

# City of San Marcos Parks Master Plan

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**City of San Marcos**

**PARKS MASTER PLAN**

**1990**

**Prepared for:**

**San Marcos Planning Division  
Community Services Department**

**Prepared by:**

**Wallace Roberts & Todd  
Economic Research Associates**

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## SAN MARCOS PARKS MASTER PLAN

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# 1.0 INTRODUCTION

The Parks Master Plan presents a vision of the parks and recreational future for the City of San Marcos. It is the culmination of a planning and design process which has involved the city's residents, planning and community services staff, and the project's consultants in a collaborative venture to provide a plan which will meet needs both now and in the future.

This report is divided into three chapters. In the first, "The Concept," the project and its origins are introduced and the principal elements of the plan are identified forming, in effect, an "executive summary." The second chapter, "The Context," presents in detail the background data and analysis from which the final plan was developed. The final chapter, "The Plan," fully describes the Master Plan concept, the program and plan developed for individual park sites, the development of the trails system, and the strategies developed to implement the goals of the project.

## 1.1 The Project's Origins

The City of San Marcos is located in the northwestern section of San Diego County, 30 miles north of the City of San Diego and 12 miles east of the Pacific Ocean (see Figure 1). Although laid out in 1880, the city was not incorporated until 1963, and it was not until around 1970 that rapid growth in commercial, industrial, and in particular, residential land use began to radically change the face of the city from its traditional agricultural economic base and rural character. In 1970 the population was just 3,896. Currently the city has a population of around 33,000 and a buildout projection of around 110,000, anticipated in the year 2005.

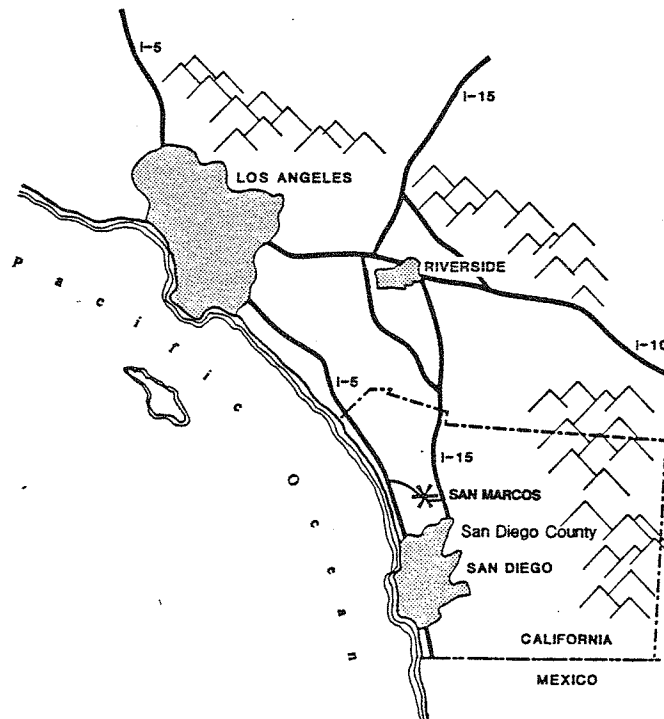


Figure 1

As a keystone in its management of this change, the City completed comprehensive revisions to its General Plan in 1987. Part of that revision process included a review of growth-related issues by a City Council appointed Growth Management Task Force. Summarizing information gathered from city staff, the San Marcos Unified School District, and from a series of community meetings, the Task Force's Final Report identified seven main areas of concern covering residential densities, circulation, flood control, design quality, public facilities provision, public parks, and land use transitions. Two of these issues, public facilities and public parks, pertain directly to the development of the Parks Master Plan.

A general concern throughout the city's population over the inadequate level of public parks provision is reflected in a Task Force recommendation arising from one of those two issues:

"The City should provide additional public park space for passive and active recreation activities serving the entire community. The community position on this issue is that there are not enough City owned parks and that the City should increase the number of public parks and try to improve their distribution in the City. Improved distribution, it was felt, would give better access to more residents."

The second recommendation relevant to the Parks Master Plan suggests that:

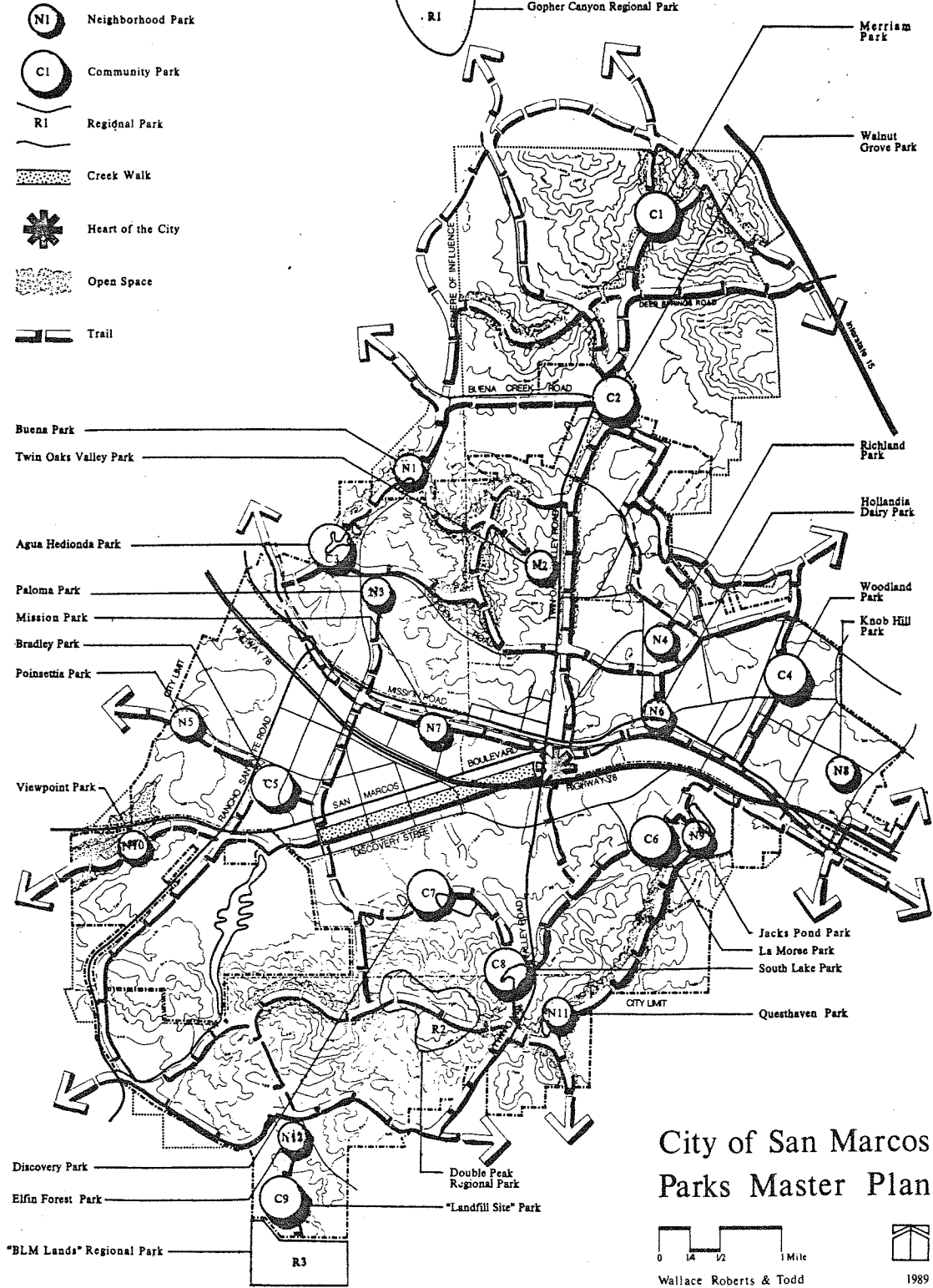
"The City should ensure that public facilities necessary to serve development are in place prior to or concurrent with development. The residents wanted the City to take a much wider view of public improvements in order to ensure that area wide impacts of development are being properly mitigated and that those facilities are in place before the completion of projects having to use them."

A multiplicity of concerns, therefore, lead to the commencement of the Parks Master Plan project: concern over the loss of rural character; perception of inadequate parks and open space provision; and the need for public facilities to be put in place before or concurrent with new development.

## 1.2 The Process

In August 1988 the City of San Marcos City Council directed the Developmental Services Department to prepare a citywide Park Master Plan and a Parks and Recreation Element for the General Plan. The project involved a process including survey and analysis, integration with current planning, development of alternatives, extensive public input, and staff review and direction leading to the selection of a preferred concept plan. This concept was then developed to indicate the broad location and type of recreation facilities to be present in the city by buildout. Finally, an implementation plan was prepared outlining funding, acquisition, and phasing strategies designed to facilitate successful achievement of the plan's vision.

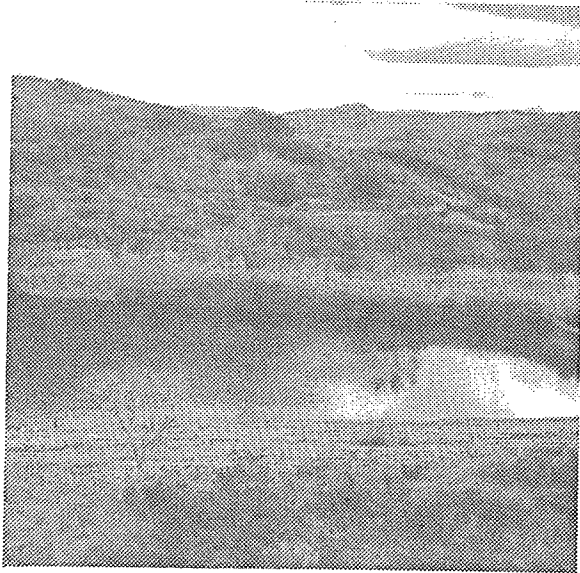
# CONCEPT PLAN



## City of San Marcos Parks Master Plan

0 1/4 1/2 1 Mile  
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Figure 2



*The future park system utilizes existing natural and cultural resources in the city.*

## 2.0 THE CONCEPT

### 2.1 The Plan

The concept plan for the city's future park and recreation facilities (see Figure 2) is based on four main components:

- . Neighborhood parks, totaling twelve at buildout, which will typically range from 5 to 20 acres intended to serve the local residential community;
- . Community parks, totaling nine at buildout, which will range from 20 to 100 acres and will have a citywide catchment area in view of their special facilities, although they will also have facilities intended to serve the local area in the same manner as neighborhood parks;
- . Regional parks, which might not be city operated, in excess of 100 acres and providing for relatively passive and informal recreation opportunities in a more natural setting; and
- . A trail system which will form an interlinked network of non-vehicular circulation connecting major recreation nodes.

The plan also features an unspecified number of mini-parks, each approximately 1 acre in extent, the majority of which will be sited on the trail system forming, in effect, widenings in the trail corridor. Finally, the plan proposes a linear central park focused on San Marcos Creek and culminating at its eastern end in an "urban park". This will essentially be a hardscaped plaza forming a central gathering point as a component of the city's new civic center complex, which will include elements with a strong cultural focus.

In addition to the parks and trails which are to be held in public ownership, the plan indicates areas of open space which will remain in private ownership but be subject to easements or similar agreements restricting future development. These areas, predominantly along the city's primary ridgelines and often accommodating a trail, will provide considerable visual amenity to the city as increasing development impacts upon San Marcos's present rural character.

The distribution of parks, trails, and open space in the plan reflects a twofold planning approach. On the one hand, an analysis was made of the special characteristics of the city's landscape to determine areas where open space and park uses were most suitable. This was complemented by a needs analysis projecting the distribution of population in the city at buildout and eliciting the community's recreation desires. The final plan thus reflects a philosophy of synthesizing "landscape" and "social" needs.

### 2.2 Primary Goals

The aim of the Parks Master Plan, of providing recreation opportunities for the city from the present to buildout and beyond, is summarized in six primary goals.

#### Goal 1: Local Parks Provision

To plan for, acquire, develop, and maintain a system of local parks and recreation facilities which meet the needs of the residents of San Marcos.

## Goal 2: Trails

To plan for, implement, and maintain a citywide network of trails for bicycle, pedestrian, and equestrian use.

## Goal 3: Community Services

To provide for the operation of recreation and leisure programs, community centers, and day care facilities, where such programs and facilities are related to the overall parks and recreation plan.

## Goal 4: Financing and Implementation:

To establish equitable and realistic methods of financing acquisition, development, operation, and maintenance of parks and recreation facilities.

## Goal 5: Regional Parks Provision

To plan for, implement and maintain, both independently and in collaboration with other land use authorities, a system of parks providing informal recreation opportunities for San Marcos and the surrounding region.

## Goal 6: Conservation

To integrate where appropriate the location and operation of parks and recreational resources with the conservation goals of the City.

### 2.3 Principal Implementation Strategies

An essential component of the project was the development of strategies which the City could employ in order to achieve the goals of the Master Plan. The principal implementation recommendations deal with phasing, monitoring, acquisition, and funding:

Existing facilities in the city do not meet the population standards required to achieve the parks and recreation goals at buildout; to get in line with the population standards, the City will need to make a short-term extra investment in its park system;

To facilitate this short-term catch-up effort it is recommended that the city's planning, including its capital improvements budget, include acquisition and development of the 57-acre Discovery Park, an essentially passive community park including unimproved natural areas as well as some special recreation opportunities such as a model railroad;

Additional local parkland acreage, especially of active recreation sites, should also be reflected in the capital improvement budget in order to bring the city's total local parks acreage within the 5 acres per thousand population standard by the year 1995. Because of the possibility of alternative development proposals it is recommended that new acreage should include park sites in the more built out areas of the city including the Bradley Park extension, Mission Park, Richland Park, and Hollandia Dairy Park;

For these catch-up measures to be sufficient it is also assumed that the remaining undeveloped acres at Walnut Grove and Bradley Parks will be improved, and that the Paloma and La Moree Parks will be developed:

- . Once the City has achieved the catch-up and parks facilities are in line with the new standards, parks and recreation facilities should be phased to grow in accordance with the rate of population growth, with park acreage keeping pace with appropriate population thresholds;
- . The City should conduct regular monitoring of the parks system to ensure that sufficient facilities are in place and planned for; that the system as a whole maintains a balance between active and passive parks and between neighborhood, community, and regional facilities; and that action is taken to secure parks and trails needs where land is under development pressure. All development proposals should be reviewed by the City or an appointed consultant for consistency with the Master Plan;
- . To facilitate the realization of a citywide trails network the City should prepare a trails and greenbelt linkages implementation plan documenting proposed open space corridors and non-vehicular circulation. The document should identify key linkages to be phased in the short term, and clear financial and implementational framework for achievement of the entire network. The trails implementation plan should be adopted and acted upon.
- . The primary methods identified for acquiring and financing park facilities are development agreements, Quimby Act park land dedication or in-lieu fees, Mello-Roos community facilities districts, benefit assessment districts, public facility fees, and general funds.
- . Development agreements are the primary method of acquiring park land and facilities in areas where major subdivisions are proposed.
- . Quimby Act park land dedication and in-lieu fees is a major source of park land and park facility acquisition and financing. This method only applies to residential subdivisions.
- . Mello-Roos community facilities districts are most applicable for proposed new communities, and may fund maintenance as well as park development costs.
- . Benefit assessment districts may be established in older communities as well as new communities, although a benefit to property owners must be demonstrated. Benefit assessment districts may be established for park facility development and/or maintenance.
- . Public facility fees will be collected from proposed residential projects, and revenues may be used for parks facilities, although they are used for other facilities as well. The City may extend these fees to commercial and industrial development to provide park facilities for employees.
- . General funds will be the major source of funding park facilities in built-out neighborhoods and overall park maintenance.

# LANDSCAPE CHARACTERISTICS

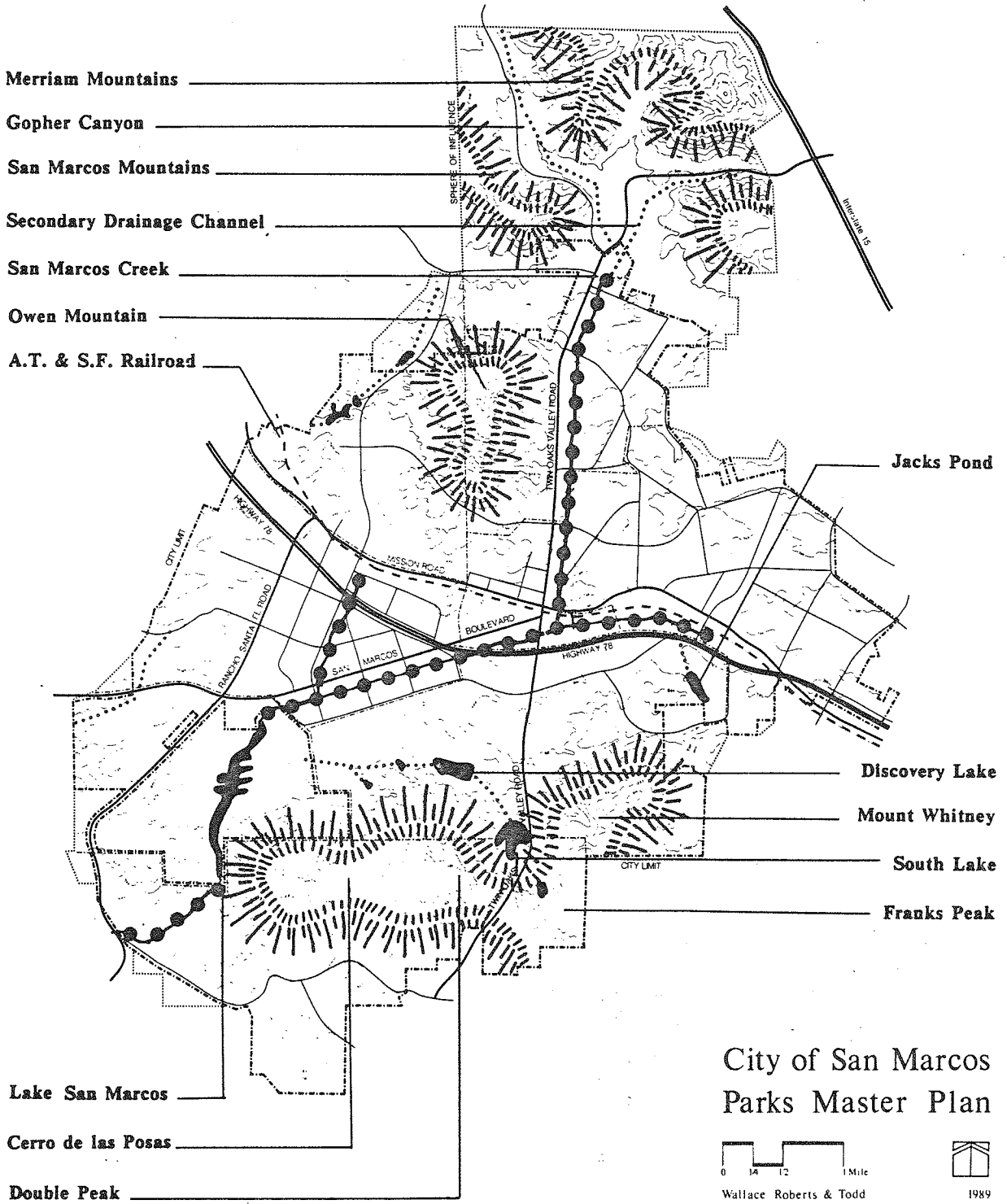


Figure 3



## 3.0 SURVEY/ANALYSIS

The first stages of the project involved collection of reports and survey work to establish a data base. This information was analyzed to elicit and articulate issues pertaining to parks and recreation provision. Four major categories of data were involved:

- . Environmental resources, which were subjected to a suitability analysis;
- . Demographics, planning and development context;
- . Existing parks and recreation facilities and proposals; and
- . Existing financing.

### 3.1 Environmental Resources

#### *Climate*

Located approximately 12 miles inland from the Pacific coast, San Marcos falls within the "Mediterranean, hot summer" climatic zone. Annual rainfall averages around 11 inches and is generally limited to the November - April rainy season. Average summer high temperatures range in the mid to upper 80's (°F) and average winter low temperatures fall just below 40 (°F). The dry, mild climate, therefore, is conducive to year round outdoor living and recreation.

#### *Geology and Relief*

The bedrock found in the City of San Marcos includes sedimentary rocks, igneous rocks, and metamorphosed rocks of both sedimentary and igneous origin. The distribution of these rock types and their differential susceptibility to weathering and erosion both reflect and have helped shape the dramatic and picturesque relief of the city.

The most prominent land forms in the city are its mountains and ridgelines which visually and physically define development patterns: the Merriam Mountains and San Marcos Mountains to the north; Cerro de las Posas, Double Peak, Franks Peak, and Mount Whitney to the south; and Owen Mountain which straddles the Twin Oaks Valley and College Area neighborhoods. In addition to these primary ridgelines and mountains, the city also contains numerous secondary ridges and knolls which give definition to the valley floor. (See Figure 3, "Landscape Characteristics") The mountains and ridges are comprised largely of more resistant metamorphic and igneous rocks although their flanks to the northeast and southwest feature sedimentary deposits.

The dividing valleys and streambeds contain unconsolidated alluvium/colluvium deposits containing sand, silt, clay, and gravel derived from surrounding bedrock. Of specific interest is the occurrence of San Marcos Gabbro, a unique black granite found only in the San Marcos Merriam Mountains. In addition to its intrinsic value, during the weathering process, the granite becomes iron rich; the resultant soils supports rare plant species. (Ref: San Marcos General Plan, pp. D-5 to D-8.)

#### *Hydrology/Flood Control*

The entirety of the city falls within the Carlsbad Hydrographic Unit which contains four main waterways. The majority of the land in San Marcos falls within the watershed of San Marcos

Creek, one of these four main streams. This creek and its tributaries flow in a general southwest direction through the city, exiting at the boundary with Carlsbad from where it flows via the Batiquitos Lagoon to the ocean. Figure 3 "Landscape Characteristics" shows the distribution of streams throughout the city. Because of their linear character and amenity value, these represent a particular opportunity in the establishment of an integrated trail and open space system.

In 1979 the City adopted the San Marcos Creek Specific Plan which contained measures to mitigate flood hazards including:

- . The development of a trapezoidal concrete channel west of the intersection of Richland Road and Mission Road,
- . Development of a concrete box culvert at Bougher Road and Rock Springs Road,
- . Construction of a concrete channel between the industrial and multifamily designated areas of the Richmar neighborhood, and
- . Establishment of an environmental channel in the Twin Oaks Valley neighborhood and through the proposed industrial development in the Questhaven/La Costa Meadows community.

The San Marcos Creek is one of the most significant natural resources with positive potential for the open space/trails system in the city. The nature of its treatment could have a dramatic impact on the quality of the overall system. (Ref: San Marcos General Plan. pp. D-13 - 14, E-2.)

### *Soils*

Although many of the soils in San Marcos are considered of poor quality with adverse effects on development potential, their distribution does not seem to have influenced either past or projected development patterns in the city. As the difference between the various soil associates will not significantly impact the intrinsic suitability of the land for parks/open space development, the distribution pattern of soils through the city is not considered of relevance to the Parks Master Plan.

### *Habitat*

There are four major vegetation communities/habitats found in San Marcos. In order of extent, these are: Mixed Chaparral, Coastal Sage Scrub, Grassland, and Riparian Woodland. Additionally there are limited areas of Southern Oak Woodland.

Of these the Riparian/Riparian Woodland (including the Southern Oak Woodland), and the Grassland are considered the most sensitive.

The riparian habitat types have high wildlife value and are generally declining in extent throughout the State of California. This habitat type covers about 328 acres or approximately 1.7 percent of the land area of San Marcos and are dominated by willows and mulefat, with scattered cottonwoods and sycamores.

The Grassland type covers about 1,698 acres or 8.8 percent of San Marcos's total land area. Many species which use the Grassland areas appear on local, state, and/or federal lists of species of special concern, including Golden Eagle habitat in the Merriam Mountain. Contained within the Grasslands of the Business/Industrial District are 275 acres of highly sensitive vernal pool habitats, protected by state and federal mandates.

The mixed chaparral is considered of moderate sensitivity. Occupying 3,566 acres or 18.6 percent of the city's land area, the chaparral supports a variety of sensitive plant species and associated wildlife.

Of all the natural vegetation types, the Coastal Sage Scrub is considered the least sensitive. Nevertheless, these areas also contain rare and endangered species. There are 2,927 acres of Coastal Sage Scrub, comprising 15.2 percent of the city's land area.

All of the natural habitat represents land for which open space use of varying recreational intensity would form a positive land use designation for the future.

#### *Surface Water Bodies*

Within the city and its sphere of influence, are a number of surface water bodies, the main four being Lake San Marcos, South Lake Reservoir, Thibodo Lake, and Jacks Pond. There are also smaller lakes in the northwest portion of the College Area and in the Barham area downstream of Thibodo Lake. Their locations are indicated on Figure 3, "Landscape Characteristics."

The largest is Lake San Marcos, which is privately owned and operated and serves both as an irrigation reservoir and a scenic/recreational resource. South Lake Reservoir was built in 1956 as a water storage reservoir. It has a storage capacity of 73.3 million gallons and an approximate surface area of 30 acres. South Lake is the subject of proposals for a new park and recreation area. Thibodo Lake is located downstream of South Lake Reservoir (is partly intended to serve as a retention lake in the event of dam failure at South Lake) and is the focus of a new park which is scheduled for development in the near future. Jacks Pond, located in the Barham/Discovery Community, was built in the late 1930's as an irrigation pond. The pond provides the focus for a proposed neighborhood park.

#### *Resource Conservation Areas*

There are four county-designated Resource Conservation Areas (RCA's) located in the city. Although there are no special legislative constraints on land use in these areas, they serve to reinforce the general understanding of the value of San Marcos' natural resources. (Further information on the RCA's may be found in the Conservation and Open Space Element of the San Marcos General Plan.) The RCA's often contain resources which will be held under open space which may be compatible with recreational use.

#### *Historic, Archaeological, and Agricultural Resources*

In addition to its wide variety of natural resources, San Marcos is also host to a range of cultural resources. According to the Regional State Historic Preservation Office and the San Marcos Historical Museum, the city contains around 31 important historic sites. (Ref: San Marcos General Plan p. D-13.) The majority of these sites are historic houses built in the late nineteenth century and early twentieth century and which are privately owned and occupied. There are also three old schools, the oak by which Twin Oaks Valley gained its name, an 1889 post office, the restored church, and two cemeteries.

There are generally strong feelings about the need to preserve "The Barn" when development of the "Heart of the City" Specific Plan proceeds. (See "Red Barn Park" in Section 3.5.) Consensus suggests that an alternative location should be found to which the barn could be moved.

Woods House, located in Woodland Park, was deeded to the city by the previous owner. There is a feeling that the intent of the "gift" is not being best met by the present use of the house, as a residence for an onsite park caretaker and that the building could instead be opened up for a more general community use. It might also be possible to combine both a caretaker and more public role for the structure.

Two old houses, the Cox House and Jensen House, could both be available on the market at this time and there might be some merit in the idea of purchase or development agreement in order to move these structures to a new site. The Cox House is in poor condition and subject to certain future use restrictions and thus purchase might be viable. It seems to have potential for use as a rentable space for functions such as wedding receptions, parties, etc. which could increase the viability of purchase and moving. Jensen House was recently bought by a group who are interested in redeveloping the site. Conditional approval for the development calls for relocation and adaptive use of the house within the city. (Readaptive use would be a private, not public, commitment.)

The Richland School, built in 1889, has been well maintained by its present owner who is currently developing a specific plan for the Hollandia Dairy and surrounding land holdings. Set up on a knoll, this building is highly visible from the road beside it and from State Route 78. Careful attention should be given to the aesthetics of any development or adaptive use proposals in order to ensure that the building's "community" value is not reduced.

There have been 84 archaeological sites identified within the city. Their location may not be published so as to preclude vandalism or exploitation, but their locations will be taken into account in the Parks Master Plan as appropriate.

The city has a long tradition of agricultural activity which contributes to its sense of identity. Currently over 3,240 acres of agricultural land support orchard and field crop production. The continued role of agriculture in the city will most likely be determined primarily by economic criteria. However, as long as such uses persist, they will contribute to a general perception of open space although they do not afford public access.

### 3.2 Suitability Analysis

Figure 4 shows a composite analysis of the environmental conditions in San Marcos, indicating those areas where open space usage is most required to protect the city's natural resources. This distribution pattern offers a significant opportunity: parkland can be located within the broader open space context both serving to contribute to the protection of natural resources and also deriving aesthetic benefit from those same resources.

The analysis was developed by ascribing a value to the following environmental conditions:

<u>Condition</u>	<u>Value</u>
< 25 percent slope	2
15 - 25 slope	1
Riparian/Riparian Woodland	2
Grassland	2
Mixed Chaparral	1
Coastal Sage Scrub	1
100-year floodplain	2

# SUITABILITY ANALYSIS

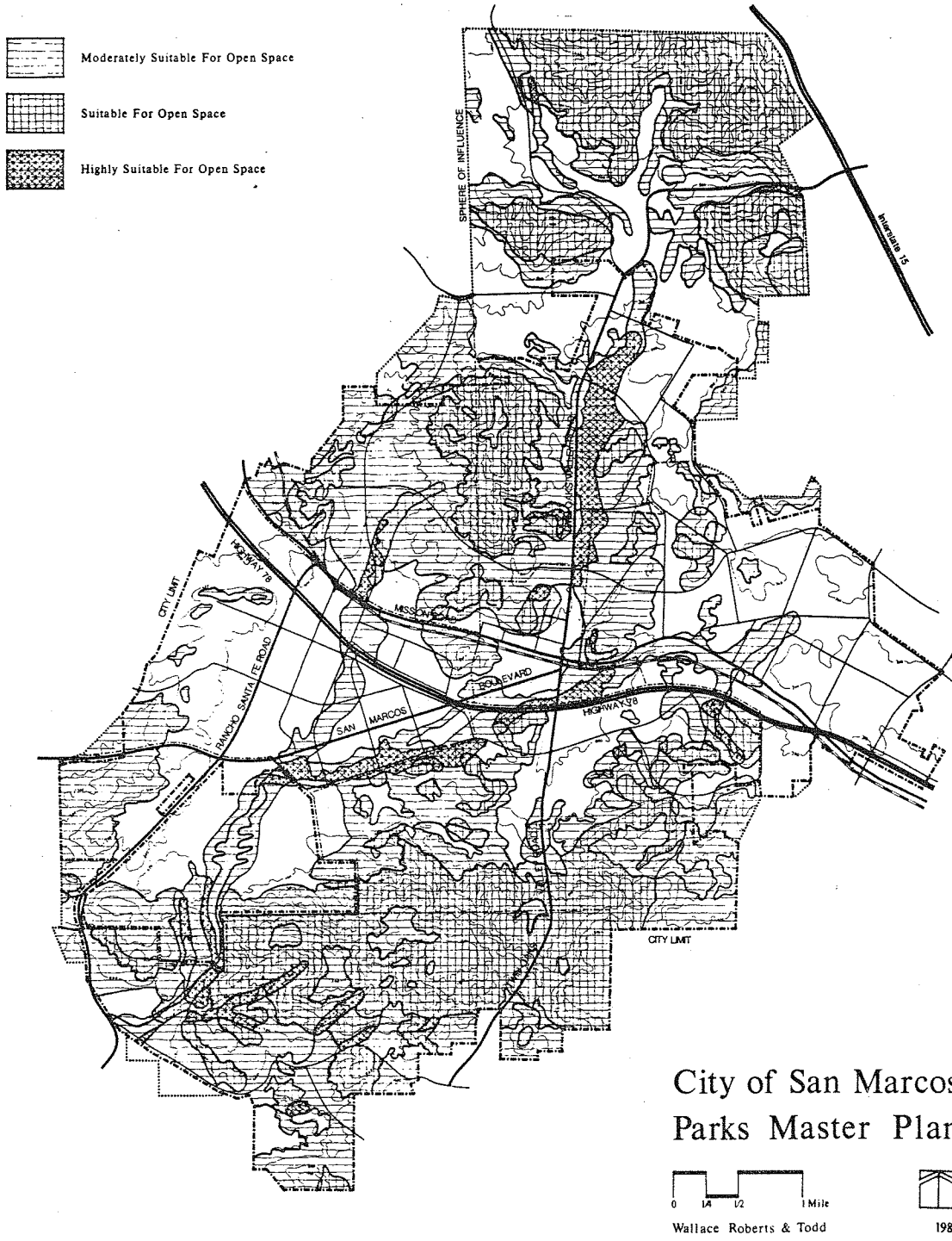


Figure 4

Where two or more conditions overlapped, their values were added together.

The Suitability Plan indicates three categories which correlate to the added values:

<u>Category</u>	<u>Added Value</u>
Highly suitable for open space	4+
Suitable for open space	3
Moderately suitable for open space	1 - 2

### 3.3 Demographic Characteristics

#### *Population Growth*

In line with nearly all North San Diego County communities, San Marcos has experienced rapid growth in the past two decades, a trend which will continue for some time to come. A 1970 population of 3,500 has swelled to an estimated current population of around 33,000. Planning for the parks system has been based on the assumption of a buildout population of 110,000 residents reached by the year 2005. These figures have been drawn from the City's planning for public facilities financing.

