



REPORT

THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

DATE ISSUED: June 8, 2022

REPORT NO. 101

ATTENTION: Park and Recreation Board
Agenda of June 16, 2022

SUBJECT: WARD CANYON NEIGHBORHOOD PARK GENERAL
DEVELOPMENT PLAN AMENDMENT - INTERIM DOG OFF-
LEASH AREA

SUMMARY

Issue: Recommend approval of the Ward Canyon Neighborhood Park General Development Plan Amendment - Interim Dog Off-leash Area in the Normal Heights Community to the Parks and Recreation Director.

Recommendation: Recommend approval of the proposed Ward Canyon Neighborhood Park General Development Plan Amendment Interim Dog Off-leash Area in the Normal Heights Community.

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

On May 25, 2021, the Adams Community Recreation Group voted (7-0-0) to recommend approval of the General Development Plan (GDP) Amendment for the Ward Canyon Neighborhood Park Interim Dog Off-leash Area.

Fiscal Impact:

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

Operations and Maintenance: The cost to operate and maintain an additional dog off-leash area in Ward Canyon Neighborhood Park on an annual basis will be covered under the current annual operating budget for Ward Canyon. This includes all labor, materials, equipment and supplies, as well as the cost to hire a security company to lock the dog off-leash area 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 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 an additional interim dog off-leash area at Ward Canyon Neighborhood Park which is located at 3905 Adams Avenue within the Normal Heights Community, within Council District 3. The approval of this dog off-leash area will provide 10.5 additional Recreation Value Points of population-based recreational opportunities in a park deficient community per current City park standards for a total of 210 Recreation Value Points at Ward Canyon Neighborhood Park.

DISCUSSION

An interim off-leash dog area at the Ward Canyon Neighborhood Park is proposed to replace one of the existing dog off-leash areas along 40th Street that was closed in 2019 to alleviate impacts to the adjacent residents.

The proposed interim dog off-leash area, also known during the public input meetings as Option C, is expected to be a temporary facility until the Ward Canyon Neighborhood Park Phase III General Development Plan design is realized which includes a permanent dog off-leash area within the 40th Street right of way (Attachment 2).. The City is currently working with Caltrans on the relinquishment of the 40th Street.

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

- Dog Off-leash Area (approximately 0.3 acres)
- Fencing

The City conducted six public workshops with the community. The primary issues raised during the community input meetings were issues with the existing dog off-leash area, the need for an additional dog off-leash area, and funding for implementation. A detailed response is included in the paragraphs below.

Issues with the existing dog off-leash area

The initial public workshops with the community focused on several issues related to the existing dog off-leash area located adjacent to 40th Street. Activity from the dog off-leash area and the adjacent neighboring dogs was negatively impacting adjacent residents. To address the neighboring residents' concerns, the City closed the large dog pen, hired a security company to lock the remaining dog off-leash area gates at dusk every evening, and started to routinely spray down the bark mulch in the pen to address dust concerns.

Additional dog off-leash area

The large dog pen closure and other operational changes seemed to address the adjacent neighbors' concerns; however, advocates for the dog off-leash area became frustrated because large and small dogs had to share the same fenced enclosure and the overall area for off-leash dogs was reduced at this location. The community also experienced an increase in off-leash dog activity within the neighborhood park and at the adjacent Normal Heights Elementary School Joint Use Facility. During the public workshops, the community requested that the City install another dog off-leash area be located temporarily in Ward Canyon Neighborhood Park to replace the large dog pen that had been permanently closed. Several options were considered, and the configuration known as Option C was selected.

Funding for implementation

The community was also concerned that there was no funding identified to construct the fencing needed for the addition dog off-leash area. The community wanted to see a solution implemented as soon as possible. In response, the City has been able to identify funding and secure a fencing vendor to construct the fencing to create an additional dog off-leash area at Ward Canyon Neighborhood Park. The fencing should be installed within the fiscal year.

