



# REPORT

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

DATE ISSUED: April 10, 2023

REPORT NO.: 105

ATTENTION: Parks and Recreation Board  
Agenda of April 20, 2023

SUBJECT: Willie Henderson Sports Complex General Development Amendment

### SUMMARY

Issue – Should the Parks and Recreation Board recommend approval of the General Development Plan (GDP) Amendment for Willie Henderson Sports Complex to include an indoor/outdoor soccer arena, multi-use sports courts, off-leash dog areas, fitness areas, and other park enhancements?

Department Recommendation – Recommend approval of the proposed General Development Plan (GDP) Amendment for Willie Henderson Sports Complex

Other Recommendations – The following groups have reviewed and considered the proposed project. Actions taken and recommendations made by these groups are listed under Discussion below.

Willie Henderson Sports Complex Community Recreation Group

Fiscal Impact – Preparation of the GDP Amendment is fully funded in the amount of \$300,000 with Development Impact Fees (DIF). The estimated total construction cost for the proposed improvements at Willie Henderson Sports Complex is \$2,496,351.00.

Water and Energy Conservation Status – The proposed General Development Plan Amendment for the Willie Henderson Sports Complex will comply with all water and energy conservation guidelines contained in Council Policy 200-14.

Climate Action Plan (CAP) Impact – The proposed General Development Plan Amendment for the Willie Henderson Sports Complex will implement Strategy 3 – Mobility and Land Use by providing accessible walkways to park amenities. The proposed General Development Plan Amendment will also implement Strategy 5 – Resiliency to the CAP with the target of achieving 35% urban tree coverage by 2035. This action allows more shade trees to be planted at Willie Henderson Sports Complex.

Strategic/Tactical Equity Plan Impact – The proposed General Development Plan Amendment for the Willie Henderson Sports Complex will comply with the City of San Diego Strategic Plan as an effort to Protect & Enrich Every Neighborhood.

Environmental - The City of San Diego conducted an environmental review which determined that the project meets the statutory exemption criteria set forth in CEQA State Guidelines, Section 15262 (Feasibility and Planning Studies) in order to approve the design services Agreement only, which include soils testing activities for geotechnical investigation/evaluation.

#### BACKGROUND

The project is located within the Southeastern Community of the City of San Diego in Council District 4. This project proposes to obtain an approved GDP Amendment to add: a new indoor/outdoor soccer arena, multi-purpose courts, new fitness areas and a dog park. Other proposed park improvements include: replacement play areas, new water fountains with options for dogs, new picnic areas with shade structures and improvements to the turf, parking lots, sidewalks, and irrigation and all the associated underground and above ground infrastructure, equipment and wet and dry utilities that will comply with all current regulations including accessible path of travel and stormwater.

#### DISCUSSION

On November 22, 2022, the first community workshop meeting for the proposed GDP Amendment was held in-person at the Willie Henderson Sports Complex Recreation Center, facilitated by the Willie Henderson Sports Complex Community Recreation Group (CRG). The first workshop was to review a list of community desired park amenities provided by the Parks & Recreation Department, collect interactive feedback from the community on proposed park amenities and associated types/styles, review a proposed conceptual site plan and collect input on additional park amenities desired by the community. At this meeting, all the meeting attendees including members of the Willie Henderson Sports Complex CRG participated in a voting exercise to determine community preferred types/styles of several park amenities including playgrounds, sports courts, outdoor fitness components, shade structures and interpretive education/art integration elements. Each attendee was given 8 voting dots to indicate preferences and the voting results are listed below:

- Playgrounds: Traditional playground and inclusive design received the most votes.

- **Types of Playgrounds**
  - Traditional (16 dots)
  - Natural (8 dots)
  - Modern (7 dots)
- **Playground Polling Question "Which children's playground style do you prefer?"**
  - Inclusive playground components (7 dots)
  - Natural play elements such as boulders and logs, and misc. activities (5 dots)
  - Modern playground with clean lines, metal, and misc. activities (5 dots)
  - All of the above (3 dots)
  - Traditional playground with climbing structures, and misc. activities (2 dots)



- Sports Courts: Soccer arena received the most votes.

- **Types of Sports and Recreation**
  - Soccer Arena (25 dots)
  - Multi-Purpose Courts (9 dots)
  - Basketball Courts (7 dots)
  - Open Play (4 dots)



- Outdoor Fitness Components: Stationary equipment received the most votes.