#### *Population Age Structure*

Figure 6 shows the total population numbers and percentage breakdown by age. San Marcos has displayed relative stability in its population age structure; in spite of its rapid growth, the percentages of total population of each age group did not change dramatically between the 1970 and 1980 U.S. Census.

The opening of the new California State University campus will bring a major change to demographic patterns in San Marcos. The Demographic/Market Analysis for the new campus recommends that CSU plan for an enrollment of between 15,000 and 21,000 by the year 2010. However, this projected influx of new residents in a sense forms a special discrete entity and planning for their needs will similarly be considered separately for the development of the Parks Master Plan.

#### *Household Income*

The population of San Marcos has a fairly high level of income with a median household income somewhat above the county median. (The 1980 Census indicates a San Marcos median household income of \$18,215 compared to a county median of \$17,107.) In spite of this, the 1980 U.S. Census indicates that 7.1 percent of households in the city fall below the poverty level threshold. While the majority of the population can probably afford either private recreation provision or a user fee structure for public recreation, there is clearly a section of the population for whom free recreation will be an important amenity. The 1980 Census also shows that the Lake San Marcos and Richland neighborhoods had the highest median household incomes but, generally speaking, the percentages of very low, low, moderate, and upper household incomes are fairly evenly spread throughout the city's eight planning neighborhoods.

## POPULATION GROWTH PROJECTIONS

Existing Population	1995 Population Projection	2005 Population Projection
33,000	58,600	110,000

Source: Wallace Roberts & Todd

Figure 5

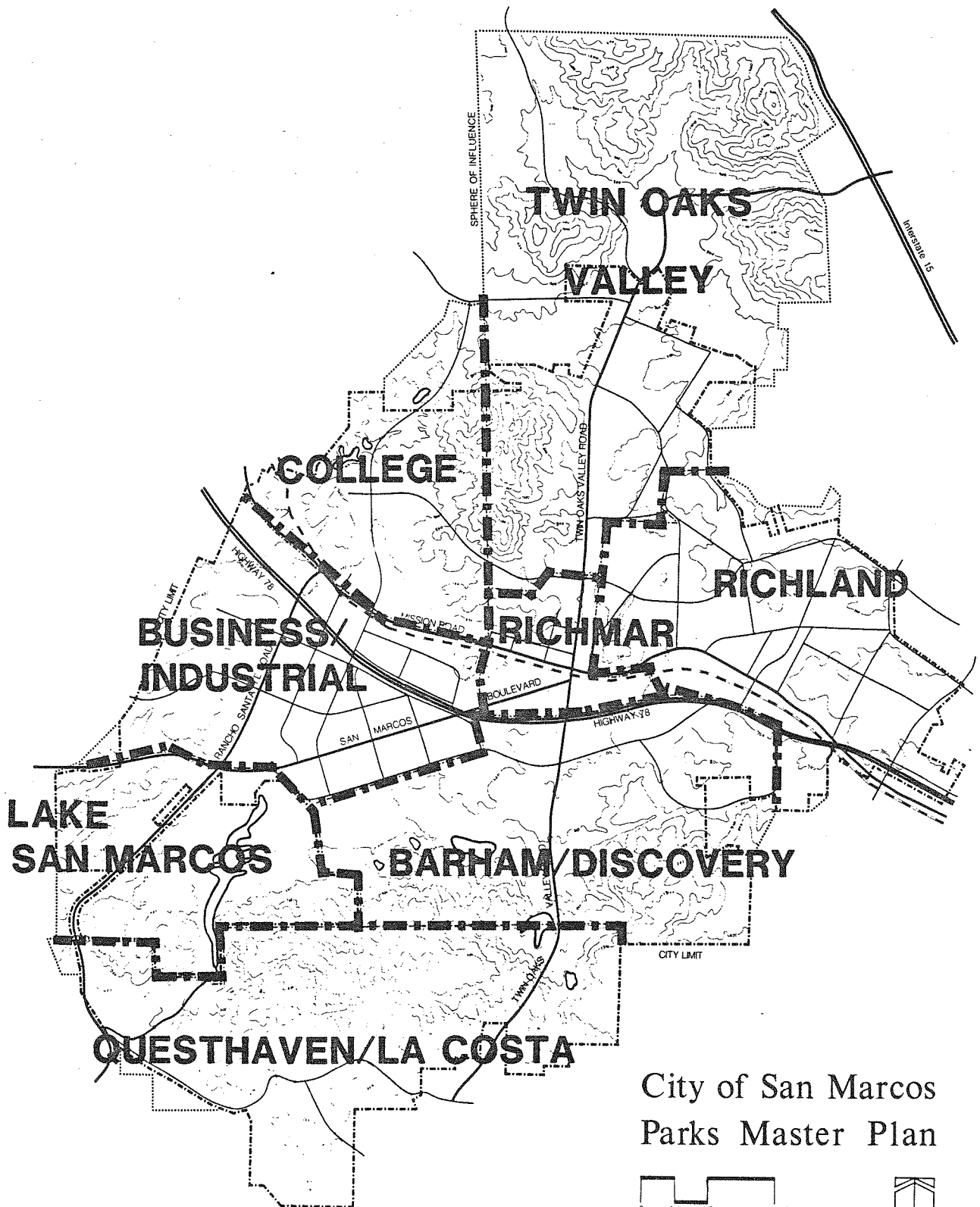
## POPULATION AGE STRUCTURE

Age	1970		1980	
	Number	Percent	Number	Percent
0 - 4 (Preschool)	287	7.4	1,445	8.3
5 - 19 (School)	1,119	28.7	4,081	23.3
20 - 24 (College)	218	5.6	1,219	7.0
25 - 54 (Working)	1,258	32.3	6,391	36.6
55 - 59 (Early Retirement)	214	5.5	784	4.5
60 + (Retirement/Senior Citizen)	<u>800</u>	<u>20.5</u>	<u>3,559</u>	<u>20.4</u>
TOTAL	<u>3,896</u>	<u>100.0</u>	<u>17,479</u>	<u>100.0</u>

Source: U.S. Census

Figure 6

# CITY COMMUNITIES



City of San Marcos  
Parks Master Plan

0 1/4 1/2 1 Mile

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1989

Figure 7



### 3.4 Planning and Development Context

#### *San Marcos General Plan*

In response to a rapid acceleration in development in recent years, the City completed extensive revisions to its general plan in 1987. The Plan contains: a Land Use Element, including citywide land use goals and policies followed by a plan for each of the city's eight communities (see Figure 7 City Communities); a Circulation Element; a Housing Element; a Conservation and Open Space Element, including a section on recreation; a Public Health, Safety, and Seismic Safety Element; and a Noise Element.

It is clearly most important for the Parks Master Plan to be consistent with the General Plan; it is the key document which governs the planning context within which the Parks Master Plan must operate. Furthermore, the Parks and Recreation Element is seen as the primary implementation tool for the Parks Master Plan, and it is a legal requirement that every element must be consistent with other general plan elements. The following section of this report summarizes the components of each of the existing elements which are pertinent to the development of the Parks Master Plan and the Parks and Recreation Element.

#### *Land Use Element*

The City Wide Land Use Element refers both to open space and park and recreation issues with stated objective to "...protect and enhance natural and cultural resources and promote recreational opportunities," and to "...encourage a wide diversity of parks, open space, recreational, and civic facilities to meet the needs of all segments of the population" (Ref: San Marcos General Plan, pp. A-1.0-6, A-1.0-7). Each separate community-related land use plan includes references to open space, parks, and recreation, and trails systems. Other related issues raised include drought tolerant species selection, water reclamation, resource conservation, buffer zones between land uses, aesthetics, private recreation scenic corridors, dedication and financing mechanisms, flood control, restrictions on development on hilltops and slopes, joint public recreation use of schools' sites, density averaging, and phasing of public facilities development.

In the most simple description, the General Plan indicates a pattern of low density residential in the northern and southern portions of the city sandwiching a denser core running east/west through the city centered on the industrial and commercial nodes along Route 78 and San Marcos Boulevard. (See Figure 8 Land Use Plan.)









Within the overall picture of citywide development, each of the eight neighborhoods is predicted to have a slightly different peak development period. Figure 9 ranks the neighborhoods in chronological order of development peak.

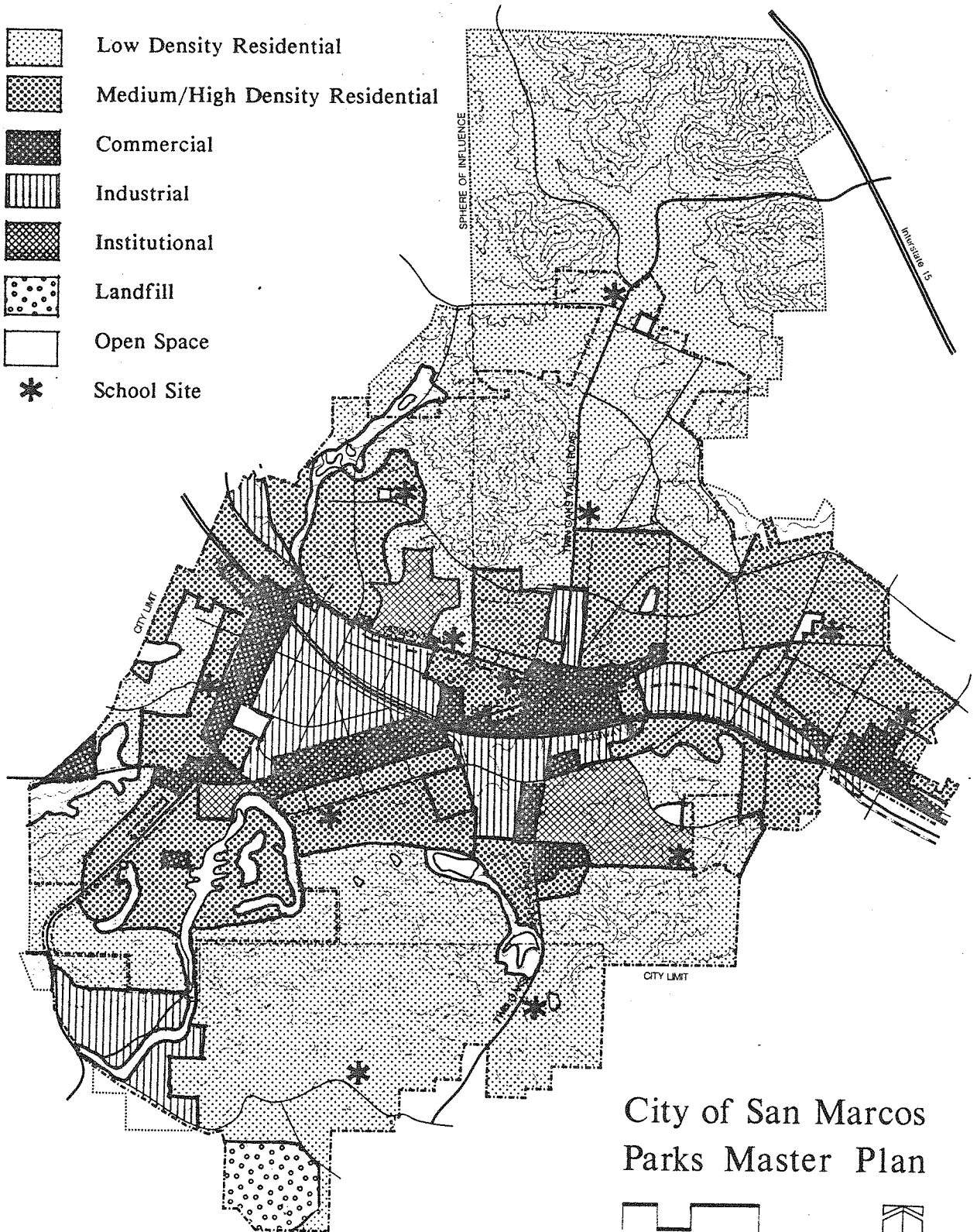
Development Phasing	Neighborhood Peak Development Period
1.	Lake San Marcos: 1963 - 1990
2.	Richland: 1969 - 1990
3.	College: 1965 - 1995
4.	Richmar: 1970 - 1995
5.	Business/Industrial: 1985 - 1995
6.	Barham/Discovery: 1983 - 2000
7.	Twin Oaks: 1977 - 2010
8.	Questhaven: 1990 - 2010

Source: City of San Marcos City Council Community Profile, 1987.

Figure 9

# LAND USE PLAN

-  Low Density Residential
-  Medium/High Density Residential
-  Commercial
-  Industrial
-  Institutional
-  Landfill
-  Open Space
-  School Site



City of San Marcos  
Parks Master Plan

0 1/4 1/2 1 Mile

Wallace Roberts & Todd



1989

Figure 8

As it is most difficult to retrofit an integrated open space/parks system, implementation should focus first on areas facing immediate development. Taking this analysis a step further the city may be divided into:

- . Areas already developed
- . Area under development or with permitted plans
- . Areas undergoing development negotiation
- . Areas yet to receive development proposals

Immediate attention should be given to these areas with plans in place but development yet to be completed.

#### *Circulation Element*

The main issue raised in the Circulation Element of relevance to the Parks Master Plan concerns the establishment of a comprehensive trails system to encourage pedestrian, bicycle, and equestrian use. Implementing strategies refer to selection of appropriate future trail locations, development of trail design standards, and acquisition/negotiation of right-of-ways, easements, and dedications.

The Element also refers to designation of local scenic roadways, including as an implementation strategy the requirement for "an open space easement of 50 feet from the ultimate width of the right-of-way along scenic routes, where feasible." Such an easement could offer opportunities for trails paralleling the carriageway.

#### *Conservation and Open Space Element*

The purpose of the Conservation and Open Space Element includes the identification of natural resources and open space areas, provision for the management of such environmental resources, and the promotion of outdoor recreation.

Specific issues relating to the Parks and Recreation Element raised include establishment of a trails system, coordination with the San Marcos School District for public access to school playgrounds, identification of the potential for a "linear park" along the railroad right-of-way, and possible afteruse of the San Marcos County Landfill.

The Element also identifies the requirement for Planned Residential Developments (PRD's) to set aside 40 percent of net acreage for common open space. (Ref: San Marcos General Plan p. D-7).

#### *"Heart of the City" Specific Plan*

The prospect of hosting a CSU campus prompted the City to reevaluate existing general plan land use designations in the vicinity of the university site. The "Heart of the City" plan addresses the campus area itself and in addition a proposed "Town Center" of mixed office, commercial and civic uses. Objectives of the plan include:

- . The establishment of an urban core and concentration of land uses with emphasis on pedestrian movement and mass transit, and the establishment of a central location for cultural facilities.
- . The provision of active and passive parks and recreational opportunities.

The following items of the plan are also of relevance to the Parks and Recreation Master Plan:

- . Low density residential designations in the plan (very low, estate, and single family densities) occur on steep slopes and units are intended to be clustered into "village" settings, with all development avoiding visual intrusion to highly visible slopes and ridgelines. This clustering approach should in theory facilitate the integration of a trail system along the open space corridors.
- . A floating school site designator has been applied near the intersection of Twin Oaks Valley Road and "H" Street for the reservation of a 10- to 15-acre elementary or junior high school.
- . The town center area includes both city-owned and private lots. Its central location makes it ideal as a community focal point and development possibilities include civic, cultural, transportation, and business uses, and a recreation center. Civil and cultural facilities should focus on a major central open space element possibly including a water feature.
- . A pedestrian link between the town center and campus should be provided; the plan suggests either parallel (or a single combined) pedestrian and commuter rail bridges crossing State Route 78.
- . A light rail system running from Oceanside to Escondido is currently being implemented and will include a station in the town center and branch down to the campus. Pedestrian links to stations and other mass transit facilities are essential.
- . The business park areas are to be of high design standard and include open space and pedestrian plazas throughout.
- . Campus design/layout emphasizes buildings on hillsides with open space and recreation elements located on the lower slopes.
- . A freeway park concept is to be applied to State Highway 78/Twin Oaks Valley Road focusing on their interchange.

#### *"Paloma" Specific Plan*

This plan, within the "College Area" of San Marcos, encompasses approximately 530 acres and includes 1,575 single family residential units, a neighborhood park, an elementary school site, and a fire station. The 10-acre school lot and 12-acre park combine to form the major land area users on a central 22-acre community services complex located at the southeast corner of the intersection of the proposed Borden and Las Posas Roads. In addition to the central park, five 1-acre mini parks are located in the scheme. Open space corridors, including trails, are to be maintained alongside these two roads. Trails are also proposed within the open space hillsides which form the majority of the open space areas.

A total of 212 acres (about 40 percent of the total acreage) are to be included in the open space category.

#### *"Twin Oaks Valley Ranch" Specific Plan*

Located in the southern portion of Twin Oaks Valley, this plan includes a residential community with an average density of 1.6 units per acre around a golf course occupying a total of around 675 acres. The golf course and proposed equestrian and pedestrian trails meet the plan's park dedication requirements. The San Marcos Creek runs through the western portion of the property and will be maintained as an open space corridor.

### *California State University*

In 1986, after carefully evaluating several properties in northern San Diego County, the California State University (CSU) Board of Trustees selected a site within San Marcos for a 304-acre upper division and graduate State University campus. The preliminary layout plans for the campus indicate the majority of the buildings clustered around the lower hillslope of the site with informal parkland on the hilltop and active sports provision such as baseball diamonds, soccer/football fields, tennis courts, and an athletic facility on the flat ground at the foot of the hillslopes.

### *"Quimby" Park Dedication Ordinance*

Chapter 19.40 of the San Marcos Municipal Code establishes the standards and requirements for park and recreation dedication and/or in-lieu fees. (The in-lieu fees have not been revised for many years and are probably lower than the market would dictate.) The section is modeled on a typical "Quimby" ordinance. The general standard set requires dedication of five acres of property for each one thousand persons residing within the city. This ordinance represents a major strategy whereby the City may continue to gain ownership of park facilities.

### *State Subdivision Map Act*

The State Subdivision Map Act allows the City to require payment of park fees or the dedication of park space in exchange for development approval. The City may also require a combination of fees and dedication, depending on its park needs. The precise details of a developer's park contribution are normally worked out through negotiations at the subdivision map stage. (Ref: San Marcos General Plan p. A-5.0-39.)

### *Public Facilities Ordinance*

Ordinance 88-799 (Chapter 20.12 Growth Management, of the San Marcos Municipal Code) establishes a public facilities approach to growth management which will allow the City to ensure that necessary public facilities and services will be available concurrent with the need for them. Parks and recreation facilities form one category of such provision. The ordinance establishes the requirement that "...all new development bear the cost of providing public facilities and services needed to manage the new development..."

### *Slope/Density Ordinance*

Added in 1978 as an amendment to the City's Zoning Ordinance, the slope/density breakdown establishes minimum lot sizes according to the percentage slope and zoning category. Minimum specified lot sizes vary from 6,000 square feet on slopes of 0 - 10 percent in the R-2 residence zone, to eight acres on slopes of 35 percent or greater in the A-1 and A-2 agricultural zones.

The slope/density ordinance may also be used as a basis for determining yield for an entire development property. The minimum lot size provisions then will not apply, the number of permitted developments being clustered leaving the remainder of the property as open space. This approach has, for example, been adopted in the "Heart of the City" Specific Plan.

### *Riparian Mitigation*

Some of the development and flood control measures being adopted in the city are resulting in the need for riparian mitigation at alternate locations. An independent study is currently being conducted to search for appropriate sites. (Ref: Michael Brandman & Associates 1988-1989.)

Coordination of these sites with the parks, open space, and trails systems of the city could offer many benefits both in terms of recreation and in the integration of mitigation sites into a much more extensive open space system.

### *Water Supply*

The future supply of water to San Diego County is a major regional issue. In 1980 the population of the County numbered 1,738,00. By the year 2000 a predicted population of 2,684,000 will have increased the demand for imported water by an average of 10,000-acre feet per year to around 650,000-acre feet. Depending on the water year, the amount of water available to the county (from the State Water Project and the Colorado River) could fall as low as 460,000-acre feet per year. (Ref: San Marcos General Plan. p. D-20)

Water reclamation will become ever more important as the years go by. Expanding irrigation of parkland in San Marcos's "Mediterranean" climate will involve the use of considerable quantities of water, a demand which could be met using reclaimed water if a supply were available. Such use would be consistent with the General Plan's Conservation and Open Space Implementing Strategy 15.3 which requires "...wastewater to be recycled and used for irrigation of open space and recreational and agricultural areas to the maximum extent possible."

The Vallecitos Water District holds reclaimed water in its Mahr Reservoir located just off Rancho Santa Fe Road in the La Costa area. The water is supplied from VWD's Meadowlark Treatment Plant. While only very limited use of this resource is made at present, it represents a considerable potential for the future. As part of VWD's ongoing preparation of a master plan, careful consideration is being given to potential future use of reclaimed water. Specifically VWD is looking for future potential users so as to appropriately plan for its own future operations. Close liaison between the City and VWD at this time would seem to be of mutual benefit.

The use of reclaimed water for irrigation is subject to the approval of the Regional Water Quality Control Board. At present, the Board has strict constraints in San Marcos on the quality of water used for irrigation purposes to the north of Route 78. However, due to considerably lower ground water quality conditions, south of Route 78 a Ground Water Basin Plan Amendment has been passed effectively allowing the use of reclaimed water for irrigation in this part of the city. (Water with a content of 3,500 Total Dissolved Solids is permitted as opposed to only 1,000 Total Dissolved Solids north of 78.) In order to be permitted to use reclaimed water for irrigation north of Route 78, the City or any other interested party would have to gain an amendment similar to that south of Route 78. This is an elaborate and potentially costly procedure involving, for example, extensive ground water and water discharge studies.

At present the pond within Woodland Park is supplied with well-pumped groundwater. This water is then also used for irrigation purposes.

Groundwater is also pumped to supply water for irrigation purposes at Walnut Grove Park. Although groundwater in the City of San Marcos is generally limited in supply and is of poor quality regarding potable supply, there may be potential for an increased use of this source for parks and open space irrigation in the future.

### *San Marcos County Landfill*

Located in the Questhaven/La Costa Meadows community, the San Marcos landfill occupies 219 acres and is owned by the County. Currently the future of the landfill is uncertain with closure, extended use, and the development of a "trash-to-stream" energy reclamation plant all possibilities.

There is clear potential for a parks and recreation afteruse following closure and final grading of the landfill. Precedent exists for a parks use combined with methane extraction gaining a "double-benefit" afteruse.

Item 1.7 of the Conservation and Open Space Element of the General Plan suggests that if "...other solid waste management facilities extend the life of the landfill a fee should be imposed for the provision of the park/open space areas."

### **3.5 Existing Parks and Recreation Facilities**

At present, the City owns eight wholly- or partially-developed park/recreation sites with a total acreage of approximately 75.5 acres of which 46.5 acres are already developed.

#### *Bradley Park*

Bradley Park, also known as City Park and Linda Vista Park, is the city's largest park comprising a total of 34 acres located at the intersection of Rancho Santa Fe Road and Linda Vista Drive. It is a sports oriented facility with 11 acres already developed and a further 13 currently under construction, leaving a final ten acres for future planning, design and construction. The site contains two flat areas divided by a short, steep slope. The "Upper Mesa" contains the area currently under construction for new active recreation facilities and yet to be planned acreages, while the already developed acreage is on the "Lower Mesa." The current facilities include two youth baseball fields, one lighted softball diamond, one lighted soccer field, two tot lots, horseshoe pits, a Boys and Girls Club, a snack center, and rest rooms.

One of the youth baseball fields is likely to be replaced by the development of a new "Outdoor Arena," a walled sports facility scheduled for construction after development of the Upper Mesa's 13-acre proposal. Costs have been estimated at \$275,000. Slated to come from the City of San Marcos Capital Improvements Budget (FY 1989 - 1990) is \$219,000; the remaining \$56,000, already encumbered, to come from the Community Parklands Act of 1986 (FY 1988 - 1989.)

#### *Walnut Grove Park*

With a total of 20 acres, 14 of which are already developed, Walnut Grove is the second largest park currently owned by the City.

The park, located at the intersection of Sycamore Drive and Olive Drive, is divided in half between equestrian use with two existing equestrian arenas and tentative plans for a trail "way station," and informal recreation focusing on picnicking and unorganized sports. A state grant has recently been received toward the cost of these improvements. The park is well located to serve as an equestrian staging area for possible future expansion of an equestrian trails system.

There is, located within the park, a mobile home providing for an onsite resident caretaker (it is a general objective of the City to locate a resident caretaker at each main park site), an Optimist clubhouse, playground equipment, picnic tables and barbecue grills, and permanent rest rooms.

### *Woodland Park*

With 11 developed acres located at the intersection of Bougher Road and Rock Springs Road, Woodland Park is currently the third largest park in the city. The main focus of the park is the Woodland Park Aquatic Center, a complex with three outdoor heated pools: a 25-meter racing pool, a 30- by 40-foot diving pool, and a 18-foot diameter wading pool. Support facilities include locker rooms, a snack bar, and a spectator seating area.

The park also includes picnicking facilities, a tot lot, two tennis courts, community youth building, rest rooms, and accommodation for an onsite caretaker. There is a need for additional off-street parking. The site is adjacent to Woodland Park School.

### *Red Barn Park*

This 6-acre site at the eastern end of San Marcos Boulevard primarily serves as a location for the "Barn Community Center" and its associated facilities but also includes a small park with tot lots and playground equipment. It hosts the Historical Society Museum, and offices for the Community Services Department. Under the "Heart of the City" Specific Plan proposals, this site will be completely redeveloped as part of the new civic center complex.

While the rest of the buildings are of little intrinsic merit, the Barn itself has considerable "community" value particularly amongst some of the older residents of the city. The relocation of the Barn and development of new facilities alongside it at its new location is, therefore, a popular current idea.

The removal of the facilities in this park will also necessitate alternative built provisions for the community programs currently offered at the Barn, and new offices for the Community Services Department; possibly as part of a proposed 25,000-square foot community center which is proposed as part of the new Town Center.

### *Joslyn Senior Center*

Primarily the location for the Joslyn Senior Center, this site also has a small park area of about one-half acre with a few tables and barbecue grills. Being adjacent to the current, temporary location of City Hall, the outdoor spaces' primary use is at lunchtime by city staff. The senior center itself has kitchen and rest room facilities and a number of community rooms catering to diverse activities. The 8,900 feet center can accommodate a maximum of 297 persons at any one time.

### *Bougher Park and Optimist Park*

These two small park parcels are both located in the Richland Neighborhood. Both are grass covered areas with a few picnic tables as the only facilities. Bougher Park is a triangular area of about three-quarters acre; Optimist Park comprises approximately one-quarter acre across from Richland School.

Figure 10 gives a detailed breakdown of facilities at existing parks within the city.



## EXISTING PARK FACILITIES

	Bradley Park	Woodland Park	Red Barn Park	Walnut Grove Park	Senior Center Park	Bougher Park	Optimist Park
ACRES							
Total	34	11	6	20	0.5	0.75	0.25
Developed	11	11	6	14	0.5	0.75	0.25
Planned	13						
Horseshoe Court	1						
Basketball							
On-site Caretaker		1	1	1			
Picnic Tables	27	6	6	3	3	3	2
Picnic Barbecue	7	5	2	2	2		
Picnic Shelter		4					
Turf Play	1	1	1	1	1		
Tot Lot	2	1	2	1			
Soccer Fields	1						
Ball Fields - Lit	2						
Ball Fields - Unlit	2						
Tennis Courts		2					
Swimming Pool		1					
Equestrian				1			
Permanent Restrooms	1	1	1	1			
Exercise Course	1						
Community Youth Building	1	1	1	1	1		

Source: City of San Marcos Community Services

Figure 10

### *School's Sites*

The City's primary Joint Powers Agreement (between the School District and the Community Services Department) for shared use of recreation facilities, covers four lighted ball fields located at San Marcos Junior High School, in the College Area Neighborhood.

In addition, sports fields at the Richland, San Marcos, Alvin Dunn, Woodlands, and Knob Hill Elementary Schools are used after school hours, primarily by youth soccer and baseball groups. Tennis courts at San Marcos High School are also available to the public during non-school use times. At Palomar College, there is, at present, some limited public use made of tennis courts, baseball diamonds, soccer fields, and a running track.

Figure 11 indicates the current status of school playgrounds in the city. There is a possibility of joint use for some of these facilities in the future but the City should not rely on such agreements as the basis of its recreation provision. At present, many school outdoor sites are used by unofficial recreational groups and multipurpose rooms are used by community groups.

### *Existing Recreation Programs*

The San Marcos Community Services Department organizes a wide range of programs offering primarily indoor recreation opportunities. These include aquatics, youth programs including preschool day care and after school "latchkey" provision, adult programs with both vocational and hobby-oriented courses, sports programs, and senior programs. These programs are primarily located at three locations. The Woodland Park Aquatics Center caters for swimming-related programs. It has three outdoor heated pools. The San Marcos Joslyn Senior center is the focus of senior's programs. The Barn is the primary location for other programs, providing for group meetings of up to 365 people. Associated with the Barn is a Youth Center which can accommodate 104 people and a community room for up to 50 people.

Additional community recreation/educational programs are offered by the Palomar College Community Education office. In addition to arts/crafts courses, the 1988 program included courses such as body/mind development, creative writing, parenting, vocational training, and courses offering college credits. The college also runs theater, music, and cinema series.

The Community Services Department also runs a variety of special events such as a Fourth of July Fireworks Spectacular, Halloween Carnival, and Labor Day Safety Faire.

### *Existing Private Recreation Facilities*

There are a variety of private recreational facilities and opportunities which augment the public provision. Operators of such facilities include approximately eight homeowner associations which support small private parks/open space and facilities and approximately 17 mobile home parks and several condominium complexes with facilities such as recreation rooms and private swimming pools.

Commercial recreation operators includes the California Sports and Fitness Center which provides racquetball, gymnastic, indoor soccer, jazzercise, and weight facilities. Other private recreation/leisure facilities exist at the Mor Farms Equestrian Center, Lake San Marcos, Twin Oaks Ranch, and the Golden Door Resort.

There are two golf courses in the Lake San Marcos area, both privately owned. The larger country club golf course is available to members and guests only. A smaller executive course is available for public use. An 18-hole golf course is currently planned to be developed in the near future in Twin Oaks Valley.

## SCHOOL PLAYGROUNDS

Neighborhood/Community	School	Acreage	Status
Richmar	San Marcos Elementary	3.68	Developed
Richland	Woodland Elementary	4.92	Developed
Business/Industrial	Alvin Dunn Elementary	4.40	Developed
Richland	Richland Elementary	4.5	Developed
Business/Industrial	Elementary		Proposed
College Area	Elementary		Proposed
College Area	San Marcos Jr. High	8.0	Developed
Barham/Discovery	Jr. High School		Proposed
Lake San Marcos	San Marcos High School	20.0	Developed
Twin Oaks Valley	New Horizons High School	1.0	Developed
Richland	High School		Proposed
Twin Oaks Valley	High School		Proposed
College Area	Palomar College	<u>11.65</u>	Developed
Total:		<u>58.15</u>	

Source: San Marcos School District

Figure 11



*Existing park and recreation facilities are integrated into the future park system.*

Palomar College also has recreational facilities, including a pool and a theater, which are available to the public.

### 3.6 Existing Park and Recreation Proposals

#### *Discovery Park*

Discovery Park comprises a total of 57 acres of proposed parkland. The total area divides into two parts, a 13-acre parcel to the northwest centered around Thibodo Lake and a 44-acre parcel leading from Thibodo Lake to South Lake. The 13-acre parcel has been under consideration for park use for some time and detailed plans exist for the implementation of recreation facilities which is anticipated in the near future although no firm date has yet been set. Two small state grants have been encumbered for a part of this development. The existing master plan calls for "... a 'natural type' park with passive recreation and nature study activities. The park will include parking, a user orientation kiosk, hiking and equestrian trails, a trail for the blind, a natural water feature with fishing docks, a picnic area (both individual and group sites), a youth day camping site."

Proposals have also been made by the Hidden Valley Railroad Association for a 5/12 scale, 15-inch gauge railroad. The authentic scale model engines would be capable of pulling passengers around a small circuit - the proposal being for a loop around Thibodo Lake with an extension of variable length down towards South Lake. The railroad could be a regional attraction and might, therefore, become one component in a more regionally-oriented park development. Preliminary indications are that the railroad would, at the least, be self-financing and could produce limited revenue.

#### *Paloma Park*

This 12-acre neighborhood park is included in the specific plan for "Paloma" planned community of the College Area to be sited alongside a 10-acre elementary school site.

Although the design of the park is yet to be finalized, preliminary studies indicate a program including tot lots, open play areas, ball fields, tennis courts, a picnic area, a swimming pool, a community building/youth center, a snack bar, rest rooms, and off-street parking.

The proposed site is at the junction of Las Posas and Borden Roads and would be connected by two greenbelt/trails, running parallel to those roads, to the wider city recreation network. The specific plan also proposes the location of four or five small (less than one acre) mini parks.