Respectfully submitted,

Michelle Abella-Shon

Michelle Abella-Shon
Program Manager, Parks and Recreation

Shannon B. Scoggins

Prepared by Shannon Scoggins
Park Designer, Parks and Recreation

(SS/ss)

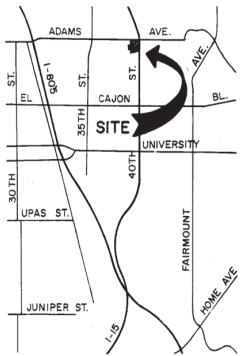
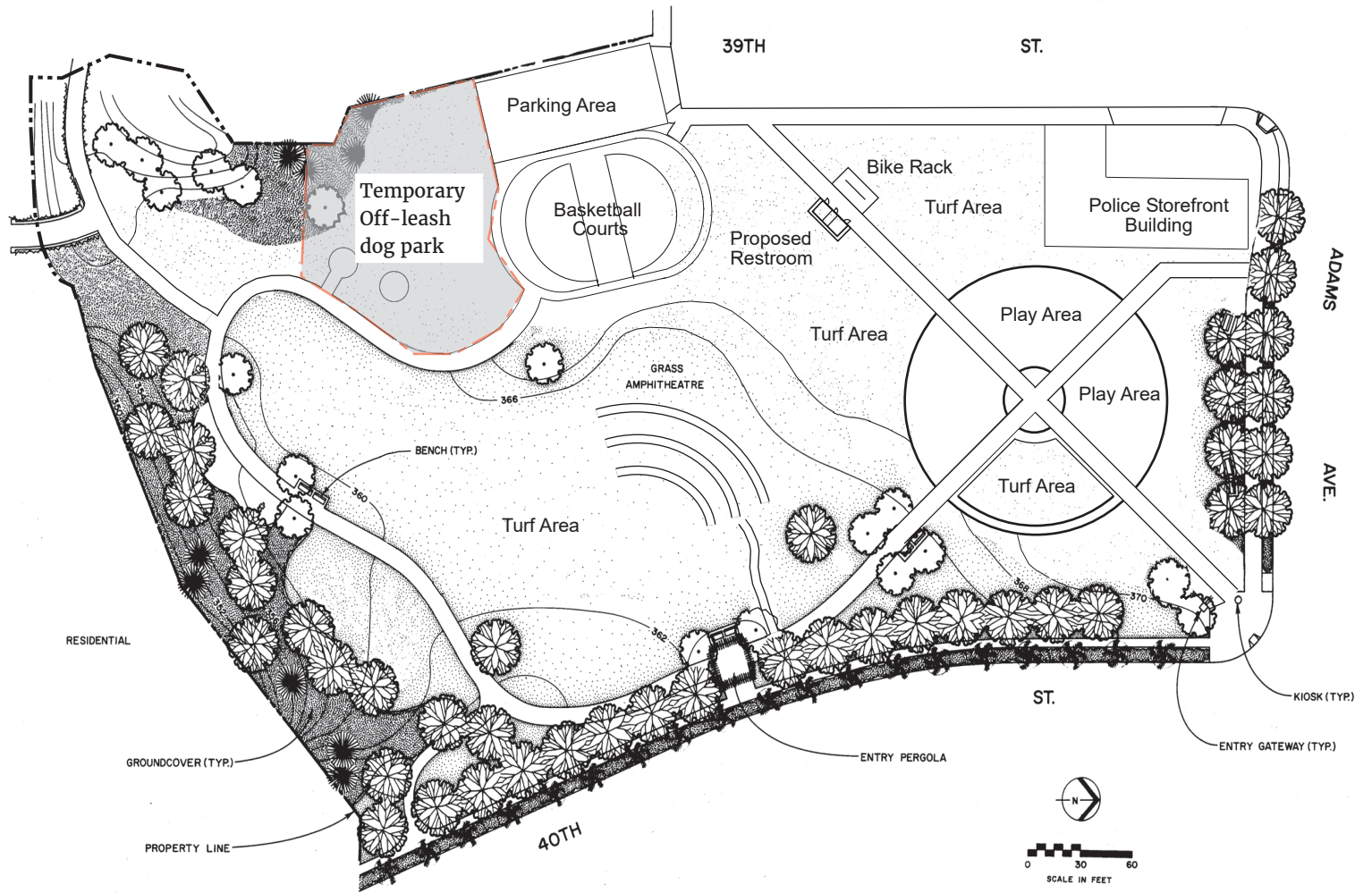
Page 4

Ward Canyon Neighborhood Park General Development Plan Amendment Interim
Dog Off-leash Area

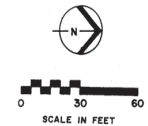
June 8, 2022

Attachments:

1. Ward Canyon Neighborhood Park General Development Plan Amendment - Interim Dog Off-leash Area
2. Ward Canyon Neighborhood Park Phase III General Development Plan, CIP# B20058
3. Notice of Right to Appeal Environmental Determination - Ward Canyon Neighborhood Park Interim Dog Off-leash Area
4. Recreational Value Scoring - Ward Canyon Neighborhood Park Interim Dog Off-leash Area



