

CHAPTER 4 RECREATION AND OPEN SPACE ELEMENT

4.1 GOALS AND OBJECTIVES

The overall goal for recreation and open space in the Specific Planning area is to DEVELOP ADEQUATE RECREATION FACILITIES TO SERVE THE NEEDS OF RESIDENTS, AND PRESERVE AN OPEN SPACE NETWORK. This goal is further elaborated by the following objectives:

- Develop suitable private recreation facilities as a part of the residential development to serve the Specific Plan residents.
- Preserve areas of coastal bluffs and steep slopes to provide aesthetic enjoyment and to protect valuable biological resources.
- Establish mechanisms for preservation and maintenance of open spaces.
- Encourage the use of planting materials native to Southern California and compatible with the climate to reduce water consumption and maintenance costs.

4.2 PUBLIC PARKS AND RECREATIONAL FACILITIES

The need for parks facilities within the City is based upon population and distance to the facilities. The General Plan has placed population-based parks into two categories: Neighborhood and Community Parks.

Neighborhood facilities are intended to serve a resident population of 3,500 to 5,000 persons within a one-half mile radius. Ideally the neighborhood park should have a minimum of five usable acres when located adjacent to an elementary school or ten acres when not so located.

Community Parks should serve 18,000 to 25,000 residents within an approximate one and one-half mile radius. The community facilities should be at least 13 usable acres if adjacent to a junior or senior high school or 20 acres if not so located.

The park facilities located closest to the Specific Plan area are operated by the county of San Diego. The La Colonia Neighborhood Park is located one-half mile west of the Specific Plan area on Stevens Avenue. The park facility is four acres in size and includes a playground, picnic area and sports playing field. The San Dieguito County Park is classified by the county of San Diego as a regional park. It is located approximately three-quarter mile north of the plan area on Linea Del Cielo. The park is 122 acres and includes playgrounds, extensive picnic facilities, lawn area and hiking trails, through the natural terrain.

The La Colonia and San Dieguito Parks satisfy the General Plan minimum standards for park facilities for new development with the exception of community park and swimming pool facilities. These needs should be satisfied by the proposed community park in Carmel Valley Town Center.

In addition to these parks, there are a variety of City and county public parks in various sizes located within a three and one-half mile radius of the Specific Plan area. **Figure 12** shows the location of these parks. The largest of these facilities is the Torrey Pines State Reserve. The park is located south of Del Mar. The facilities include hiking trails with information trail markers, a small museum and an underwater park for skin diving and scuba diving enthusiasts.

A community park and swimming pool are planned within the Carmel Valley area in the Town Center. Although properties within the Specific Plan are not within the "area of benefit" defining the Facilities Benefit Assessment District for Carmel Valley, they are in the "area of service" for the facility and will receive benefit for their contribution. The method of participation in funding of the park among Via De La Valle area property owners is outlined in the Via De La Valle Public Facilities Financing Plan.

The remainder of the public recreation facilities are made up of the smaller community and neighborhood parks and the facilities at the public schools. There are seven of these parks and school yards within the three and one-half mile radius. Coastal access is provided by beach parks in the county and the city of Del Mar. There are six of these parks within three and one-half miles of the planning area. The beach parks vary in the types of facilities they provide and include a combination of public access, lifeguards, and restroom/shower facilities.

4.3 NATURAL OPEN SPACE SYSTEM

The onsite natural open space system is comprised primarily of hillsides. As previously discussed, the steep hillsides and coastal bluffs are the most prominent visual features on the site. The Specific Plan proposes a total of 62.1 acres be set aside in a natural open space easement. The easement will be designed to protect the open space network and to preserve its natural beauty. Please see the Resources Management Element for specific guidelines for natural open space protection.

The proposed open space areas are located both east and west of San Andres Drive. The western open space network preserves the bluffs and slopes which run in a north-south direction. This open space area preserves valuable natural features and provides a development transition between the attached units to the east of the open space and the single-family homes to the west.

The eastern open space network includes the north/south ridges and canyons which front on Via De La Valle. The slopes and bluffs are visible from I-5 and the southern bluffs of Carmel Valley. This network provides a visual transition between the San Dieguito River Valley to the south and the residential areas to the north.

4.4 PRIVATE RECREATION FACILITIES

Private recreation facilities, particularly for the attached units, will be provided with individual developments. Typical amenities will include swimming pools, tennis courts, common lawns for passive recreation, and picnic areas.

4.5 RECREATION AND OPEN SPACE IMPLEMENTATION

The natural open space areas will be preserved by open space easements. The maintenance of all natural open space, landscaping and private recreation facilities will ultimately be the responsibility of the Homeowners Associations.

Specific development plans and provisions for maintenance of private recreation facilities will be provided at the tentative map and PRD submittal phases of the projects. This property is subject to payment of park fees in accordance with the San Diego Municipal Code.