



REPORT

THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

DATE ISSUED: May 18, 2017

REPORT NO: 105

ATTENTION: Park and Recreation Board
Agenda of May 18, 2017

SUBJECT: Dennery Ranch Neighborhood Park– General Development Plan
SUMMARY

Issue: Should the Park and Recreation Board recommend approval of the General Development Plan (GDP) for Dennery Ranch Neighborhood Park in the Ocean View Hills community?

Director's Recommendation – Recommend approval of the proposed Dennery Ranch Neighborhood Park in the Ocean View Hills community.

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.

- On March 1, 2017 Ocean View Hills Recreation Council voted unanimously (4-0-0) recommending approval of the proposed GDP.

Fiscal Impact – The total project budget is approximately \$15.1 million. The park will be built by the Developer (Pardee Homes). The City is anticipated to reimburse the Developer for the cost of the park under the terms of a reimbursement agreement.

The cost to operate and maintain this project on an annual basis is: \$155,000. This includes all labor, material, equipment, supplies, etc.

Water and Energy Conservation Status – The proposed Dennery Ranch Neighborhood Park GDP complies with all water and energy conservation guidelines contained in Council Policy 200-14.

Environmental - This activity is adequately addressed in EIR Addendum No. 364849 (SCH No. 88113034, dated October 24, 2014), and is part of a series of subsequent discretionary actions, and therefore not considered to be a separate project for purposes of CEQA review as defined in State CEQA Guidelines Section §15378(c). Pursuant to CEQA Section 15162, there is no change in circumstance, additional information or project changes to warrant additional environmental review.

BACKGROUND

This project provides for the design and construction of a new neighborhood park located north of the intersection of Dennery Road and Black Coral Way. The proposed neighborhood park is located in the Ocean View Hills community, within Council District 8, and will provide 9 acres of population-based park land in this park deficient community.

DISCUSSION

Public Works Department staff and the Developer conducted two public workshops with the community. The initial workshop was focused on a survey of amenities for community input and vision for this future site. During these community workshops, staff and the consultant provided concepts of proposed amenities.

The proposed GDP before the Board is a product of consensus achieved through those meetings as well as substantial design development undertaken by staff, the community, and project designers.

The proposed General Development Plan improvements (Attachment 1) are listed below.

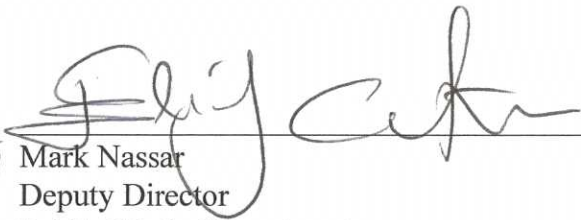
- Open play turf area (approximately 3 acres)
- Fitness stations
- Drought tolerant landscaped seating areas
- Two picnic shelter areas with shade structure, picnic tables, and barbeque
- Concrete mini stage
- Play equipment
- Bicycle playground
- Trailhead to Otay Valley Regional Park with decomposed granite staging area and bike rack
- Parking lot with 75 parking spaces of which 2 are designated disabled accessible spaces
- Entry plaza with shade grove and benches
- Skate park
- Half-court basketball courts (2)
- Decomposed granite dog park with small and large dog runs
- Tree grove with stabilized decomposed granite pathway
- Pre-fabricated comfort station
- Accessible path of travel
- Walkway with security lighting and parking lot lights
- Stabilized decomposed granite pathway
- Drinking fountain, bike rack
- Benches, picnic tables

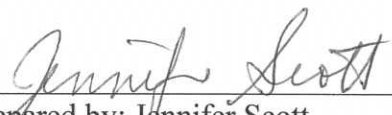
The primary issue raised during community input meetings was the need for a comfort station at the park. In response to this, a comfort station has been included in the general development plan.

ALTERNATIVES

1. Recommend approval of the General Development Plans (GDP) for the Dennerly Ranch Neighborhood Park.
2. Recommend approval of the General Development Plans (GDP) for the Dennerly Ranch Neighborhood Park with modifications.
3. Do not recommend approval of the General Development Plans (GDP) for the Dennerly Ranch Neighborhood Park

Respectfully submitted,

FOR SM

Mark Nassar
Deputy Director
Public Works Department
Architectural Engineering and Parks Division


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Public Works Department
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Attachments:

1. Dennerly Ranch Neighborhood Park General Development Plan
2. Supporting exhibits.

cc: Council District 8
Herman Parker, Director, Park and Recreation Department
Andy Field, Assistant Director, Park and Recreation Department
James Nagelvoort, Director, Public Works Department
Samir Mahmalji, PO II, Public Works Department