#### *South Lake Reservoir*

South Lake Reservoir is owned and operated by the Vallecitos Water District (VWD). Although the reservoir was originally used for storage of drinking water, this practice was abandoned in 1986 as the reservoir, being uncovered and having an earthen dam and floor, no longer met acceptable health standards. The reservoir at the present time is used only for storage of rainwater.

However, the VWD is currently in the process of preparing a new master plan for its operations and part of that plan involves possible future uses of South Lake. One of these would be the storage of treated water in the reservoir.

South Lake is a very attractive resource within the city from a recreation viewpoint. With the exception of Lake San Marcos, to which public access is almost entirely precluded by existing private development and land ownership, South Lake is the largest water body with public recreation potential. Furthermore, the lake's location could provide a valuable link between open space on the ridgeline to the south and the proposed Discovery Park to the northwest.

A joint committee should be formed to address parks and trails which are to be held in public ownership, the plan indicates areas of open space which will remain in private ownership but be subject to easements or similar agreements restricting future development. These areas, predominantly along the city's primary ridgelines and often accommodating a trail, will provide considerable visual amenity to the city as increasing development impacts upon San Marcos's present rural character.

The distribution of parks, trails, and open space in the plan reflects a twofold planning approach. On the one hand, an analysis was made of the special characteristics of the city's landscape to determine areas where open space and park uses were most suitable. This was complemented by a needs analysis projecting the distribution of population in the city at buildout and eliciting the community's recreation desires. The final plan thus reflects a philosophy of synthesizing "landscape" and "social" needs.

#### *La Moree Park*

Located close to the proposed California State University campus, this city-owned site is currently envisaged having potential for a complex of social service-related facilities in a "parkland" setting. The site totals 30 acres. There is some locational opportunity in, for example, coordinating a mutually beneficial intern program with the University. The Community Services Department is, at present, investigating a variety of agencies which could provide services needed within the context of the city's continued growth.

#### *Knob Hill Park*

This 3-acre city park has recently been proposed as part of an 80-unit apartment complex and will be adjacent to the newly developed Knob Hill Elementary School.

#### *Twin Oaks Valley Ranch Golf Course*

As part of the Twin Oaks Valley Ranch Specific Plan, which is now at construction phase, is a proposed new 18-hole golf course. The details of its operation are yet to be resolved but current indications suggest a facility available to the general public but operated by a private concessionary.

#### *California State University Campus*

The proposed plan in the "Heart of the City" study indicates a significant acreage of open space and recreation provision to be associated with the new CSU campus. A linear "paseo" park linking the campus to South Lake and thence to the wider recreation context is also delineated.

### **3.7 Existing Parks and Recreation Financing Methods**

This section presents an overview of existing methods used in the City of San Marcos to fund parks and recreation programs, department operations, capital improvements, and facility and park acquisition.

**CITY OF SAN MARCOS PARKS AND RECREATION RELATED BUDGETS  
FISCAL YEARS 1984/1985 TO 1988/1989**

<u>Department Budget</u>	<u>FY 1988/89</u>	<u>FY 1987/88</u>	<u>FY 1986/87</u>	<u>FY 1985/86</u>	<u>FY 1984/85</u>	<u>Average Annual Growth</u>	
						<u>Amount</u>	<u>Rate</u>
Community Services	\$458,350	\$463,225	\$420,020	\$398,787	\$385,681	\$18,167	4.4%
Public Works-Parks	<u>\$403,100</u>	<u>\$414,600</u>	<u>\$300,985</u>	<u>\$253,824</u>	<u>\$215,831</u>	<u>\$46,817</u>	16.9%
Total	\$861,450	\$880,825	\$721,005	\$652,611	\$601,512	\$64,984	9.4%

Source: City of San Marcos Operations and Maintenance Budget: FY 1987/1988 and FY 1988/1989

**Figure 12**

## *Operations*

Operations include parks and recreation programs, annual park and facility maintenance, and minor equipment acquisition.

## *Overall Annual Operating Expenses*

Annual operating costs associated with parks and recreation programs are found in the "Community Services" budget of the City's general fund, while costs associated with park and facility maintenance are found in the "Public Works - Parks" budget. According to the approved City of San Marcos Operations & Maintenance Budgets: Fiscal Years 1987-1988 and 1988-1989, the City has a budget of \$458,350 dedicated to community services, or parks and recreation programs, and a budget of \$403,100 dedicated to parks and parkway maintenance for fiscal year 1988-1989, for a total of \$861,450 budgeted for parks and recreation operating costs.

Figure 12 presents the Community Services and Public Works - Parks budgets for the last five fiscal years. Both budget accounts have shown steady growth over the last five years, except for a slight budget decrease between fiscal years 1987-1988 and 1988-1989. Overall, the budget increased by almost \$18,200 per year since fiscal year 1984-1985, for an annual growth rate of 4.41 percent. The Public Works - Parks budget increased by over \$46,800 per year, or 16.90 percent. Given that the annual inflation rate during this period was approximately 4 percent, and population grew at an additional 9.9 percent per year from January, 1985 to January, 1988, it appears that in recent years the parks and recreation program budget (the Community Services budget) has kept up with inflation, but has not kept up with population growth, while the parks and recreation maintenance budget (Public Works - Parks) has exceeded inflation and population growth.

## *Parks and Recreation Program Funding*

### Expenses:

The Fiscal Year 1988-1989 Community Services Budget may be divided into direct program costs, department labor costs, and department overhead costs, as shown in Figure 14. Direct program costs are those annual expenses directly related to program provision, while department labor costs and overhead costs are those expenses incurred that are necessary for the overall department operations, and, though incurred to administer programs, are not directly associated with any specific program. The total parks and recreation program budget for Fiscal Year 1988-1989 was \$458,350, or \$17.43 per resident per year.

As shown in Figure 13, estimated direct program costs constitute approximately 39 percent of the total Community Services Budget, while departmental labor costs constitute 46 percent of the total budget, and departmental overhead costs comprise 17 percent of the total department budget.

### Revenue:

The City of San Marcos generates earned revenue from a variety of user fees such as entry fees, admission charges, facility rentals, vending revenues, and program fees. The user fee amounts are based on the fees other jurisdictions and private facilities charge. The types of fees range from flat fees to percentage charges, depending on the type of event and whether the user in-turn charges admission to the public. Nonresidents tend to pay a higher fee schedule than San Marcos residents, capitalizing on the city's position as a subregional hub in North County. Earned income, however, must be augmented by general fund revenue.

## COMMUNITY SERVICES BUDGET

DIRECT PROGRAM COSTS		<u>PERCENT</u>
Sports - Consumable Items	\$ 16,300	
Sports - Program Equipment	2,400	
Sports Field - Assessment	12,000	
Class Expense	12,000	
Sports Camp	500	
Excursion/Trips	6,000	
Misc. Youth/Youth Overnights	700	
Summer Playgrounds	1,400	
KKC Supplies	2,400	
Pre-School Supplies	1,200	
Aquatic Supplies and Equipment	4,800	
Vending - Pool	2,300	
Holiday Program Supplies	1,200	
July 4th Supplies	500	
Triathlon	1,000	
Promotions	300	
Miss San Marcos	800	
Drama Supplies	100	
Drama Productions	600	
Seniors	3,300	
Salaries and Wages Part-time	<u>109,000</u>	
SUBTOTAL	\$178,800	39
DEPARTMENTAL LABOR COSTS		
Salaries and Wages	\$209,350	46
DEPARTMENTAL OVERHEAD COSTS		
Office Supplies	13,200	
Printing and Duplicating	8,500	
Telephone	7,600	
Utilities	23,500	
Travel and Subsistence	6,700	
Memberships and Subscriptions	500	
Janitorial Supplies	3,400	
Expendable Materials	500	
Repair and Maintenance - Buildings	2,500	
Commissions	3,600	
Pool - Major Repairs	2,900	
Capital Equipment	<u>5,900</u>	
SUBTOTAL	\$ 78,800	17
TOTAL COMMUNITY SERVICES BUDGET	\$457,450	100

Source: City of San Marcos Operations & Maintenance Budgets, Fiscal Years 1987-1988 and 1988-1989; and Economics Research Associates.

Figure 13



**SOURCES OF EARNED INCOME FISCAL YEAR 1988/1989**

<u>FACILITY RENTALS</u>	<u>PERCENT</u>
o Park Rentals	0.3
o Barn Rentals	5.8
Subtotal	6.1
<u>PERFORMING ARTS PROGRAMS</u>	
o Drama Youth Classes	0.0
o Drama Projects	0.3
o Dance/Culture	2.1
Subtotal	2.4
<u>SENIOR PROGRAMS</u>	
o Senior Citizen Center	3.5
o Senior Citizens Telephone	0.1
o Senior Classes	1.0
Subtotal	4.6
<u>SWIMMING PROGRAMS</u>	
o Public Swimming Fees	4.6
o Swim Passes	2.4
o Swim Instruction	4.5
o Special Classes	1.1
o Pool Vending	1.3
Subtotal	13.9
<u>SPORTS PROGRAMS</u>	
o Softball	16.2
o Soccer	7.2
o Basketball Fees	0.7
o Softball Tournaments	1.7
o Tennis Tournaments	0.2
Subtotal	26.0

(Figure 14 Continues...)

<u>SPECIAL EVENTS</u>	<u>PERCENT</u>
o Halloween	0.5
o Christmas	0.5
o Easter	0.4
o 4th of July	0.1
o Family Film Days	0.1
o Miss San Marcos	0.3
o Other Special Events	0.0
Subtotal	1.9
<u>YOUTH PROGRAMS</u>	
o Youth Physical Education	3.1
o Other Youth Programs	0.5
o Day Camp	0.5
o Rocky Raccoon	1.2
o Summer Playgrounds	8.5
o Outdoor Teen Club	0.0
o Morning Pre-School	5.5
o After School Programs	21.9
Subtotal	41.2
<u>OTHER PROGRAMS</u>	
o Bike Ride	0.5
o Adult Physical Education	1.3
o Other Adult Programs	0.6
o Excursions/Trips	1.4
o Miscellaneous Donations	0.1
Subtotal	3.9
TOTAL EARNED REVENUE	100.0

Source: City of San Marcos

Figure 14

The Fiscal 1988-1989 City Budget projects that Community Services will generate \$295,000 in earned income from entry fees, admission charges, facility rentals, vending revenues, and program fees. Earned revenue equals \$11.22 per San Marcos resident. These sources of parks and recreation operating revenue are listed in Figure 14. The three largest contributors of earned income are youth programs, sports programs, and swim programs, which in aggregate, contribute 81.1 percent of the total earned income budget for parks and recreation programs.

The total \$295,000 projected annual earned income is 64 percent of the operating budget for Community Services, and is 165 percent of the direct parks and recreation program costs. Thus it appears the City of San Marcos successfully earns revenue from parks and recreation programs to not only cover direct program costs, but to help cover a portion of departmental labor and general administrative costs.

The balance of the Community Services Department's budget, or 36 percent, is funded from the City of San Marcos' general tax revenue.

#### *Public Works - Parks Budget*

The budget for Public Works - Parks is used for maintaining 64 acres of park land and approximately 80 miles of parkway along public right-of-ways within San Marcos. These funds are also used to maintain the landscaping around City Hall, the Senior Center, The Barn, and for preparing city-owned athletic fields. The \$403,100 annual budget for these maintenance responsibilities are funded by a combination of general tax revenue, and lighting assessment districts.

#### *Capital Improvements*

Figure 15 presents current parks and recreation related capital improvement projects identified in the Fiscal Year 1988-1989 Budget. These projects total \$12,559,000 from 1988 to 1992, but in some cases include capital expenses, such as roads and creek enhancement, which are not strictly parks and recreation facilities. The City of San Marcos has not purchased new park land in a decade although it has recently received dedicated parkland including the 30-acre La Moree site.

#### *Financing and Acquisition Methods*

The City of San Marcos currently uses or will consider a variety of methods to acquire park land and finance recreation facility development, as follows:

- . Public Facility Fees
- . Development Agreements and Land Dedications
- . Assessment Districts/Mello-Roos
- . Redevelopment/Tax Increment
- . Grants
- . General Funds
- . Joint-Use Facilities

**PARKS AND RECREATION CAPITAL IMPROVEMENT PROJECTS**

<u>PROJECT</u>	<u>AMOUNT</u>	<u>SOURCES</u>	<u>YEARS</u>
Barham/Discovery Park	\$ 464,000	Public Facility Fees Public Park Fees	1988-1991
Upper Mesa Linda Vista Park	\$ 950,000	Mitigation Funds State Park Funds Public Park Fees	1987-1989
La Moree	\$1,000,000	Grants	1992-1993
La Moree	\$ 100,000	General Fund	1990-1991
Woodland Park Aquatic Improvements	\$ 45,000	Public Facility Fees General Fund	1987-1989
Paloma Park	\$ 500,000	Developer Fees (Public Facilities Fund)	1991-1992
San Marcos Creek Flood Control and Woodland Parkway to Lancer Park	\$9,700,000	Redevelopment Reimbursement District General Fund Public Park Fees Traffic Safety Funds San Marcos School District State Park Funds	1987-1988
Community Center	\$1,400,000	Redevelopment Funds	1988-1992

Source: City of San Marcos Operations and Maintenance Budget: Fiscal Years 1987-1988 and 1988-1989.

Note: All of these figures are in the process of being revised as part of the annual revisions to the city's five-year capital improvements budget.

**Figure 15**

### Public Facility Fees:

The City of San Marcos currently has a policy to require that all new development bear the cost of providing public facilities and the services needed to serve the new development, and has established a growth management program which ensures that all public facilities and services are provided. Under this program (Ordinance No. 88-799), the City of San Marcos has been divided into eight general plan neighborhoods. The public facilities and services element of the General Plan shall provide that new development may occur in each neighborhood only if it is found that all additional public facilities and services, including parks and recreation facilities and services, are provided before or concurrently with the development. It is the developer's responsibility to assure funding of these facilities and services, which may include, but not be limited to developer agreements, reimbursement agreements, assessment districts or community facility districts. A project applicant must pay a public facilities and services fee (currently an interim 4 percent of total project value, although this fee may be increased after further study).

This money is used to fund all public facilities. Parks and recreation facilities have to compete with other public infrastructure needs for a share of these funds. The Park fee is collected after the final map is approved and before the permit is pulled.

### Development Agreements and Land Dedications:

The City of San Marcos will accept park land and facilities provided by developers of large scale projects requiring discretionary approval. Developers will provide these facilities, guaranteed through a development agreement with the City, to both serve the new communities they are developing and to the requirements of the City's growth management and public facilities ordinance.

### Mello-Roos Community Facilities District:

The City, with cooperation from property owners, may form a special tax district to finance the development of park and recreation facilities, fund programs, and pay for maintenance.

Parks and recreation facilities may be financed by special annual tax in a Mello-Roos Community Facilities District. Tax exempt bonds, secured and amortized by these taxes, may be issued to pay for these public facility capital costs. Since property owners must vote to approve the special district, the districts under consideration tend to only involve areas where a few owners of large tracts of land want to develop their property.

### Assessment Districts:

The City, with the property owners, may form an assessment district to finance the development of park and recreation facilities, and pay for their maintenance. Annual assessments are paid. Tax exempt bonds, secured and amortized by these assessments, may be issued to pay for up front public facility capital costs. Since property owners must vote to approve the assessment district, the assessment districts under consideration tend to involve only a few owners of large tracts of land which they want to develop. A common type of assessment district or community facilities district under consideration is the Mello-Roos District.

### Redevelopment:

The City of San Marcos has two redevelopment project areas, and is currently in the process of establishing a third project area in the southerly Barham/Discovery Community and the Questhaven/La Costa Meadows Community. The City of San Marcos is considering using tax increment financing within its redevelopment project area to finance some parks and recreation

facility developments. in redevelopment project area. Tax increment may also be used to reimburse up front parks and recreation facilities a private developer provides.

#### Grants:

The City of San Marcos has applied for several state grants which, if awarded, will total \$451,000 for capital projects, as follows:

- . Community Parklands Act of 1986
- . 1984 Park Bond Act
- . California Park and Recreation Facilities Act of 1984
- . Community Parklands Act of 1988 (Proposition 70 Bond Act)

#### General Funds:

The City uses general funds to finance some parks and recreation facility development projects. Since general funds are limited, general funds often are a source of last resort. The City may also issue general obligation bonds to finance capital improvements and large-scale projects, but general obligation bonds require a two-thirds voter approval, which is very difficult to achieve.

#### Joint-Use Facilities:

The City of San Marcos has jointly developed ball fields with the school district at a local junior high school. The potential exists for the City of San Marcos to enter into joint-use agreements with Palomar College, the new State University planned for San Marcos, and the Vallecitos County Water District regarding South Lake Reservoir.

#### Other Sources:

Other private sources that provide recreational facilities and programs in San Marcos include homeowner's associations, mobile home parks, private clubs, and private commercial-recreation facilities.

There are approximately eight homeowner's associations in San Marcos. These homeowner's associations do fund the maintenance of small private parks and facilities, but in general, do not fund recreation programs.

There are approximately 19 - 21 mobile home parks in San Marcos. An estimated 8,500 residents live in these mobile home parks. The mobile home parks have some of their own facilities, such as community recreation rooms and swimming pools.

Finally, several condominium complexes in San Marcos have their own private recreation rooms and facilities.

Private commercial-recreation operators include the California Sports and Fitness Center which provides racquetball, gymnastic, indoor soccer, jazzercise, weight facilities, and the Eagle Bowl and the North County Bowl provide bowling facilities.

Other recreational facilities exist at Palomar College, including a pool and theater.

### *Existing Financial Conditions Summary*

The City of San Marcos has effectively raised operating revenue for parks and recreation programs from user fees, particularly related to junior, sports, and aquatic programs. Since earned revenue from City-sponsored programs appear to raise more funds than is directly needed to finance the program, there appears to be potential to earn more income from additional programs, particularly if current departmental staff and overhead is sufficient to administer additional programs. The City has not entered into any agreements with private concessions for providing additional recreation programs and services, and may want to investigate these options.

Maintenance costs are mostly funded from the City's general funds. The additional use of special assessment districts and user fees, particularly to maintain any extraordinary public recreation or open space improvements, should be investigated. The City currently does not have any land lease arrangements or concession agreements from which it may derive lease revenue to help fund maintenance costs or some capital improvements.

Finally the City appears to have adequate provisions for funding park and recreation acquisition and facility development in proposed new communities and existing redevelopment project areas. To some extent, the growth management plan policies attempt to acquire parks and recreation facilities for existing neighborhoods through the use of public facility fees and provision requirements on new residential development subject to the City's discretionary approval. However funding for parks and recreation facilities in older neighborhoods cannot be adequately funded through the mechanisms which apply to new development and additional funding sources will need to be utilized.

### **3.8 Needs Survey**

In November 1988 the City distributed a questionnaire regarding preparation of the parks master plan to each household in San Marcos. Approximately 17,000 questionnaires were sent out. When all the responses were compiled and analyzed, 148 had been returned, a completion rate slightly lower than 1 percent. A copy of the questionnaire with the compiled responses can be found in Appendix D.

The primary conclusions drawn from the completed questionnaires were:

- . The majority of respondents were not currently participating in any of the existing social, educational, or recreation programs. The main reasons seem to be a lack of knowledge of what was available, insufficient free time, and no interest in available activities.
- . With regard to the existing parks facilities, negative responses included that the parks were perceived to be unsafe, that there was too low a standard of maintenance, and more specifically, that there were insufficient tennis courts available. Positive responses on the other hand stressed general satisfaction with existing parks.
- . The most frequent recommendation from respondents was to increase the number of parks in the city. Other recommendations included increasing publicity of available facilities and programs, provision of a municipal golf course and/or driving range, provision of increased and more affordable child care, adding more trails, improving rest room facilities, provision of additional tennis courts and tennis lessons, provision of a year round pool, and more sports for children.
- . A large majority of respondents indicated that they would use a comprehensive trail network if one existed in the city.

# CONCEPT PLAN

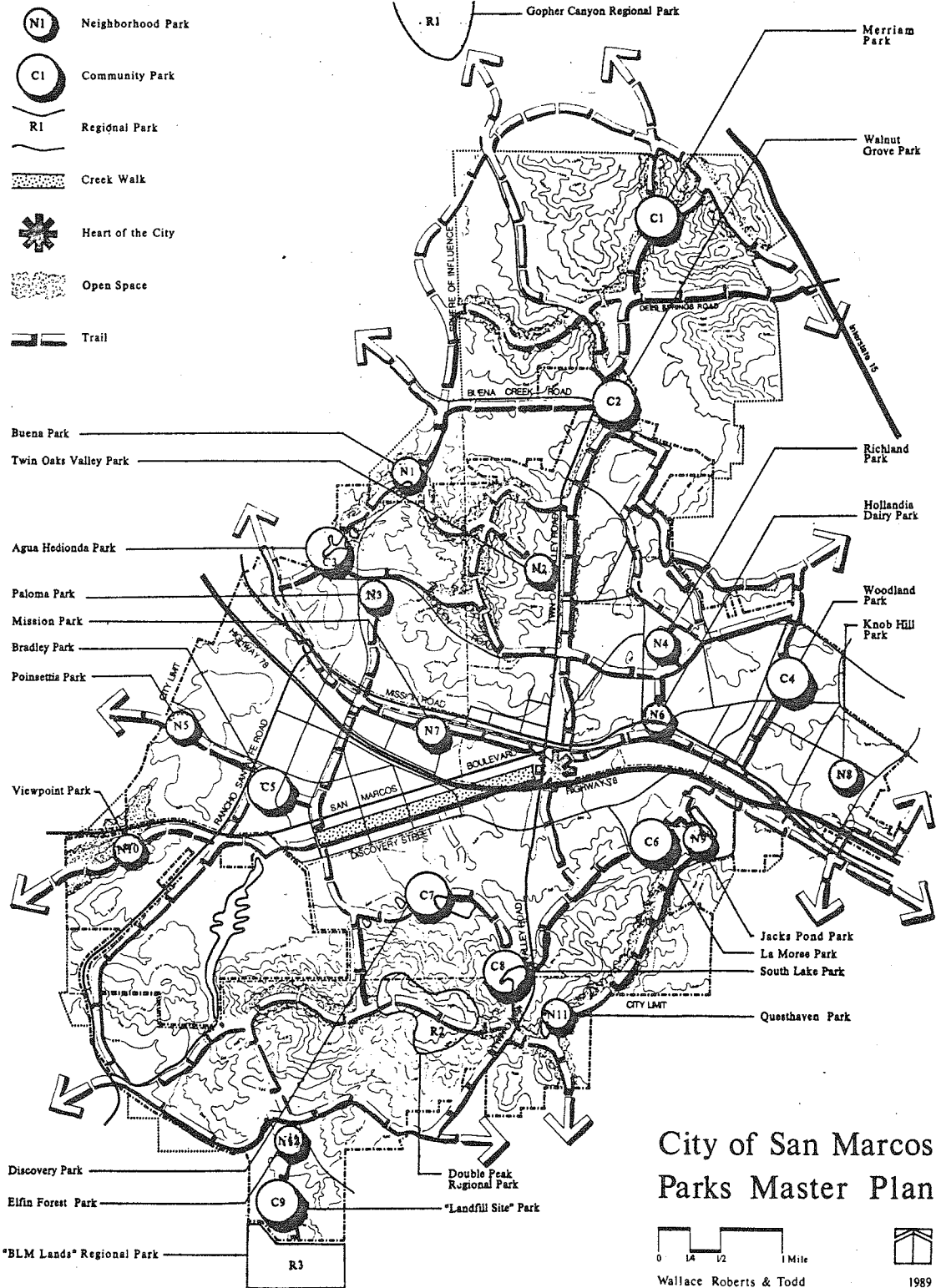


Figure 16



## 4.0 THE PLAN

From the analysis of recreational needs, environmental resources, development patterns, and financing, a conceptual plan was prepared describing the city's recreation facilities envisaged at buildout. The plan, with a variety of recreational opportunities spread throughout the city, was revised and refined through public meetings and in collaboration with city staff. The final version is described in the following sections.

### 4.1 City Wide Concept

The primary components of the plan are 12 neighborhood parks, 9 community parks, 3 regional parks, and a city-wide trail system. Figure 16 diagrammatically identifies the locations of these components in the city. Each of the park sites on the concept plan is identified by a code, for example N12 ("Elfin Forest Park"), which can be cross-referenced to Figure 17 which lists existing and proposed park acreages. Because it is difficult to predict exactly which land will be most suitable and readily acquired, Figure 17 typically indicates a range of new/additional acreage for each proposed park or expansion. The "Park Development Zone" column indicates the acreage of a zone within which this new/additional parkland will be found. The park development zones for each site are shown in Sections 4.5 and 4.6 which include detailed descriptions of each park site.

#### *Regional Context*

The planning for parks and recreation in San Marcos is both influenced by the surrounding region and also has direct impacts on immediately adjacent areas. Figure 18 summarizes these implications, identifying the locations of regional parks, both existing and those proposed in San Marcos, the locations of existing public golf courses, and the major trail linkages which could potentially link the recreation system in San Marcos to the parks and trails of adjacent areas. (Trail linkages are described in more detail in Section 4.7.)

### 4.2 Park Acreage Standards

Establishing a numerical standard for parkland provision is necessary to furnish the city both with a figure for long-range planning and negotiation and also a yardstick by which progress towards the parks goal at buildout can be measured. Specifically, the standard can assist compliance with the recommendation of the Growth Management Task Force that "... public facilities necessary to serve development are in place prior to or concurrent with development."

Determination of a standard relevant to San Marcos involved a study of national/generic standards, comparative studies of other communities' standards (see Appendix A), a review of relevant legislation, correlation to the fiscal capacity of the city particularly with regard to maintenance implications, and an assessment of the impact of different dedication levels on developers.

A figure of 5 acres per 1,000 population for local parks was determined to be realistically achievable, legally defensible, within the city's maintenance potential, and matched with the dedication requirement already in place in the City's Quimby Ordinance. Local parks include both neighborhood and community parks.

**SAN MARCOS PARKS MASTER PLAN  
EXISTING AND PROPOSED PARK ACREAGES**

Park Name	Existing Acres	Park Development Zone**	New/Additional Park Acres	Average Total Acres at Buildout +
<b>Neighborhood Parks</b>				
N1 Buena	-	65	12-16	14
N2 Twin Oaks Valley	-	38	16-20	18
N3 Paloma	12*	-	-	12
N4 Richland	-	80	10-14	12
N5 Poinsettia	-	70	16-20	18
N6 Hollandia Dairy	-	65	12-20	16
N7 Mission	-	50	6-14	10
N8 Knob Hill	-	14	3	3
N9 Jacks Pond	-	40	6-14	10
N10 Viewpoint	-	28	6-10	8
N11 Questhaven	-	50	6-10	8
N12 Elfin Forest	-	80	16-20	18
<b>TOTAL</b>	<b>15</b>	<b>580</b>	<b>109-161</b>	<b>147</b>
<b>Community Parks</b>				
C1 Merriam	-	90	26-46	36
C2 Walnut Grove	20	40	22-26	44
C3 Agua Hedionda	-	75	15-25	20
C4 Woodland	11	15	7-11	20
C5 Bradley	34	40	20-32	60
C6 La Moree	30*	-	-	30
C7 Discovery	-	85	57	57
C8 South Lake	-	65	44-56	50
C9 Landfill Site	-	250	82-90	86
<b>TOTAL</b>	<b>95</b>	<b>660</b>	<b>273-343</b>	<b>403</b>
<b>Regional Parks</b>				
R1 Gopher Canyon	-	-	420-500	460
R2 Double Peak	-	-	200-240	220
R3 BLM Lands	-	-	100-180	140
<b>TOTAL</b>			<b>720-920</b>	<b>820</b>

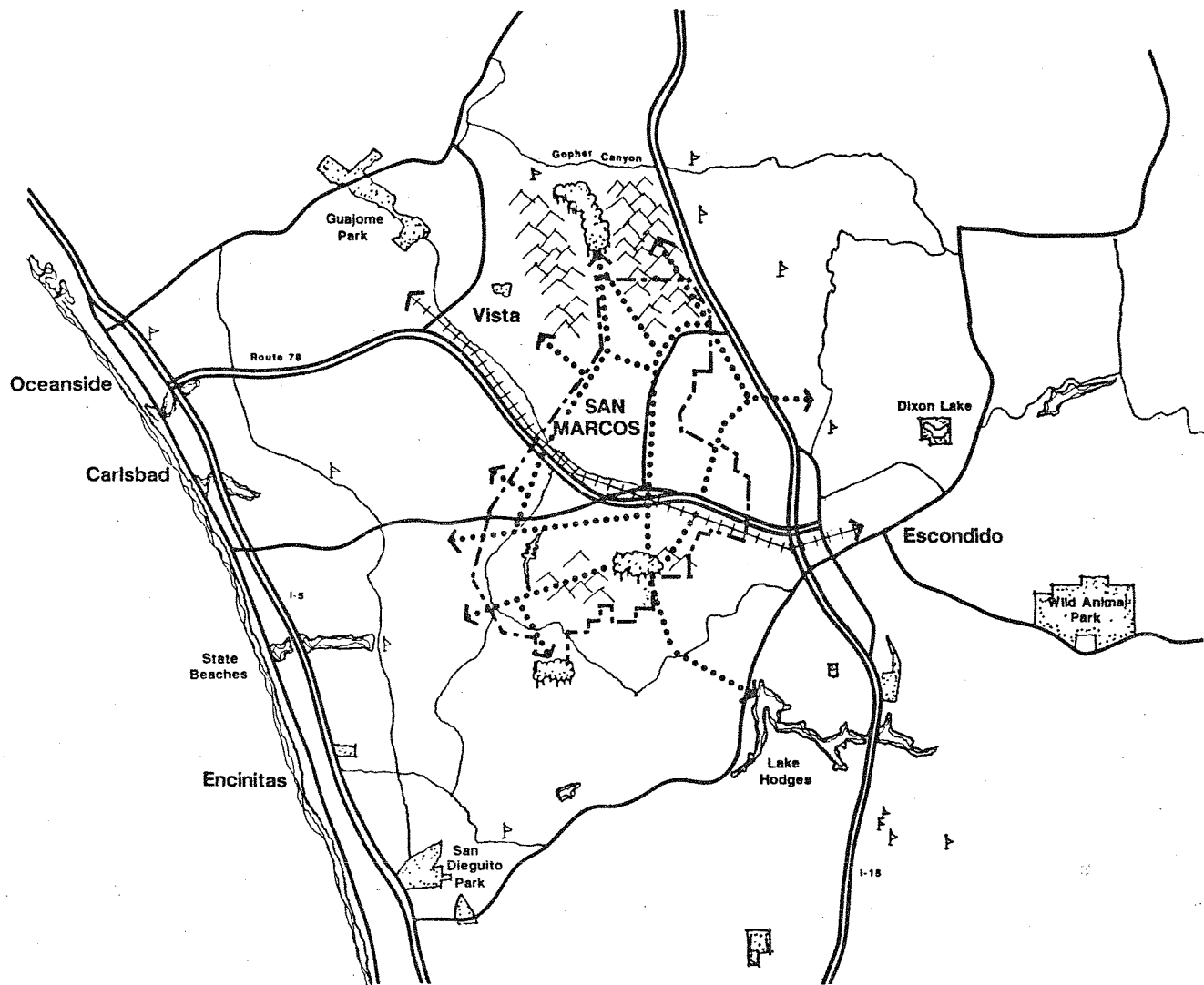
\* Existing proposals considered definite.






\*\* Area within which new/additional park acreage could be located.

+ Sum of existing acreage and average of new/additional park acreage.

Figure 17

# REGIONAL CONTEXT



-  Existing Park
-  Proposed Regional Park
-  Golf Course (Open to the Public)
-  Oceanside to Escondido Regional Trail  
(AT & SF Railroad Corridor - Proposed)
-  Proposed San Marcos Trail System

## City of San Marcos Parks Master Plan

Wallace Roberts & Todd



1989

Figure 18

The Master Plan also addresses a variety of other types of recreational open space including:

- . A trails system and small mini-parks of around one acre generally to be located as an opening out of the trail system,
- . Special "parks" such as an urban plaza in the new civic center complex and a pedestrianized walk through the commercial core south of San Marcos Boulevard, and
- . About 800 acres of potential regional parkland which will provide more extensive, passive type of recreational opportunity.

The development of proposals regarding trails, special parks, and regional parks responded to the unique opportunities and character of San Marcos rather than a numerical standard; all of these are to be considered in addition to and separate from the basic 5 acres per 1,000 target for local parks.

Similarly joint use agreements for sharing of sports facilities owned by the School District, Palomar College, or the proposed California State University campus will not be considered to contribute towards the 5 acres per 1,000 standard although such agreements are seen as valuable and worthy of pursuit.

Figure 19, "Comparative Park Standards," summarized the acreage per 1,000 population standards of a variety of authorities reviewed. The National Recreation and Park Association and Urban Land Institute standards are viewed as rather idealistic. Similarly the San Diego County standards have never been reached. In reviewing other communities' standards, the 5 acres per 1,000 of local parks and over 7 acres per 1,000 of regional parks called for in San Marcos either match or slightly exceed those called for in other communities.

