



REPORT

THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

DATE ISSUED: April 12, 2022

REPORT NO. 102

ATTENTION: Park and Recreation Board
Agenda of April 21, 2022

SUBJECT: EUGENE BRUCKER EDUCATION CENTER TEMPORARY OFF-
LEASH DOG PARK GENERAL DEVELOPMENT PLAN

SUMMARY

Issue: Recommend approval of the General Development Plan (GDP) for the Eugene Brucker Education Center Temporary Off-leash Dog Park in the Uptown Community to the Parks and Recreation Director.

Recommendation: Recommend approval of the proposed General Development Plan (GDP) for the Eugene Brucker Education Center Temporary Off-leash Dog Park in the Uptown Community.

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

On December 2, 2021, the University Heights Community Recreation Group voted (6-0-0) to recommend approval of the General Development Plan (GDP) for the Eugene Brucker Education Center Temporary Off-leash Dog Park.

Fiscal Impact:

Capital Funding: The General Development Plan (GDP) and design and construction of the temporary off-leash dog park, is funded by the Parks and Recreation Department General Fund approved by City Council.

The City and San Diego Unified School District (SDUSD) will enter into a License Agreement for the City's use of District property where the temporary off-leash dog park will be located. The terms of the temporary license agreement will include a yearly City payment of \$15,600 in consideration for the City's exclusive use of District property.

Operations and Maintenance: The cost to operate and maintain this project on an annual basis is approximately \$26,351 per year. This includes all labor, materials, equipment and supplies, as well as the cost to hire a security company to lock the gates at dusk as well as the license agreement payment to the District.

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 the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15301 (Existing Facilities), 15303 (New Construction or Conversion of Small Structures), 15311 (Accessory Structures), and 15331 (Historical Resource Restoration/Rehabilitation). None of the exceptions to the exemptions listed in CEQA Guidelines Section 15300.2 would apply.

BACKGROUND

This project provides for the design and construction of a temporary off-leash dog park at Eugene Brucker Education Center which is located at 4100 Normal Street within the Uptown Community, within Council District 3. The approval of this park will provide an additional approximately 0.22 acres and 18 Recreation Value Points of population-based recreational opportunities in a park deficient community per current City park standards.

DISCUSSION

A temporary off-leash dog park at the Eugene Brucker Education Center is proposed to alleviate off-leash dog activity currently occurring at Birney Elementary Joint Use Facility. The SDUSD Education Center operations will be relocating to a new facility in Kearny Mesa in approximately 3 years. SDUSD will retain ownership of the site and will be resuming a community stakeholder master planning process soon. The proposed off-leash dog park location will be a temporary facility until the site is redeveloped. The master plan for the redevelopment of the site will likely include a permanent off-leash dog park in a location to be determined.

This will not be a joint use facility, there is no shared use of the facility with the District. The City will obtain use of the facility through a license agreement with SDUSD. The proposed facility will be open to the public every day from 6am-dusk and will be locked at dusk by a security company hired by the Parks and Recreation Department.

The proposed location for the temporary off-leash dog park is located adjacent to the Teacher Training School Building otherwise known as Annex #1 is on the National Register of Historic Places. It is noted as a "rare example of monumental

civic architecture outside of San Diego's urban core." It was used from 1910-1921 as San Diego State Normal School, from 1921-1931 as the San Diego State Teachers College and since 1931 by the San Diego Unified School District. The landscape in front of the building is also listed in the narrative description from the National Register. It has been determined that fencing in front of the primary façade would not be compatible with the resource. The proposed location of the temporary off-leash dog park does not propose any fencing in front of the Annex #1.

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

- Off-leash dog park (approximately 0.22 acres)
- Access walkway
- Curb ramp and blue painted curb street parking space

The City conducted two public workshops with the community. The primary issues raised during the community input meetings were size and configuration of the proposed off-leash dog park and Birney Elementary Joint Use Facility operations. A detailed response is included in the paragraphs below.

Size and configuration of the proposed off-leash dog park

The community also requested that the proposed off-leash dog park area be enlarged to include the entire Ed Center lawn area along Normal Street. It was explained that the proposed off-leash dog park could not be expanded to the north due to the historic resource nor to the south because a buffer is needed between the off-leash dog park area and where SDUSD Ed Center staff currently eats lunch and takes breaks.