- **Types of Outdoor Fitness**
  - **Stationary Equipment (8 dots)**
  - **Large Workout Stations (6 dots)**
  - **Exercise Circuits (6 dots)**
  - Independent Play Equipment (5 dots)
  - Small Exercise Nodes (1 dot)



- Shade Structures: Artful shade structures received the most votes.

- **Types of Picnic Areas / Pavilions / Shade Structures**
  - **Artful Shade Structures (12 dots)**
  - **Pavilion (8 dots)**
  - **Pergola (7 dots)**
  - Fabric Shade Structures (4 dots)
  - Traditional (3 dots)



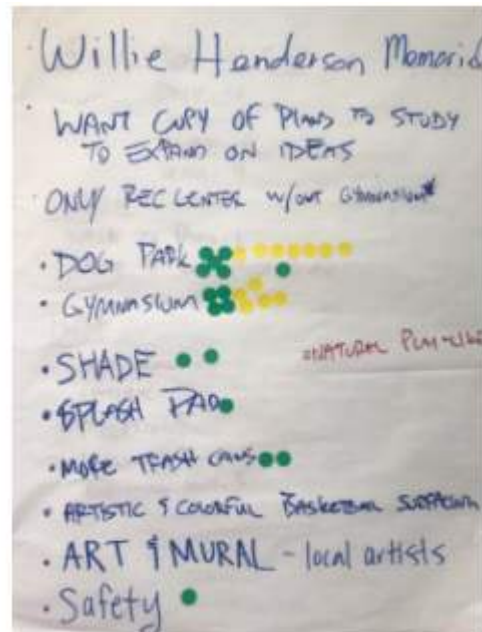
- Interpretive Education/Art Integration Elements: Engraving received the most votes.

- Types of Interpretive Education / Art Integration into the park
  - Engraving (10 dots)
  - Integrated Art (9 dots)
  - Sand Blasted Text (6 dots)

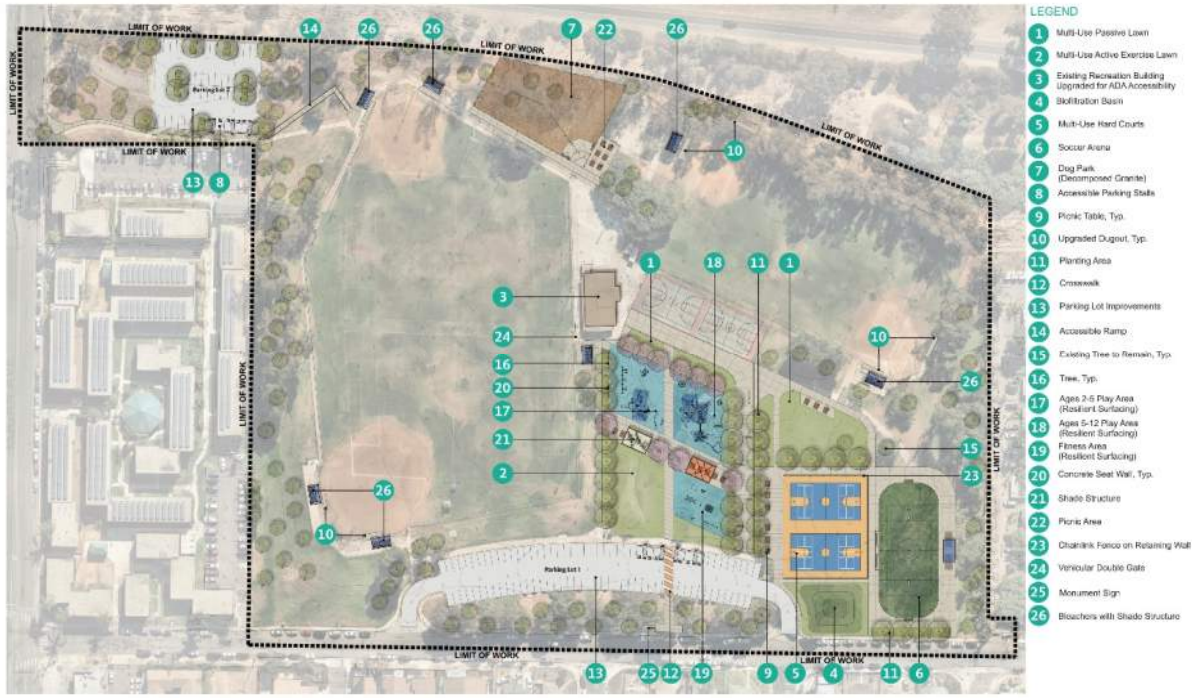


A list of additional desired park amenities was created by community members and voted for. Dog park received the most votes and was later adopted as an additional amenity to include in the GDP Amendment. Gymnasium received the second most votes and is being considered in a future GDP project by the Parks & Recreation Department. Other desired amenities on the list are either being incorporated as part of this improvements project (shade structures, artistic and colorful basketball surfacing), or being brought to the attention of the Parks & Recreation Department operation and maintenance team (more trash cans and safety), or being considered as part of the Public Art component within this park improvements project (art & mural and Willie Henderson Memorial).