### **4.3 Plan Components**

#### **Neighborhood Parks**

The plan includes a projected total of 12 neighborhood parks, each of which is described in detail in Section 4.5. These will typically range in size from 5 to 20 acres, and are intended to serve the community within a service radius of 0.75 miles. Although the precise nature of each site will vary, neighborhood parks will generally be active sites including provisions such as ball fields, tennis and basketball courts, open play areas, playgrounds and tot lots, picnic facilities, swimming pools, community buildings, and onsite parking. Where appropriate neighborhood parks will be located adjacent to school sites.

The total area of neighborhood parks projected for buildout is 147 acres, or approximately 1.3 acres per 1,000 population.

#### *Community Parks*

The plan includes a projected total of eight community parks each of which is described in detail in Section 4.5. Community Parks will range from 20 to 100 acres and will provide special community and recreational facilities which will serve the entire city. These parks' characteristics will range from essentially passive parkland focused on a special landscape feature such as a lake, to intensively developed park sites providing for a range of active sports activities.

The total area of community parks scheduled for buildout is 403 acres or approximately 3.7 acres per 1,000 population.

## COMPARATIVE PARK STANDARDS

	<u>Park Type</u>	<u>Acres/1,000</u>
National Recreation and Park Association <sup>1</sup>	Local Parks	10
	Regional Parks	20
Urban Land Institute <sup>2</sup>	Local Parks	10.5
	Regional Parks	15.0
San Diego County <sup>3</sup>	Local Parks	15
	Regional Parks	15 - 30
Santa Maria <sup>4</sup>	Local Parks	5
	Regional Parks	5
Carlsbad <sup>5</sup>	All Parkland	7.29
Newport Beach <sup>6</sup>	All Parkland	5.47
Escondido <sup>7</sup>	Local Parks	3.0
	Regional Parks	20
Oceanside <sup>8</sup>	Local Parks	4 - 25
	Regional Parks	15 - 18
Vista <sup>9</sup>	Local Parks	4.41

Sources:

1. San Diego County General Plan Recreation Element. 1982. p IV-13
2. DeChiara and Keppelman. Urban Planning and Design Criteria. p 363
3. San Diego County General Plan Recreation Element. 1982. p IV-13
4. City of Santa Maria Comprehensive Park and Recreation Plan. 1982. pp 50 -51
5. See: Appendix A - Comparative Studies
6. See: Appendix A - Comparative Studies
7. See: Appendix A - Comparative Studies
8. Oceanside General Plan Education and Recreation Facilities Element. 1974. p 10
9. See: Appendix A - Comparative Studies

Figure 19

### *Regional Parks*

The plan includes three proposed regional parks each of which is described in detail in Section 4.6. These parks will be in excess of 100 acres providing extensive essentially passive recreation opportunities such as hiking and equestrian use, nature study, and picnicking. The location and extent of these parks does not reflect a numerical standard but rather the location of particular opportunities and special landscape characteristics.

### *Trail System*

The Concept Plan (Figure 16) indicates major trail corridors in the city. These will include both a highly developed trail type which will be suitable for handicapped use in addition to walking and regular bicycle use and multiuse trails which will be of rougher construction for hiking, mountain bicycle, and equestrian use. The system is described in more detail in Section 4.7.

### *Mini-Parks*

In addition to the neighborhood, community, and regional parks there will be an undetermined number of mini-parks: small park spaces of around an acre in size which will be encouraged in residential neighborhoods to allow for easily accessible play areas and visual relief among the lot pattern. Wherever possible these mini-parks will be sited as openings along the trail system, allowing them to also serve as rest areas, way stations, and staging areas. Wherever possible they should be well served by the bike path system.

These small parks should be designed to include playgrounds and/or tot lots, family picnic facilities, benches and a grassy open play area. They should be designed with an adequate buffer from adjacent streets and neighboring homes for safety and noise mitigation. Mini-parks may be developed and maintained by the homeowner's association depending on their location and their compatibility with the overall park system.

### *Open Space*

The concept plan (Figure 16) indicates areas of open space, generally forming a corridor through which the more rural sections of the trail system will pass. The intention of these areas is to provide a buffer of open space land to be maintained under natural vegetation which will provide aesthetic benefit to the city in general and the adjacent trails and parks in particular. These areas would remain under private ownership, thereby removing any acquisition cost to the city as well as avoiding any additional liability and maintenance costs. In addition to responding to the position of the trails, the distribution of open space areas reflects areas which were indicated on the suitability analysis map (Figure 4) as being of particular environmental value.

### *Joint Use Agreements*

There is significant potential within San Marcos for the negotiation of joint use agreements which would add to the range and extent of recreational opportunity in the city. The San Marcos Unified School District, Palomar College, and the San Marcos State University all have facilities which may not receive full use either throughout the entire day, over weekends, or during vacation periods in the academic calendar. While such agreements may be of considerable value and should be pursued by the city, they should not be seen as contributing to the requirements for public parks and recreation facilities described in this plan but rather as an additional bonus for the city and its residents.

## *Private Parkland*

It is fairly common for larger subdivisions to develop private park and recreation facilities exclusively for the use of the development's residents. These facilities and parks, not accessible to the general public, are typically maintained by a home owners association. Facilities of this type will probably form a component of the future recreation provision in San Marcos. However, they cannot be seen as part of the public park system and should not be credited against developer agreements for the dedication of public parkland or related fees.

### **4.4 Program Elements**

The Parks Master Plan includes a wide range of facilities and opportunities for recreation including provision for active sports such as baseball or athletics, more passive recreation such as hiking or picnicking, community facilities ranging from day care provision to community centers, and a variety of more specialist program elements.

The development of the program for San Marcos has responded both to general programmatic and recreation standards, and more specifically, to the needs assessment analysis conducted during the development of the master plan. (For a more detailed discussion of standards as applied to active sports facilities, see Appendix E.)

#### **Active Sports**

The active sports provisions can be divided into court sports, field sports, and special activities:

##### *Court Sports*

- . City gymnasium - a major built facility requiring a total of 4 - 6 acres for the building itself and associated parking. The facility could be city owned and operated, charging user fees; alternatively, some discussion about a joint use agreement with the school district and/or Palomar College has also occurred.
- . Court sports complex - a lighted outdoor complex containing two tennis batteries (eight courts), four basketball courts, and four joint volleyball/badminton courts, associated parking, and changing/rest room/refreshment concession giving a total area requirement of 4 - 6 acres. This complex will be city owned but could be operated by a nonprofit concession.
- . Tennis - a city wide total of 56 courts. Each requires a use area of 60 feet by 120 feet. Multiples can be designed with 10 to 12 feet between courts laid out side by side.
- . Basketball - a total of 21 courts each with a use area of 104 feet by 70 feet with six car parking spaces required nearby.

##### *Field Sports*

- . Combination athletics track/football field - a quarter mile running track with a football/soccer field in the center will require an area of approximately 750 feet by 275 feet. The amount of parking required for the facility will vary significantly with the extent of spectator provision. As a general guideline a minimum of one parking space for every three spectator seats should be provided.
- . Lighted baseball diamonds - a city-wide total of 18 lighted diamonds each requiring about 1 acre of space.

- . Softball diamonds - a total 28 softball diamonds. Each requires almost 1 acre of land but these fields may be designed into combination sports fields; for example, in combination with soccer or football fields.
- . Football fields - one lighted football field requiring a use area of about 170 feet by 370 feet.
- . Soccer fields - four lighted fields each requiring a use area of about 330 feet by 200 feet. Soccer fields can be designed as combination facilities with football and/or softball.
- . Multipurpose football/soccer fields - a total of eight fields which can be designed in combination with softball diamonds. Each should be approximately 160 feet by 360 feet.
- . Outdoor sports arena - an open area, approximately 200 feet by 85 feet with 57 parking spaces, is being developed at Bradley Park.
- . Croquet - a croquet lawn requires a level use area of about 45 feet by 75 feet, it could possibly be located alongside the Joslyn Senior Center.

*Special Activities*

- . Swimming pools/water play areas - the city already has a community swimming pool complex at Woodland Park. The proposed park programs would add, by buildout, three new neighborhood pools, one additional community pool complex, and three new water play areas. Each of the neighborhood pools will require a minimum of about 1 acre, which allows for a pool 75 feet by 36 feet with associated facilities and parking for 90 vehicles. Community pool complexes will require an area of approximately 6 acres accommodating a 50-meter pool and associated facilities including parking. User fees will be charged at both neighborhood and community parks. Water play areas are envisaged to be creative designs using a variety of spray pools, jets, fountains, sprinklers, shallow splash pools, etc. Different areas may be designed for children of different ages, especially providing safe, quieter areas for toddlers which should be close to a lawn or terrace where parents could sit and watch. It is possible that sites could combine a standard swimming pool with more innovative water play features.
- . Golf courses - an 18-hole golf course will typically require in excess of 150 acres, and is a special use which falls outside of the standard local parks provision. In view of the large number of golf courses to be found in the region, provision of a municipal golf course should not form part of the city's endeavors to provide for public recreation at this time.
- . A family golf center providing, among other amenities, a golf range, miniature course, and a clubhouse on approximately 15 to 20 acres of land, such as the model developed by PGA Tour and PGA of America or a similar facility. Initial proposals indicate a long-term lease of the required acreage by the city to a corporation which would finance construction and maintenance/operational costs. The facility would both offer recreational opportunity to the region and generate income for the city.



## Passive Recreation

The program elements for more passive types of recreational opportunity include:

- . Playgrounds and tot lots - play areas for a variety of age groups will total 0.4 acres per 1,000 population, or 44 acres at buildout.
- . Picnicking - picnic facilities for families and groups with tables, benches, barbecues, etc. Group facilities should include a shelter where seating and tables can be located protected from the sun or rain. A 20- by 30-foot shelter can accommodate about 60 persons seated at picnic tables, while a 30- by 50-foot shelter will seat approximately 150 people. Picnic sites will average 2 acres per park site.
- . Open field play areas will be reasonably level grass sites with no obstructions such as trees. In places simple markings could be included for park users to set up informal games such as volleyball.
- . Equestrian facilities will focus on two sites -- expanding and improving the existing facilities at Walnut Grove Park and also establishing new equestrian facilities under a concessionary arrangement at the proposed Double Peak Regional Park.
- . Camping facilities for tent use, vehicular use, or both are included in the programs for the Discovery, South Lake, and "Landfill Site" community parks and Gopher Canyon, Double Peak, and BLM regional parks. User fees will be charged for camping sites; the facility at the "Landfill Site" will accommodate RV's and trailers and could be operated under a concessionary arrangement generating income to the city.
- . Fishing - water bodies which fall within public parks will be stocked for fishing as appropriate. Although the improvements required for fishing activities are minimal, attention should be given to fishing requirements in the site design for each park containing appropriate water features. User fees may be charged either through a permit system or day fees collected onsite.
- . Boating - a concessionary facility allowing for public rental of small boats such as rowing boats, canoes, or paddle boats is envisaged at South Lake.

## Community Facilities

The master plan includes a variety of social service buildings in addition to the parks and recreation facilities. These include:

- . Two major community centers; one to be constructed in the near future as part of the new civic center complex and a second projected for when the city's population exceeds 60,000. These centers are likely to be in the range of 25,000 square feet.
- . A total of eight smaller community buildings to be located on park sites; these will provide day care and latchkey facilities, youth and other community group meeting places, doubling as general meeting places for additional community activities. Typically these community buildings will be approximately 6,500 square feet;
- . Where appropriate, day care facilities will be located close to major public transportation nodes;
- . A special social service complex at La Moree Park developed in collaboration with nonprofit community organizations;

The existing "Red Barn" which is used for community events will need to be moved from its present site, possibly to a proposed "Old San Marcos Park" opposite the existing fire station adjacent to City Hall;

The existing Joslyn Senior Center will be expanded in two separately phased extensions of 3,000 square feet each to be implemented within the next ten years. Some grant money has already been set aside for these expansions. It is also recommended that a child care facility be added adjacent to the existing senior center, the two facilities together forming an intergenerational social service complex.

When the city administration moves to the new civic center, a portion of the existing city hall buildings could be made available for use by community groups and/or for use as office space for the Community Services Department.

When the Chamber of Commerce vacates its present premises to move to the new civic center, the building it currently occupies could be adapted for use as a residence for an on-site caretaker for the Joslyn Senior Center site.

### Special Program Elements

A variety of more specialist elements are also featured in the master plan including:

"Community event space" - there is a need for one special area which can accommodate major community events such as the Fourth of July celebrations and the Annual Chili Cookoff. An open area of at least 10 acres should be identified at Walnut Grove Park for this purpose. The space could be used for open field play when special events were not taking place.

Botanical gardens - the master plan recommends collaborative development with a nonprofit trust of a botanical garden at Merriam Community Park.

Amphitheater - an amphitheater capable of accommodating small to midsize public outdoor performances is recommended. A site of approximately 5 acres should be identified for this use in the Double Peak Regional Park. The amphitheater should not be sited close to significant noise sources.

Observation point - within the Double Peak Regional Park an observation point should be developed for both day and nighttime use. The day use will permit access and provide information on the extensive panorama available from Double Peak. The night use is intended for amateur sky or star watching. Access will have to be provided 24 hours per day.

Model airplane field - there is an existing model airplane field in the Questhaven area. This may have to be moved as the area develops. There is potential for such a facility to be located at one of the public park sites, possibly on a concessionary basis, to be operated by a nonprofit group.

Model railway - the parks master plan includes a preexisting proposal to locate a 5/12 scale, 15-inch gauge railroad at Discovery Park. Preliminary analysis by the project's proponents indicate an ability for the proposal to generate revenues. The facility would be operated on a concessionary basis.

- . Community gardens - an existing area of community gardens near to the Red Barn will be removed by the development of the new civic center. It is recommended that the City search for replacement sites for this activity.
- . Tree nursery - the establishment of a nursery where the City could grow trees for use in parks and for streetscape improvements could represent a cost efficient endeavor. A nursery could be an interim use on city land which could later be used for parkland or another municipal function.
- . Nature study center - the plan recommends the development of a nature study center. A number of park sites could accommodate this facility including Gopher Canyon, Merriam, Agua Hedionda, South Lake, and Double Peak Parks. Criteria for selecting the final site should include proximity to a diversity of habitat types. A 16-acre site could include approach drive and parking, a building with a permanent display area, lecture hall, library, and study areas. The City should apply for grant money to assist in the development of this facility.
- . Museum - it is possible that Woods House, located in Woodland Park, may be required as temporary office space for the City Community Services department when their present offices have to be moved to make way for the new civic center. However, longer term uses could include use as a new site for the Historic Society Museum who will also have to vacate their present site due to the new civic center. Alternatively plans for the new civic center could include an option for square footage for museum exhibits. Redevelopment funds may be available to assist in funding of this facility.
- . Library - plans for the new civic center include space for a central library and its future expansion. Redevelopment funds may be available to assist in funding of this facility.
- . Onsite resident's building - it is a general objective of the master plan to provide residential accommodation for an onsite resident at a number of the main park sites including those with major built provision and evening use facilities/programs, and for a ranger at the more passive recreation-oriented community parks and the regional parks.
- . Rest rooms/Changing Facilities - the majority of park sites will be equipped with permanent rest room facilities; changing facilities should be provided as required by active sports.
- . Concession Stands - built facilities to accommodate concessionary services will be provided at many of the park sites. Major concessions will include an equestrian facility at Double Peak Regional Park, a boating facility at South Lake, the model railway and its associated building requirements at Discovery Park, and sports/aquatics facilities.
- . User orientation kiosks - the City should develop a design for simple kiosks or shelters to provide users with information about the park system and specifically about the park they are in. Kiosks will typically be located at entryways and near parking areas.
- . Historic trail - it is recommended that the San Marcos Historic Society investigate the potential for establishment of a programmatic historic trail linking together the city's main historic sites. The City should apply for grant money to assist in the development of this facility. The city should also consider creative readaptive uses for historic structures.

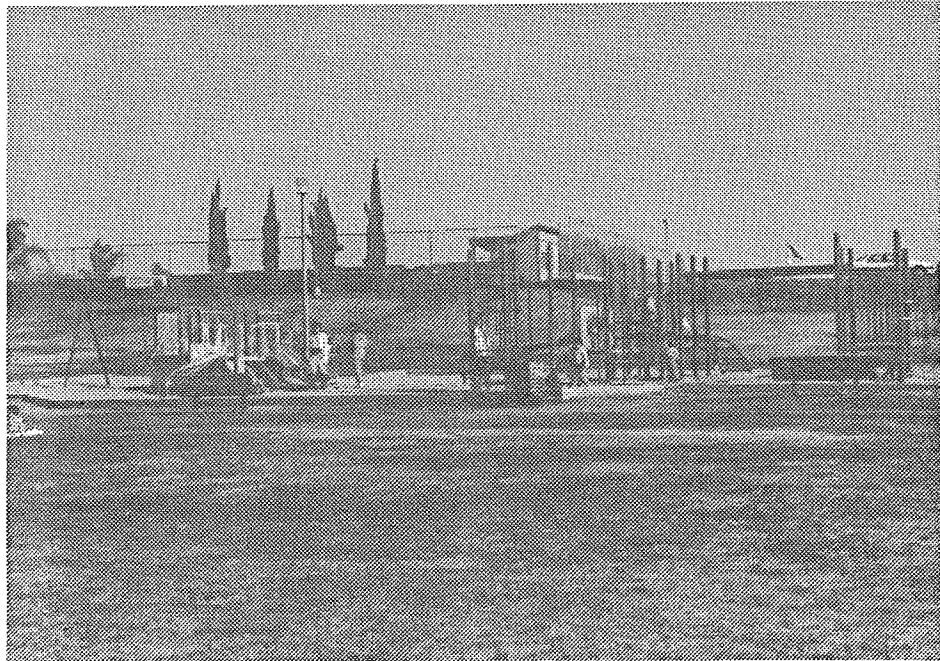
Blind persons' trail - two trails should be developed, one at Discovery Park and a second at Merriam Park, possibly in conjunction with the Botanical Gardens. The City should apply for grant money to assist in the development of this facility.

Nature trails - one or more nature trails should be developed, probably to be located in conjunction with the proposed nature center. The City should apply for grant money to assist in the development of this facility combined with other financial sources identified in this document.

#### 4.5 NEIGHBORHOOD AND COMMUNITY PARKS

In the following section, each of the neighborhood and community parks is described in detail with a narrative, program list, and sketch plan describing the location, size, siting criteria, character, program, and special features of each site. Cost implications and acquisition and financing recommendations are also described.

The plan for each park site identifies a park development zone which describes an area within which the park will be located. The actual park site size, which is diagrammed alongside the plan, is considerably smaller than the development zone. There is, therefore, a degree of flexibility in the final precise location of the park boundaries. Primary siting criteria is listed beneath the plan. Final park location should be sited so as to accommodate the program facilities and the surrounding development concerns.



*Neighborhood and Community Parks will provide recreation facilities to serve the surrounding neighborhood.*

## **Buena Neighborhood Park (N1), Figure 20**

Buena Park, a 12- to 16-acre neighborhood park, is proposed for the area west of Las Posas Road immediately north of the current city boundary. There is an existing lake approximately 600 feet long by 80 feet wide, which should form a focus for the park and could be stocked for fishing. The relief of the area is too steep for active sports provision but the park should include a level well drained grass area of at least one acre, roughly square in shape, as an open field play area. Otherwise the park will feature essentially passive recreational facilities. The site should also include a water play area which should be sited in proximity to the picnic areas. Access for vehicles will be from Las Posas Road. Parking should be located close to the road.

### *Program*

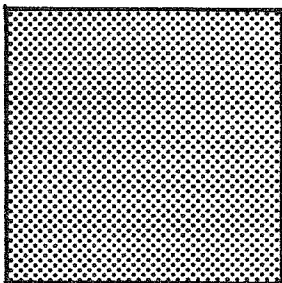
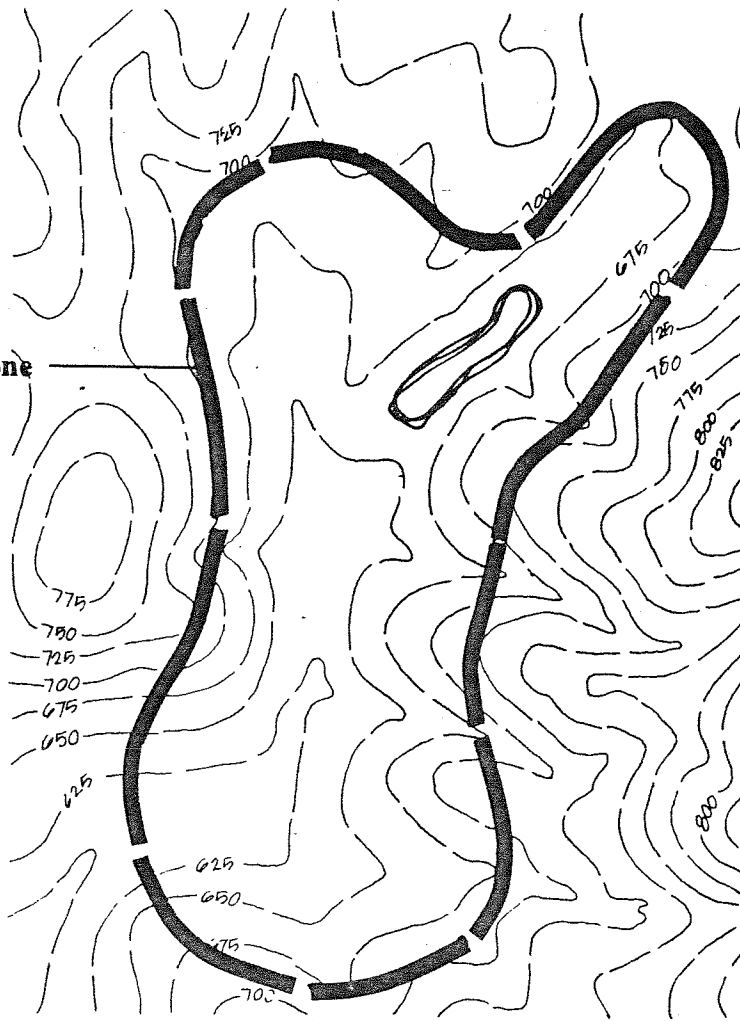
- Water play area
- Open field play area
- Playground and tot lot
- Picnic area/barbecue facilities
- Fishing
- Permanent rest rooms
- Parking

### *Financing*

This park is in an undeveloped area of rural home sites and large ownerships. If the area is to subdivide into a residential community, the primary methods of park acquisition and development will be development agreements and Quimby Act park land dedication or in-lieu fees. These methods may be augmented by a Mello-Roos community facilities district or a benefit assessment district to finance capital improvements and/or maintenance costs. Fishing permit revenue can assist in funding maintenance costs.

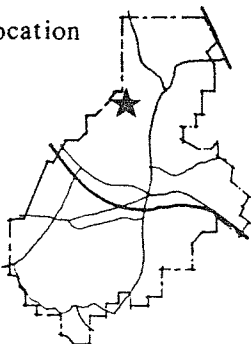
# BUENA NEIGHBORHOOD PARK (N1)

Park Development Zone



Park Site Size: 16 - 20 acres

Location



Park Size: 16 - 20 acres  
 Park Development Zone: 65 acres

Siting Criteria:

- Existing lake as focus
- One acre minimum level terrain for play fields
- Access from future alignment of Las Posas Road

City of San Marcos  
 Parks Master Plan



Figure 20

## **Twin Oaks Valley Neighborhood Park (N2), Figure 21**

Twin Oaks Valley will feature a 16- to 20-acre neighborhood park immediately west of Twin Oaks Valley Road in the area south of Rowena Avenue. There is a level area of approximately eight acres which will accommodate active sports facilities and parking. The steeper land to the west is suitable for more passive park usage such as trails leading to picnic areas and playgrounds.

### *Program*

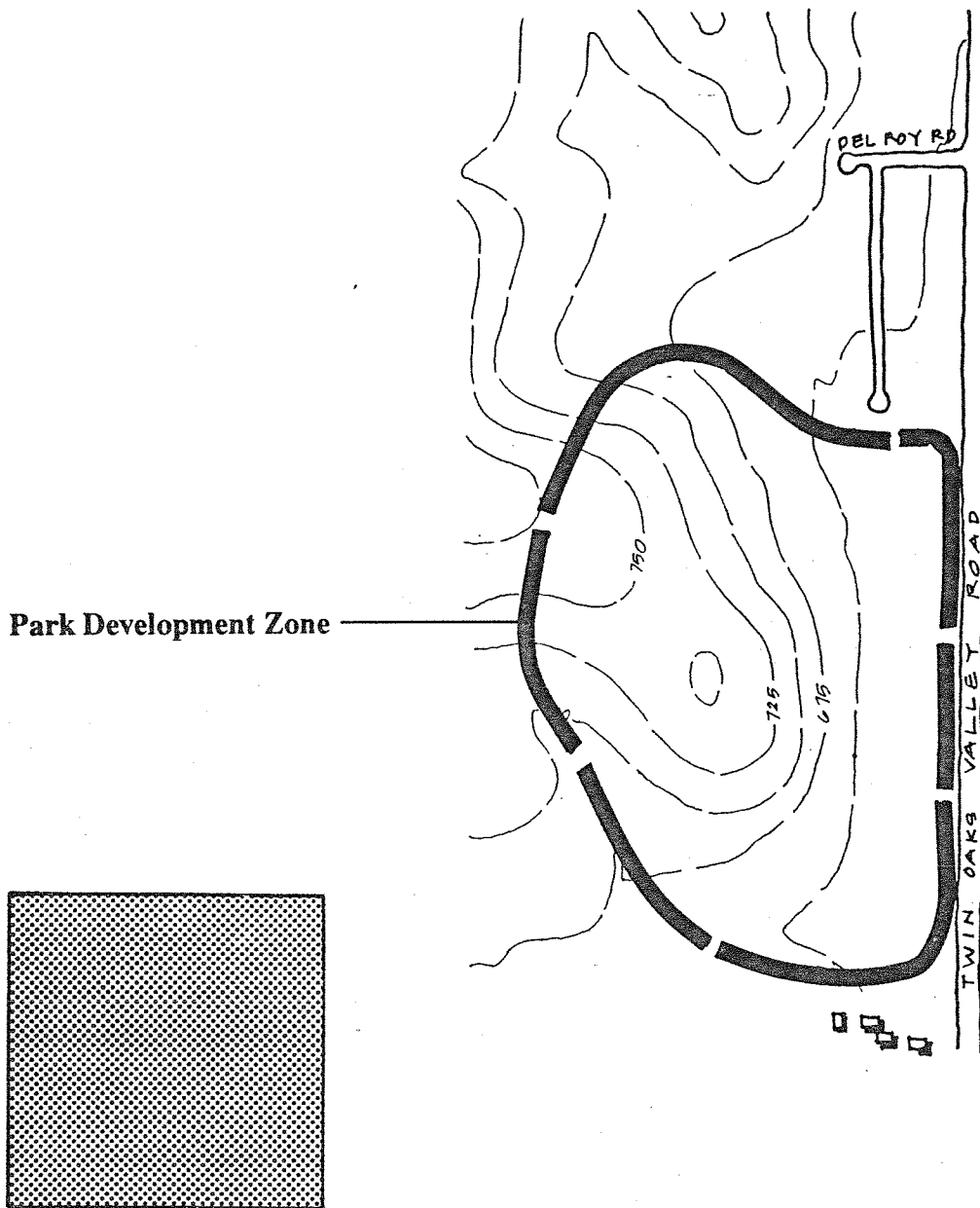
- Two softball fields
- Four tennis courts
- Two basketball courts
- Playground and tot lot
- Picnic area/barbecue facilities
- Permanent rest rooms
- Parking

### *Financing*

This park abuts established residential areas to the northwest and undeveloped large ownerships to the east across Twin Oaks Valley Road on which new residential communities are planned. The primary method of acquiring the park land will probably be public acquisition, funded by a combination of public facility fee revenue and Quimby Act in-lieu fee revenue. A Mello-Roos community facilities district over the large ownerships and a benefit assessment district in the existing residential community may be formed to assist with facility development costs and maintenance costs; otherwise, general funds will be used.



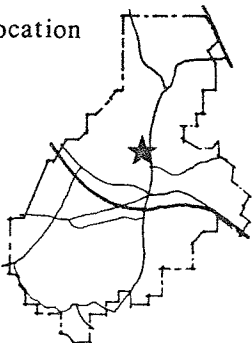
# TWIN OAKS VALLEY NEIGHBORHOOD PARK (N2)



Park Development Zone

Park Size: 16 - 20 acres

Location



- Park Size: 16 - 20 acres  
 Park Development Zone: 30 acres  
 Siting Criteria:
- Locate passive activities away from Twin Oaks Valley Road
  - Locate parking, active recreation near Twin Oaks Valley Road
  - Buffer sports fields from roadway
  - 5 acre minimum level terrain for parking and sports fields

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Figure 21

## Paloma Neighborhood Park (N3), Figure 22

This neighborhood park at the intersection of Borden Road and Las Posas Road will total 12 acres in area. The park has been dedicated to the city as part of the developer agreement for the Neighborhood One Specific Plan and will have an active sports emphasis. Parking will be accessed from Borden Road. The park will be linked to the wider recreation system by pedestrian, bicycle, and equestrian trails along Las Posas Road and Borden Road.

### *Program*

Two softball fields

Three multipurpose fields (soccer/football)

Two tennis courts

Two basketball courts

Neighborhood swimming pool

Playground and tot lot

Picnic area/barbecue facilities

5,500-square foot community building with child care play area (the building will be used both for latchkey and other community center uses)

Snack bar concession

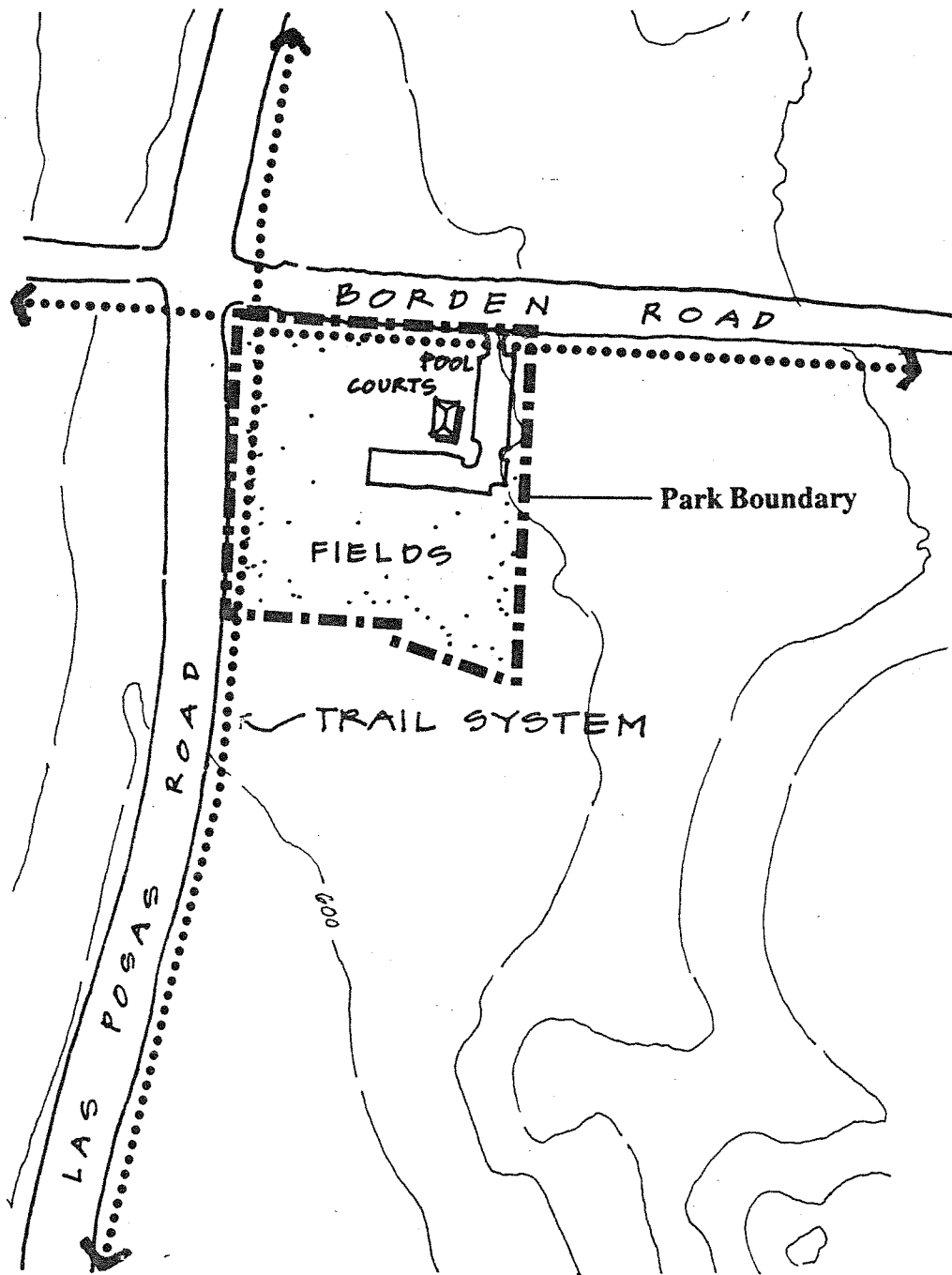
Permanent rest rooms

Parking

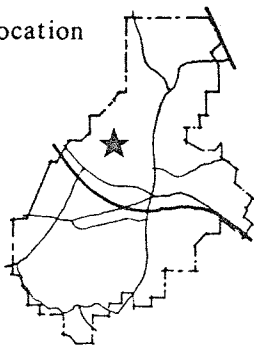
### *Financing*

Since this park has already been dedicated, the City will only have to fund maintenance costs. A Mello-Roos community facilities district or a maintenance assessment district may be formed to finance maintenance costs; otherwise, general funds will be used. User fees and concession revenue may assist in funding maintenance costs here.