Two options for the off-leash dog park were considered by the Community Recreation Group (CRG). They selected the single pen option over two smaller pens separating small and large dogs.

Birney Elementary Joint Use Facility Operations

The CRG requested that the Birney Elementary Joint Use Field (Birney JUF) be locked from dusk to dawn immediately. The CRG also requested that Birney JUF be designated no dogs allowed as soon as the temporary off-leash dog park is open.

The District has arranged to lock the gates at Birney JUF at dusk on school days when District staff is on site. The Parks and Recreation Department is working to identify funding to hire a security company to lock and unlock the gates at when District staff is not on site (weekends, holidays and school breaks).

A prohibition of dogs on leash at Birney JUF would require a change in the City's municipal code. The City is working with the City Attorney's Office to review whether a prohibition at pilot sites such as Birney JUF is advisable.

Respectfully submitted,



Andy Field
Director, Parks and Recreation

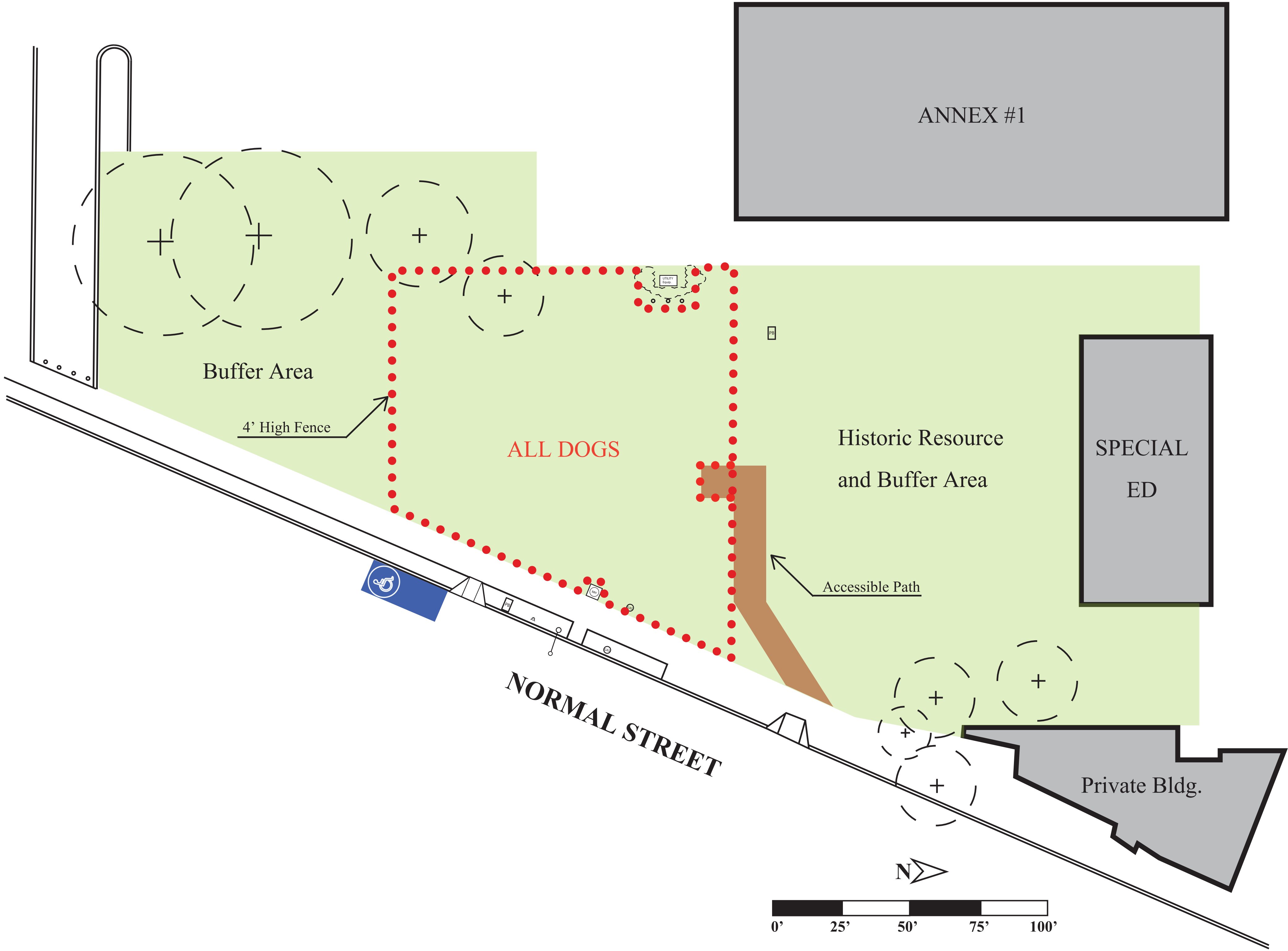


Prepared by Shannon Scoggins
Park Designer, Parks and Recreation

(SS/ss)

Attachments:

1. Eugene Brucker Education Center Temporary Off-leash Dog Park General Development Plan
2. Notice of Right to Appeal Environmental Determination - Eugene Brucker Education Center Temporary Off-leash Dog Park
3. Historic Letter of Determination - Eugene Brucker Education Center Temporary Off-leash Dog Park
4. Recreational Value Scoring - Eugene Brucker Education Center Temporary Off-leash Dog Park



COUNCIL DISTRICT: 3 COMMUNITY PLAN AREA: Uptown Neighborhoods

DATE	ACTION	RESO. NO.	COST \$:	ACRES:
	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.	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	ITEM	QUANTITY
TOTAL SITE	0.24 AC.	TOT LOT	SF	PAVED WALKWAYS	SF	SECURITY LTS.	STDS.
IMPROVED AREA	AC.	MULTI-PURPOSE CT.	SF	PARK ROADS	SF	BALLFIELD LTS.	STDS.
TURF	0.24 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	1 EA.

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

ED Center Temp - Dog Park

(NEIGHBORHOOD OR COMMUNITY) PARK

PSD
(PSD #)

LAMBERT COORDINATES: _____ THOMAS BROTHERS PAGE: _____



Date of Notice: March 23, 2022

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION PLANNING DEPARTMENT

PROJECT NAME: Eugene Brucker Education Center Temporary Off-leash Dog Park

COMMUNITY PLAN AREA: Uptown

COUNCIL DISTRICT: District 3

LOCATION: 4100 Normal Street, San Diego, CA 92103

