
OPEN SPACE ELEMENT

PRIMARY OPEN SPACE GOAL

Provide an open space system which preserves existing canyons and hillsides and ensures open space accessibility.

EXISTING CONDITIONS

Paradise Canyon is one of the principal open space systems proposed for the Skyline-Paradise Hills community. It is located south of Skyline Drive, north of Paradise Valley Road, between Division Street and Meadowbrook Drive. Comprising over 45 acres, most of which is within the Hillside Review Overlay Zone, the open space consists of the valley floor and the steep southern slopes of the canyon. The canyon is relatively undisturbed. The City has acquired all land from Division Street extending 700 feet east of Woodman Street, consisting of approximately 30 acres (Figure 18).

The Jamacha open space system (the abandoned Encanto Expressway right-of-way) consisting of approximately 54 acres, is a second open space system within the community. This undeveloped canyon runs parallel to Jamacha Road from Encanto park on the west to Cardiff Street on the east. Single-family development lines the canyon's southern rim and the floor of the canyon along the foot of the northern canyon wall. Acquisition of this open space system is approximately 80 percent complete.

The slopes along the south side of Paradise Valley Road, east of the City limits are owned by the federal government and are a part of the open space system for naval housing. The City owns approximately 27 acres of undisturbed slopes on Paradise Valley Road which are part of Paradise Hills Community Park and serve as a transition area between the federal open space and the park.

A 16-acre site in the Hillsborough residential development, south of Paradise Valley Road and east of Briarwood Road, is maintained by a homeowners association as open space. The community also contains two linear open space parks. One of these greenbelts provides access to Parkside neighborhood park (not yet developed) and the other leads to Penn Elementary School. A third open space site provides a landscaped buffer between Bell Junior High School and a single-family neighborhood. The property developer has deeded these sites to the City and has contributed funds for the rehabilitation necessary to bring the areas up to City standards.

Views of undeveloped hillsides and canyons within the community as well as views toward the mountains to the east, the Pacific Ocean, San Diego Harbor and the City skyline are important assets to this community as they provide visual open space, and thus should be protected. Hillside and canyon areas not within the designated open space system have been identified as areas that require preservation to the extent possible through sensitive development. These areas have been included in the Hillside Review Overlay Zone. The

guidelines for hillsides and canyons outlined in the Urban Design Element of this Plan are intended to provide direction for any future development of these sites.

Four streambeds have been identified in the community. None are subject to the City's Floodway, Floodplain, or Floodplain Fringe zoning, however, all are subject to flooding, and have been identified by the City flood hazard maps as areas within the 100-year floodplain (Figure 17). These areas should be maintained as natural open space areas to be used as possible linkages connecting open space and recreational areas to one another and to residential and activity centers.