- **Desired amenities outside of what was shown on the boards**
  - Dog Park (13 dots)
  - Gymnasium (9 dots)
  - Shade Structure (2 dots)
  - More Trash Cans (2 dots)
  - Splash Pad (1 dots)
  - Safety (1 dot)
  - Artistic and colorful basketball surfacing
  - Art & Mural – local artists
  - Willie Henderson Memorial



On February 28, 2023, a second design workshop meeting for the proposed GDP Amendment was held in-person at the Willie Henderson Sports Complex Recreation Center, facilitated by the Willie Henderson Sports Complex Community Recreation Group (CRG). At the meeting the City Design Team presented the draft GDP Amendment design, which incorporated feedback from the first meeting. A dog park is added to the GDP Amendment as a result of the community input from the first meeting. Below is the draft proposed design to enhance Willie Henderson Sports Complex:



The proposed draft GDP Amendment site plan was voted by the Willie Henderson CRG. Vote count was 5 yes votes and 2 no votes. The yes votes carry for approval of the draft GDP Amendment.

### ALTERNATIVES

(List alternatives here, e.g.)

1. Recommend approval of the proposed Willie Henderson Sports Complex GDP Amendment with conditions;
2. Do not recommend approval of the proposed Willie Henderson Sports Complex GDP Amendment.