PROJECT DESCRIPTION: This project provides for the design and construction of an approximately 0.22 acre temporary off-leash dog park at the Eugene Brucker Education Center. The project will include fencing, an access walkway, a curb ramp, and blue painted curb street parking. The temporary off-leash dog park is located adjacent to the Teacher Training School Building otherwise known as Annex #1, which is listed on the National Register of Historic Places. The landscape in front of the building is also listed in the narrative description from the National Register of Historic Places. The project has been reviewed by Historic staff in the City of San Diego's Development Services Department and it was determined that the project is in conformance with the U.S. Secretary of the Interior's Standards for Rehabilitation of a historic property. The creation of the park will avoid the open space between the front façade of the historic structure and Normal Street, as well as the remnants of a path and flag pole which were previously installed on site.

After the approval of the General Development Plan for the park, the City and San Diego Unified School District (SDUSD) will enter into a License Agreement for the City's use of SDUSD property where the Eugene Brucker Education Center Temporary Off-leash Dog Park will be located.

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), 15311 (Accessory Structures), and 15331 (Historical Resource Restoration/Rehabilitation).

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 consists of 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; and

Section 15303 (New Construction or Conversion of Small Structures) which consists of 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; and Section 15311 (Accessory Structures) which consists of construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities; and Section 15331 (Historical Resource Restoration/Rehabilitation) which consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer. 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: Shannon Scoggins, Park Designer, City of San Diego Parks and Recreation Department

MAILING ADDRESS: 2150 Pan American Road West, MS 35, San Diego CA 92101

PHONE NUMBER/E-MAIL: (619) 236-6894 / SScoggins@sandiego.gov

On March 23, 2022, 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 5 business days from the date of the posting of this Notice (**March 30, 2022**). Per the revised Public Notice issued by the Office of the City Clerk on September 28, 2021, appeals to the City Clerk must be filed via e-mail or in-person as follows:

