



REPORT

THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

DATE ISSUED: March 8, 2021

REPORT NO: 102

ATTENTION: Park and Recreation Board
Agenda of March 18, 2021

SUBJECT: McGonigle Canyon Neighborhood Park General Development Plan
(required by Planned Development Permit No. 8880 and Site Development
Permit No. 8881 for Pacific Highlands Ranch Units 23-28).

SUMMARY

Issue – Should the Park and Recreation Board recommend approval of the General Development Plan (GDP)?

Director's Recommendation – Recommend approval of the proposed General Development Plan

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.

The Pacific Highlands Ranch Community Recreation Group (CRG) recommended approval by vote of 10-1 in favor.

Fiscal Impact – Developer is responsible for the design and construction costs associated with the park as required in the Pacific Highlands Ranch Units 23-28 approved permit conditions (discussed below)

Water and Energy Conservation Status – The proposed GDP and subsequent construction documents will comply with all water and energy conservation guidelines contained in Council Policy 200-14.

Environmental – This activity (McGonigle Canyon Neighborhood Park General Development Plan) has been reviewed for consistency with and is covered by the following certified environmental documents:

1. The approval of the General Development Plan (GDP) for McGonigle Canyon Neighborhood Park has been reviewed for consistency with the Final Master Environmental Impact Report (MEIR) for the Pacific Highlands Ranch (Subarea III) Subarea Plan in the North City Future Urbanizing Area (NCFUA) (Project No. 96-7918 / SCH No. 1997111077) certified by San Diego City Council Resolution R-290520 on

2. This activity is a subsequent discretionary action that is not considered a separate project for purposes of CEQA review pursuant to CEQA Guidelines Sections 15378(c) and 15060(c)(3). Pursuant to CEQA Section 21166 and CEQA Guidelines Section 15162, there is no change in circumstance, additional information, or project changes to warrant additional environmental review for this action.

The Final MEIR anticipated the development of neighborhood parks within the Subarea Plan area and an Initial Study and subsequent Findings (Findings No. 42-1064 / Project No. 5382) were prepared which analyzed the development of a neighborhood park within Pacific Highlands Ranch Units 23-28. Pursuant to CEQA Guidelines Section 15177, approval of the GDP is a subsequent project within the scope of the Final MEIR and Findings prepared for Units 23- 28 and no additional environmental review is required.

BACKGROUND

Reference City approvals: Planned Development Permit No. 8880, Site Development Permit No. 8881, and Reimbursement and Park Development Agreement No. 557651

As required under the discretionary approvals of the project known as Pacific Highlands Ranch Units 23-28, development approvals include a “public park.” The associated Reimbursement and Park Development Agreement more specifically provides that the “project provides for the acquisition, design, and construction of a five (5.00) usable acre neighborhood park to be located adjacent to a proposed elementary school no. 2 in the Pacific Highlands Ranch community. Park amenities could include turf-ed multi-purpose sports fields, a children's play area, multi-purpose courts, picnic facilities, walkways, security lighting, landscaping, and a comfort station. This project also includes half-width street improvements for the local roadways adjacent to the park and utilities to serve the park.” The project is intended to fulfill Pardee's population-based park requirement.

DISCUSSION

The GDP process followed the requirements in Council Policy 600-33 and followed executive orders allowing for the use of Zoom public participation. There were three public workshop meetings held over a period of 6 months. At the third and final meeting of the Pacific Highlands Ranch Community Recreation Group (CRG) on January 12, 2021, there was an approved motion, passing 10-1 in favor of the final design concept and recommendation to the Park and Recreation Board.

The first of the 3 public meetings focused on the existing conditions of the site, site constraints and surveying the Community's park needs. A significant portion of the meeting was focused on obtaining stakeholder consensus on a balance of park features that typically occur in a “neighborhood park,” whose components are described in Table RE-2 of the Recreation Element of the General Plan as containing “(p)icnic areas, children's play areas, multi-purpose courts, multi-purpose turf areas, comfort stations, walkways and landscaping.”

The park features listed above were incorporated into the park, along with a connection to the future Del Mar Union School District Elementary School, water quality bio-swales and a scenic overlook with interpretive elements where park goers can take in the canyon views.

Throughout the GDP process a number of community members highlighted the need for lighted tennis and pickleball courts. The approved GDP addresses this need by proposing 2

McGonigle Canyon Neighborhood Park General Development Plan
Staff Report for March 18, 2021 Parks and Recreation Board meeting
lighted tennis courts and 2 lighted pickleball courts in the southwest corner of the park.

Community members expressed the desire to limit on-site parking to maximize the usable park acreage. Through coordination with the Del Mar Union School District, the City's Development Services Department, and Transportation Department roughly a third of the required parking was shifted to street-parking along the portion of Solterra Vista Parkway which fronts McGonigle Canyon Neighborhood Park. To accommodate the new street-parking the class 2 bike lane located on the southside of Solterra Parkway between Terrazo Court and Caminito Mendiola was converted to a class 3 bike lane. The conversion of this bike lane was deemed acceptable by the City's Development Services Department and Transportation Department because it occurs at the end of the bike lane network and is not part of the Bike Master Plan.

Additionally, the design of the park allows for surveillance by police and park rangers, and Park and Recreation City staff have weighed-in on practical matters of good park design.

A summary of park features is as follows:

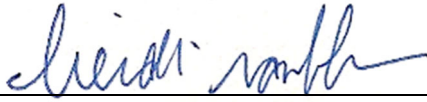
- Two play areas separated by a play slope area, one is dedicated to children ages 2-5 and the other to ages 5-12
- Inclusive play elements in both play areas
- Nature play boulder nests
- Restroom with 3 gender neutral single stalls and 1 gender neutral ADA compliant single stall
- Lighted Tennis courts (2)
- Full size Basketball court
- Lighted Pickleball courts (2)
- Youth ball field with backstop and bleachers. 200' foul line
- Solid roof community pavilion
- 1.6 acres of multi-purpose turf
- Picnic areas with shade trees (2)
- 1/5-mile walking loop
- Security lighting
- An abundance of shade and canopy trees
- Biofiltration water quality zone
- Scenic overlook with interpretive elements
- Pedestrian gate connection to the adjacent elementary school

ALTERNATIVES

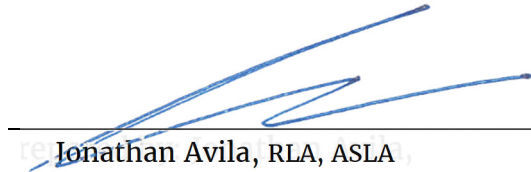
In workshop meeting 2, the CRG and members of the public gave input on the layout and character of the park. After a presentation of two distinct plan alternatives, the design team of Schmidt Design Group presented the attached GDP with character imagery, examples of equipment and lighting, and plant palette during the 3rd workshop. After the presentation and discussion, the CRG approved the GDP by a vote of 10 to 1

McGonigle Canyon Neighborhood Park General Development Plan
Staff Report for March 18, 2021 Parks and Recreation Board meeting

Respectfully submitted,



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Environment and Public Spaces Division



Jonathan Avila, RLA, ASLA
Park Planner,
Planning, Environment and Public
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(JA)

Attachment: Approved McGonigle Canyon Neighborhood Park General Development Plan

cc: Vicky Joes, Chief of Staff, Council District 1
Mike Hansen, Director, Planning Department
Andy Field, Director, Parks and Recreation Department
Tom Tomlinson, Assistant Director, Planning Department
Karen Dennison, Assistant Director, Parks and Recreation Department
Bruce Martinez, Deputy Director, Parks and Recreation Department