# PALOMA NEIGHBORHOOD PARK (N3)



Location



Park Size: 12 acres

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Parks Master Plan



Figure 22

### Richland Neighborhood Park (N4), Figure 23

The Richland Neighborhood Park will be located in the area west and/or north of the existing Richland School and will be 10 to 14 acres in extent. The park will feature both active sports and more passive areas and also include a water play area and a building of around 6,500 square feet for day-care and latchkey programs and other community group uses.

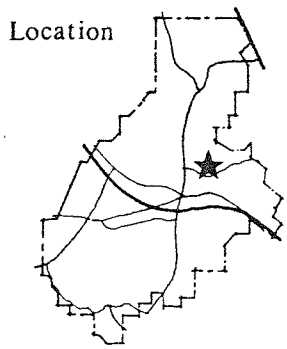
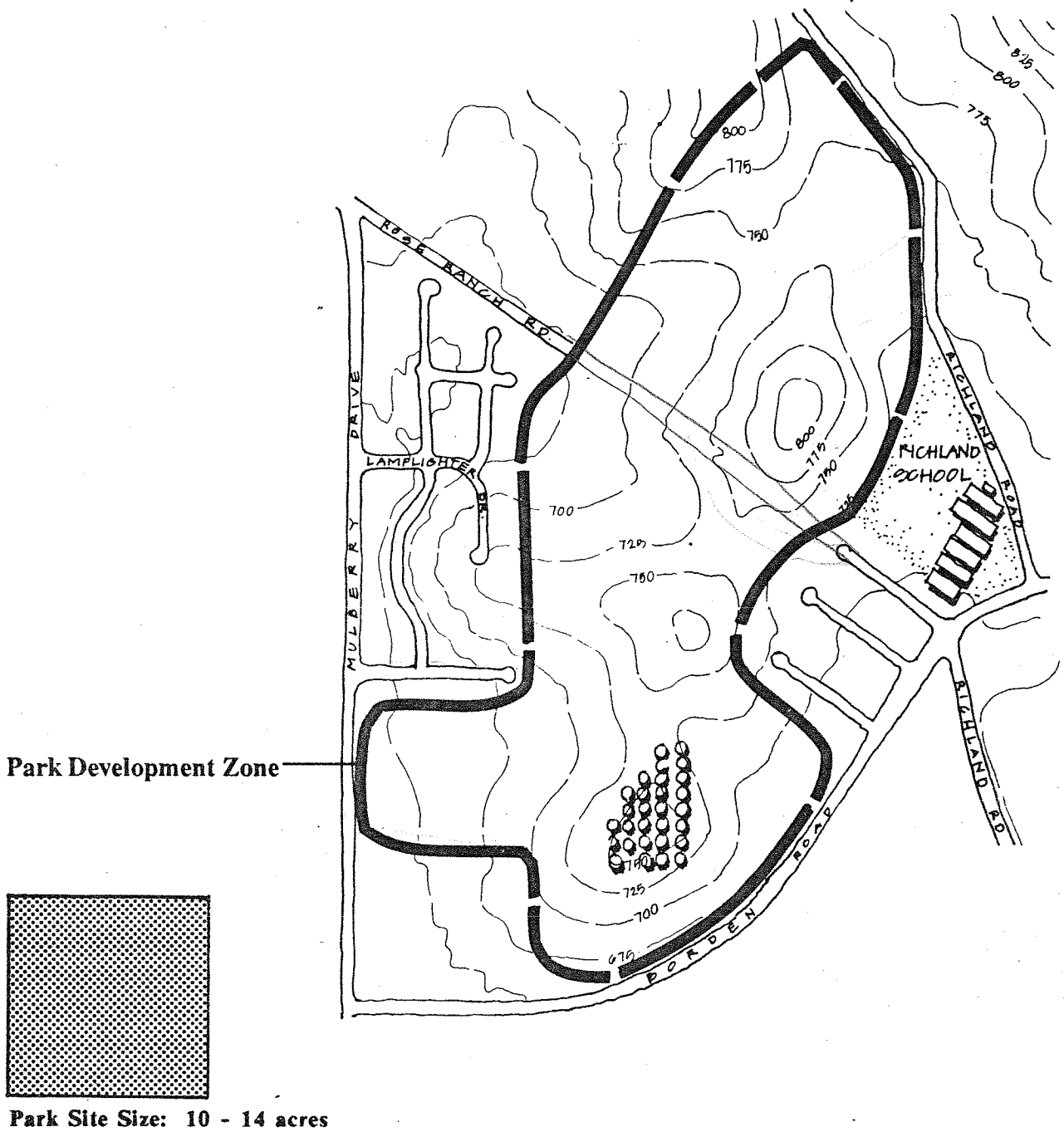
#### *Program*

- Two softball fields
- Four tennis courts
- Two basketball courts
- One water play area
- Open field play area
- Playground and tot lot
- Picnic sites/barbecue facilities
- Community building (approximately 6,500 square feet)
- Permanent rest rooms/snack bar-concessions stand
- Parking

#### *Financing*

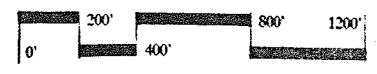
The area in which this park will be located has a combination of existing residential areas with some opportunities for smaller in-fill subdivision developments. The City will probably finance acquisition and development costs with a combination of public facility fee revenue and Quimby Act in-lieu fee revenue from in-fill subdivisions, and general funds. A benefit assessment district may be formed. State grants will be pursued to finance the social service programs designated for the park. User fees and snack-food concession revenue may contribute to the financing of maintenance costs.

# RICHLAND NEIGHBORHOOD PARK (N4)



- Park Size: 10 - 14 acres**  
**Park Development Zone: 80 acres**  
**Siting Criteria:**
- Adjacent to trail connection at Richland School
  - 5 acres minimum terrain for sport fields, building sites
  - Final park site should not be divided by future alignment of Rose Ranch Road

## City of San Marcos Parks Master Plan



**Figure 23**

## **Poinsettia Neighborhood Park (N5), Figure 24**

The Poinsettia Park will be located in the area east of Poinsettia Avenue and south of La Mirada Drive, possibly in conjunction with a new school site. The park will be 16 to 20 acres in extent with both active sports facilities and more passive park areas as well as a community pool requiring six acres (including parking needs) of reasonably level land and a community building of approximately 6,500 square feet.

The City of Vista General Plan shows a major open space area including a proposed park site in the area to the west of Poinsettia Avenue. There is a significant opportunity for linkage of the two cities' proposals.

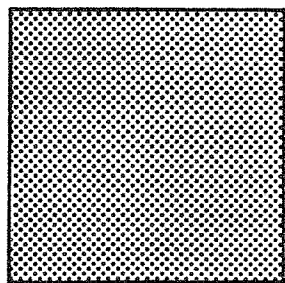
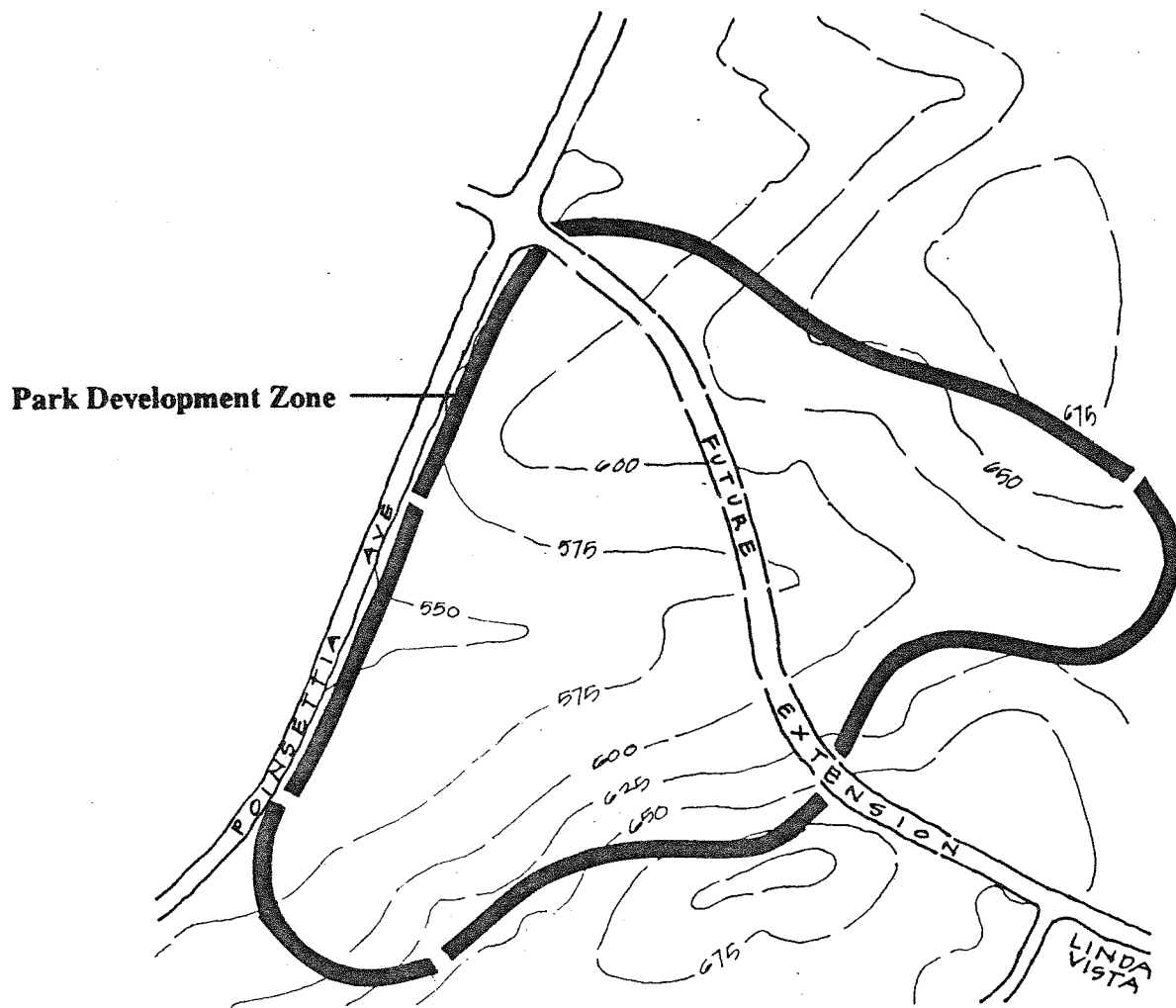
### *Program*

- Two softball fields
- One multipurpose field (soccer/football)
- Four tennis courts
- Two basketball courts
- Community swimming pool
- Open field play area
- Playground and tot lot
- Picnic area/barbecue facilities
- Community building
- Snack bar/concession
- Permanent rest rooms
- Parking

### *Financing*

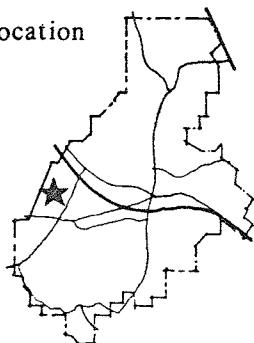
This area is mostly undeveloped and includes several large ownerships. The primary methods for acquiring park land and financing facility development costs include negotiated development agreements, Quimby Act parkland dedication or in-lieu fees, and a Mello-Roos community facilities district. The Mello-Roos community facilities district or an assessment district may finance maintenance costs; otherwise, general funds will be used. User fees, particularly for use of the community pool, can contribute to funding maintenance costs.

# POINSETTIA NEIGHBORHOOD PARK (N5)



**Park Site Size: 16 - 20 acres**

## Location



Park size: 16 - 20 acres  
 Park Development Zone: 70 acres

### Siting Criteria:

- Site park adjacent to future school if feasible
- Link to citywide open space system
- 10 acres minimum of level terrain for playfields, pool, community building and parking
- Final park site should not be divided by future alignment of Linda Vista Road Extension

## City of San Marcos Parks Master Plan



**Figure 24**

## Hollandia Dairy Neighborhood Park (N6), Figure 25

Within the boundaries of the Hollandia Dairy specific plan there will be a neighborhood park facility of 12 to 20 acres. Given the presence of proposed industrial land use in the specific plan there is an important opportunity to locate some active lighted sports facilities at the dairy site, possibly between Mission Road and the light rail right-of-way. This opportunity is especially important as the Richland area of town around the dairy is both closer to buildout and has higher density residential use making the provision of adequate local parks provision more difficult than in some other areas of the city.

It is possible that the park provision at the dairy could be split into two sites: a more active park adjacent to the proposed industry and a more passive site adjacent to the proposed school. In addition to the parks requirements, there is a need to locate a trail through the site from the light rail right-of-way connecting to the park(s) and on to the trail at Borden Road.

### *Program*

Four lighted baseball fields

Two softball fields

One multipurpose field (soccer/football -- may be in a combination layout with the softball fields)

Four tennis courts

Open field play area

Playground and tot lot

Picnic area/barbecue facilities

Onsite resident's building

Snack bar/concession

Permanent rest rooms

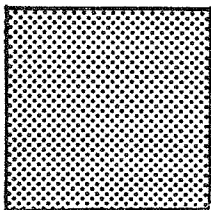
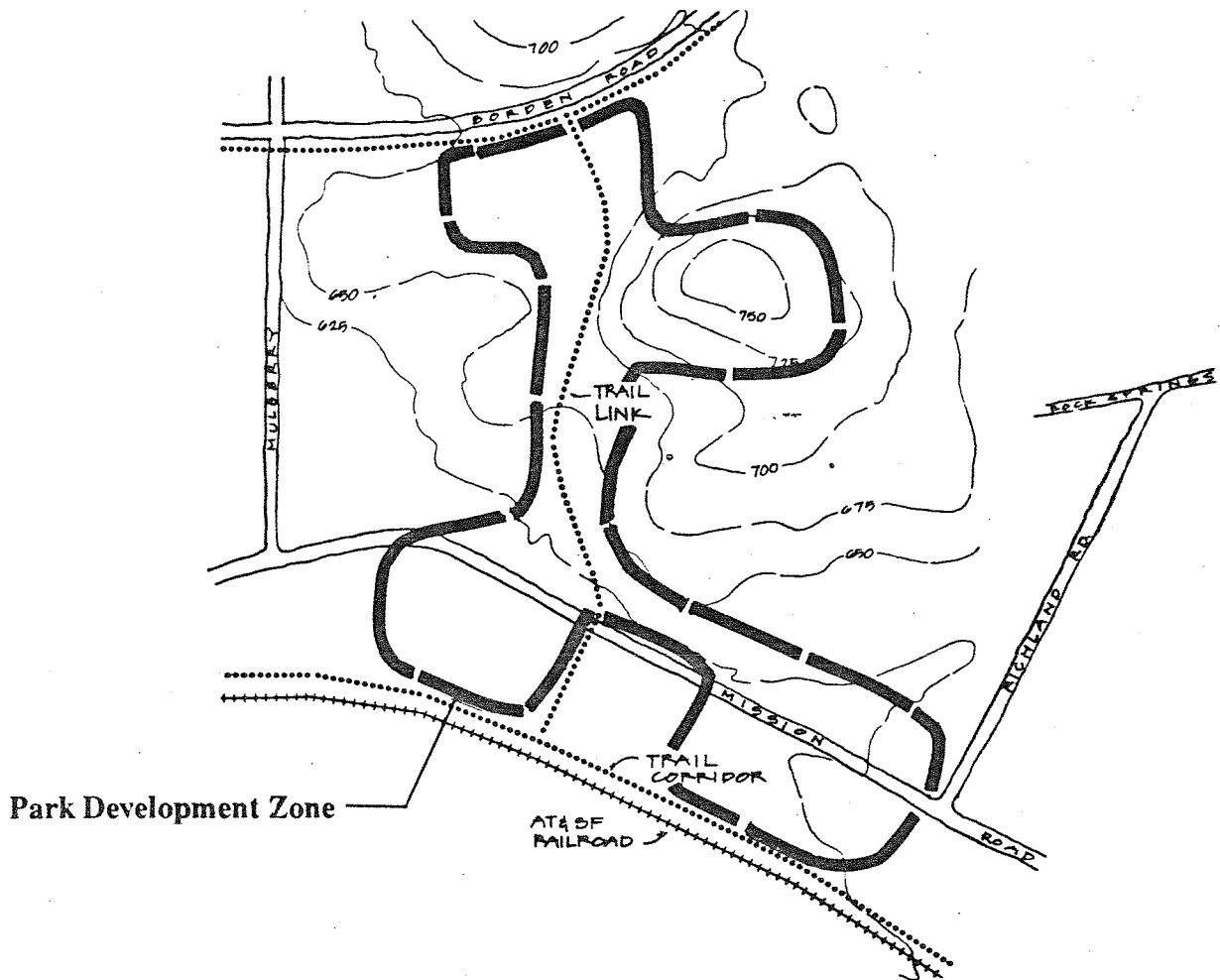
Parking

### *Financing*

This area is a combination of existing higher density residential areas, with some areas available for in-fill residential subdivision development, and significant areas targeted for industrial development. The park development zone falls within a specific plan area and the primary acquisition and development funding will be through development agreement. Secondary methods for acquiring park land and financing development costs in this area include a proposed public facility fee for industrial development, Quimby Act in-lieu fees from residential subdivisions, and general funds. A benefit assessment district may also be formed for park development and maintenance; otherwise, general funds will be needed. User fees and food concession revenue may contribute to funding maintenance costs.

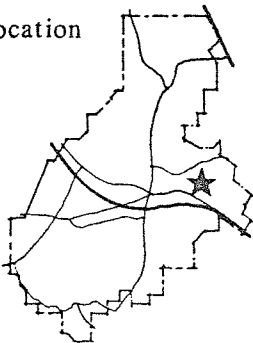


# HOLLANDIA DAIRY NEIGHBORHOOD PARK (N6)



**Park Site Size: 12 - 20 acres**

Location



Park Size: 12 - 20 acres  
 Park Development Zone: 65 acres  
 Siting Criteria:

- Site park with connection to open space corridor and trail link
- 10 acres minimum level terrain for active field sports
- Field sports should be sited to allow for night lighting
- Passive program uses of picnic & playground areas could be located adjacent to residential

City of San Marcos  
 Parks Master Plan



**Figure 25**

## Mission Neighborhood Park (N7), Figure 26

The Mission Park site will be located opposite San Marcos Junior High School in-between Mission Road and Route 78. The 6- to 14-acre site will focus on active sports facilities. Because of the site's location in an industrial area, it is an ideal opportunity for night lighting.

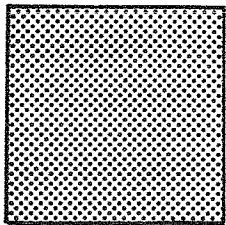
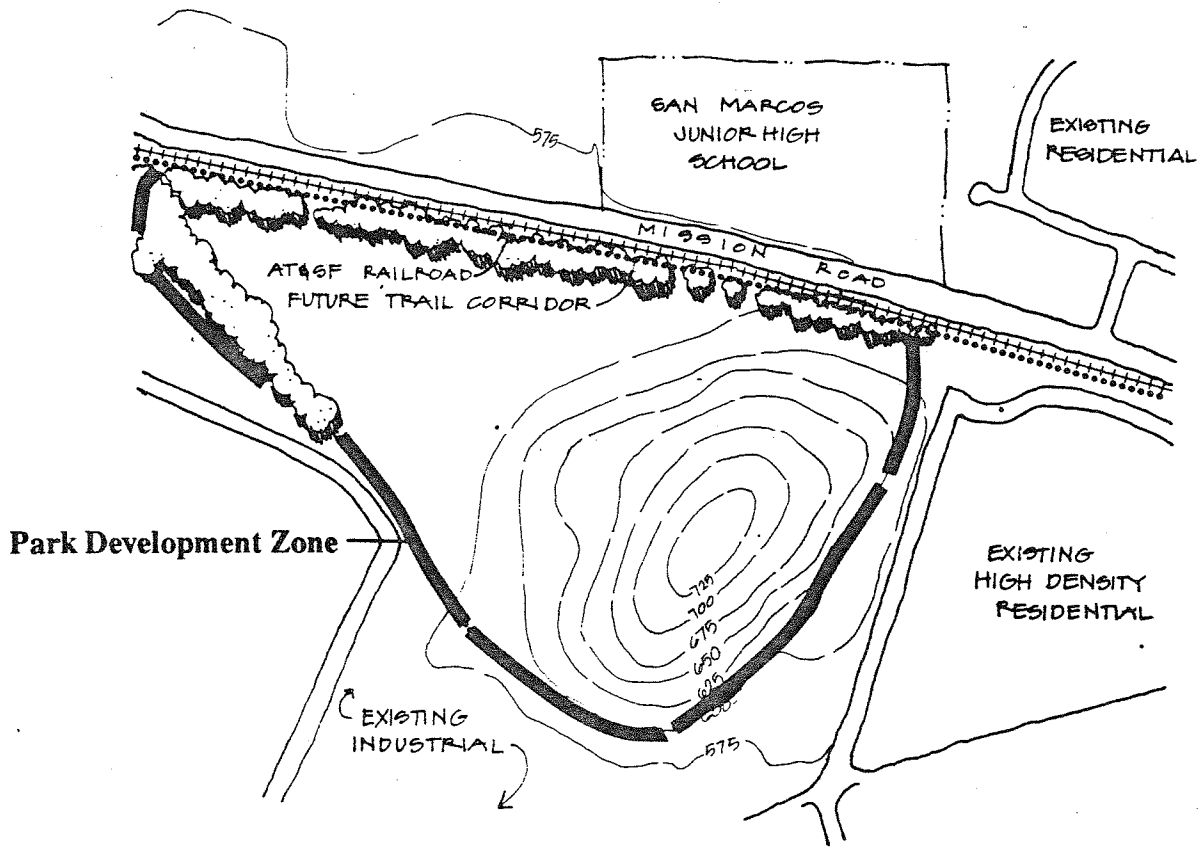
### *Program*

- Two lighted baseball fields
- Two softball fields
- Four tennis courts
- Two basketball courts
- Neighborhood swimming pool
- Playground and tot lot
- Picnic area/barbecue facilities
- Onsite resident's building
- Snack bar/concession
- Permanent rest rooms
- Parking

### *Financing*

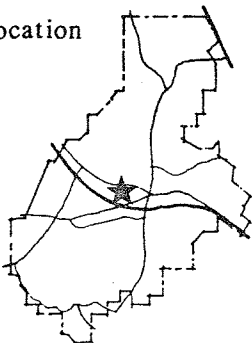
The area has a combination of existing residential areas with in-fill development opportunities, institutional use, and a surrounding industrial area. Since the park is near Palomar College and San Marcos Junior High School, joint-use agreements are possible. The City would have to fund its portion of acquisition and development costs with a combination of public facility fees, including industrial fees, Quimby Act in-lieu fees, and general funds. An assessment district may be formed to finance development or maintenance costs; otherwise, general funds will be needed. Snack bar concessions and user fees can contribute to the funding of maintenance costs.

# MISSION NEIGHBORHOOD PARK (N7)



**Park Site Size: 6 - 14 acres**

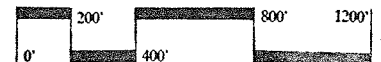
## Location



**Park Size: 6 - 14**  
**Park Development Zone: 50 acres**  
**Siting Criteria:**

- Locate park with connection to trail corridor
- Road access to park from surrounding roads so as not to cross AT & SF Railroad
- 6 acre minimum level terrain for active field sports
- Field sports should be sited to allow for night lighting

## City of San Marcos Parks Master Plan



**Figure 26**

### **Knob Hill Neighborhood Park (N8), Figure 27**

This site, of approximately three acres, is to be dedicated to the city as part of the development agreement for an 80-unit apartment complex to be built in the eastern section of the Richland Community about half a mile north of Route 78. Located adjacent to a new school, the site will include mostly passive facilities. There will be a small building constructed on the site to serve as a day-care/latchkey facility. Although the site is too small to meet the definition of neighborhood park, it has been "grandfathered" into that category. The entire development project is under negotiation in the planning phase at present, but dedication and commencement of design for the site is anticipated by the end of 1989.

#### *Program*

Open field play

Playground and tot lot

Picnic area/barbecue facilities

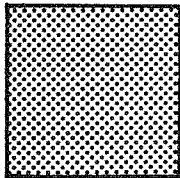
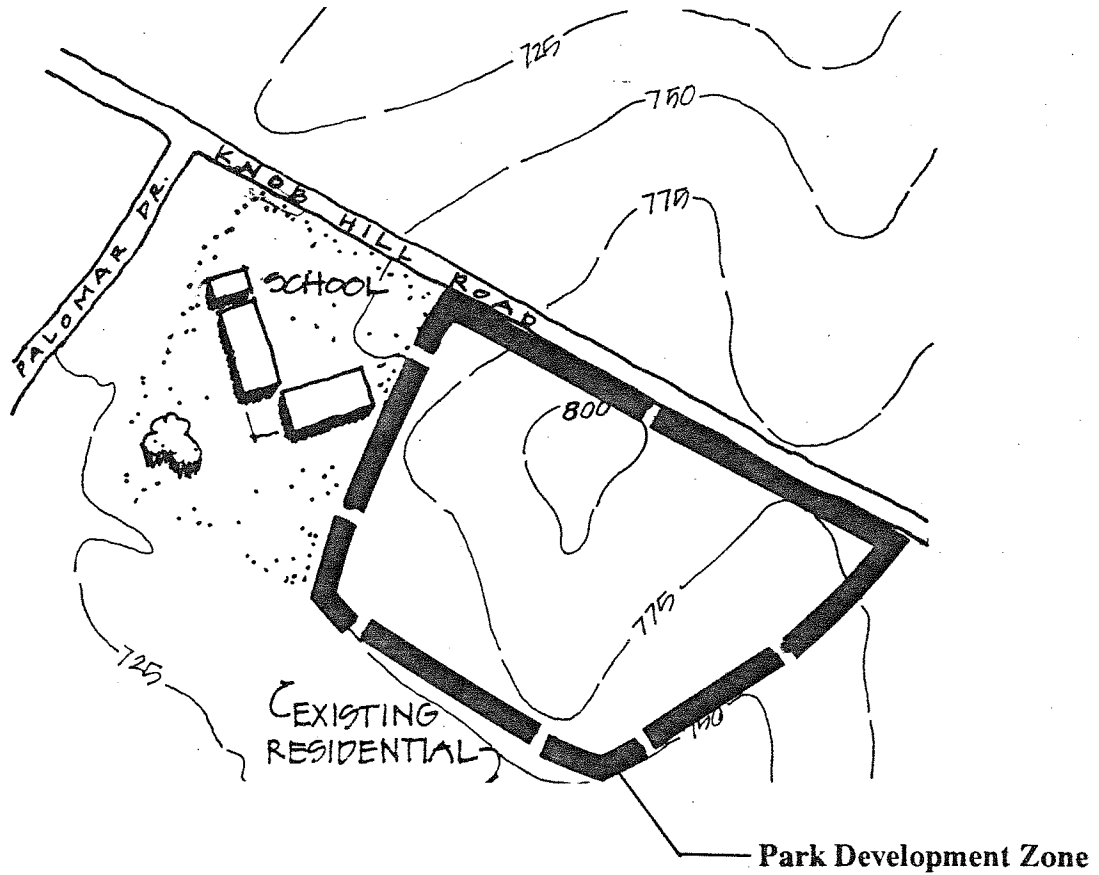
Latchkey/daycare facility with adjacent enclosed outdoor play area and attached rest rooms available to park users

Parking

#### *Financing*

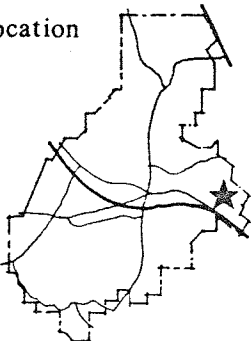
Since this park will be acquired through a negotiated development agreement, the City will only have to finance the community center and facility maintenance. A benefit assessment district may be formed; otherwise, general fund revenue will be used. Grants may be pursued for social service programs at the park.

# KNOB HILL NEIGHBORHOOD PARK (N8)



**Park Site Size: 3 acres**

Location



Park Size: 3 acres  
 Park Development Zone: 14 acres  
 Siting Criteria:  
 • Adjacent to or trail connection to school

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 Parks Master Plan



Figure 27

## Jacks Pond Neighborhood Park (N9), Figure 28

Jacks Pond Park will be located around the existing Jacks Pond water feature, between La Moree Road and Barham Drive. The 6- to 14-acre site will include the relatively level area south of the Pond which is suitable for an open field play area and a parking lot. The park will serve both passive recreational uses and also as a trail staging area. Multiuse trails will lead from the park both southwest towards South Lake and Double Peak Regional Park and north towards the trails system in Twin Oaks Valley and linking into Escondido. It is recommended that the pond be stocked for fishing. Access will be from La Moree Road.

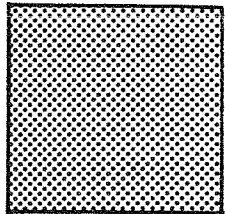
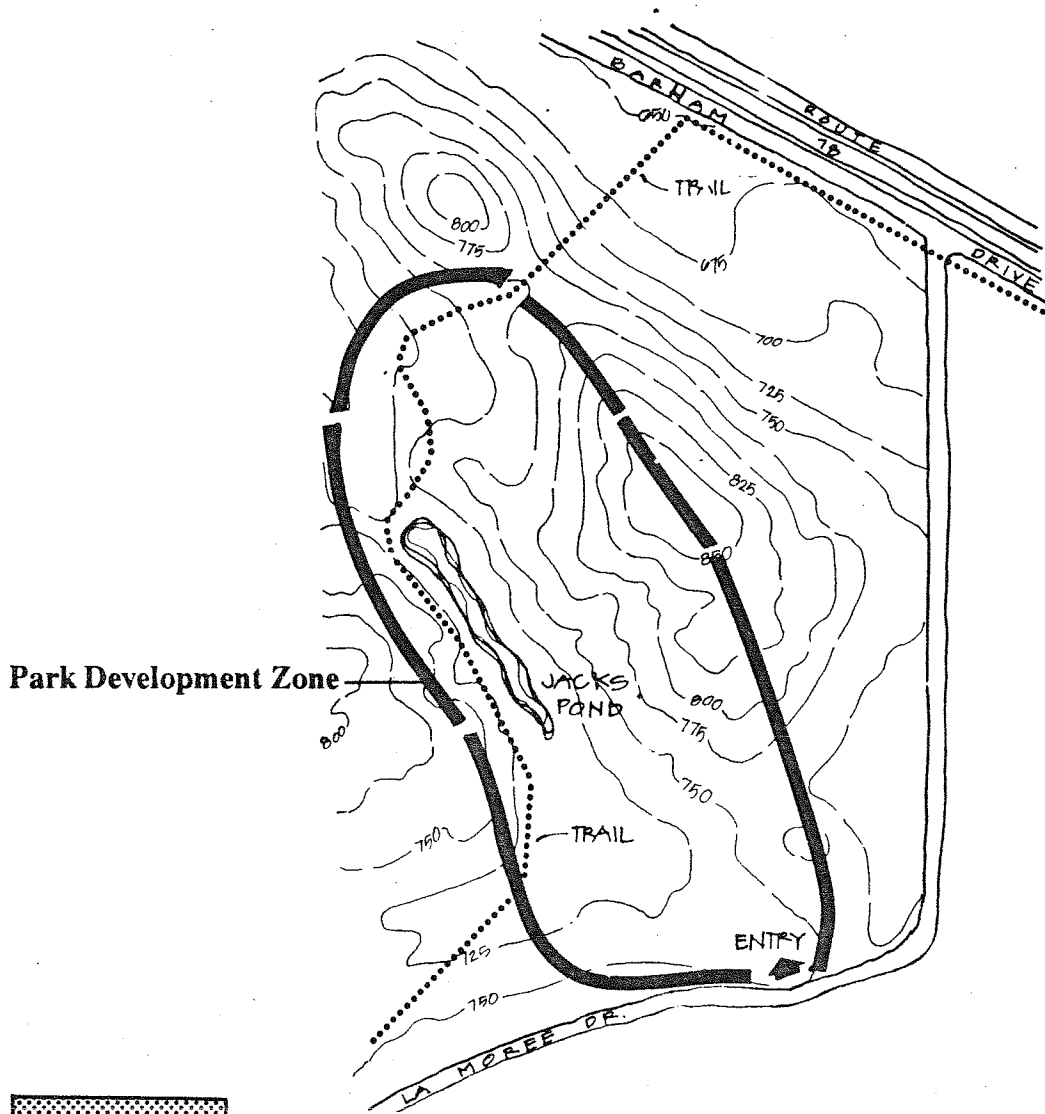
### *Program*

- Open field play
- Playground and tot lot
- Picnic area/barbecue facilities
- Trail staging area
- Fishing
- Permanent rest rooms
- Parking

### *Financing*

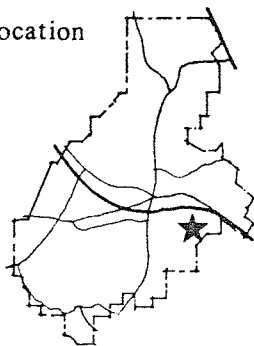
The area around this park is mostly undeveloped large ownerships. The primary method for acquiring this park is through negotiated development agreements. Quimby Act park land dedication or in-lieu fees, and public facility fee revenue may also contribute. A Mello-Roos community facilities district or an assessment district may be formed to finance facility development costs and maintenance costs; otherwise, general fund money will be needed. User fees and concession revenue from fishing operations can contribute to funding maintenance costs.