1. Appeals filed via Email: Send the appeal by email to Hearings1@sandiego.gov; your email appeal will be acknowledged within 24 hours. You must separately mail the required appeal fee by check payable to the City Treasurer to: **City of San Diego Planning Department, Attn: Sureena Basra, 9485 Aero Drive, MS 413, San Diego, CA 92123**. The appeal filing fee must be postmarked within five (5) business days of the date the appeal is filed.
2. Appeals filed In-Person: The appeal application can be obtained in the Lobby of the City Administration Building located at 202 'C' Street, San Diego, CA 92101. The completed appeal package must include the required appeal fee in the form of a check payable to the City Treasurer to: **City of San Diego Planning Department, Attn: Sureena Basra, 9485 Aero Drive, MS 413, San Diego, CA 92123**.

If you have any questions regarding the procedures to file the appeal, please contact **Sureena Basra at sbasra@sandiego.gov**. The revised Public Notice can be found here: https://www.sandiego.gov/sites/default/files/office_of_the_city_clerk_public_notice_rev09252020_v2.pdf.

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

POSTED ON THE CITY'S CEQA WEBSITE

POSTED: 3/23/2022

REMOVED: 3/30/2022

POSTED: S. Basra

04/04/2022



Attachment B

Environmental Determination (NORA)	
Environmental Planner	Sureena Basra (SBasra@san Diego.gov)
Project Name	Eugene Brucker Education Center Temporary Off-leash Dog Park
Environmental Determination	Categorically exempt from CEQA pursuant to CEQA Guidelines Sections 15301 (Existing Facilities), 15303 (New Construction or Conversion of Small Structures), 15311 (Accessory Structures), and 15331 (Historical Resource Restoration/Rehabilitation).
Date NORA Posted	03/23/2022
Date NORA Removed	03/30/2022



THE CITY OF SAN DIEGO

M E M O R A N D U M

DATE: March 17, 2022

TO: Shannon Scoggins, Park Designer, Park and Recreation

FROM: Suzanne Segur, Senior Planner, Historical Resources, Development Services Department

SUBJECT: **Eugene Brucker Education Center Temporary Off-Leash Dog Park General Development Plan**

I am in receipt of your email dated February 22, 2022 requesting historical resources staff approval of a temporary off-leash dog park project at the San Diego State Normal School, designated on the National Register. I have reviewed the emails and attachments consisting of a staff report to the Park and Recreation Board and associated PowerPoint presentation and have found the project to be in conformance with the U.S. Secretary of the Interior's Standards for Rehabilitation of a historic property. Specifically, the following scope of work has been reviewed and approved as consistent with the Standards:

- Creation of a fenced-in, off-leash dog park which will avoid the open space between the front façade of the historic structure and Normal Street. Additionally, the remnants of a path and flag pole that were previously installed on site will not be impacted.
- Access walkway
- Curb ramp and blue painted curb street parking space

The February 22 email and related attachments will be included in the designation file, along with a copy of this memo, as a record of our review and approval. Please note that any and all changes to the project scope, including changes in fencing material or any repair or modifications to the structure or landscape not anticipated and addressed in your submittal, will need to be reviewed and approved by our staff for consistency with the Standards prior to those changes or work being carried out.

Please let me know if you have any questions. I can be reached at 619.236.6139 or by email at ssegur@san diego.gov. Thank you.

Suzanne Segur

cc: Designation File for San Diego State Normal School
Elena Pascual, Associate Planner, Planning Department
Michelle Abella-Shon, Project Officer II, Park and Recreation

Recreational Value Scoring - Eugene Brucker Education Center Temporary Off-leash Dog Park