Respectfully submitted,



Elif Cetin  
Deputy Director, AEP Division

Engineering & Capital Projects Department  
EC/lkh

*Lin Kieser-Hua*

Prepared by: Lin Kieser-Hua  
Park Designer, AEP Division

Engineering & Capital Projects Department

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Andy Field

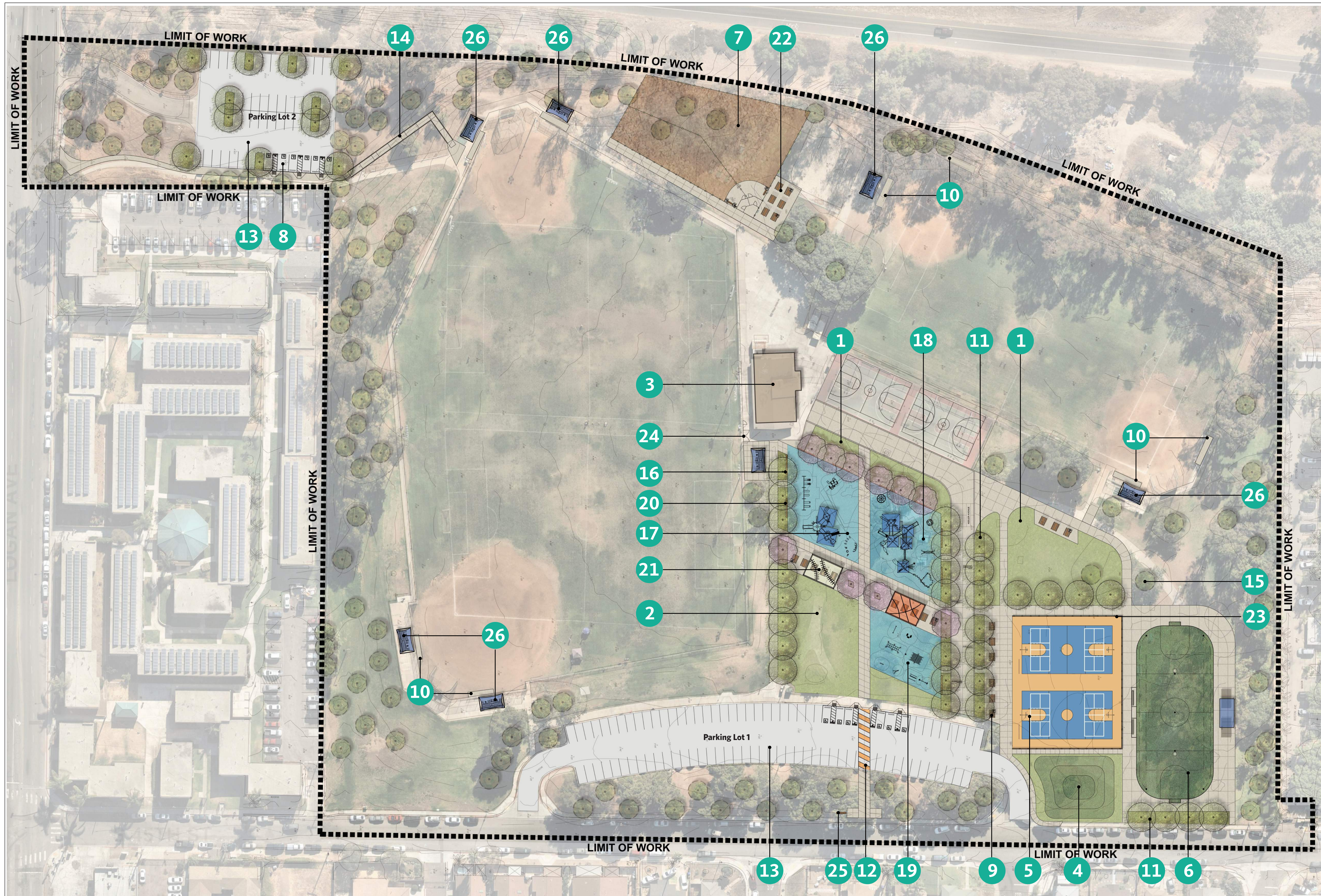
Director

Parks and Recreation Department

Attachment(s):

1. Willie Henderson Sports Complex General Development Plan
2. Notice of Exemption (NOE) – 4/14/2021
3. Notice of Right to Appeal Environmental Determination (NORA) – 3/25/2021
4. Meeting minutes dated 2/28/2023 from the Willie Henderson Sports Complex Community Recreation Group

cc: Council District 4 Office



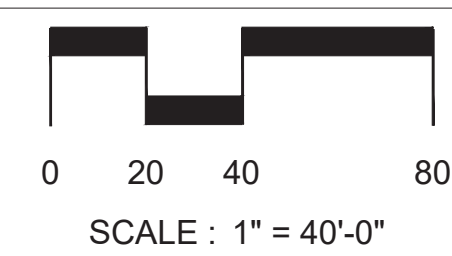
- LEGEND**
- 1 Multi-Use Passive Lawn
  - 2 Multi-Use Active Exercise Lawn
  - 3 Existing Recreation Building Upgraded for ADA Accessibility
  - 4 Biofiltration Basin
  - 5 Multi-Use Hard Courts
  - 6 Soccer Arena
  - 7 Dog Park (Decomposed Granite)
  - 8 Accessible Parking Stalls
  - 9 Picnic Table, Typ.
  - 10 Upgraded Dugout, Typ.
  - 11 Planting Area
  - 12 Crosswalk
  - 13 Parking Lot Improvements
  - 14 Accessible Ramp
  - 15 Existing Tree to Remain, Typ.
  - 16 Tree, Typ.
  - 17 Ages 2-5 Play Area (Resilient Surfacing)
  - 18 Ages 5-12 Play Area (Resilient Surfacing)
  - 19 Fitness Area (Resilient Surfacing)
  - 20 Concrete Seat Wall, Typ.
  - 21 Shade Structure
  - 22 Picnic Area
  - 23 Chainlink Fence on Retaining Wall
  - 24 Vehicular Double Gate
  - 25 Monument Sign
  - 26 Bleachers with Shade Structure

CONSULTANT:



1100 Rosecrans St., Suite G, San Diego, CA 92106  
 619.236.1462  
 LIC. NO. 37881 (W/ 219) A2 34319  
 SCHMIDTDESIGN.COM

