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## ***Parks and Open Space Element***

# Parks & Open Space



PARKS & POOL



PRIVATE RECREATION

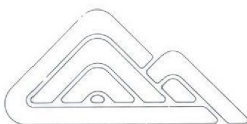
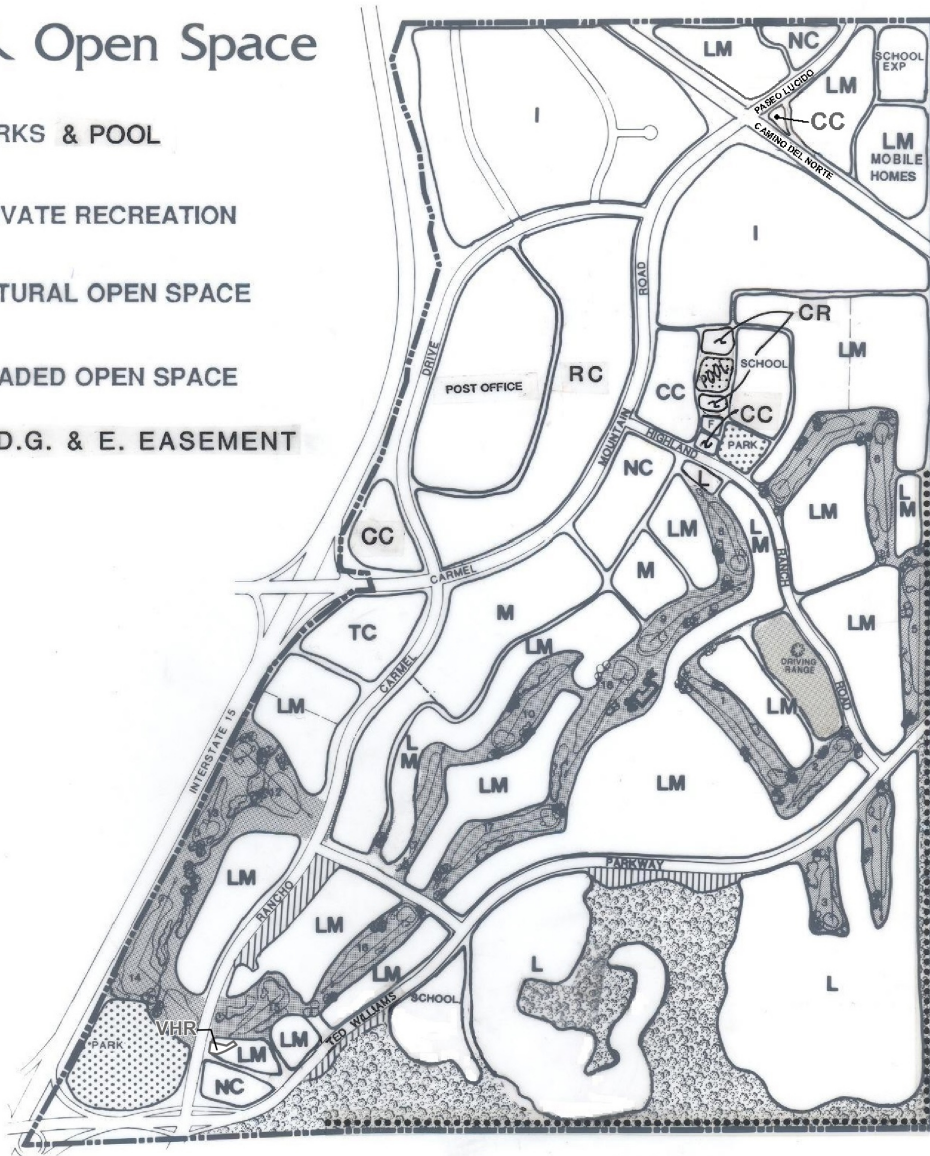


NATURAL OPEN SPACE

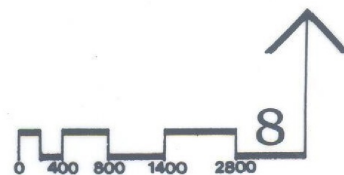


GRADED OPEN SPACE

..... S.D.G. & E. EASEMENT



Carmel Mountain Ranch



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## **PARKS AND OPEN SPACE ELEMENT**

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### **OBJECTIVE**

TO INCORPORATE PARKS, A GOLF COURSE, RECREATION AND OPEN SPACE LINKED BY PEDESTRIAN, HIKING AND/OR BIKE PATHS TO MEET THE NEEDS AND DESIRES OF USERS.

Considerations that make the objective possible are:

- Development of neighborhood and community parks that adequately meet the needs of residents by location and amenities.
- Public neighborhood park requirements in some cases will be augmented by private open space and recreation areas; the establishment, maintenance and care of which will be specified in homeowners' covenants, conditions and restrictions (CC&Rs).
- Encouragement of park designs which allow maximum visibility of facilities from external roadways and easy internal accessibility by emergency vehicles.
- Encouragement of the joint use of facilities between schools, civic organizations, park groups and other appropriate users.
- Retention of open space acreage for view easements, noise buffers, or preservation of natural, irreplaceable environments.
- Linkage of open space and public parks into a continuous network of bike paths and pedestrian trails where it can be done in a manner sensitive to the topography and landforms traversed (**Figure 14**).
- Blending of median and right-of-way landscaping with parking facilities, utility easements, trails and open space.
- Use of drought and fire resistant vegetation in open space and on public property.
- Incorporation of the golf course, as a visual and physical amenity, which will link the natural and physical features of the community into a coherent whole.