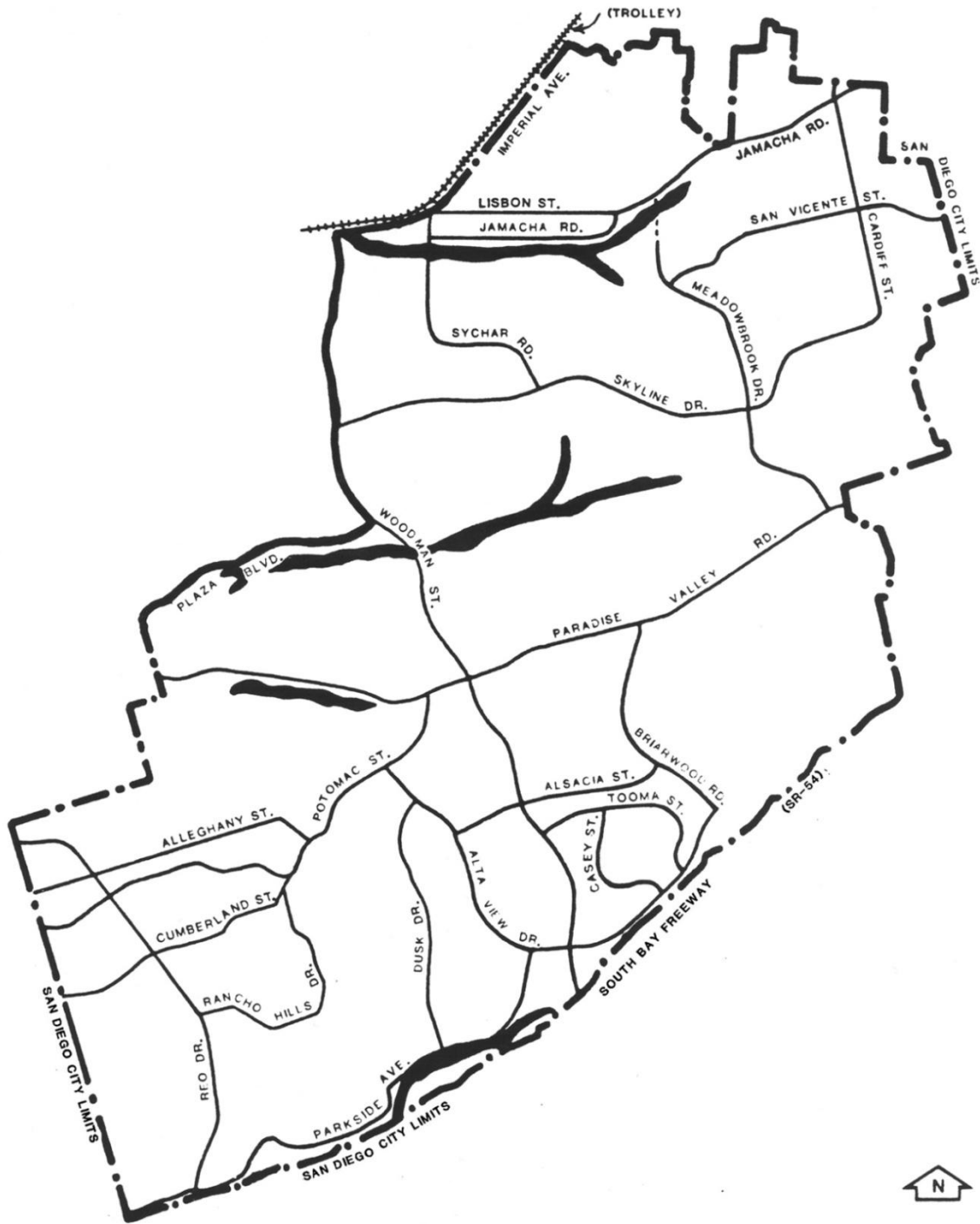
A local equestrian trail (The Encanto Trail) was proposed in the Equestrian Trails and Facilities Plan adopted by the City Council in 1975. The trail was proposed to extend north through the South Bay Terraces neighborhood and west through Paradise Canyon. The feasibility of implementing this trail should be studied when the equestrian trails plan is updated. The South Bay Terraces neighborhood is now an urbanized area that may no longer be suitable for equestrian trails.

Objectives:

1. Develop specified open space areas for passive recreational uses such as hiking or bike trails.
2. Provide a linkage system of pedestrian and bicycle facilities connecting parks and open spaces.
3. Ensure that development located adjacent to open space areas is compatible with and enhances open space areas.
4. Preserve visual and physical access to open space areas from public rights-of-way to increase passive recreational use.



