



# REPORT

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

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DATE ISSUED: November 6, 2018 REPORT NO. 102

ATTENTION: Park and Recreation Board  
Agenda of November 15, 2018

SUBJECT: MARIE CURIE ELEMENTARY SCHOOL JOINT USE FACILITY  
GENERAL DEVELOPMENT PLAN

### SUMMARY

Issue: Approval of the General Development Plan (GDP) for the Marie Curie Elementary School Joint Use Facility in the University Community.

Director's Recommendation: Recommend approval of the proposed General Development Plan (GDP) for the Marie Curie Elementary School Joint Use Facility in the University Community.

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

On January 26, 2017, the Standley Rec Council voted (9-0-1) not to recommend approval of the General Development Plan for Marie Curie Elementary School Joint Use Facility.

Members of the community petitioned the the Standley Park Recreation Advisory Group to reconsider the item and on July 26, 2018, the Advisory Group voted (5-0-2) to recommend approval of the General Development Plan for Marie Curie 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 on an

annual basis is approximately \$62,833. 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 categorically 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 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.

#### BACKGROUND

This project provides for the design and construction of a new joint use facility at Marie Curie Elementary School which is located at 4080 Governor Drive within the University Community, within Council District 1. The approval of this park will provide an additional approximately 3.69 acres of population-based park land in a park deficient community per current City park standards.

#### DISCUSSION

The Marie Curie 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 Marie Curie Elementary School.

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

- Multi-purpose natural turf field
- Walking track
- Existing parking lot
- 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, parking impacts to District staff, littering and permitting the field. A detailed response is included in the paragraphs below.

#### Security Concerns

The Parks and Recreation Department's Operation and Maintenance budget for the Marie Curie Elementary 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 pedestrian joint use gate 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.

#### Parking Impacts to District Staff

District teachers were concerned that the existing staff parking lot would be utilized by members of the public in the morning before school thereby displacing staff. In response to this issue, the parking lot in the joint use area will be closed to the public in the morning before school to accommodate staff needs. Only the joint use field and walking track will be open to the public in the morning before school. This will be reflected in Schedule C in the Joint Use Agreement.


#### Littering

The public and neighbors were concerned that the site would be used for illegal dumping and littering. City staff would be responsible for picking up trash during public use hours and ensuring that illegal dumping is promptly addressed.

#### Permitting the Field

The public was concerned that sports league tournaments will be hosted at this site. The City Parks and Recreation Department is responsible for permitting the site for any organized events. Staff has indicated that this site would not be suitable for tournaments due to the field size and configuration.

Respectfully submitted,



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



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Prepared by: Shannon Scoggins  
Park Designer, Planning Department

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Marie Curie Elementary School Joint Use Facility GDP

November 6, 2018

**Attachments:**

1. Marie Curie Elementary School Joint Use Facility General Development Plan
2. Marie Curie Elementary School Joint Use Notice of Exemption

cc: Council President Pro Tem Barbara Bry, Council District 1  
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, Development Project Manager III, Planning Department  
Jim Winter, Project Officer II, Parks and Recreation Department



**SITE PLAN KEYNOTES**

- 1 EXISTING PLAYGROUND
- 2 EXISTING BUILDING
- 3 EXISTING HARDCOURTS
- 4 NATURAL TURF FIELD
- 5 MULTI-PURPOSE FIELD
- 6 10' WIDE WALKING TRACK
- 7 JOINT USE PROJECT AREA
- 8 ACCESSIBLE ROUTE OF TRAVEL
- 9 PROPERTY LINE
- 10 NEW DRINKING FOUNTAIN
- 11 NEW 10' HIGH FENCE
- 12 NEW ACCESS GATE
- 13 EXISTING FENCE
- 14 PHASE BOUNDARY
- 15 PARKING DROP OFF AREA
- 16 DG PAVING AREA
- 17 EXISTING TREES
- 18 PHASE 2 PARKING
- PROPOSED TREES

SITE PLAN  
1" = 40'-0"