LOCATION MAP



DATA LOG FOR:			
DATE	ACTION	REFERENCE DOCUMENTS	
	SITE ACQUIRED	RESO. NO. COST \$ ACRES:	
	SITE DEDICATED	ORD. NO. ACRES:	
	GDP CONSULTANT HIRED	RESO. NO. NAME AUSTIN HANSEN GROUP	
	P.A.R. BOARD APPROVAL	P.F. & R. APPROVAL	
	INITIAL DEVELOPMENT	CIP NO. 29-702.0 JO NO. 119411	DRWG. NO.
		CIP NO. JO NO.	DRWG. NO.
		CIP NO. JO NO.	DRWG. NO.
		CIP NO. JO NO.	DRWG. NO.
		CIP NO. JO NO.	DRWG. NO.
		CIP NO. JO NO.	DRWG. NO.

IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS)					
ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY
TOTAL SITE	4.89 AC	PLAY AREA	5,355 SF	PAVED WALKS	44,631 SF
IMPROVED AREA	5.17 AC	MULTI PURPOSE CT	12,861 SF	PARK ROADS	SF
TURF	2.30 AC	TENNIS CTS	SF	PARKING LOT	4,332 SF
SHRUB BED	.99 AC	RESTROOM	441 SF	" " STALLS STD	19
NATURAL	AC	OFFICE	441 SF	" " STALLS HDCP	
OTHER LANDSCAPING	AC	WATER FEATURE	1,320 SF	COURT GAME AREA	SF
DIRT INFIELDS	AC	" " DECK	SF	PAR COURSE AREA	1,296 SF
OFFSITE AREA	.28 AC	" " WATER	SF	LAWN EDGING	3,471 LF
				SECURITY LTS	STDS
				BALL FIELD LTS	STDS
				TENNIS CT. LTS	STDS
				MULTI PURPOSE CT.	STDS.
				BENCHES	40 EA.
				BACKSTOPS	EA.
				TENNIS CTS	EA.
				PICNIC TABLES	6 EA.
				REVISION	S.M. 1/5/05