# JACKS POND NEIGHBORHOOD PARK (N9)



**Park Site Size: 6 - 14 acres**

Location



Park Size: 6 - 14 acres  
 Park Development Zone: 40 acres  
 Siting Criteria:

- Focus park site on Jacks Pond
- Allow for connection to trail system
- 3 acre minimum level terrain for open fields, staging area, and parking
- Parking should be adequate to support trail staging

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**Figure 28**

## **Viewpoint Neighborhood Park (N10), Figure 29**

Viewpoint Park will be a 6- to 10-acre neighborhood park located on a knoll roughly half way between San Marcos Boulevard and Rancho Santa Fe Road. The site falls roughly close to an open space corridor as indicated in the San Marcos General Plan and will be linked by a trail towards the city center and potentially westward beyond the city boundaries. The steep slopes in the area are not suitable for the development of active sports facilities, and the park will have an essentially passive character.

### *Program*

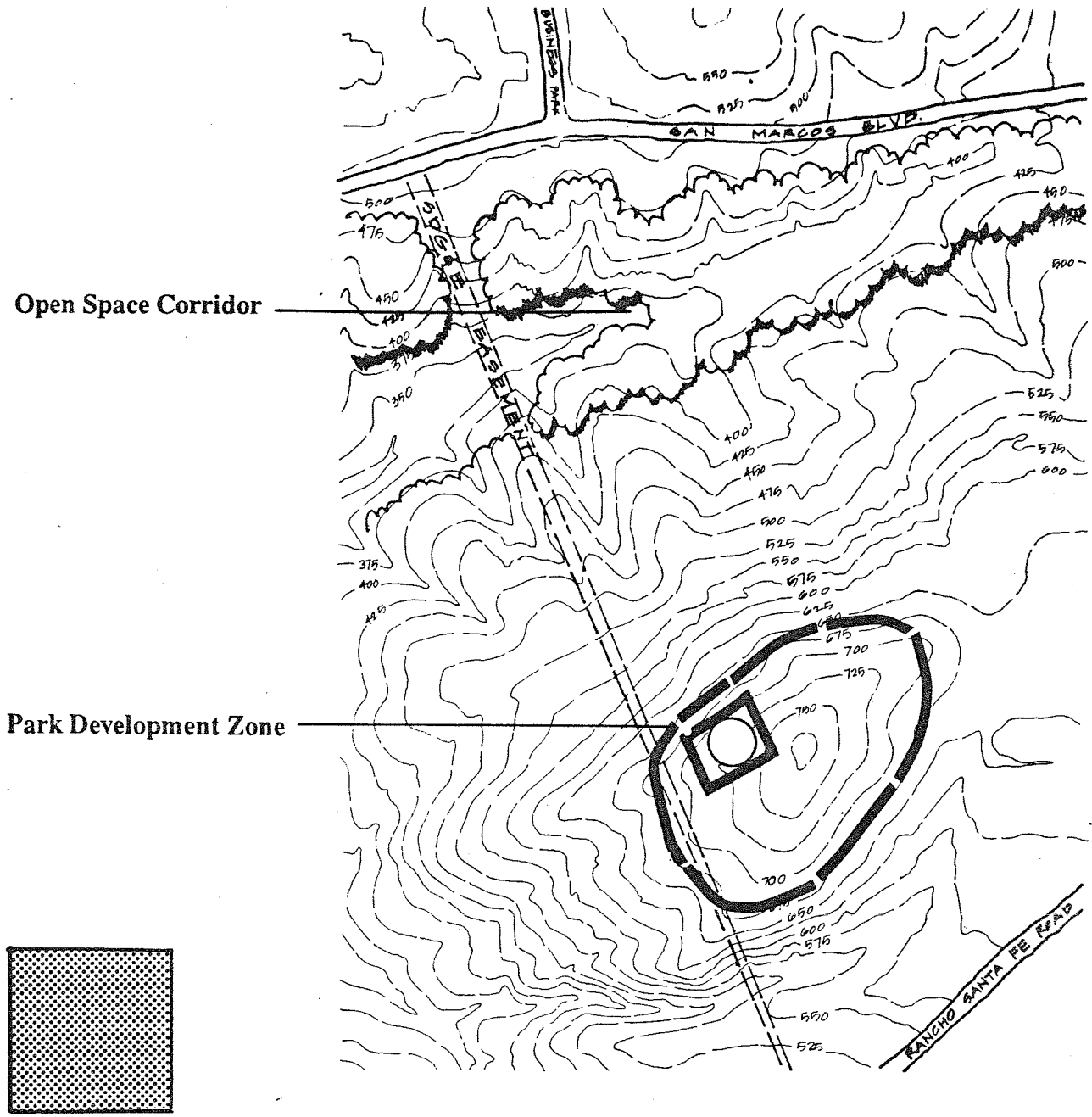
Open field play  
Playground and tot lot  
Picnic area/barbecue facilities -  
Permanent rest rooms  
Parking

### *Financing*

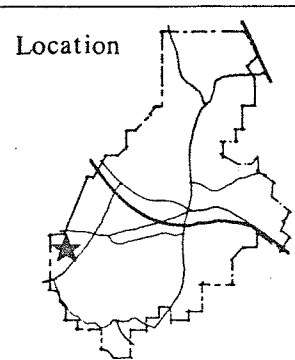
This area includes some larger ownerships in which residential and office development is planned. The primary methods of financing include public facility fee revenue, Quimby Act in-lieu fees, and general revenues. If the right site is available, the park might be acquired through a negotiated development agreement. An assessment district may be formed to finance maintenance costs; otherwise, general fund money will be needed.



# VIEWPOINT NEIGHBORHOOD PARK (N10)



Park Site Size: 6 - 10 acres



Location

- Park Size: 6 - 10 acres  
 Park Development Zone: 28 acres  
 Siting Criteria:
- Locate park with trail connection to open space corridor
  - 1 acre minimum level terrain for parking and open fields
  - Alternative park development zone in open space along San Marcos Boulevard

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Figure 29

### Questhaven Neighborhood Park (N11), Figure 30

Questhaven Park will be a 6- to 10-acre neighborhood park located southeast of South Lake with access from the proposed extension of Twin Oaks Valley Road to Questhaven Road. The park will abut or surround a small water feature allowing for some fishing. Aside from tennis facilities, the park will feature essentially passive recreation opportunities as the steeply sloping ground prohibits any extensive active field development.

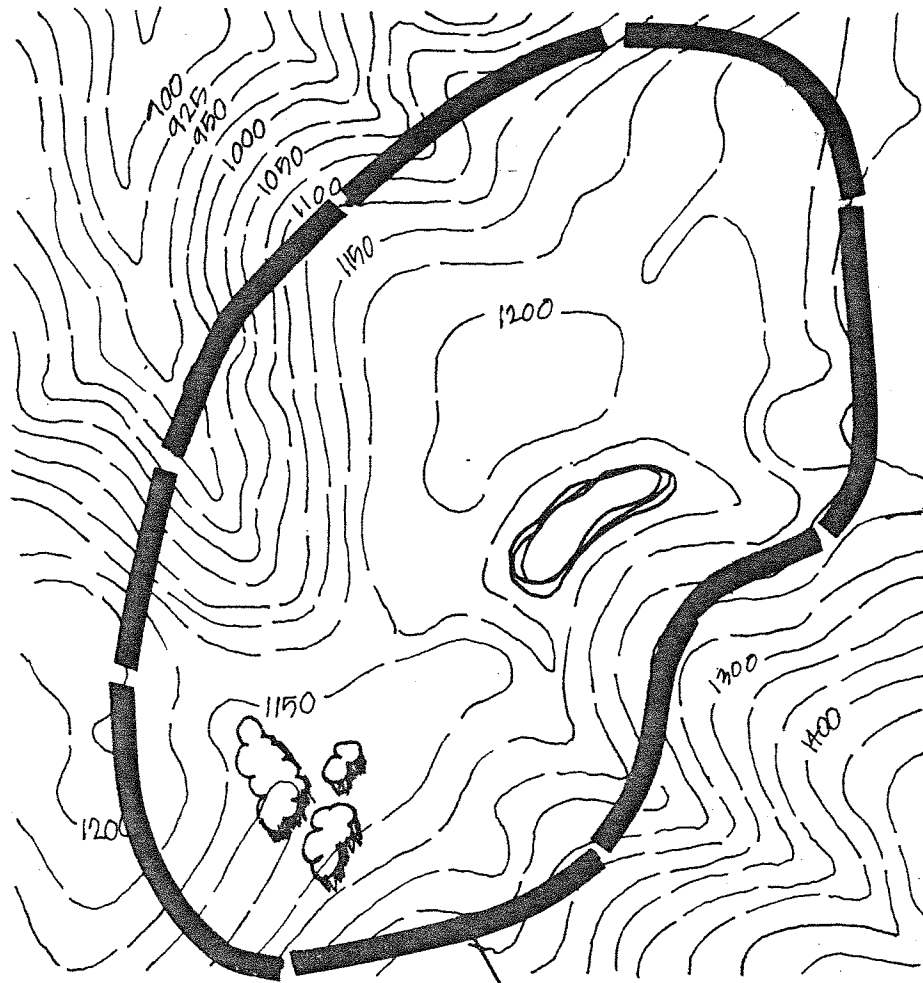
#### *Program*

- Four tennis courts
- Playground and tot lot
- Picnic area/barbecue facilities
- Fishing
- Permanent rest rooms
- Parking

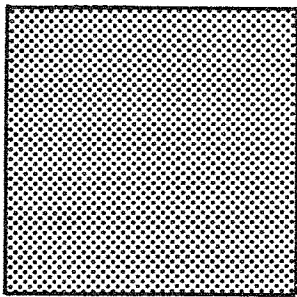
#### *Financing*

This area still includes some undeveloped large ownerships. The primary method for acquiring the park land is through development agreements and Quimby Act park dedication or in-lieu fees. A Mello-Roos community facilities district or an assessment district may be formed to assist in funding facility development costs and maintenance. User fees from fishing operations may also contribute to funding maintenance costs.

# QUESTHAVEN NEIGHBORHOOD PARK (N11)

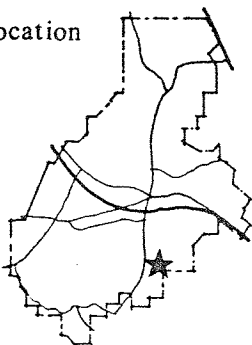


Park Development Zone



Park Site Size: 6 - 10 acres

Location



Park Size: 6 - 10 acres  
 Park Development Zone: 500 acres  
 Siting Criteria:

- Focus park on small pond
- 1 acre minimum level terrain for courts and parking

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Figure 30

### **Elfin Forest Neighborhood Park (N12), Figure 31**

Elfin Forest Park will be located close to the intersection of Questhaven Road and Elfin Forest Road. The site will be linked into the wider recreation network by a multiuse trail possibly following the alignment of the Second San Diego Aqueduct. The site will have an active sports focus requiring approximately eight acres of reasonably level ground (including allowance for two acres of parking). The park will occupy 16 to 20 acres.

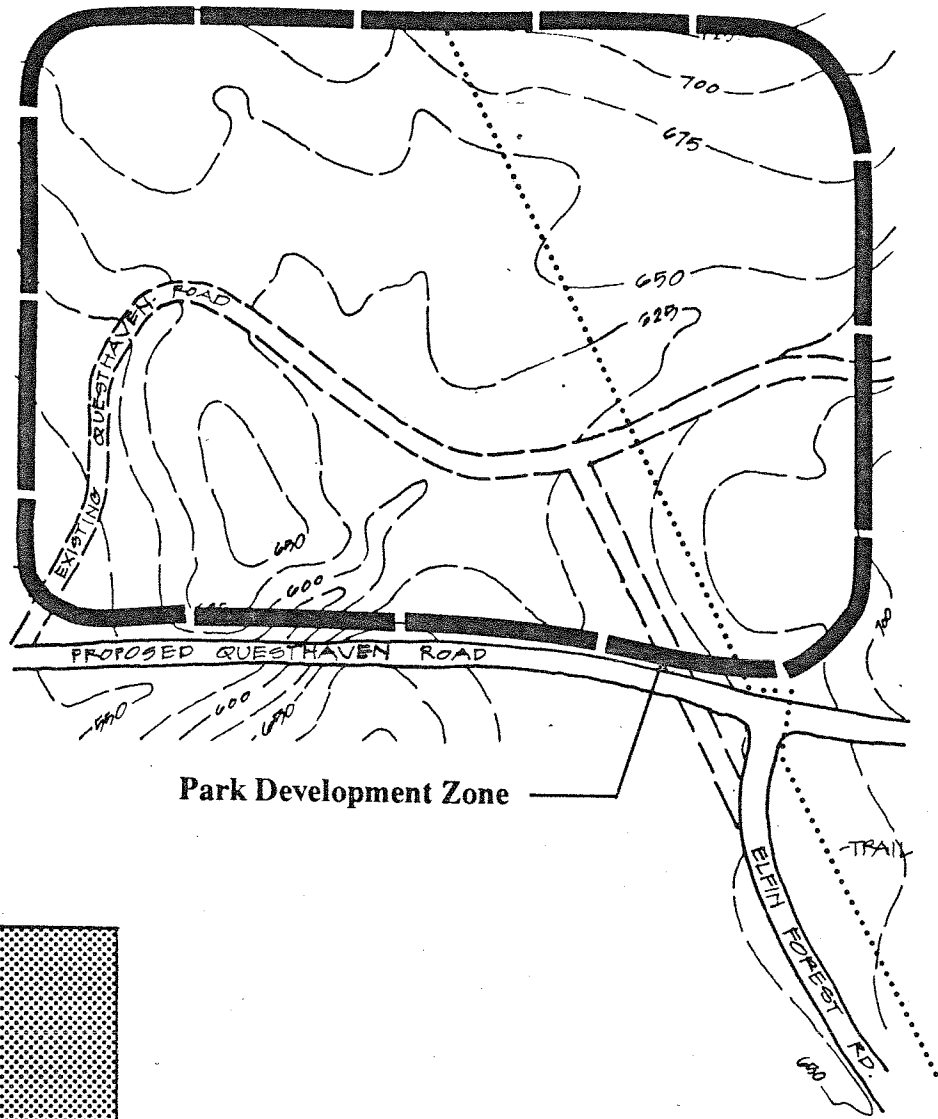
#### *Program*

- Two softball fields
- One multipurpose field (soccer/football)
- Four tennis courts
- Two basketball courts
- Neighborhood pool
- One acre open field play
- Playground and tot lot
- Picnic sites/barbecue facilities
- Community building
- Snack bar/concession
- Permanent rest rooms
- Parking

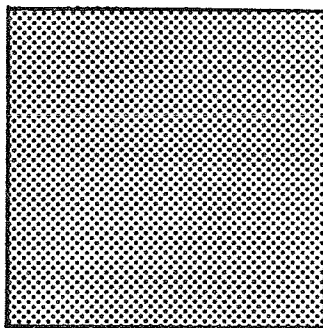
#### *Financing*

The park development zone for this park falls within a major specific plan area. The primary method for acquiring the park land, therefore, is through development agreements and Quimby Act land dedication or in-lieu fees. A Mello-Roos community facilities district or an assessment district may be formed as well; otherwise, general funds will be needed.

# ELFIN FOREST NEIGHBORHOOD PARK (N12)

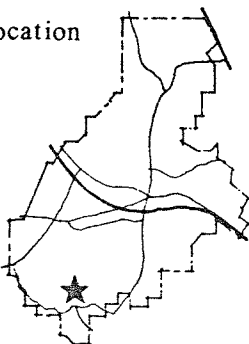


**Park Development Zone**



**Park Site Size: 16 - 20 acres**

Location



**Park Size: 16 - 20 acres**

**Park Development Zone: 80 acres**

**Siting Criteria:**

- Locate park with connection to trail corridor along aqueduct
- Final park site should not be divided by future alignment of Questhaven Road
- 8 acres minimum level terrain for field and court sports and parking

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Parks Master Plan**



**Figure 31**

## Community Parks

### Merriam Community Park (C1), Figure 32

The 26- to 46-acre Merriam Community Park will be located in the area north of Deer Springs Road in a natural bowl shaped section of valley in the Merriam Mountains. The area features both relatively flat land in the valley floor and steep slopes of north, south, east, and west aspects. The area is at present undeveloped and includes both mixed chaparral and riparian vegetation, the latter manifesting intermittent surface drainage courses.

The variety of micro climates and the ecological diversity of the area lend themselves to supporting existing conceptual ideas for a botanical garden in the area. The site could also form a good location for a nature center. The program for the site reflects these and other complementary passive park uses.

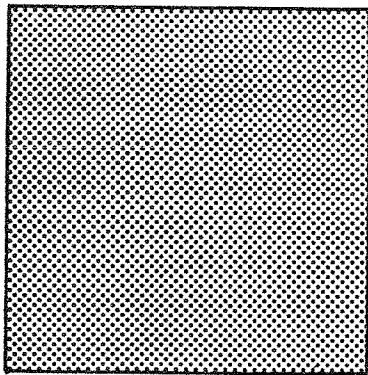
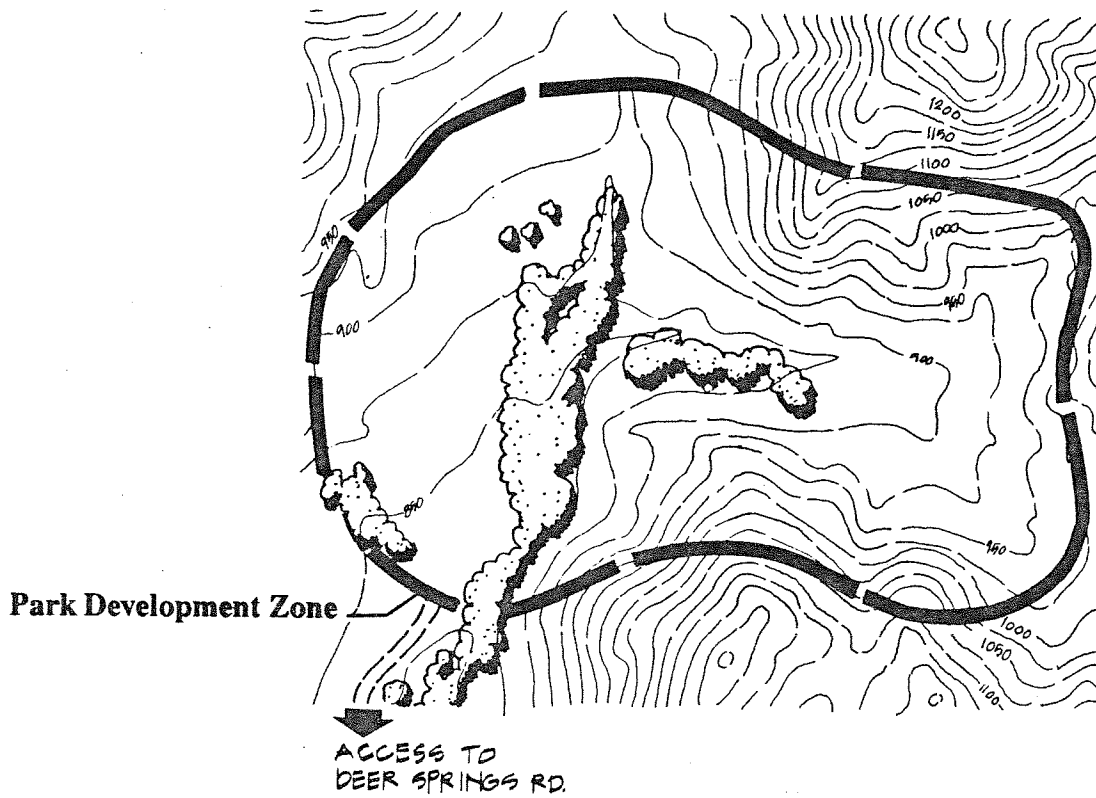
#### *Program*

- Playground and tot lots
- Picnic sites/barbecue facilities
- Trail staging area
- Blind trail
- Nature trail
- Wilderness area
- Onsite resident's building
- Snack bar/concessions
- Permanent rest rooms
- Parking
- Possible nature center
- Botanical Gardens

#### *Financing*

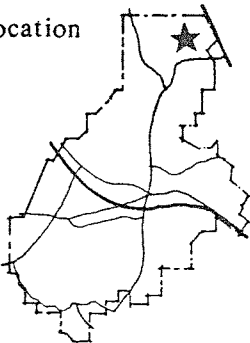
This area includes undeveloped land under large ownerships. The primary method of acquiring the park land is through development agreements. Quimby Act park land dedication or in-lieu fees and public facility fees may also be used if the surrounding area is subdivided into smaller residential lots. A Mello-Roos community facilities district or an assessment district may be formed to help fund facility costs and maintenance. Given the nature trail, blind trail, and wilderness area in the park, state grants should be pursued. The Botanical Gardens may be developed and maintained by a nonprofit community organization. Food concession revenue may also help fund maintenance costs.

# MERRIAM COMMUNITY PARK (C1)



Park Site Size: 24 -46 acres

Location



Park Size: 26 - 46 acres  
 Park Development Zone: 90 acres  
 Siting Criteria:

- Locate park site to take advantage of site diversity and natural features

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 Parks Master Plan

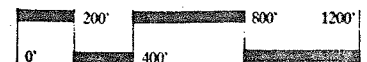


Figure 32

## Walnut Grove Community Park (C2), Figure 33

A community park of between 42 to 46 acres is proposed close to the intersection of Twin Oaks Valley Road and Deer Springs Road. The site will comprise both the existing parkland (see Section 3.5 "Existing Parks and Recreation Facilities") and new acreage yet to be acquired by the city.

The future program of the park will continue to reflect its current split between equestrian activities and passive recreation such as picnicking and informal open field play sports. The site will also be developed to accommodate large special community events such as the Annual Chili Cook-off. With an anticipated attendance of up to 5,000 people, this "Community Event Space" will require at least ten acres of level land for the event space itself and associated parking. This area will only be used a few days in each year and can be grass field to be used for open field play for the majority of the year.

Because the land in the Walnut Grove Park area is flat and suitable for active sports, the site has also been identified as an optional location for the city to install softball and multipurpose soccer/football fields. The facilities required to meet active sports standards are projected at other sites, but future planning may identify a need for additional active sports locations.

### *Programs*

- Open field play
- Playground and tot lot
- Picnic sites/barbecue facilities
- Trail staging area
- Community building
- Onsite resident's building
- Snack bar/concession
- Permanent rest rooms
- Parking
- Equestrian facilities
- Community event space

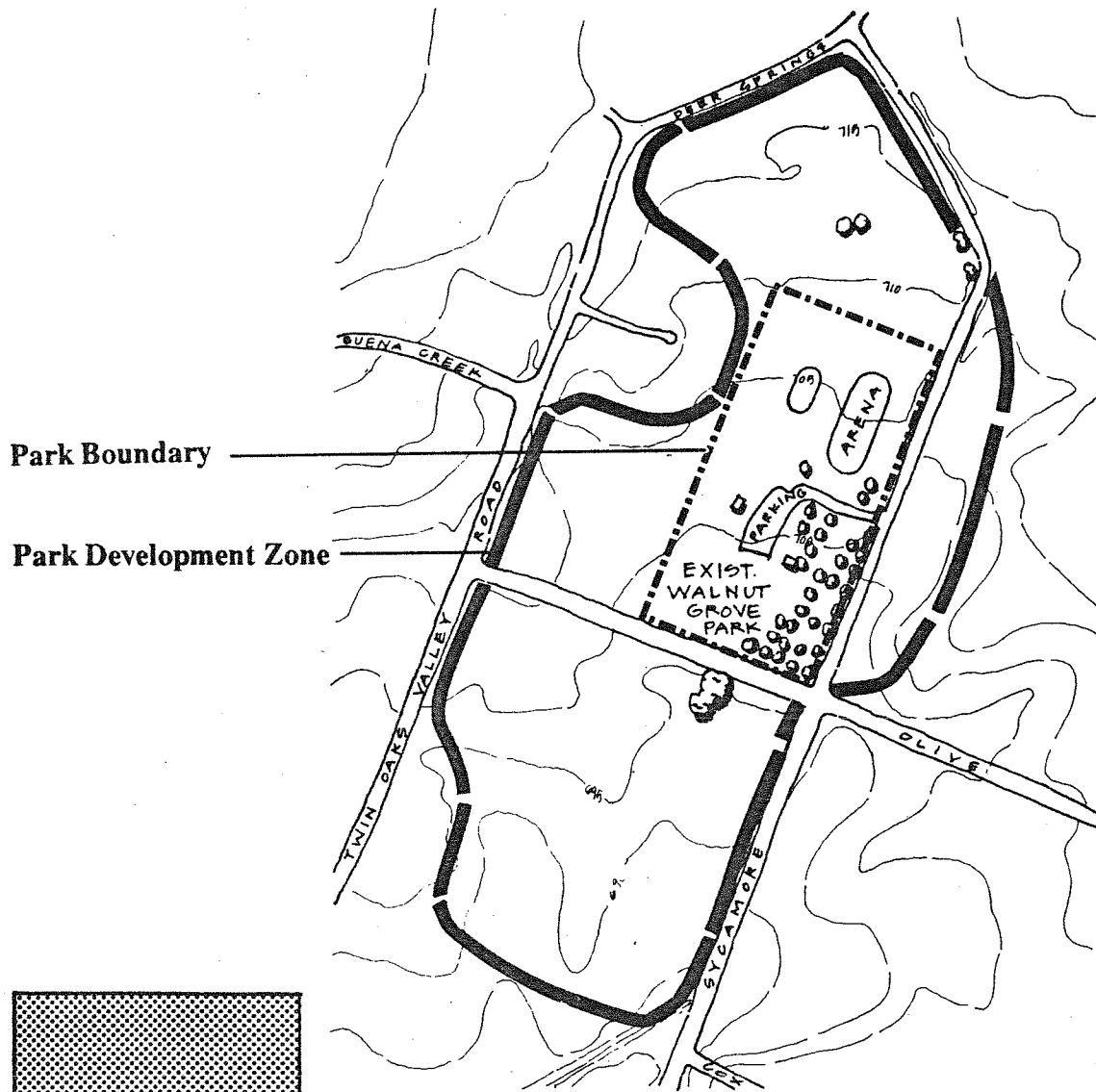
Optional site for softball and multipurpose fields

### *Financing*

This area includes a combination of existing large lot residential, agricultural use, and areas for infill subdivision development. Quimby Act park land dedication or in-lieu fees and public facility fee monies are the primary sources of funds for park acquisition and development. These sources may have to be augmented with general funds. Concessions from the snack bar and equestrian center and miscellaneous user fees could contribute to maintenance costs, with general funds financing the balance of maintenance costs.

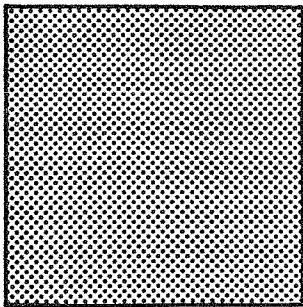


# WALNUT GROVE COMMUNITY PARK (C2)



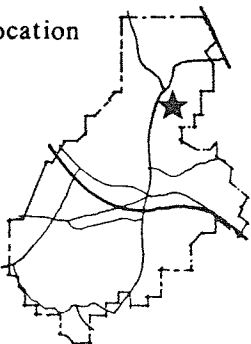
Park Boundary

Park Development Zone



**Park Expansion Size: 22 - 26 acres**

Location



**Park Size:** Existing: 20 acres  
 Expansion: 22 - 26 acres  
 Total: 42 - 46 acres

**Park Development Zone: 40 acres**

**Siting Criteria:**

- Tie design and character to existing park
- 10 acres minimum level terrain for multipurpose field
- Locate park expansion with connection to trail system

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**Figure 33**

### Agua Hedionda Community Park (C3), Figure 34

Agua Hedionda Park will be an essentially passive park of 15 to 25 acres located to the northwest of the intersection of Las Posas Road and Borden Road in the western portion of the College Area close to Vista. The park is located within the open space area as indicated in the San Marcos General Plan. The site will be linked by trails leading north to Buena Park, east along Borden Road to Owen Mountain and Twin Oaks Valley, and south to the AT & SF railroad corridor regional trail. Because of its nodal location in the trail system, the park will feature one of the city's main trail staging areas. The parks location will take advantage of surface water features in the area which will allow for fishing.

#### *Program*

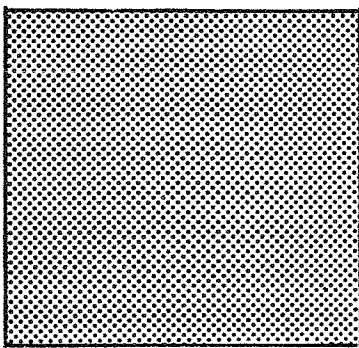
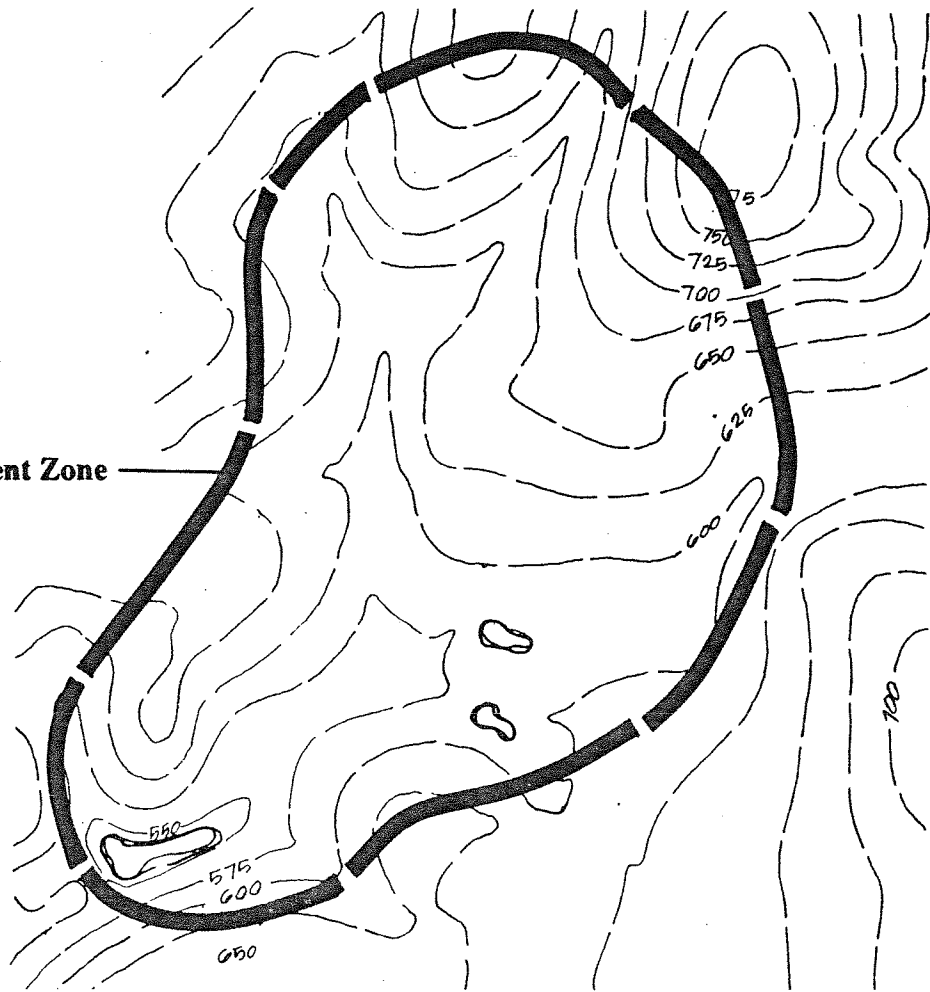
- Playground and tot lot
- Picnic sites/barbecue facilities
- Trail staging area
- Nature trail
- Fishing
- Wilderness area
- Onsite resident's building
- Snack bar/concession
- Permanent rest rooms
- Parking

#### *Financing*

This area includes undeveloped large ownerships. Some of the park land, therefore, may be acquired through negotiated development agreements. Quimby Act park land dedication or in-lieu fees and public facility fees may be used to acquire land and finance facility development costs. A Mello-Roos community facilities district may be formed as well to finance development and maintenance costs. Grants may be available for trails and wilderness areas. Finally, user fees from fishing operations and food concessions could help fund maintenance costs.

