



REPORT

THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

DATE ISSUED: November 6, 2018 REPORT NO. 103

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

SUBJECT: SEQUOIA ELEMENTARY SCHOOL JOINT USE FACILITY GENERAL
DEVELOPMENT PLAN

SUMMARY

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

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

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

On April 18, 2018 the North Clairemont Recreation Advisory Group voted (3-0-0) to recommend approval of the General Development Plan for Sequoia 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 \$95,516. 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 Sequoia Elementary School which is located at 4690 Limerick Avenue within the Clairemont Community, within Council District 6. The approval of this park will provide an additional approximately 5.85 acres of population-based park land in a park deficient community per current City park standards.

DISCUSSION

The Sequoia 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 hardcourts
- Existing play equipment and safety surfacing
- Existing asphalt and DG paving
- Shade trees
- Drinking fountain
- Fencing

SDUSD and the Planning Department conducted three public workshops with the community. The primary issues raised during the community input meetings were security and field configuration. A detailed response is included in the paragraphs below.

Security Concerns

The Parks and Recreation Department's Operation and Maintenance budget for the Sequoia 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 joint use gates to allow for public use of the park in the morning before school starts. School staff will close the gates 30 minutes prior to the first bell at the start of the school day. School staff will then open the joint use gates approximately 30 minutes after the school dismissal bell at the end of each school day.

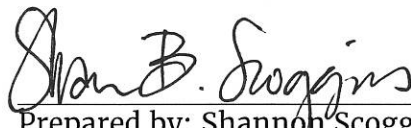
Field Configuration

Staff and the public requested that a soccer field configuration be provided. They also requested District standard backstops be incorporated in the plan. The multi-use turf field configuration accommodates a full-size soccer field layout and includes two District standard backstops.

Respectfully submitted,



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



Prepared by: Shannon Scoggins
Park Designer, Planning Department

Attachments:

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

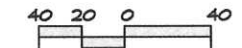
cc: Councilmember Chris Cate, Council District 6
Herman D. Parker, Director, Parks and Recreation Department
Mike Hansen, Director, Planning Department
Andrew Field, Assistant Director, Parks and Recreation Department
Bruce Martinez, Deputy Director, Parks and Recreation Department
Betsy Miller, Development Project Manager III, Planning Department
Jim Winter, Project Officer II, Parks and Recreation Department

TRIANA STREET



SITE NOTES

- ① JOINT USE NATURAL TURF FIELD. 3.74 ACRES.
- ② 6' WIDE DG WALKING TRACK EDGED W/ 6" WIDE CONCRETE MOW STRIP.
- ③ OUTLINE OF FULL SIZE SOCCER FIELD, 360' X 225' (FOR REFERENCE).
- ④ DISTRICT STANDARD BACKSTOP IN DG.
- ⑤ NEW GATE. MAIN ENTRY FROM LIMERICK AVENUE.
- ⑥ DOG STATION.
- ⑦ EXISTING PERIMETER FENCE.
- ⑧ NEW DRINKING FOUNTAIN.
- ⑨ NEW 10' HIGH SECURITY FENCE AND GATES.
- ⑩ RELOCATED SCHOOL GARDEN.
- ⑪ RELOCATED DISTRICT STORAGE CONTAINER.
- ⑫ EXISTING DG SURFACING.
- ⑬ EXISTING SCHOOL YARD (NOT IN JUF AREA).
- ⑭ EXISTING PLAY EQUIPMENT FOR JOINT USE.
- ⑮ NEW SHADE TREES IN MIN. 8' TREE WELLS.
- ⑯ NEW TABLE AND BENCHES.
- ⑰ CLOSE EXISTING GATE WITH NEW CHAIN LINK FENCE.
- ⑱ JOINT USE BOUNDARY.
- ⑲ NEW 6'-0" HIGH CHAIN LINK FENCE AND GATES AT DUMPSTERS.
- ⑳ RELOCATED PASSENGER ZONE.



1" = 40'-0"

IF DRAWING IS NOT 24" x 36" IT HAS BEEN REDUCED. REDUCE SCALE ACCORDINGLY



COUNCIL DISTRICT:		COMMUNITY PLAN AREA:	
DATE	ACTION	RESO. NO.	COST \$:
	SITE ACQUIRED		
	SITE DEDICATED	ORD. NO.	ACRES:
	GDP CONSULTANT HIRED	RESO. NO.	NAME:
	P&R BOARD APPROVAL	PF&R APPROVAL	DATE:
	INITIAL DEVELOPMENT	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.
		CIP NO.	J.O. NO.

ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY
TOTAL SITE	AC.	TOT LOT	SF	PAVED WALKWAYS	SF	SECURITY LTS.	STDS.
IMPROVED AREA	AC.	MULTI-PURPOSE CT.	SF	PARK ROADS	SF	BALLFIELD LTS.	STDS.
TURF	AC.	TENNIS CTS.	SF	PARKING LOT	SF	TENNIS COURT LTS.	STDS.
SHRUB BED	AC.	RESTROOM	SF	PARKING STALLS-STD.	SF	MULTI-PURPOSE CT. LTS.	STDS.
NATURAL	AC.	REC. BLDG.	SF	PARKING STALLS-DISABLED	SF	BACKSTOPS	EA.
D.G. PAVING	AC.	POOL BLDG.	SF	COURT GAME AREA	SF	BENCHES	EA.
DIRT INFIELDS	AC.	POOL DECK	SF	LAWN EDGING	LF	PICNIC TABLES	EA.
		POOL WATER	SF	BLEACHERS	EA.	TRASH RECEPTACLES	EA.
				REVISION			

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

SEQUOIA 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: Sequoia Elementary School Joint Use Field Project

PROJECT LOCATION-SPECIFIC: Sequoia Elementary School, 4690 Limerick Avenue, San Diego, CA 92117 within the Clairemont Mesa community planning area (Council District 6).

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 Sequoia 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 the installation of a new 2.0-acre joint use natural turf field, a six-foot wide stabilized decomposed granite walking track, tables and benches, a dog waste station, trash cans, shade trees, a drinking fountain, security fencing, pedestrian access gates, an ADA pathway, and the on-site relocation of existing planter beds and a storage container.

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

Rebecca Malone Senior Planner
SIGNATURE/TITLE

November 1, 2018
DATE

CHECK ONE:

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

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

Planning Department

Sequoia Elementary Joint Use Facility General Development Plan

Park and Recreation Board
November 15, 2018

Action Item #103

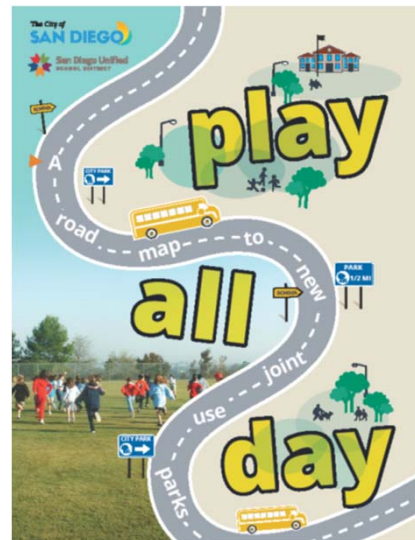


 Planning Department

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

Sequoia Elementary School

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

Located at 4690 Limerick Avenue within the Clairemont Community, Council District 6.

Will provide approx. 5.85 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
- Field Configuration

Recreation Council Recommendation

On April 18, 2018 the North Clairemont Recreation Advisory Group voted (3-0-0) to recommend approval of the General Development Plan for Sequoia Elementary School Joint Use Facility.

General Development Plan



Recommendation

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