**Rodriguez Park**  
Architecture and Planning  
6610 Nancy Ridge Drive, Suite 200  
San Diego, California 92121  
858/450-1003

COUNCIL DISTRICT: COMMUNITY PLAN AREA:

DATE	ACTION	REFERENCE DOCUMENTS	COST \$:	ACRES:
	SITE ACQUIRED	RESO. NO.		
	SITE DEDICATED	ORD. NO.		
	GDP CONSULTANT HIRED	RESO. NO.	NAME:	
	PF&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	ITEM	QUANTITY
TOTAL SITE	3.89 AC.	TOT LOT	N/A	PAVED WALKWAYS	N/A
IMPROVED AREA	N/A	MULTI-PURPOSE CT.	N/A	PARK ROADS	N/A
TURF	2.07 AC.	TENNIS CTS.	N/A	PARKING LOT	21780 SF.
SHRUB BED	N/A	RESTROOM	N/A	PARKING STALLS-STD.	61
NATURAL	N/A	REC. BLDG.	N/A	PARKING STALLS-DISABLED	4
D.G. PAVING	0.47 AC.	POOL BLDG.	N/A	COURT GAME AREA	N/A
DIRT INFIELDS	N/A	POOL DECK	N/A	LAWN EDGING	N/A
		POOL WATER	N/A	BLEACHERS	N/A
				NEW PARKING LOT	28314 SF.
				NEW PARKING STALLS-STD.	38
				NEW PARKING STALLS-DISABLED	2
				REVISION	

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

**THE GENERAL DEVELOPMENT PLAN  
MARIE CURIE  
ELEMENTARY SCHOOL  
JOINT USE FACILITY**

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 NO.: N/A

PROJECT TITLE: Curie Elementary School Joint Use Field Project

PROJECT LOCATION-SPECIFIC: Curie Elementary School, 4080 Governor Drive, San Diego, CA 92122 within the University community planning area (Council District 1).

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: The proposed project involves the construction and operation of a joint use field at Curie Elementary School which would be jointly operated by San Diego Unified School District and the City of San Diego through a joint-use agreement. The proposed project includes construction of a 2.07-acre natural turf field, 10-foot-wide decomposed granite walking track, 10-foot-high chain-link fence, ADA-compliant crosswalk, drinking fountain, shade trees, new parking lot with 38 parking spots, and pedestrian access gates.

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 State CEQA Guidelines Section 15301 (Existing Facilities) which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures or facilities involving negligible or no expansion of use; Section 15303(e) (New Construction or Conversion of Small Structures) which allows for the construction of accessory (appurtenant) structures including garages, carports, patios,

swimming pools, and fences; Section 15304 (Minor Alterations to Land) which consists of 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; Section 15311 (Accessory Structures) which consists of the construction or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities; Section 15314 (Minor Additions to Schools) which consists of minor additions to existing schools within existing school grounds where the addition does not increase original student capacity by more than 25% or ten classrooms, whichever is less; and Section 15323 (Normal Operations of Facilities for Public Gatherings) which consists of the normal operations of existing facilities for public gatherings for which the facilities were designed, where there is a past history of the facility being used for the same or similar kind of purpose. For the purposes of this section, "past history" shall mean that the same or similar kind of activity has been occurring for at least three years and that there is a reasonable expectation that the future occurrence of this activity would not represent a change in the operation of the facility. In addition, the exceptions listed in State 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.

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

November 1, 2018

SIGNATURE/TITLE

DATE

CHECK ONE:

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

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

Planning Department

# Marie Curie Elementary Joint Use Facility General Development Plan

Park and Recreation Board  
November 15, 2018

Action Item #102

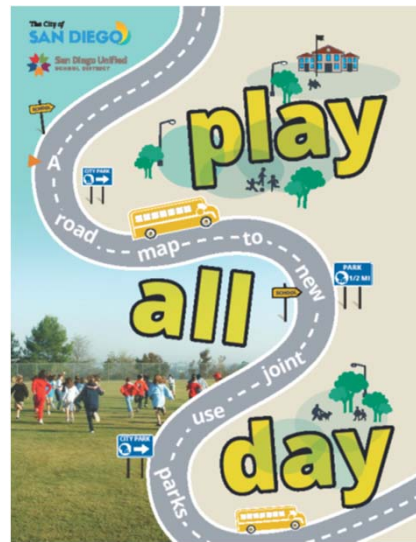


 Planning Department

## Introduction

### Play All Day Parks Program

- New initiative put forth by Mayor Kevin Faulconer and Superintendent Cindy Marten in 2016
- Over 45 new joint use facilities in the next 5-10 years.



