u>32.76</u>	<u>32.76</u>	<u>11.00</u>
	Gross Acres	Useable Acres	Developed Useable Acres	Future Useable Acres

**Total Population-Based Acreage**

2010

32.76 acres existing  
111.44 acres required  
**(78.68) deficit useable**

2030

32.76 acres existing  
 11.00 acres future  
114.53 acres required  
**(70.77) deficit useable**

**Recreation Facilities**

**Recreation Center Required**

(17,000 SF per 25,000 people)

**2010 Required SF**

27,064.00

**2030 Required SF**

27,814.72

**Recreation Centers**

Name  
 Cabrillo Rec Center  
**Future NTC Rec Center (1)**

Existing Size/SF  
 1,984

**2010 Required**

Total Existing 1,984.00 SF  
 Total Required 27,064.00

**(25,080.00) SF deficit**

**2030 Required**

Total Existing 1,984.00 SF  
 Total Required 27,814.72

**(25,830.72) SF deficit**

**Aquatic Complexes**

**Aquatic Complex Required**

(1 per 50,000 People)

**2010 Required**

0.80

**2030 Required**

0.82

**Aquatic Complexes**

Name  
 None  
**Future NTC Pool (2)**

**2010 Required**

Total Existing 0.00  
 Total Required 0.80

**(0.80) deficit**

**2030 Required**

Total Existing 0.00  
 Total Required 0.82

**(0.82) deficit**

(1) Future NTC Rec Center to be shared with Peninsula (62.6%), Ocean Beach (30.6%) and Midway (6.8%) communities.

(2) Future NTC Pool to be shared with Peninsula (62.6%), Ocean Beach (30.6%) and Midway (6.8%) communities

(3) 2 - Tennis Courts

(4) 4 - Tennis Courts



**San Diego Unified**  
SCHOOL DISTRICT

**RECEIVED**

NOV 30 2012

Park And Recreation Department  
Administrative Services Division

Tina Vlecell  
Director  
Real Estate Department  
Office of the Deputy Superintendent Business  
TEL.: (619) 725-7375  
FAX: (619) 574-1487  
[tvlecell@sandi.net](mailto:tvlecell@sandi.net)

November 16, 2012

Stacey LoMedico  
Director, Park & Recreation  
The City of San Diego  
202 C Street, MS-37C  
San Diego, CA 92101

Dear Stacey:

**Subject: Dana Baseball Field**

On Tuesday, November 6, 2012, the Board of Education voted unanimously to direct staff to begin the process with The City of San Diego Park and Recreation to remove the baseball field at Dana Middle School from the joint use agreement. The City and District entered into a joint use agreement for Dana MS on February 22, 1994, and amended the agreement on February 1, 1999. Pursuant to Section 26 of the agreement it may be amended in writing by mutual consent of the District and City as permitted by law.

Please accept this letter as official notification that the District would like to amend the joint use agreement to remove the baseball field as soon as the City can take this request through the City's community process and to the City Council for approval. On November 6, 2012, Michael Patton, Councilman Faulconer's representative, addressed the board stating Mr. Faulconer is in favor of amending the agreement to remove the baseball field. All other terms and conditions of the Agreement would remain in full force and effect.

As you know, the District has received a verbal proposal from David Wells to fund a renovation of the baseball field and to fund ongoing maintenance of the field to a higher standard than either the City or District can achieve due to current, limited resources. In the event the District and Mr. Wells are not able to reach an agreement the district may consider withdrawing the request to remove the baseball field from the joint use agreement.

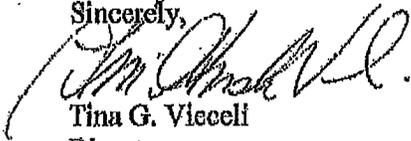
The Board also directed staff to convene an Ad Hoc Field Usage Task Force including community sports stakeholders to develop a protocol to ensure equitable field use by schools, youth leagues and community sports leagues for all district sports facilities and to bring a protocol back to the board within 60-90 days. District

Letter to Stacey LoMedico  
Page 2  
Dana Baseball Field

staff would like to invite a couple of Park and Recreation staff to be part of this task force,

District staff is confident the City and District can work through amending the Dana MS joint use agreement and developing a sports field protocol to present to the board. If you have any questions or concerns, please direct them to Randy White at (619) 725-2781.

Sincerely,



Tina G. Viccell  
Director

TV:rw

c: P. Stover  
R. White