Park Size Category	Points	Improvements	Notes
<i>Scoring: Based on overall park acreage (population-serving only)</i>			
Park Acreage: Points are awarded to parks based on their overall acreage.	7 point per acre	0	
Parks under an acre will receive 0.875 points for each 1/8 acre.	0.875 points for each 1/8 acre	0.875	Proposed 0.22 acre facility
<i>Does not apply to MHPA or MSCP lands</i>			
AMENITIES/RECREATION OPPORTUNITIES			
Health/Fitness/Sports Category	Points	Proposed Improvements/ expansion	Notes
Play Area	7 pt. per 750 sf of play area ¹	0	
Nature Exploration Playground ¹¹	7 pt. per 1/2-acre	0	
Multi-Purpose Turf Area - point per each 1/2 acre	7 pt. per 1/2 acre	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	
Basketball/Tennis/Pickleball/Sand Volley Ball	7 pt. per each full court (3.5 point for half-court) ⁶	0	
Small Hardcourt Areas: with pavement-coating mark-outs	3.5 pt. per hardcourt area; 7 pts. maximum ⁵	0	
Sports Lighting - pickleball, volleyball, basketball full-court - or equivalent to basketball full-court	3.5 pt. per court ¹²	0	
Sports Lighting - single softball field, full-size	7 pt. for ea. full size field ¹²	0	
Sports Lighting - each pair of softball fields or full-size soccer field	14 pts. ¹²	0	
Splash Pad (water playground)	14; 14 pts. maximum	0	
Multi-use Pathways: (Route Type 6, per SD Pedestrian Master Plan)	7 pt. per 1/2 mile	0	
Decomposed Granite or Dirt Trails: 4 ft. min. width, (Route Type 7, SD Pedestrian Master Plan)	7 pt. per 1 mile	0	
Fitness Circuit	7 pt. for ea. 3 pieces of equip. w/ signage; 21 pts. maximum per 5 acres	0	
Specialty Recreation (hard-surface) pump tracks, skate plaza or similar	7 pt. per 5,000 sf each	0	
Specialty Recreation (soft-surface)	3.5 pt. each; 7 pts. Maximum	0	
Specialty Recreation: disc golf or similar (min. 1/2 acre) ²	7 pt. each; 14 pts. maximum	0	

Recreational Value Scoring - Eugene Brucker Education Center Temporary Off-leash Dog Park

Social Spaces Category		Proposed Improvements/ expansion	Notes
Off-Leash Dog Area - 1/8 acre minimum fenced area	10.5 pts. for ea. area less than 3 acres	10.5	0.22 acres
Off-Leash Dog Area - 3 acres minimum fenced area	21 pts. for ea. area 3 acres and larger; 42 pts. Maximum	0	
Food Area/Concessions or Clubhouse Building (if separate from Rec Center), 250 s.f. minimum size	7 pt, 7 pt. maximum	0	
Community Garden ³	7 pt for ea. 10 plots; 14 pts. maximum	0	
Interactive/Technology Element	7 pt. maximum	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	
Site Amenities Category		Proposed Improvements/ expansion	Notes
All-weather shade cover/pavilion with tables/seating	7 pt. for ea. 400 sq. ft roof area (min. size)	0	
Restroom building	21 pt. per building	0	
Ranger Station Facilities: with public educational/interpretive display areas(s)	7 pt. per 1,000 sf	0	
Amphitheater: with hardscape seating and universal access ⁸	7 pt. per 40-person capacity; 14 pts. maximum	0	
Wayfinding Signage System ⁹	3.5 pt per system; 7 pts. maximum	0	
Public Art/Placemaking Elements (only 1 element per space)	3.5 pt. for each element; 7 pts. maximum	0	
Creation of wetlands area(s) or native planting restoration area(s) ⁷	10.5 pt per acre	0	
ACCESS/CONNECTIVITY		Proposed Improvements/ expansion	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	
Linkages: connection to a trail system in open space	14; 14 pts maximum	0	
Integrated with transit: within 500 ft. walking distance to a transit stop or closer	14; 14 pts maximum	0	
Integrated with transit: within 1/4-mile walking distance to a transit stop	7; 7 pt. maximum	7	
Connection to Active Public Realm (less than 50 feet to café, restaurants, gym/fitness, retail)	7; 7 pt. maximum	0	
Connection to Public/Civic Use (co-location with school, library, non-profit)	7; 7 pts maximum	0	
Connection to Natural Area/Scenic View Corridor (must have physical structure to connect or provide view access)	7; 7 pts maximum	0	

Recreational Value Scoring - Eugene Brucker Education Center Temporary Off-leash Dog Park

ACTIVATION & ENGAGEMENT		Proposed Improvements/ expansion	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	
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	
Recreational Features for the Disabled ⁴	21; 21 pts maximum	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	
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	
TOTAL VALUE POINTS :		18	

Recreation Value Points Tabulation Summary:	
Total Proposed Facility Value Points	18
Population Served	180 residents

* See PMP Appendix D for Notes