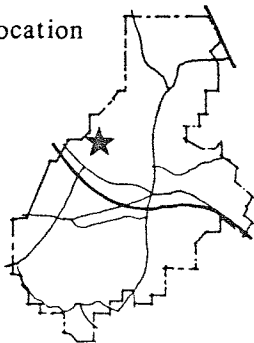
# AGUA HEDIONDA COMMUNITY PARK (C3)

Park Development Zone



Park Site Size: 15 - 25 acres

Location



Park Size: 15 - 25 acres  
 Park Development Zone: 75 acres

Siting Criteria:

- Locate park to connect with trail system
- Focus park on existing pond
- Parking should be adequate to allow for trail staging

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Figure 34

## Woodland Community Park (C4), Figure 35

The Woodland Park site will include both the existing park and a new park area to the northeast. The existing park features the city's swimming pool complex (see Section 3.5 "Existing Parks and Recreation Facilities") and the future program will retain the aquatic emphasis through the development of a new water play area. Additionally the program will include new active sports facilities and passive park areas. It is recommended that the city select a new use for Woods House which is located in Woodland Park. Options include a new site for the San Marcos Museum and/or a more general community use. The total site acreage for the park will be 18 to 22 acres.

The parcel of land to the northeast of the existing park included in the park development zone for Woodland Park is also under consideration as the location of new or expanded school facilities. Collaboration over use and purchase agreements will have to be reached with the school district.

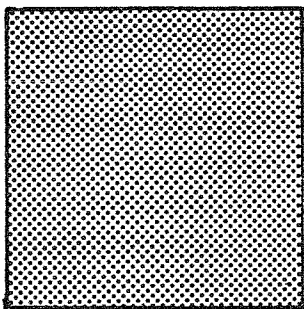
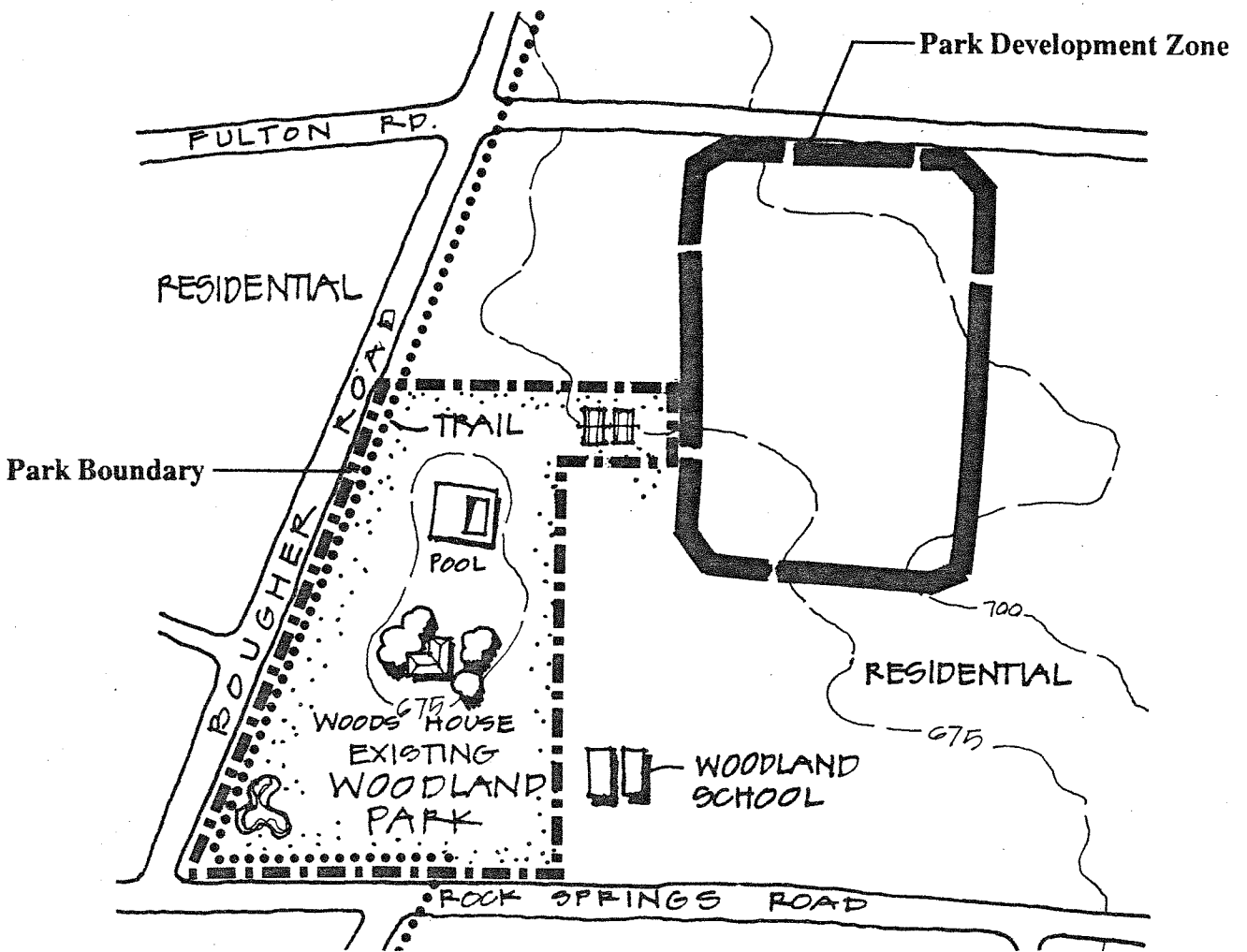
### *Program*

- Two new softball fields
- Two existing tennis courts
- Four new tennis courts
- Existing community swimming pool complex
- New water play area
- Open field play
- Playground and tot lot
- Picnic sites/barbecue facilities
- Community building
- Onsite resident's building
- Snack bar/concession
- Permanent rest rooms
- Parking
- Museum

### *Financing*

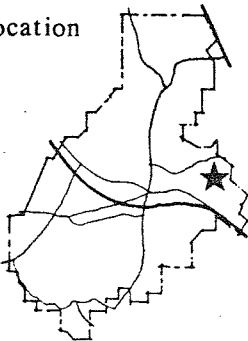
This area is within an existing residential neighborhood. Consequently, funding sources are more limited. A joint-use agreement with the school district could help reduce acquisition and development costs for the City. The most likely combination of funds for financing the development of this park is Quimby Act in-lieu fees, public facility fees, and general funds. Concession revenue and user fees can contribute to maintenance costs in this park.

# WOODLAND COMMUNITY PARK (C4)



**Park Expansion Size: 7 - 11 acres**

Location



**Park Size:** Existing: 11 acres  
 Expansion: 7 - 11 acres  
 Total: 18 - 22 acres

**Park Development Zone: 15 acres**

**Siting Criteria:**

- Locate park expansion to coordinate with existing park facilities and school site

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**Figure 35**

## **Bradley Community Park (C5), Figure 36**

Bradley Park will be expanded beyond the existing 34-acre park. The existing emphasis in the park on active sports facilities will continue; the park will be the primary site for active sports in the city. In addition to the existing facilities (see Figure 11), expansion into the park development zone illustrated in Figure 36 could include a court sports complex, and a city gymnasium as well as football and soccer fields, and baseball diamonds. The gymnasium could be sited in a number of locations across the city, including the possibility of a joint use location at one of the city's educational establishments. Locating the facility at Bradley park responds to two primary siting criteria: good access, and location out of residential neighborhoods.

Of the existing 34 acres, 11 acres are already developed and a further 13 are under development. (See Section 3.5, "Existing Parks and Recreation Facilities.") The remainder of the existing site will be required for active sports facilities in addition to new acreage. Because of the park's location in an industrial zone, it is ideally suited for night lighting. In order to accommodate the program listed below, an additional 20 to 32 acres would be required to augment the existing 34 acres.

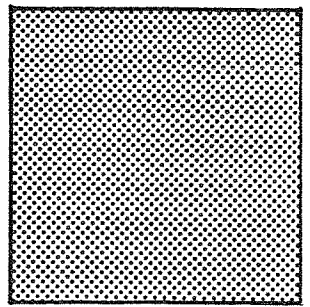
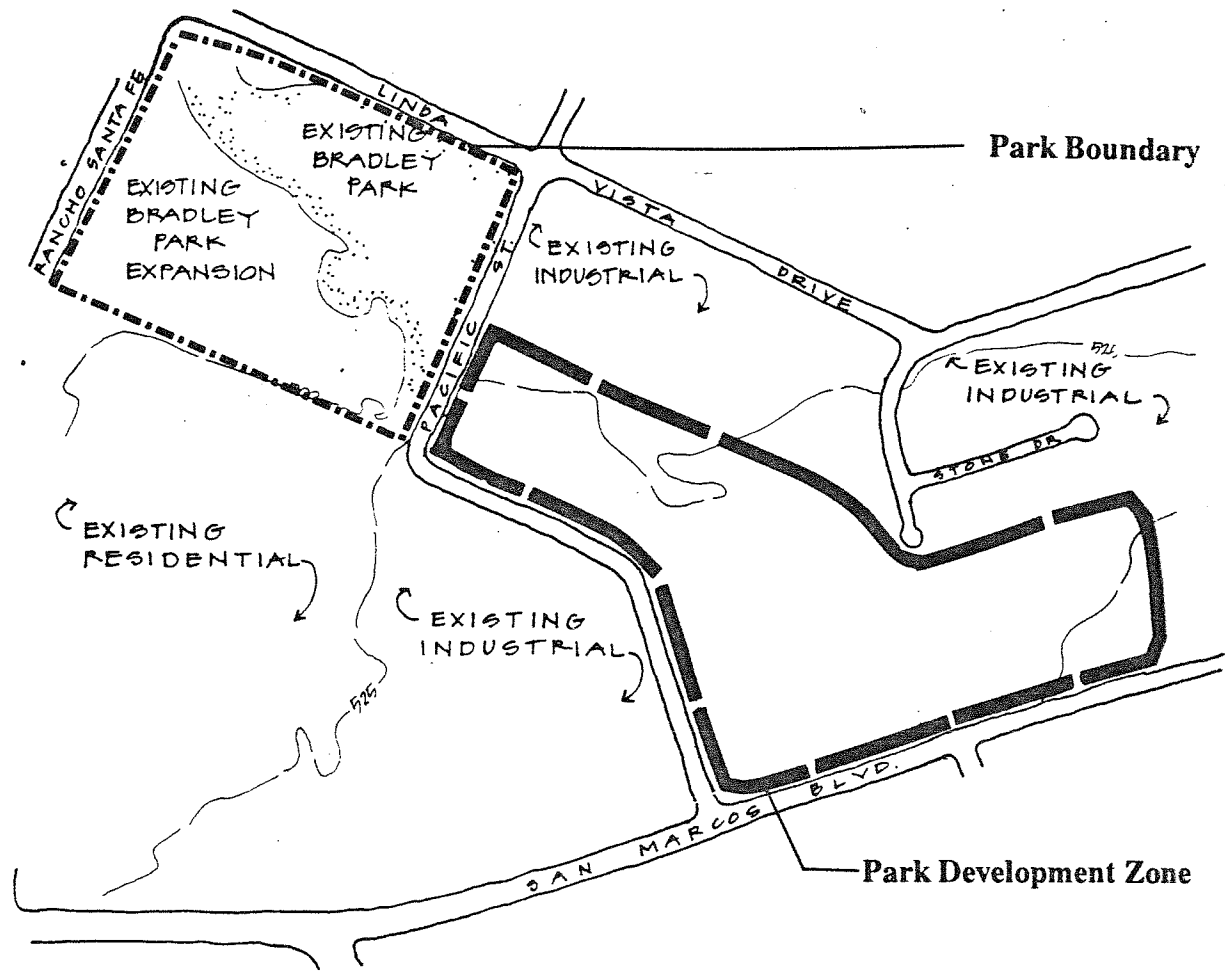
### *Program*

- Two existing lighted baseball fields
- Four new lighted baseball fields
- Two existing unlighted softball fields
- New combination multipurpose soccer/football field and four softball fields
- Two lighted soccer fields (one existing field, one under development)
- One lighted football field
- One basketball court (under development)
- Horseshoe court (existing)
- Open field play
- Playground and tot lot
- Picnic sites/barbecue facilities
- Community youth building (existing)
- Onsite resident's building
- Snack bar/concession
- Permanent rest rooms
- Parking
- Outdoor sports arena, 200 feet by 85 feet
- City gymnasium requiring a 4- to 6-acre site including parking
- Court sports complex with night lighting including eight tennis courts, four basketball courts, and four volleyball /badminton courts, including parking and changing facilities, rest rooms, concessions, etc., the complex will require 4 to 6 acres.

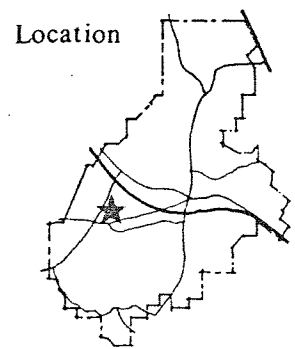
### *Financing*

Since this park is in an industrial zone, public facility fees from industrial development may help finance additional park acquisition and development. Quimby Act in-lieu and other public facility fees collected in the service area may also be used. Given some of the built facilities in the park, such as the court sports complex, the sports arena, and the gymnasium, certificates of participation may be used. User fees and concession revenue from food outlets and perhaps private, nonprofit operation of the court sports complex would contribute to funding maintenance costs. General funds probably will have to be used to finance a portion of development and maintenance costs.

# BRADLEY COMMUNITY PARK (C5)



Park Expansion Size: 20 - 32 acres



**Park Size:** Existing: 34 acres  
 Expansion: 20 - 32 acres  
 Total: 54 - 66 acres

**Park Development Zone:** 40 acres

**Siting Criteria:**

- Provide connection across Pacific Street
- Screen nightlighting from residential areas

## City of San Marcos Parks Master Plan

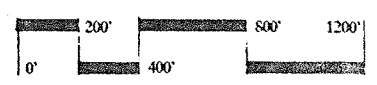


Figure 36

## La Moree Community Park (C6), Figure 37

The 30-acre community park site is located adjacent to La Moree Road close to the proposed California State University campus.

Conceptual approval has been gained from City Council to locate a social services complex on the site, to be developed and operated in collaboration with nonprofit community organizations. The remainder of the site will be developed as a park, with facilities serving both the onsite complex and the surrounding area. The land for this site has recently been dedicated to the city. San Diego Gas and Electric are planning a major new power line which will require a 30-foot wide easement running along the southern portion of the site. There will be a number of trails leading from the site and the power line easement could be used for the alignment of trail linkages.

### *Program*

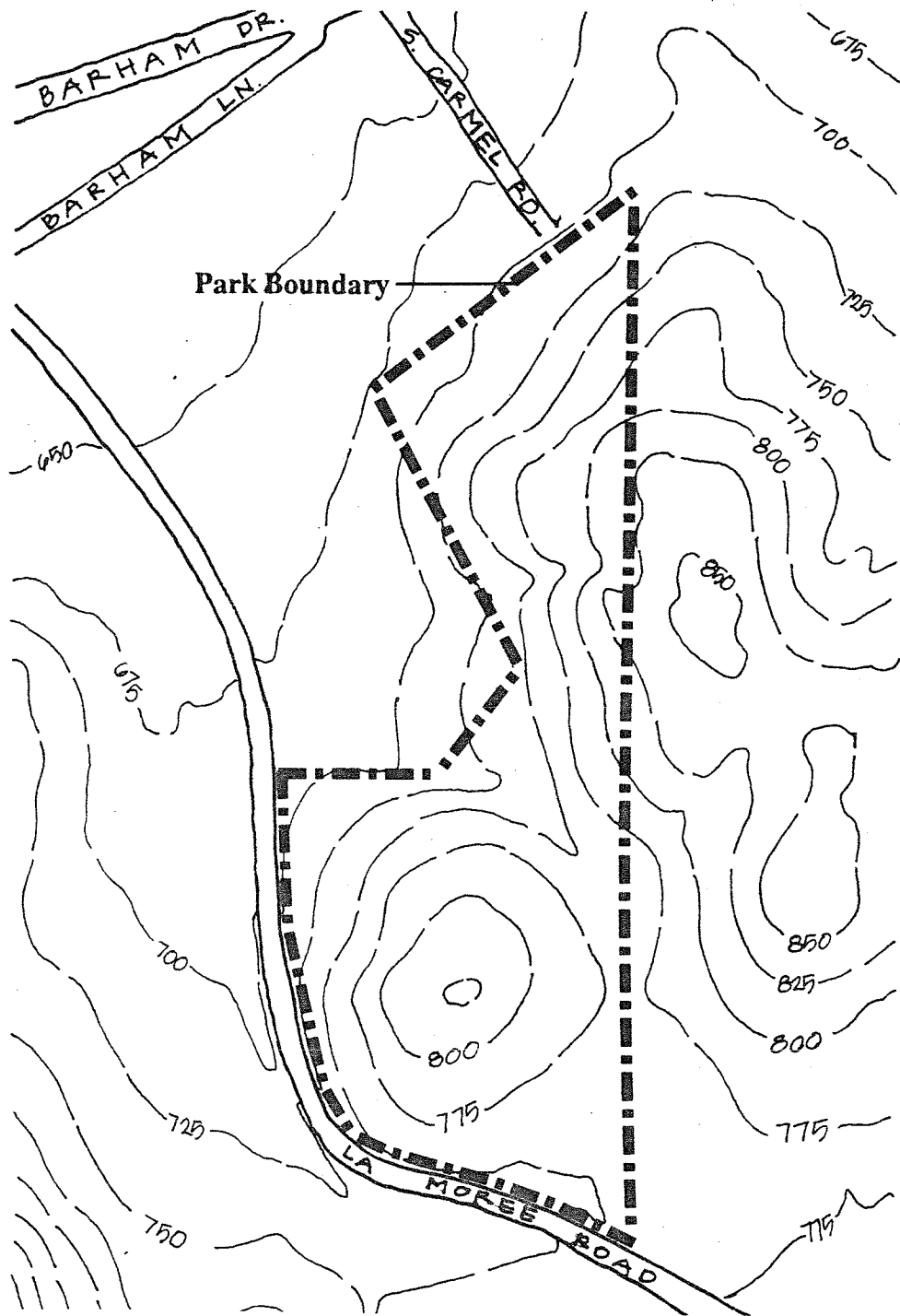
- Two basketball courts
- Open field play area
- Playground and tot lot
- Picnic sites/barbecue area
- Community services complex
- Parking

### *Financing*

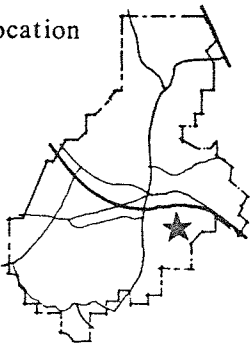
State grants and general funds have already been designated as the financing sources for this park. These funds could be augmented by Quimby in-lieu fees collected in the service area and fund-raising by nonprofit community organizations for the community services complex. Maintenance costs will be funded primarily from general funds, with user fees a contributing source.



# LA MOREE COMMUNITY PARK (C6)



Location



Park Size: 30 acres

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Figure 37

## Discovery Community Park (C7), Figure 38

The existing proposals for the 57-acres Discovery Park (see Section 3.6) are encompassed by the Parks Master Plan; the fairly detailed program already developed for the park's two parcels are consistent with the citywide distribution of recreation facilities developed in the Master Plan.

The proposals for the site include a large-scale miniature railroad (5/12 actual scale, 15-inch gauge) to be operated by a new nonprofit corporation. The establishment of the railroad will require collaboration between the city and the corporation. Initial negotiation suggests that the city: would donate or lease the land to the corporation, would complete basic grading as part of its normal park development expenditure, and would provide parking at the railroad terminus. The corporation would in turn be responsible for: the acquisition and installation of all features of the railroad itself, including track, locomotives and rolling stock, stations and maintenance structures, etc. and continued development operation and maintenance of the railroad. A user fee would be charged to cover operating costs and possibly generate additional revenues which could be paid to the city. Differential user fee structures could be developed with lower or no fee for city residents and higher fees for non-residents.

It is suggested that the design and layout of the railroad buildings such as a station and locomotive sheds be integrated with the design of other built facilities in the park forming a focused main entry area to the park.

The western most parcel of the park is to be dedicated by the Applewild development and will be developed first. The extension of the park to the southeast will form a link, decreasing in intensity of use towards the proposed park at South Lake. The City is currently negotiating ownership of the land; development will be phased between 1990 - 1995.

The park will essentially focus on passive recreation and will potentially include the following program which is a synthesis of information supplied by the city:

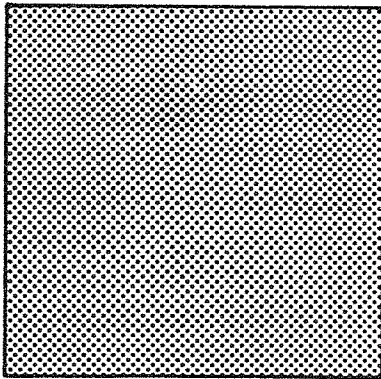
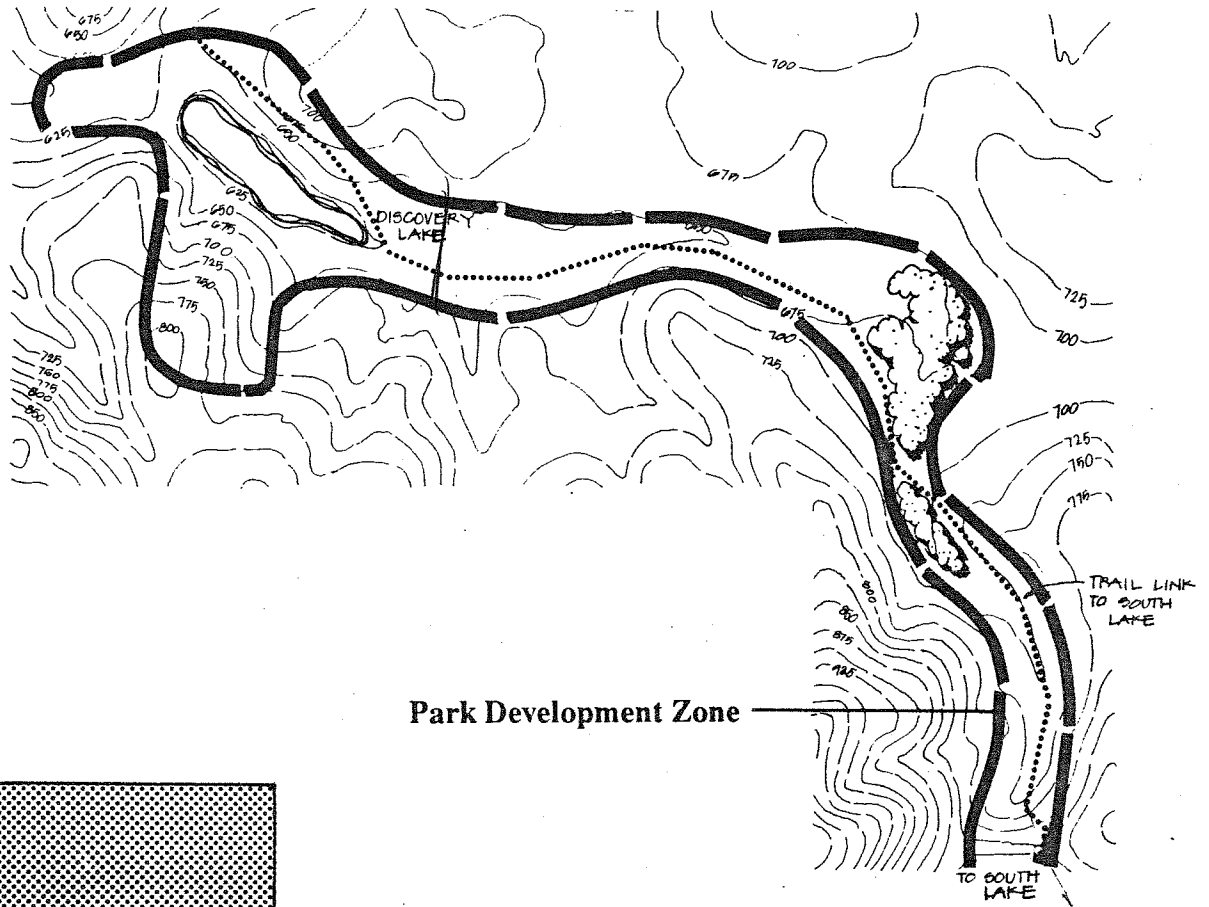
### *Program*

Group court sports (volleyball, paddleball, horseshoes)	Picnic areas (both individual and group sites)	Youth day camping site	Dog run area
Water play area	Biking, hiking, and equestrian trails	Group camping	Horticulture garden
Exercise course	A trail for the blind	Onsite resident's building	Mountain bike area
Open field play	Fishing dock	Permanent rest rooms	Night sky study area
Playground and tot lots		Parking	Miniature Railroad
		Maintenance buildings	

### *Financing*

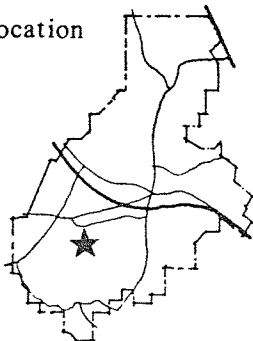
Public facility fees and Quimby Act in-lieu fees have already been dedicated to this park. The park is located in an undeveloped area under large ownerships. Therefore, much of the parkland may be acquired through development agreements or Quimby Act park land dedication. Quimby Act in-lieu fees may also contribute to development costs. Also, grants may be available for the blind trail, and nonprofit groups could raise funds for the horticulture garden. A Mello-Roos community facilities district may be formed to help finance development and maintenance costs. The miniature railroad nonprofit organization may also contribute to maintenance costs through lease payments or dedicating a percentage of ride fees to the City. Other concessions and user fees from food outlets, fishing operations, camping permits, and mountain bike licenses, and equestrian operations could also contribute to funding maintenance costs.

# DISCOVERY COMMUNITY PARK (C7)



Park Site Size: 57 acres

Location



Park Size: 57 acres  
 Park Development Zone: 85 acres  
 Siting Criteria:  
 • Site park with connection to open space corridor and trail

City of San Marcos  
 Parks Master Plan



Figure 38

## South Lake Community Park (C8), Figure 39

Preliminary staff responses from the Vallecitos Water District have indicated a positive response to city interest in developing a public park site around South Lake and it is recommended that the city actively pursue negotiations with the District to that end.

The site is a primary recreation opportunity both in being the largest water body potentially available for public recreation and in being located at a prime node to link up various sections of the city-wide trail system.

Assuming agreement can be reached, the park, totaling 44 to 56 acres, will feature passive recreation opportunities ranged around the lake, including picnic and barbecue sites, trails, fishing, and a small campsite for use by organized community groups such as the Scouts. Rowing boats and canoes will be available for hire. There will also be a trail staging area immediately below the dam with access taken from Twin Oaks Valley Road. Parking for the site will also be accessed from Twin Oaks Valley Road; due to the steep topography it will probably require grading work.

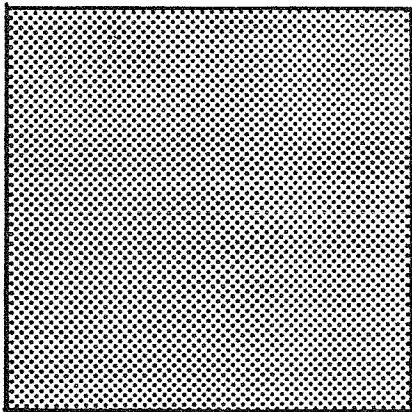
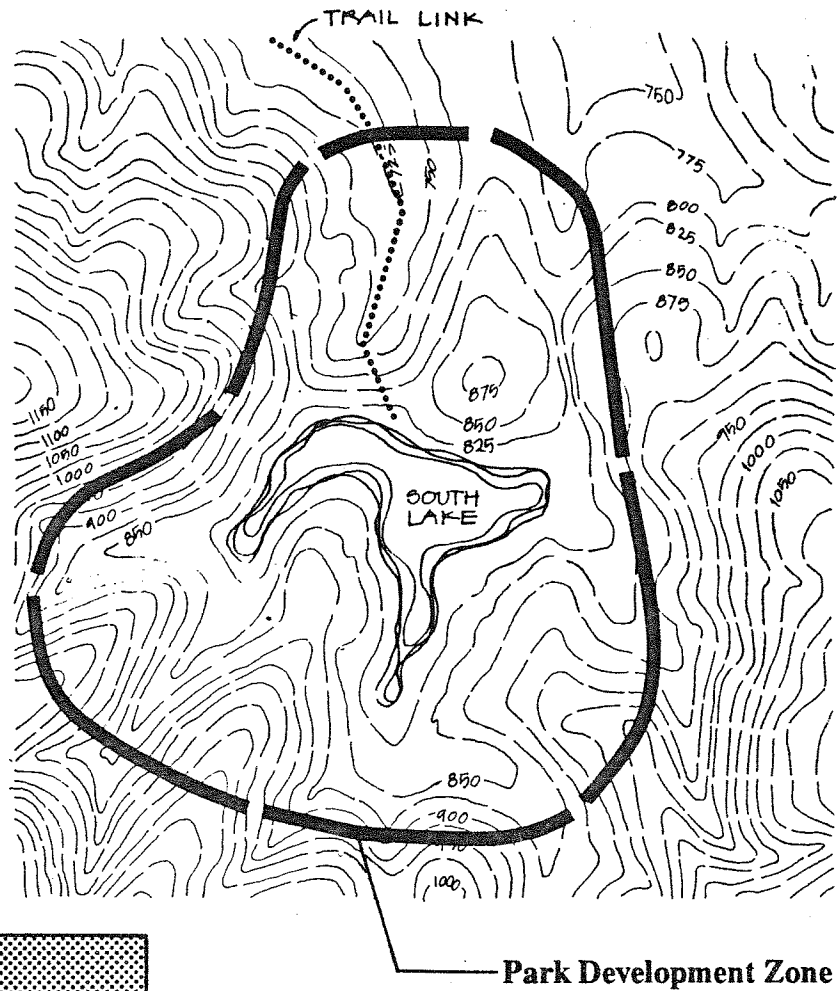
### *Program*

- Picnic sites/barbecues facilities
- Trail staging area
- Nature trail and wilderness area
- Fishing
- Small tent camping site
- Snack bar/concession
- Permanent rest rooms
- Parking
- Boat hire under concessionary arrangement

### *Financing*

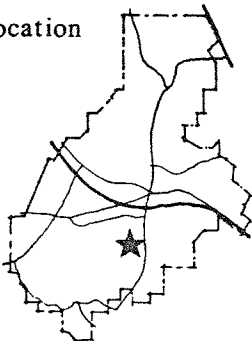
A joint-use agreement with the Vallecitos Water District would provide access to the lake and possibly some park land. This negotiation could be augmented by public acquisition of additional park land using public facility fees and Quimby Act in-lieu fees. Additional land may be acquired through negotiated development agreements if large landholdings exist in the immediate area. Grants may be available for the nature trail and wilderness area. Concession revenue from fishing and boating operations and the snack bar could contribute to maintenance costs.

# SOUTH LAKE COMMUNITY PARK (C8)



**Park Site Size: 44 - 56 acres**

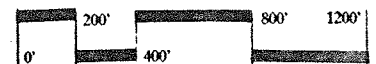
Location



**Park Size: 44 - 56 acres**  
**Park Development Zone: 65 acres**  
**Siting Criteria:**

- Focus park around South Lake
- Provide adequate parking to accommodate trail staging
- Provide connection to open space and trail corridor

**City of San Marcos  
 Parks Master Plan**



**Figure 39**

## Landfill Site Community Park (C9), Figure 40

This community park site will occupy 82 to 90 acres of the San Marcos County Landfill providing an after-use for the site on closure. Although plans exist both for extending the life of the landfill and building an energy reclamation plant on the site, neither of these proposals will require all of the 219-acre landfill indefinitely. The concept of a park after-use is already represented in the San Marcos General Plan and the city should move towards realizing that policy. In particular, the city should monitor final grading plan submissions to ensure compatibility with planned after-use. The program for the site emphasizes active recreation taking advantage of the potential to grade at closure to a level finish.

A number of special facilities to be sited in the park include:

- An RV and trailer camp site requiring 30 acres. This profit-generating land use will be capable of accommodating 300 to 450 camping units depending on layout design. Associated facilities within the campground will include rest rooms/shower rooms, a central office building at the site entrance, pool, and children's play structures.
- A family golf center providing, among other amenities, a golf range, miniature course, and a clubhouse on approximately 15 to 20 acres of land, such as the model developed by PGA Tour and PGA of America or a similar facility. Initial proposals indicate a long-term lease of the required acreage by the city to a corporation which would finance construction and maintenance/operational costs. The facility would both offer recreational opportunity to the region and generate income for the city. Location close to the proposed RV campsite is potentially of mutual benefit to both program elements.
- A model airplane field to replace the existing field located in the Questhaven area but threatened by development plans.
- An archery club which will require a fairly level site, free of obstructions and strong winds, oriented in the direction of the prevailing wind, of about 360 feet by 90 feet, requiring a total acreage between one and two acres including parking.

