



# REPORT

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

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DATE ISSUED: September 29, 2023

REPORT NO.: 102

ATTENTION: Parks and Recreation Board  
Agenda of October 19, 2023

SUBJECT: CLAY NEIGHBORHOOD PARK GENERAL DEVELOPMENT PLAN  
AMENDMENT

### SUMMARY

Issue – Should the Parks and Recreation Board recommend approval of the proposed General Development Plan (GDP) Amendment for Clay Neighborhood Park?

Department Recommendation – Recommend approval of the proposed GDP Amendment for Clay Neighborhood Park.

#### Other Recommendations

On July 19, 2023, the Colina Del Sol Community Recreation Group voted unanimously (7-0-0) to recommend approval of the proposed GDP amendment with the stipulation of looking for a larger space for the dog park in the area.

Fiscal Impact – Funding in the amount of \$4,782,500 has been identified for the implementation of this project. A request for operations and maintenance funding for this facility for 0.50 Grounds Maintenance Worker II in anticipation of increased use will be requested in the appropriate Fiscal Year department budget.

Water and Energy Conservation Status – The proposed project complies with all water and energy conservation guidelines contained in Council Policy 200-14.

Climate Action Plan (CAP) Impact – The proposed project complies with the Climate Action Plan (CAP).

Strategic/Tactical Equity Plan Impact – The proposed project complies with the Strategic/Tactical Equity Plan.

Environmental – The City of San Diego conducted an environmental review which determined that the project meets the categorical exemption criteria set forth in CEQA State Guidelines, Sections 15301 (Existing Facilities), which allows for 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, such as the upgrades to turf, irrigation, and furnishings; 15302 (Replacement or Reconstruction), which allows for the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced, such as the upgraded playground and security lighting; 15303 (New Construction or Conversion of Small Structures), which allows for the construction and location of limited numbers of new, small facilities or structures, such as the construction of a new fitness stations, additional fenced dog park, shade structure, Demonstration Garden, Biofiltration basin, comfort station, and other park amenities; and 15304 (Minor Alterations to Land), which allows for the 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, such as the grading and paving for a wellness path, hardscape and landscaping, excavation work for the new playground, planting and installation of irrigation systems and drainage as proposed by the project; and where the exceptions listed in Section 15300.2 would not apply.

## BACKGROUND

Clay Neighborhood Park is located in the College Area community planning area on Seminole Drive in Council District 9. The park was initially developed in 1980 with the playground being replaced in 1997. The park is on dedicated park land and abuts the joint use field at Clay Elementary School.

The main portion of the park is approximately triangular in shape. A second linear park strip is separated from the main park by Solita Avenue. The existing park contains a basketball court, playground, outdoor game area, open turf and shrub planter areas. The total site is approximately 2.41 acres.

In 2018 a GDP amendment was processed through the Parks and Recreation Board to implement a dog-off-leash area (DOLA) in the linear section of the park along Solita Avenue. Due to concerns from adjacent residents, primarily related to potential noise generated from barking dogs, that element of the GDP was never implemented.

Funding was identified to update the existing General Development Plan to enhance Clay Neighborhood Park. The City's Engineering and Capital Projects Department conducted two publicly noticed meetings with the Colina Del Sol Community Recreation Group. The proposed GDP amendment is the result of the community input process.

## DISCUSSION

The proposed General Development Plan Amendment (Attachment 1) will provide a whole-site upgrade to Clay NP.

The linear portion of parkland north of Solita Avenue will include a new meandering walkway with an entry plaza, two fitness stations, a chess table and chairs, two seating areas with seat walls and two natural boulder seating areas. The existing Rolando Women's Club furnishings will be relocated adjacent to one of the natural boulder seating areas. The adjacent residential area to the north will be screened with vegetation.

In the main park, the existing basketball court, game area and a majority of open turf area will remain. The existing playground will be replaced generally in the same location, and will be expanded. The new playground will include two separated play areas for ages 2-5- and ages 5-12-years old. The redesigned playgrounds include colorful fabric shade shelters. Existing picnic tables and benches will be replaced. Existing planter areas will be improved, and a new planter area will replace unusable turf east of the playground as a buffer to the adjacent joint use area. New amenities for the park will include an entry plaza with an arbor and monument sign at the southwestern corner, a comfort station south of the existing basketball court, and a picnic shelter adjacent to the playground.

A new dog off-leash area will be located north of the basketball court. In its recommendation for approval of the proposed GDP amendment the CRG made the following recommendation: It was moved and seconded by (Darrel Johnson/Lynn Edwards) to approve with the stipulation of looking for a larger space for the dog park in the area.

Staff has reviewed the opportunity for an additional DOLA at the park. The primary advantage of a second DOLA is that it allows for separated small and large dog pens, increasing the safety of both dogs and their owners. However, there are numerous disadvantages to adding a second DOLA.

1. Clay NP is a small park and expansion of the DOLA would be at the expense of limited open turf area for people.
2. The second DOLA would surround the north entrance and basketball court and would increase disruptive noise (barking dogs) as well as foul odors at the enhanced park entrance, basketball court, playground and picnic area.
3. Park patrons accessing the basketball court, playground, comfort station and picnic shelter from the north would need to pass between the two DOLA's or continue on the street sidewalk to the south entrance.
4. The second DOLA would be located closer to residences where noise could be an issue.

For these reasons the Department does not support an expanded DOLA. Furthermore, additional DOLA's are planned for Chollas Triangle Park and Montezuma Neighborhood Park.

### CONCLUSION

The proposed GDP amendment provides new and enhanced recreational amenities for Clay Neighborhood Park, including fitness equipment, added seating and picnic tables, pathways, picnic structure, entry plazas, entrance arbor monument signage, comfort station, shade structure, and dog-off-leash area. The implementation of this GDP amendment would provide 42 additional Recreation Value Points of population-based recreational opportunities in a park deficient community per current City park standards, for a total of 203 Recreation Value Points at this site.

The proposed GDP amendment has received strong community support with minimal impact to maintenance and operations. The proposed improvements increase Recreation Value Points in the underserved community of College Area. Therefore, the Department recommends approval of the proposed GDP amendment.

ALTERNATIVES

1. Recommend approval of the proposed GDP amendment for Clay Neighborhood Park with conditions;
2. Do not recommend approval of the proposed GDP amendment for Clay Neighborhood Park.

Respectfully submitted,



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Gina Dulay  
Deputy Director, Parks and Recreation



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Park Designer, Parks and Recreation

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Attachments:

1. Proposed GDP Amendment
2. Recreational Value Scoring
3. Notice of Right to Appeal Environmental Determination

cc: Council District 9 Office