DATE: 04/20/2023  
 PROJECT #: 21-407  
 DRAWN BY: EC,PS



COUNCIL DISTRICT: 4

COMMUNITY PLAN AREA: SOUTHEAST SAN DIEGO 37

DATE	ACTION	REFERENCE DOCUMENTS	COST \$ U.S.A	ACRES:
3/26/75	SITE ACQUIRED	RESO. NO. 222001		
4/5/87	SITE DEDICATED	ORD. NO. 0-15715		
	GDP CONSULTANT HIRED	RESO. NO.	NAME:	
	P&R BOARD APPROVAL	PF&R APPROVAL	DATE:	
12/1/75	INITIAL DEVELOPMENT	CIP NO.	J.O. NO. 117332	DRWG. NO. 16636-D
6/23/76	PHASE II	CIP NO. 23-635	J.O. NO. 117232	DRWG. NO. 16795-D
10/17/77	FIELDHOUSE	CIP NO. C.D.B.G.	J.O. NO. 117476	DRWG. NO. 17442-D
	PHASE III	CIP NO. 23-635	J.O. NO. 117430	DRWG. NO. 17116-D
7/16/79	N. PARK LOT	CIP NO. 23-635	J.O. NO. 117430	DRWG. NO. 18062-D
4/4/90	PICNIC AREA	CIP NO.	J.O. NO. 118922	DRWG. NO. 23833-D
10/30/92	LIGHTING	CIP NO. 29-677	J.O. NO. 119283	DRWG. NO. 25764-D

IMPROVEMENTS SUMMARY					
ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY
TOTAL SITE	17.96 AC	PARKING LOT 1 STALLS STD	91	BASKETBALL FENCING	370 LF
TURF	10.4 AC	PARKING LOT 1 ADA	5	DOG PARK FENCING	2,300 LF
SHRUB PLANTING	0.13 AC	PARKING LOT 1 EVC	14	MULTI-USE FIELD FENCING	3,000 LF
DG. PAVING AT DOG PARK	0.37 AC	PARKING LOT 2 STALLS STD	67		
CONCRETE PAVING	2.02 AC	PARKING LOT 2 ADA	3		
AC PAVING PARKING LOTS	1.04 AC	MULTI-USE COURTS	26,681 SF		
RESILIENT SURFACING	0.41 AC	SOCCER ARENA	13,725 SF		
DIRT INFIELDS	1.2 AC	RECREATION BUILDING	3,261 SF		
BIO-BASIN	0.15 AC				
				SECURITY/PARKING LTS.	96
				BALL FIELD LTS.	11
				PICNIC TABLES	25
				PARK MONUMENT SIGN	1
				2-5 AND 5-12 PLAY STRUCTURES	2
				SHADE STRUCTURE	2
				BLEACHER WITH SHADE CANOPY	9
				BENCHES	3
				TRASH RECEPTACLES	9
				RECYCLING RECEPTACLES	9
				REVISION	

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN AMENDMENT

# WILLIE HENDERSON SPORTS COMPLEX

COMMUNITY PARK

WBS No.

B-20096

LAMBERT COORDINATES: 193-1740

THOMAS BROTHERS PAGE: 66-C4



**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 92101-2400

FROM: City of San Diego  
Engineering & Capital Projects Department  
525 B Street, Suite 750, MS 908A  
San Diego, CA 92101

Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

**Project Name:** Willie Henderson Sports Complex Improvements

**WBS No.:** B-20096.02.06

**Project Location-Specific:** 1035 South 45<sup>th</sup> Street, Southeastern Community Planning Area, Council District 9

**Project Location-City/County:** San Diego/San Diego

**Description of nature and purpose of the Project:** Award an as-needed design services contract for the Willie Henderson Sports Complex Improvements project. Proposed services include project management and coordination, community meeting support, preparation of design plans, geotechnical investigation and environmental and construction support services. Geotechnical Investigation would include research, subsurface exploration, and testing to provide recommendations for the project design.

**Name of Public Agency Approving Project:** City of San Diego

**Name of Person or Agency Carrying Out Project:** Gretchen Eichar, 525 B Street, Suite 750, San Diego CA 92101, (619) 533-4110

Exempt Status: (CHECK ONE)

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption:
- Statutory Exemptions: 15262 [Feasibility and Planning Studies]

Reasons why project is exempt: The City of San Diego conducted an environmental review which determined that the project meets the statutory exemption criteria set forth in CEQA State Guidelines, Section 15262 (Feasibility and Planning Studies) in order to approved the design services agreement only, which includes soils testing activities for geotechnical investigation/evaluation.