CITY OF SAN DIEGO PARK and RECREATION DEPARTMENT

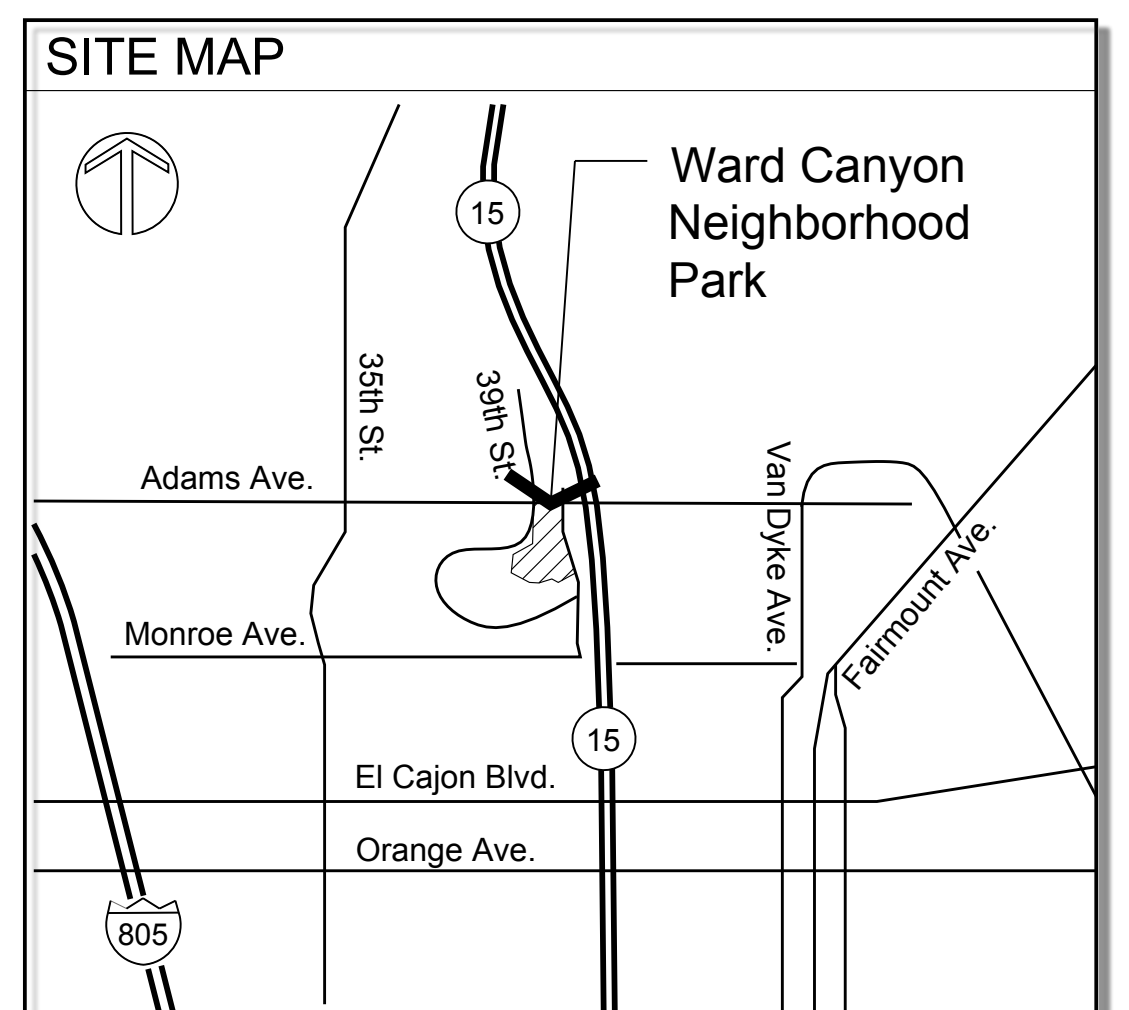
THE GENERAL DEVELOPMENT PLAN

WARD CANYON

NEIGHBORHOOD PARK

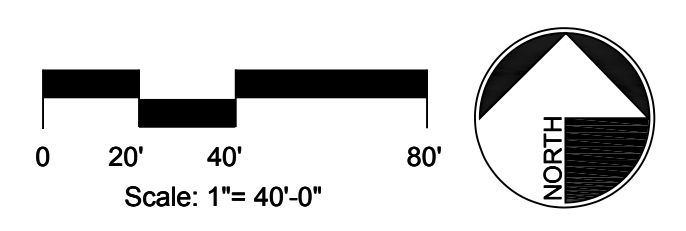
COUNCIL DIST. NO. 3 COMM. PLAN AREA MID-CITY
 LAMBERT COORDINATES 218-1735 THOMAS BROS. PG. 1269, G-3

PS.D. NO. 600



PROPOSED PARK ACREAGE AND BOUNDARY

5.20 Acres	Existing Park
0.20 Acres	Existing MOC Building area
0.48 Acres	Existing City Owned Land at southeast corner of existing park (via land acquisition)
0.86 Acres	Proposed Park Land within 40th Street / Caltrans easement
6.74 Acres	Total Proposed Park Acreage / Boundary



DATE	ACTION	REFERENCE DOCUMENTS	COST \$:	ACRES:	DRWG. NO.
	SITE ACQUIRED	RESO. NO.			
	SITE DEDICATED	ORD. NO.			
	GDP CONSULTANT HIRED	RESO. NO.	NAME:		
	P&R BOARD APPROVAL	PF&R APPROVAL	DATE:		
01/17/2013	INITIAL DEVELOPMENT	CIP NO. 29-702.00	J.O. NO. 119411		
	GDP AMENDMENT	WBS	S00662		
		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.		

IMPROVEMENTS SUMMARY (DATA FROM GDP AMENDMENT DRAWINGS)			
ITEM	QUANTITY	ITEM	QUANTITY
TOTAL PROPOSED SITE	6.74 AC.	TOT LOT (Existing)	5,438 SF
TURF	2.05 AC.	MULTI-PURPOSE CT.	6,000 SF
SHRUB BED	1.48 AC.	RESTROOM (Existing)	254 SF
D.G. PAVING	.80 AC.	SHADE STRUCTURE (Existing)	1 EA
LAWN EDGING	996 LF	SHADE STRUCTURE (New)	3 EA
		PAVED WALKWAYS	52,835 SF
		PARKING LOT	18,744 SF
		PARKING STALLS-STD.	84
		PARKING STALLS-DISABLED	6
		PAR COURSE STATION	3 EA
		SECURITY LTS.	40 STDS.
		BACKSTOPS	0 EA.
		BENCHES	16 EA.
		PICNIC TABLES	15 EA.
		TRASH RECEPTACLES	16 EA.
		REVISION	

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN AMENDMENT FOR:

WARD CANYON

NEIGHBORHOOD PARK

COUNCIL DIST. NO. 3 COMM. PLAN AREA MID-CITY

LAMBERT COORDINATES: 218-1735 THOMAS BROTHERS PAGE: PG. 1269, G-3





Date of Notice: May 12, 2022

NOTICE OF RIGHT TO APPEAL

ENVIRONMENTAL DETERMINATION

PLANNING DEPARTMENT

PROJECT NAME: General Development for the Ward Canyon Neighborhood Park Temporary Off-Leash Dog Park

COMMUNITY PLAN AREA: Mid City: Normal Heights

COUNCIL DISTRICT: District 3

LOCATION: Ward Canyon Neighborhood Park, 3905 Adams Avenue, San Diego, CA 92116

PROJECT DESCRIPTION: The Proposed Project includes approval of a General Development Plan (GDP) for the design and construction of a temporary off-leash dog park of approximately 0.3 acres and fencing at Ward Canyon Neighborhood Park. This temporary off-leash dog park will replace one of the existing off-leash dog pens along 40th Street that was closed in 2019 to alleviate impacts to the adjacent residents.

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), 15304 (Minor Alterations to Land), 15311 (Accessory Structures), and 15323 (Normal Operations of Facilities for Public Gatherings).

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 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; and Section 15311 (Accessory Structures) which consists of the construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities; 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 the activity would not represent a change in the operation of the facility. 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 May 12, 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 (**May 19, 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: 5/12/2022

REMOVED: 5/19/2022

POSTED: S. Basra

05/25/2022



Attachment B

Environmental Determination (NORA)	
Environmental Planner	Sureena Basra (SBasra@saniego.gov)
Project Name	General Development for the Ward Canyon Neighborhood Park Temporary Off-Leash Dog Park
Environmental Determination	Categorically exempt from CEQA pursuant to CEQA Guidelines Sections 15301 (Existing Facilities), 15304 (Minor Alterations to Land), 15311 (Accessory Structures), and 15323 (Normal Operations of Facilities for Public Gatherings).
Date NORA Posted	05/12/2022
Date NORA Removed	05/19/2022

Recreational Value Scoring - Ward Canyon Neighborhood Park

Park Size Category	Points	Existing Facility Score	Proposed Improvements/ expansion	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	35	0	
Parks under an acre will receive 0.875 points for each 1/8 acre.	0.875 points for each 1/8 acre	0	0	
<i>Does not apply to MHPA or MSCP lands</i>				
AMENITIES/RECREATION OPPORTUNITIES				
Health/Fitness/Sports Category	Points	Existing Facility Score	Proposed Improvements/ expansion	Notes
Play Area	7 pt. per 750 sf of play area ¹	70	0	
Nature Exploration Playground ¹¹	7 pt. per 1/2-acre	0	0	
Multi-Purpose Turf Area - point per each 1/2 acre	7 pt. per 1/2 acre	35	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	0	
Basketball/Tennis/Pickleball/Sand Volley Ball	7 pt. per each full court (3.5 point for half-court) ⁶	7	0	
Small Hardcourt Areas: with pavement-coating mark-outs	3.5 pt. per hardcourt area; 7 pts. maximum ⁵	0	0	
Sports Lighting - pickleball, volleyball, basketball full-court - or equivalent to basketball full-court	3.5 pt. per court ¹²	0	0	
Sports Lighting - single softball field, full-size	7 pt. for ea. full size field ¹²	0	0	
Sports Lighting - each pair of softball fields or full-size soccer field	14 pts. ¹²	0	0	
Splash Pad (water playground)	14; 14 pts. maximum	0	0	
Multi-use Pathways: (Route Type 6, per SD Pedestrian Master Plan)	7 pt. per 1/2 mile	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	
Fitness Circuit	7 pt. for ea. 3 pieces of equip. w/ signage; 21 pts. maximum per 5 acres	0	0	
Specialty Recreation (hard-surface) pump tracks, skate plaza or similar	7 pt. per 5,000 sf each	0	0	
Specialty Recreation (soft-surface)	3.5 pt. each; 7 pts. Maximum	0	0	
Specialty Recreation: disc golf or similar (min. 1/2 acre) ²	7 pt. each; 14 pts. maximum	0	0	

Recreational Value Scoring - Ward Canyon Neighborhood Park

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

Recreational Value Scoring - Ward Canyon Neighborhood Park

ACTIVATION & ENGAGEMENT	Existing Facility Score	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 PER PARK:	199.5	10.5	

Recreation Value Points Tabulation Summary:	
Total Existing Facility Value Points	199.5
Total Proposed Facility Value Points	10.5
Total Recreation Value Points	210
Population Served	2100 Residents

* See PMP Appendix D for Notes