### **PROPOSALS**

#### **1. Park and Recreational Acreage**

As stated in the General Plan, the City's goal for adequate parkland for residents is to provide a range of opportunities for active and passive recreation, adapted to the needs and desires of each neighborhood and community. The proposed 347.2 acres of parkland and open space, plus individual private recreation areas in residential developments, will include over 23 percent of the community land uses (**Figure 8, Table 4**).

## **2. Neighborhood and Community Parks**

25.5 acres have been located on the basis of topography and residential product types. A 4.8-acre neighborhood park (Unit 55) has been located adjacent to the central elementary school. An 18.3-acre community park (Unit 50) along a portion of Chicarita Creek has also been provided in the southwest corner of the community. These parks will provide the community with a variety of recreational facilities including active play areas, multipurpose courts, picnic areas, pathways and turf areas. The net acreage for the neighborhood and community parks is 4.0 and 13.0 acres, respectively.

The location of the Carmel Mountain Community Park (Unit 50) near a freeway corridor allows the addition of night lighting for sport fields. This will extend the hours that the public can use this facility, while minimizing impacts on residential neighborhoods. Additional facilities provided at this park will include a community recreation building. It also provides a staging area for activities which might eventually lead to Peñasquitos Canyon Regional Park and allows the opportunity for shared use of facilities by nearby neighbors in Sabre Springs and Rancho Peñasquitos.

A community pool (Unit 52) is located near the intersection of World Trade Drive and Highland Ranch Road, in the major commercial district adjacent to the commercial recreation complex. In late 1992, the developers of Carmel Mountain Ranch provided this site in exchange for a transfer of development rights on Unit 23, a residential area at the south of the community.

## **3. Resource-based Parks**

The portion of Chicarita Creek which falls within the community park (Unit 50) is planned as part of the Chicarita Creek revegetation and enhancement plan. It is planned to preserve the significant elements of the natural creek channel and does not permit active recreational facilities.

## **4. Other Recreational Facilities**

Private facilities will be included in some residential developments. Swimming pools, cabanas and active sport courts are planned, tailored to the type of resident the neighborhood is trying to attract. The CC&Rs of such developments will provide for the maintenance and financial responsibility of these facilities.

As discussed in the commercial and industrial element, a major private recreational facility is planned for a 3.4-acre site near the Carmel Mountain Ranch Town Center. This facility (Unit 33) could include tennis, racquetball and other health-related facilities; a daycare center is already on a portion of that site.

An 18-hole championship golf course (175.0 acres) is operational within Carmel Mountain Ranch. The golf course provides additional recreational opportunities. A permanent clubhouse for the golf course has been built near Unit 20. Portions of the golf

course are encumbered by an SDG&E easement which contains major transmission lines (see item 6 below).

A driving range has also been constructed adjacent to Unit 21, but may be a temporary use which could be replaced with residential units similar to development on Unit 21 at a future date. However, no units have been allocated to this site in the totals for the community in **Table 1**.

A portion of the golf course is located along Chicarita Creek and therefore has been designed to reinforce the preservation and enhancement of the creek ecology. Preservation of Chicarita Creek in a park or open space setting minimizes the impact urbanization will have on the Los Peñasquitos Creek and lagoon area.

## **5. Open Space**

Some areas are best accommodated by retaining their natural open space (approximately 101 acres plus 34+ acres in the SDG&E easement). These are areas of steep terrain and unique character. They are incorporated in the Plan for passive enjoyment, buffering and hiking trails.

Large open space areas will remain zoned A-l-10 and will be retained in their natural state to the extent possible.

A Lighting and Landscape Maintenance District was formed to maintain open space areas of Carmel Mountain Ranch that will integrate with the greater City system.

## **6. San Diego Gas & Electric Easement**

It should be noted that although the SDG&E easement is referred to as open space in this Plan, the easement contains the following language: “SDG&E has the right to construct and use one or more lines of towers and/or poles, with wires and cables suspended thereon and supported thereby, including foundations, guys, anchors, crossarms, braces, insulators, grounding wires and all other appliances, fixtures and appurtenances for use in connection therewith; also, underground facilities consisting of, but not limited to, conduits, pads, manholes, handholds and junction boxes with wires and cables placed therein or thereon, for the transmission and distribution of electricity and for SDG&E’s telephone, signal and communication purposes, and also for pipelines for any and all purposes.”

The easement extends along the southern and eastern perimeter of the Carmel Mountain Ranch Community, from just east of the Ted Williams Parkway/Rancho Carmel Drive intersection, up to the area of the golf course east of Carmel Ridge Road.

**TABLE 3**  
**RECREATION AND OPEN SPACE**

	<b>Unit</b>	<b>Gross Acres</b>	<b>Net Acres</b>	<b>Percent of Total Community Acres</b>
Public Parks				1.7%
Neighborhood	55	4.8	4.0	
Community	50	18.3	13.0	
Pool	52	2.4	2.4	
Private Recreation	33	2.3		0.2%
SDG&E Easement		34.0		2.3%
Golf Course & Driving Range	60A, 60B	175.0		11.8%
Natural Open Space	61	101.3		6.8%
Major Open Space		12.5		0.8%
Slopes				
<b>Totals</b>		<b>348.5</b>	<b>19.4</b>	<b>23.6%</b>