Lead Agency Contact Person: Gretchen Eichar

Telephone: (619) 533-4110

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

*Carrie Purcell*

Carrie Purcell, Assistant Deputy Director

4/14/21

Date

Check One:

Signed By Lead Agency

Signed by Applicant

Date Received for Filing with County Clerk or OPR:



THE CITY OF SAN DIEGO

Date of Notice: March 25, 2021

**NOTICE OF RIGHT TO APPEAL  
ENVIRONMENTAL DETERMINATION  
ENGINEERING & CAPITAL PROJECTS DEPARTMENT**

WBS No. B-20096.02.06

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**PROJECT NAME:** WILLIE HENDERSON SPORTS COMPLEX IMPROVEMENTS

**COMMUNITY PLAN AREA:** Southeastern

**COUNCIL DISTRICT:** 9

**LOCATION:** 1035 South 45<sup>th</sup> Street, San Diego

**PROJECT DESCRIPTION:** Award an as-needed design services contract for the Willie Henderson Sports Complex Improvements project. Proposed services include project management and coordination, community meeting support, preparation of design plans, geotechnical investigation and environmental and construction support services. Geotechnical investigation would include research, subsurface exploration, and testing to provide recommendations for the project design.

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego

**ENVIRONMENTAL DETERMINATION:** Statutorily exempt from CEQA pursuant to CEQA State Guidelines, Section 15262, Feasibility and Planning Studies

**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego Engineering & Capital Projects Department

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:** The City of San Diego conducted an environmental review which determined that the project meets the statutory exemption criteria set forth in CEQA State Guidelines, Section 15262 (Feasibility and Planning Studies) in order to approve the design services agreement only, which includes soils testing activities for geotechnical investigation/evaluation.

**CITY PROJECT MANAGER:**

Gretchen Eichar

**MAILING ADDRESS:**

525 B Street, Suite 750, San Diego, CA 92101

**PHONE NUMBER:**

(619) 533-4110

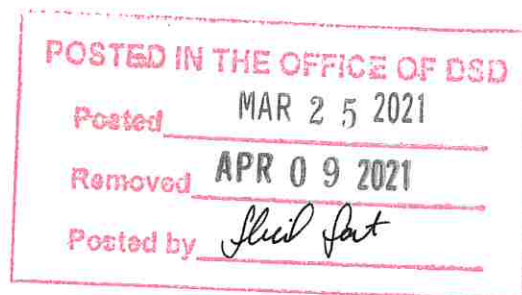
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On March 25, 2021 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (April 9, 2021). During the Statewide "Safer-at-Home" directive to reduce the spread of COVID-19, beginning March 19, 2020, appeals to the City Clerk must be filed by email or US Mail as follows:

1. Appeals filed via E-mail: Send the appeal by email to [Hearings1@sandiego.gov](mailto:Hearings1@sandiego.gov); your email appeal will be acknowledged within 24 hours. The appeal application can be obtained [here](#). You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be postmarked within 5 business days of the date the appeal is filed.
2. Appeals filed via US Mail: Send the appeal by US Mail to City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. Appeals filed by US Mail must have a United States Postal Service (USPS) postmark by the appeal deadline to be considered valid. The appeal application can be obtained [here](#). You must separately mail the required appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be postmarked within 5 business days of the date the appeal is filed.

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



## **Community Recreation Group**

DATE: February/28 2023 - TIME: 5:30pm

### **Call to Order:**

Chairperson Dwayne Harvey, time 5:46

### **Introduction:**

### **Approval of Minutes:**

Motion to forgo the approval of minutes and the regular meeting minutes for the presentation by GDP. Amendment to change to an action item for a vote on the approval or disapproval of GDP current plans for the year of 2025 at the Willie Henderson Sports Complex.

Approved by: Mary Sharp and moved seconded by Winston Sharp.

### **Communications:**

### **Chairperson & Committee Reports:**

1. **Chairperson:**  
Dwayne Harvey (present)
2. **San Diego Police Department:**

Officer Omar Luzuriaga (present)

3. **City Council:**

D4 Council Rep Ms. Karen. Montufar (present)

4. **Area Manager:**

Gordon Bordson (present)

### **New Business:**

GDP plans was presented and voted on by the Board. Vote count was 5 yes votes and 2 no votes, the yes votes carry for approval of the GDP current plans.

### **Information Items:**

**Adjournment:**

Yvonne Caesar called the meeting adjourned at 7:04pm and Winston Sharp second the adjournment.

The Next Regular Meeting Will Be Tuesday, March/28 2023 @ 5:30pm. This information can be made available in alternative formats upon request. To request an agenda in an alternative format, or to request sign language or oral interpreter for the meeting, please contact: Chairperson Dwayne Harvey at [dwayneharvey@yahoo.com](mailto:dwayneharvey@yahoo.com) or, Secretary Dwayne Hill at [dwaynelhill@gmail.com](mailto:dwaynelhill@gmail.com)

Respectfully submitted,  
Secretary Dwayne Hill  
Harvey

Review by,  
chairperson Dwayne