sandiego.gov



# Background

## Marie Curie Elementary School

This project provides for the design and construction of a new joint use facility at Marie Curie Elementary School.

Located at 4080 Governor Drive within the University Community, Council District 1.

Will provide approx. 3.69 acres of population based park land.

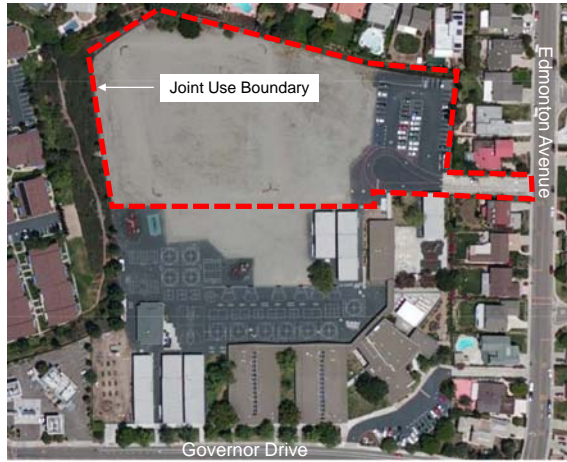


# Project Scope

Design and construction of a multi-purpose natural turf field, walking track, drinking fountain, fencing and trees.

## Funding for Design and Construction:

San Diego Unified School District Proposition S & Z Capital Improvement Bond Program



Site Location, Aerial Map

# Discussion

## Community Concerns

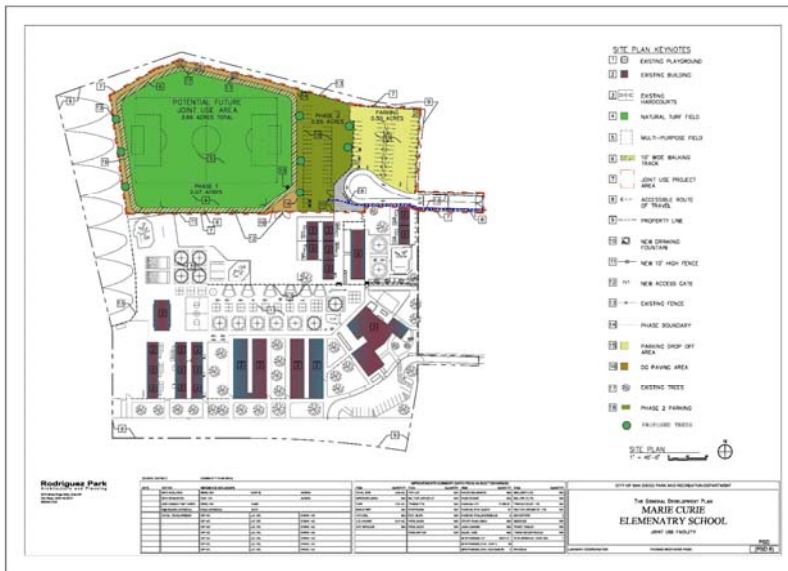
- Security Concerns
- Parking Impacts to District Staff
- Littering
- Permitting the Field.

## Recreation Council Recommendation

On January 26, 2017, the Standley Rec Council voted (9-0-1) not to recommend approval.

Members of the community petitioned the Standley Park Recreation Advisory Group to reconsider the item and on July 26, 2018, the Advisory Group voted (5-0-2) to recommend approval.

# General Development Plan



# Recommendation

Recommend approval of the proposed General Development Plan (GDP) for the Marie Curie Elementary School Joint Use Facility