100 YEAR FLOODPLAIN



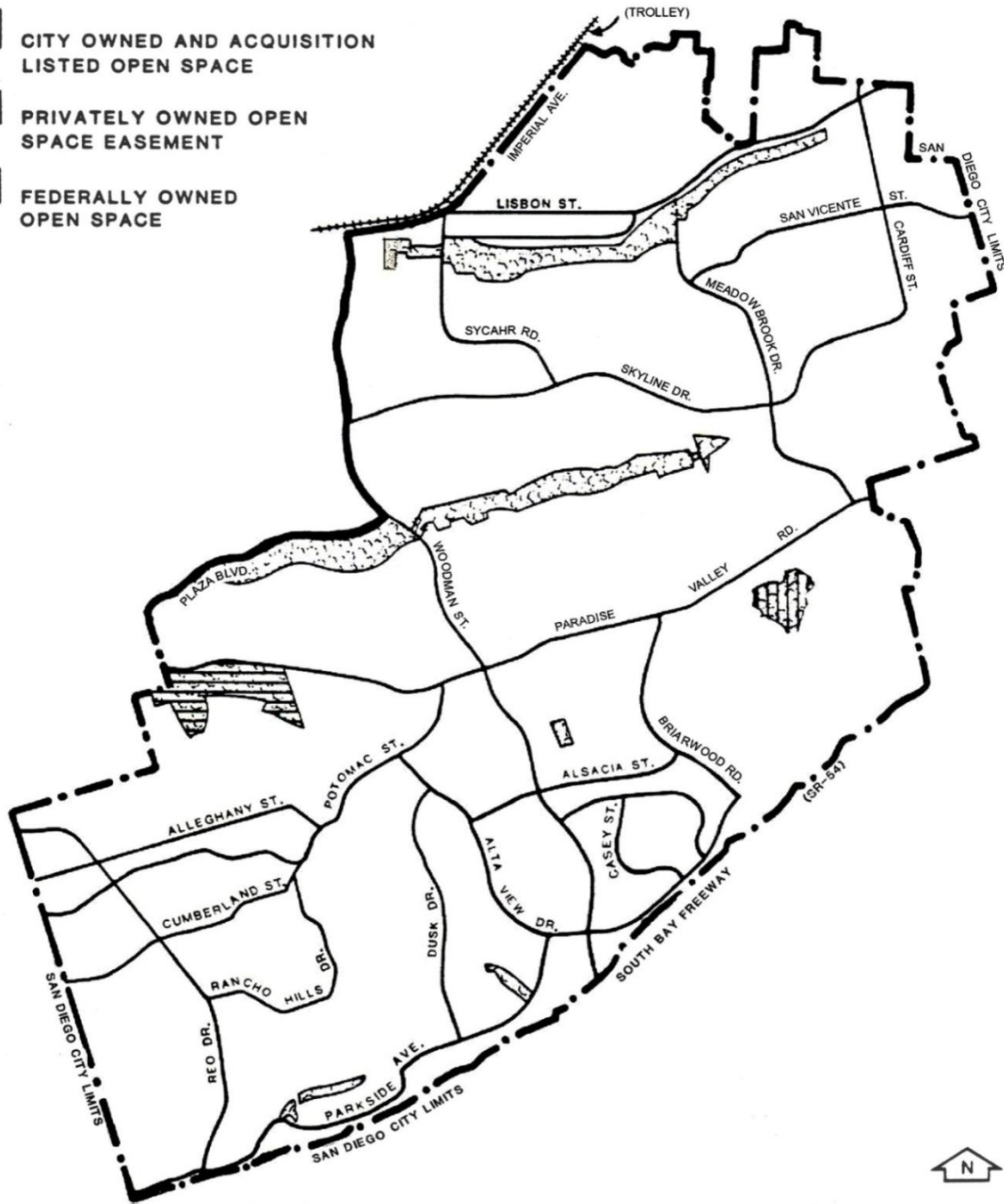
Floodplains

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Skyline-Paradise Hills Community Plan

FIGURE

-  CITY OWNED AND ACQUISITION LISTED OPEN SPACE
-  PRIVATELY OWNED OPEN SPACE EASEMENT
-  FEDERALLY OWNED OPEN SPACE



Designated Open Space
Skyline-Paradise Hills Community Plan **18**
 FIGURE

RECOMMENDATIONS

1. Paradise Canyon is the community's highest priority in terms of retention. Those portions of the canyon not yet acquired should be retained for open space purposes through the planned residential development permit process or subdivision process and should be rezoned to R1-40,000. The canyon should remain in its natural state except for a five-acre parcel located north of Boone Elementary School which will be developed as a neighborhood park. Future development next to this open space system should be designed to ensure that the natural environment remains undisturbed.
2. The Jamacha open space system is on the Open Space Retention List as part of the Chollas Creek open space acquisition efforts. It is recommended that this open space be partially developed with a bicycle trail along the canyon floor. The trail should provide a link between the bikeways designated in the adopted Bikeway Map and connect recreational facilities in the community. Figure 14 shows the linkage of bicycle trails and this open space area.
3. The slopes on the south side of Paradise Valley Road between Potomac and Munda, which are owned by the federal government, should remain in their natural state.
4. The community's linear open space parks, although not part of a larger open space system, are a unique resource in this community as they provide a pedestrian linkage system to public facilities and, therefore, should continue to be maintained as open space.
5. Any development adjacent to open space areas should be designed in accordance with the guidelines outlined in the Urban Design Element of this Plan.
6. All slopes which meet the criteria of the Hillside Review (HR) Overlay Zone should be zoned HR and should be developed in accordance with the guidelines for Hillside and Slope Development contained in the Urban Design Element.
7. Areas proposed for open space designation in this Plan should be rezoned to R1-40,000 to preclude development which is inconsistent with the topography.
8. All City-owned open space areas should be rezoned to an open space (OS) zone. Paradise Canyon and the Jamacha Open Space System should be rezoned when the City's acquisition process has been completed. All existing and future open space easements should also be subject to an open space zone if brought under public ownership.