### *Program*

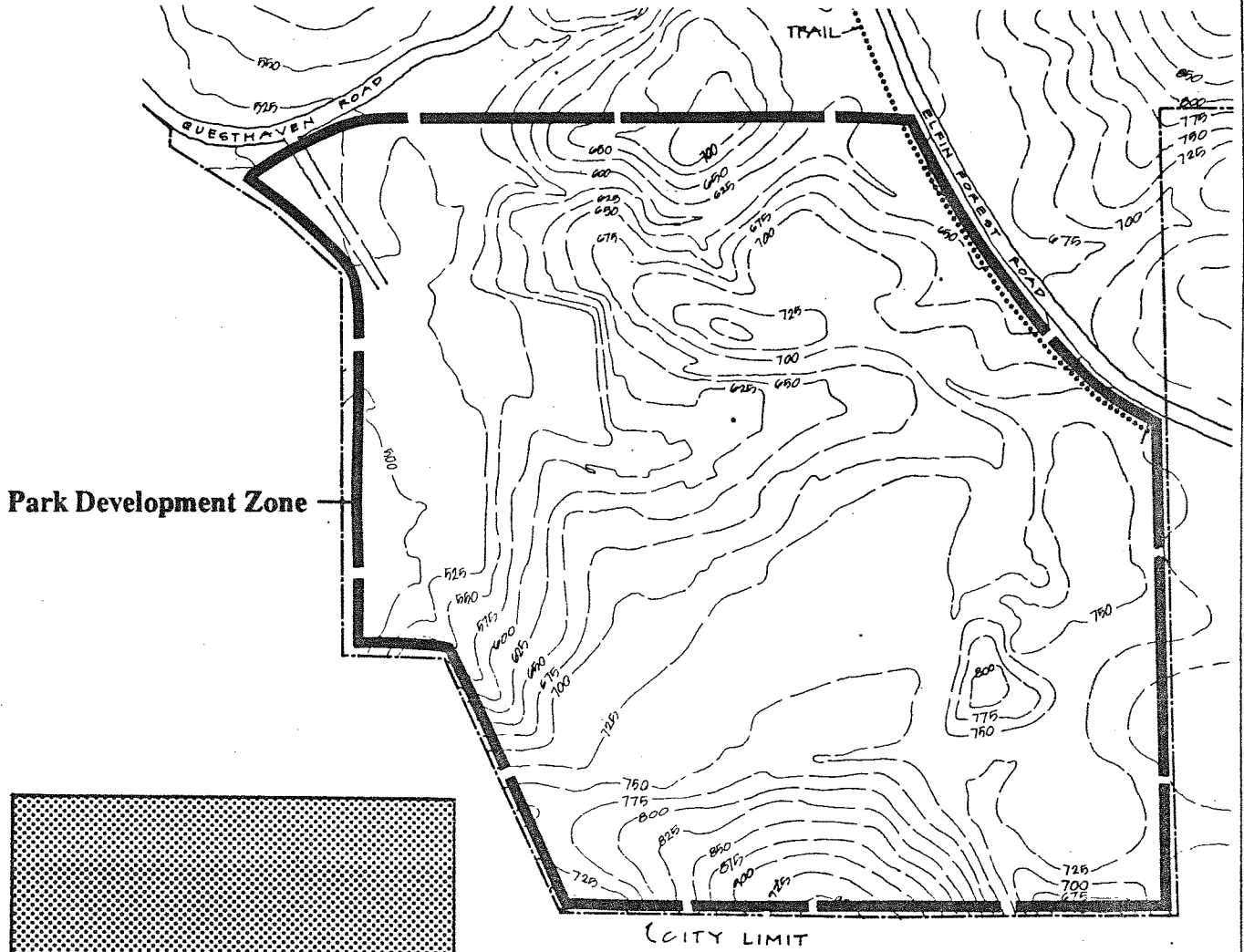
Six lighted baseball fields	One athletics field	Snack bar/concession
Ten softball fields	Open field play	Permanent rest rooms
One multipurpose soccer/football field	Playground and tot lot	Parking
Two lighted soccer fields	Picnic sites/barbecue	Model airplane field
Ten lighted tennis courts	facilities	Archery club
Two basketball courts	Campsite	Family golf center
Four volleyball courts	Onsite resident's building	

### *Financing*

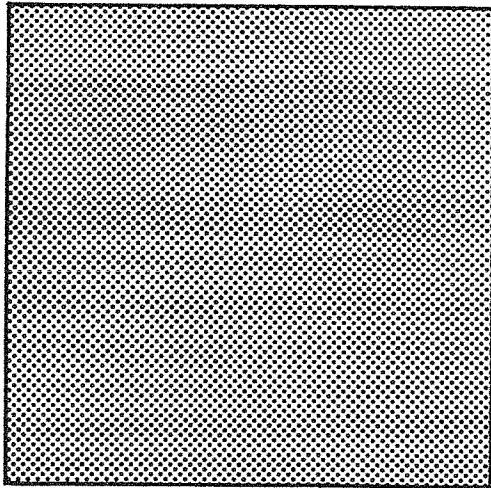
The landfill site can be developed using public facility fees and park land in-lieu fees. A Mello-Roos community facilities district may be formed to include surrounding large landholdings if they exist. Several opportunities exist for concessions or land leases at this site, particularly the RV trailer facility and the family golf center. User fees or a nonprofit concession arrangement may provide revenue to maintain the archery club range and the model airplane club field. General funds probably will have to augment these other financing sources. If a trash-to-energy plant is developed on the site, lease revenues and impact fees could be dedicated to park development and maintenance on the remaining site.

Figure 41 summarizes the distribution of major program elements at the neighborhood and community park sites.

# LANDFILL SITE COMMUNITY PARK (C9)

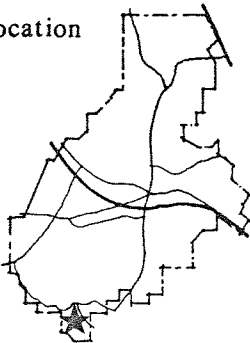


Park Development Zone



Park Site Size: 80 - 90 acres

Location



Park Size: 80 - 90 acres

Park Development Zone: 250 acres

Siting Criteria:

- Coordinate park location with closure plans and "after use" study of San Marcos Landfill

City of San Marcos  
Parks Master Plan



Figure 40

LOCAL PARKS PROGRAM MATRIX

Neighborhood Parks	Active Sports										Passive Recreation							Auxiliary Facilities					Special Facilities				
	Baseball Fields	Softball Fields	Soccer Fields	Football Fields	Multiple Purpose Fields	Tennis Courts	Basketball Courts	Volleyball Courts	Swimming Pools	Water Play Areas	Open Field Play	Playgrounds	Picnic Areas	Trail Staging Areas	Fishing	Campsite	Wilderness Area	Community Building	Onsite Resident	Snack Bar/Concession	Permanent Rest rooms	Parking	Special Facilities				
N1 Buena		2				4	2					X	X	X				X		X	X	X					
N2 Twin Oaks Valley		2			3	2	2	X			X	X	X					X		X	X	X					
N3 Paloma		2				4	2				X	X	X					X		X	X	X					
N4 Richland		2			1	4	2	X			X	X	X					X		X	X	X					
N5 Poinsettia		2			1	4	2				X	X	X					X		X	X	X					
N6 Hollandia Dairy	4	2			1	4	2	X			X	X	X					X		X	X	X					
N7 Mission	2	2				4	2				X	X	X					X		X	X	X					
N8 Knob Hill											X	X	X					X		X	X	X					
N9 Jacks Pond											X	X	X					X		X	X	X					
N10 Viewpoint						4	2				X	X	X					X		X	X	X					
N11 Questhaven					1			X			X	X	X					X		X	X	X					
N12 Elfin Forest		2				4	2	X			X	X	X					X		X	X	X					
Community Parks																											
C1 Merriam																											
C2 Walnut Grove																											
C3 Agua Hedionda						6	X	X			X	X	X														
C4 Woodland					1	8	5	4			X	X	X														
C5 Bradley	6	6	2	1	1		2				X	X	X														
C6 La Moree											X	X	X														
C7 Discovery											X	X	X														
C8 South Lake	6	10	2	1	1	10	2	4			X	X	X														
C9 Landfill Site											X	X	X														
TOTAL	18	32	4	1	8	56	21	12	5	3																	

Figure 41



## 4.6 Regional and Special Parks

### Gopher Canyon Regional Park (R1)

The southern portions of the San Marcos Mountains, the Merriam Mountains, and the south fork of Gopher Canyon all fall within the San Marcos Sphere of Influence. Analyzing recreational opportunities for the city, it became clear that the recreational use of these major landscape features could be more positively and coherently planned for if under a single jurisdictional authority. Thus although the site falls outside of the current study area, proposals are also included for the development of a major 420- to 500-acre regional park facility in Gopher Canyon north of the city's current sphere. The park would feature low intensity passive recreational opportunities.

Preliminary studies indicate an area under Bureau of Land Management (BLM) ownership in the southern branch of Gopher Canyon. There is precedent for negotiation of transfer of ownership rights from the BLM to local authorities for the purpose of developing regional parks. It is recommended that the city contract BLM to explore the potential of this site.

#### *Financing*

There is an 80-acre parcel of land under BLM ownership for which negotiation of transfer of ownership to develop a park is possible, otherwise the land falls under County jurisdiction and the City should enter into a joint-use agreement with the County of San Diego to develop the park. Financing of this park would probably have to come from general funds, county funds, and possibly from state grants.

### Double Peak Regional Park (R2)

This 200- to 240-acre regional park will be located around Double Peak to the southwest of South Lake on the ridgeline which dominates San Marcos' southern area. The dominance of this landscape feature makes it a unique recreational resource, potentially crowning the passive park system in the city. Linked by trails to the wider park network, Double Peak will feature essentially passive recreational opportunities. Special features of the park will include:

- An outdoor amphitheater, the siting of which will both needs a quiet site and preferably will take advantage of the extensive vistas available from Double Peak. A site of around five acres will be required including parking;
- An equestrian area of approximately 10 to 15 acres with stables, corrals, riding ring, basic storage and sanitary facilities, loading and parking space, and rental office;
- A campsite for tent camping only occupying up to ten acres;
- A night sky viewpoint for star watching. This facility will obviously have to be accessible 24 hours a day.

#### Program

Picnic sites with barbecue facilities  
Trail staging area  
Nature trail  
Camping  
Wilderness areas  
Onsite resident's building

Permanent rest rooms  
Parking  
Night sky viewpoint  
Nature study center (potential site)  
Amphitheater  
Equestrian center

### *Financing*

This park site falls within a major specific plan areas and primary acquisition and financing may be through a development agreement. Facility development and maintenance may also be achieved through the formation of a Mello-Roos community facilities district. Grants may be available for the wilderness area, nature trail, and nature study center. General funds, however, probably will have to be used as well. Concession opportunities exist with the equestrian center, and user fees at camping facilities and the amphitheater can contribute to the financing of maintenance costs.

### **BLM Lands Regional Park (R3)**

The Bureau of Land Management (BLM) owns a parcel of land approximately 120 acres in extent immediately south of San Marcos. There is a strong potential for the city to be able to negotiate a transfer of ownership of this land for the purpose of developing a regional park. Such an agreement has recently been reached between the City of Poway and the BLM (see Appendix A). It is recommended that the city initiate negotiations to this end. The agreements with Poway permitted only the most passive types of development to which the park's program would be limited. The park could be extended to include part of the San Marcos County Landfill, to a total acreage between 100 and 180 acres.

### *Program*

Picnic sites/barbecue facilities  
Trail staging area  
Nature trail  
Tent camping for backpackers/hikers  
Wilderness areas  
Ranger's residence  
Permanent rest rooms  
Parking

### *Financing*

The 120-acre parcel of land owned by the BLM to the south of San Marcos has been conditionally leased to the Olivenhain Water District who has plans to operate a water storage facility but otherwise to develop the land for recreation purposes. There is strong potential for a joint recreation proposal between the City of San Marcos and the Olivenhain Water District to receive approval from the BLM. General funds and public facility fees may help finance the city's portion of the development costs. Grants may also be available. General funds will probably be the primary source for funding maintenance costs.

### **Special Park Sites:**

There are three park sites which have special community-wide significance but do not fit the definition of community park and have, therefore, been identified in a separate category.

### **Old San Marcos Park:**

There could be a one-acre site opposite the existing city hall which could provide a new location for the Barn which will have to be moved to make way for the new civic center development. This park exists in the redevelopment project area. Therefore, tax increment financing may be available to fund the park's development. Maintenance will be funded with general funds.

### **Heart of the City Plaza:**

Plans for the city's new civic center include a plaza with a water feature. Although no details have been developed, the plaza will form a recreational open space and has been incorporated into the vision for the city's future parks network. The plaza may be used for a variety of special events such as outdoor concerts, festivals, and the culmination of parades in addition to everyday uses as a gathering and meeting place possibly including tables and benches for outdoor eating. The site will be linked by trails leading north, south, east, and west, connecting to all parts of the city. This park is in the redevelopment project area and may be funded with tax increment revenue or general funds.

The civic center will also include a number of special community facilities which fall under the broadest remit of a recreational study:

- . A new central city library
- . An option for square footage for museum exhibits
- . A 25,000-square foot community center

### **Creek Walk:**

One of the trail linkages within the recreation network follows the course of San Marcos Creek from Twin Oaks Valley Road to Lake San Marcos. This runs through the city's future commercial core parallel to proposed flood mitigation measures. The whole length of this link -- about two miles -- is subject to a complex interacting set of planning issues involving zoning and land use, flood protection, riparian habitat protection and mitigation, circulation, and commercial development opportunity. One possible solution is the adoption of a plan for an environmental channel to contain flood flow which would allow for protection of the riparian habitat, facilitate a double-fronted commercial strip, and offer considerable opportunity for the creation of an aesthetically pleasing pedestrianized corridor through the commercial district between San Marcos Boulevard and Discovery Street. This concept is included in the city-wide trails network although a trail linkage could also be achieved under alternative development scenarios including a concrete lined channel.

Portions of the Creek Walk which are in the redevelopment project area may be acquired through a combination of zoning, negotiated development agreements, and public purchase using tax increment financing, public facility fees, Quimby Act in-lieu fees, and/or benefit assessment districts. State grants may also be pursued for the Creek Walk. Maintenance may be financed by a combination of assessment districts and general funds.










### **4.7 Trails**

The trails system illustrated in Figure 42 includes two trail types which together will form a network linking major park sites in the city. These primary trails will serve both to provide a recreational opportunity in itself and also as the backbone of a nonvehicular circulation system.

The rationale for development of the trail system included consideration of a number of issues:

- . The desire to interconnect the main park sites;

# CONCEPT PLAN; TRAILS

-  Neighborhood Park
-  Community Park
-  Regional Park
-  Creek Walk
-  Heart of the City
-  Open Space
-  Pedestrian and Bicycle Trails
-  Multiuse Trails
-  Combined Trails

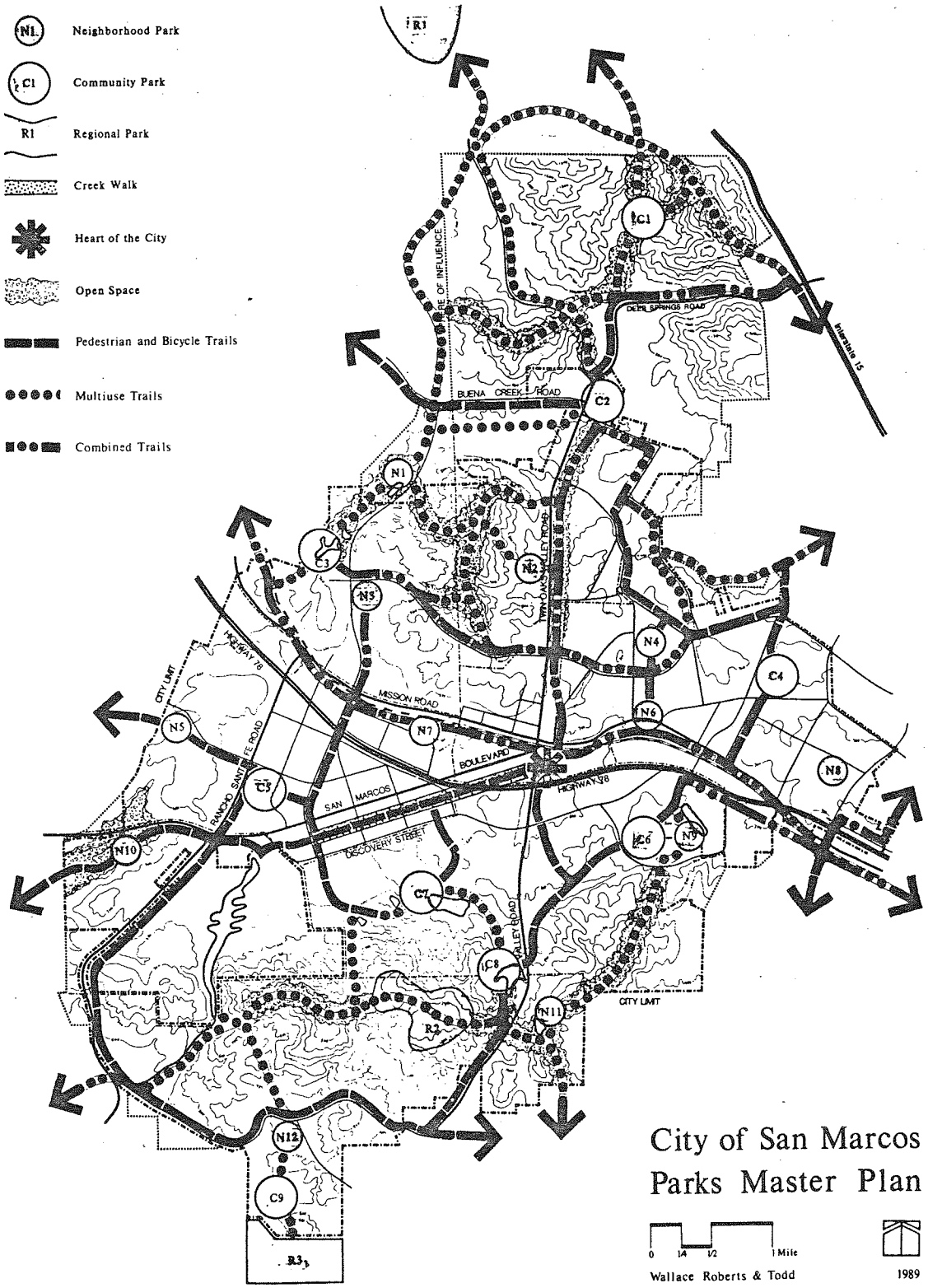


Figure 42

- . Opportunities to route trails along significant landscape features such as ridgelines and stream corridors, providing a positive environmental context for the trail allowing for example, panoramic views or a path which winds through an area of natural habitat giving the trail user interaction with the variety of plants and wildlife which help characterize San Marcos's current rural character;
- . Opportunities to provide public access through areas held under open space for aesthetic reasons;
- . The objective of providing loops in the trail systems permitting a continuous and nonrepetitive walk or ride from the start point;
- . The opportunity for a trail running along the existing right-of-way for the light rail which cuts across the city east to west roughly parallel to Mission Road.
- . The opportunity to link to the wider regional system.

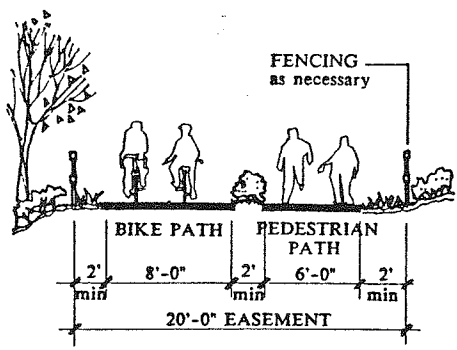
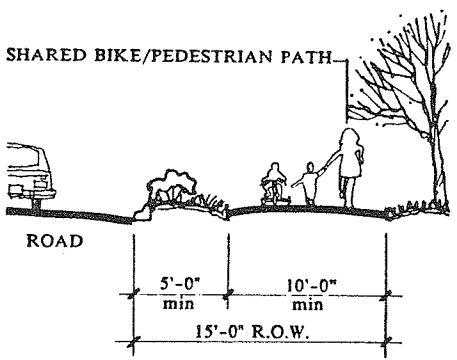
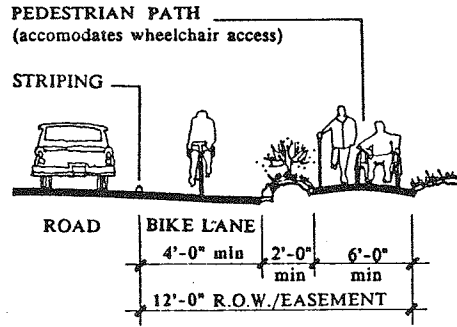
A full system for the city at buildout could also include secondary trails linking into the primary network and bike lanes in road right-of-ways to complete the potential for bicycle use as a transportation mode as opposed to recreational bicycle use. It is recommended that the city develop a trails master plan to fully realize the potential for a trails network at buildout.

Figure 43 indicates design concepts for the pedestrian and bicycle trail type which will be surfaced and suitable for handicapped use in addition to walking and regular bicycle use.

Figure 44 indicates design concepts for the multiuse trail type which would be of a rougher, soft surface construction for hiking, mountain bicycles, and equestrian use.

Figure 45 indicates potential linkages by which the trails network in San Marcos can be tied into the wider regional system. The development of a trails system linking North County cities together is under active consideration and the three cities adjacent to San Marcos -- Carlsbad, Vista, and Escondido -- have all expressed interest in implementing links to San Marcos.

# PEDESTRIAN AND BICYCLE TRAILS DESIGN CONCEPTS



## SITING & DESIGN CRITERIA

### Gradient:

0-5% optimum grade  
 5-10% maximum grade for short distances  
 10-15% maximum grade in extreme conditions  
 >15% not advisable

8% maximum grade for wheelchair accessibility.

1-4% optimum cross section gradient  
 6% maximum cross section gradient

### Siting:

Side slope cut & fill should be a maximum of 2:1 depending on soil type. Retaining walls, natural in character should be used in steeper situations.

8'-0" minimum clearance is necessary over bicycle paths or lanes.

4'-0" wide path will accommodate one wheelchair. If this dimension is used in limited areas, a 6'-0" wide passing area should be provided at appropriate intervals.

6'-0" wide path will accommodate two way wheelchair movement.

### Materials:

**pavement:** asphalt or concrete, (decomposed granite for pedestrian only paths)

**header:** wood or concrete where necessary

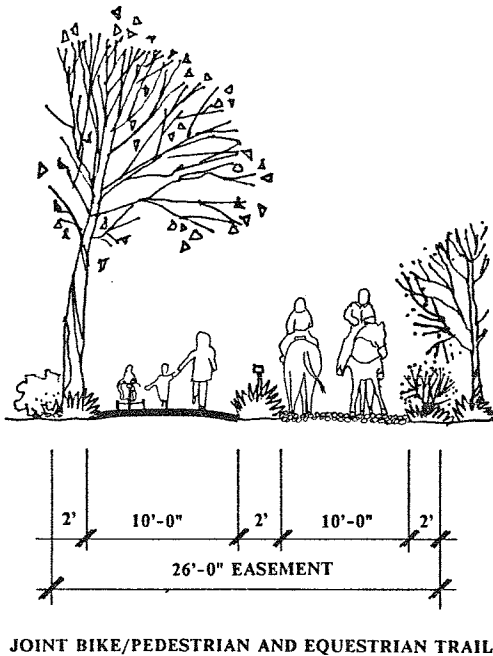
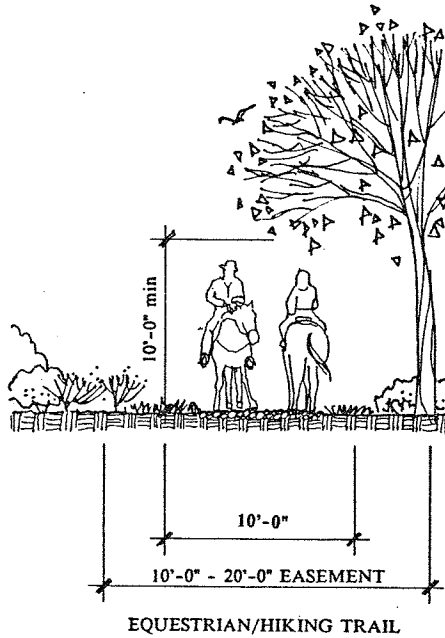
**landscape:** drought tolerant, low maintenance species that provide barriers and screening.

Note: In order to apply for State of California Dept. of Transportation (CALTRANS) 'Bicycle Lane Account Fund', the city must have an approved General Bikeway Plan and meet CALTRANS design standards.

City of San Marcos  
 Parks Master Plan

Figure 43

# MULTIUSE TRAIL DESIGN CONCEPTS



## SITING & DESIGN CRITERIA

### Gradient:

0-10% for unlimited distances  
 10-15% for limited distances  
 >15% for short distances only

1-4% optimum cross section gradient  
 6% maximum cross section gradient

### Siting:

In steeper terrain or between residential lots, a 20'-0" easement is preferred to accommodate switchbacks, obstacles, screening, fencing and site specific alignment.

Way Stations should be located at 3 to 5 mile intervals, with restrooms (where feasible), drinking fountains, watering trough, hitching post, shade trees, and picnic table or benches.

Side slope cut & fill should be a maximum of 2:1 depending on soil type. Retaining walls, natural in character, should be used in steeper situations.

10'-0" minimum clearance is necessary over equestrian trails.

### Materials:

trail: compacted earth or woodchips.  
 decomposed granite or fine gravel where soil is erodable or traffic is heavy.

header: compacted earth or wood where necessary

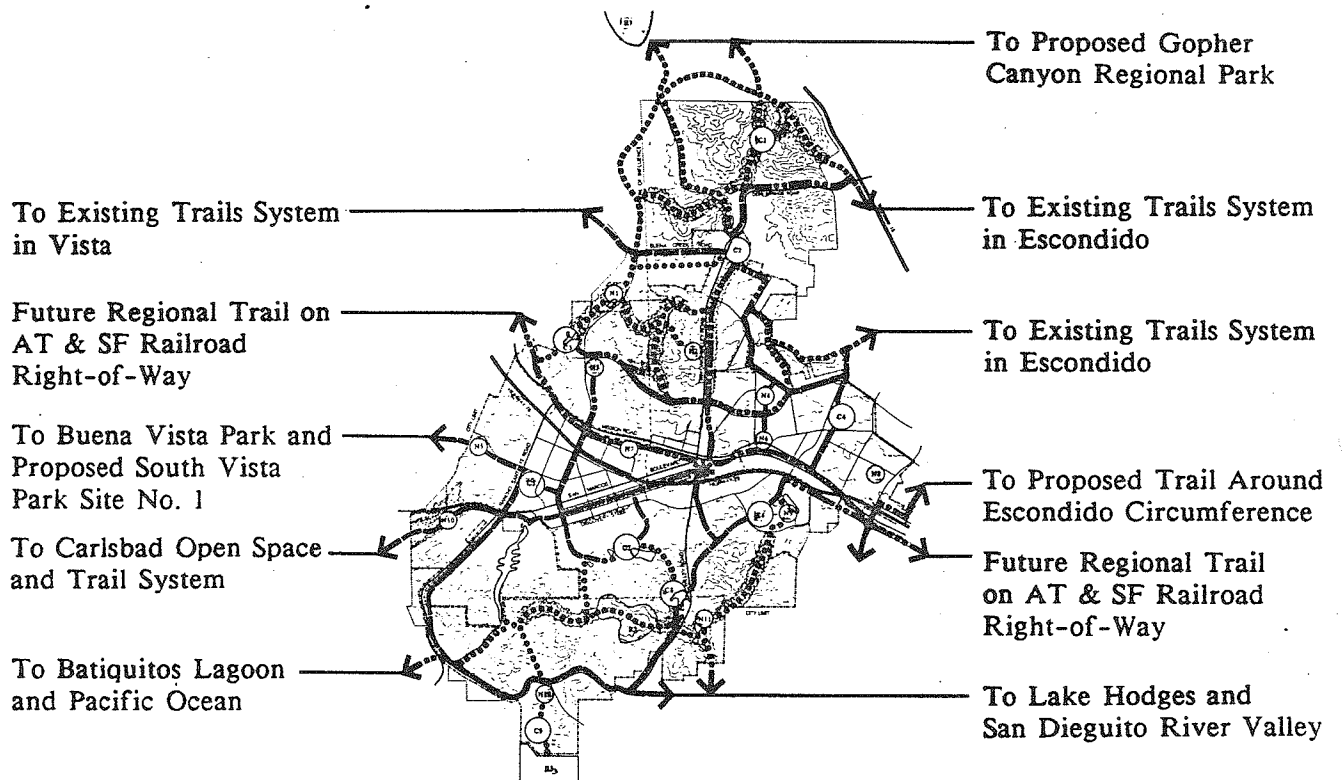
landscape: drought tolerant, native, low maintenance species that provide barriers, shade, and screening.

Where both bike/pedestrian and equestrian trails are to be located alongside each other a 26'-0" easement will be required.

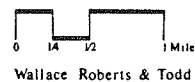
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 Parks Master Plan

Figure 44

# REGIONAL LINKAGES



City of San Marcos  
Parks Master Plan



Wallace Roberts & Todd

1989

Figure 45



## 5.0 IMPLEMENTATION

### 5.1 Phasing and Implementation

The primary objective in implementing the city's park and recreation system will be to ensure that the balanced range of parks and recreation facilities necessary to serve the growing population are in place prior to or concurrent with development. This balance will include active and passive neighborhood and community parks, regional parks, trails and mini-parks, special recreation facilities, community facilities, and recreation programs.

The current level of parks provision in the city falls short of meeting that objective. As shown on Figure 46, in order to meet the local parks standards, the city would require 150 acres of developed parks; the existing total of 107 acres leaves a shortfall of 43 acres. (Note that this total of 107 acres assumes the complete development of Paloma Park, the undeveloped acres at Walnut Grove and Bradley Park, and the development of the La Moree Site.) By plotting the existing provision of active sports facilities for which numerical standards apply, Figure 46 also highlights a current imbalance between active and passive recreational opportunity.

It is recommended that the city adopt a five-year plan, integrated with its Capital Improvements Budget, which is designed to correct the current shortfalls in parks provisions. This plan will also need to address continuing population growth. Assuming a population of 58,600, there should be a minimum of 293 acres of local parks by 1995, against which the existing total of 107 acres leaves a shortfall of 186 acres to be met over the next five years.

It should also be noted that, as both Discovery and Knob Hill Parks feature essentially passive facilities, the remaining 58 acres should be of active parkland in order to maintain a balanced system.

A second major objective in developing the city's parks implementation program is to identify and protect any significant future park sites and trail linkages which might be under pressure from an alternative land use development which would render them unavailable at a later date. The city should develop an ongoing monitoring program to prioritize park and trail acquisition needs, including the following issues in its review:

- . All development proposals should be reviewed by the city or an appointed consultant for consistency with the Parks Master Plan;
- . Recreation proposals which fall within highly developed areas are more critical in that loss of these opportunities may render it difficult or impossible to achieve a satisfactory distribution of parks and recreation facilities to serve all areas of the city;
- . As public services and infrastructure are put in place, the pressure for development typically increases, putting corresponding pressure on potential park locations;
- . Proposed parks are likely to be more difficult to achieve in areas with small-scale, fractured ownership patterns as negotiation over dedication becomes significantly more complex;
- . As one parcel of land develops, it tends to increase development pressure on adjacent parcels.

To facilitate the realization of a city-wide trails network, the City should prepare a trails master plan documenting proposed non-vehicular circulation including a general bikeway plan meeting CalTrans standards. The document would identify key linkages in the trail system to be phased for development in the short term, and also a demonstration linkage to be developed immediately as a model for future trails.

### CURRENT PARK PROVISION DEFICIENCY

	Local Parks Acreage	Tennis	Basketball	Baseball/ Softball	Football/ Soccer
<b>Facilities Required at 30,000 Population</b>	150	15	6	14	4
<b>Existing Facilities</b>	107 *	2 +	0 +	4 +	1 +
<b>Deficiency</b>	43	13	6	10	3

\* Includes: N3 12 acres  
C2 20 acres  
C4 11 acres  
C5 34 acres  
C6 30 acres

+ See Figure 11

Figure 46



*Trails will link major park activity nodes such as a connection along this valley between the proposed Discovery and South Lake parks.*

## 5.2 Acquisition and Financing: Summary

### *Park Development Cost Estimates*

Years 1990 to 1995:

In order to ensure that parks provision meets population projections, a total of 316 acres of local parks is assumed by the year 1995. This includes both existing and new parkland. The total park acquisition and development cost estimate for the period 1990 to 1995 is \$67,852,000. This translates into approximately \$265,000 per acre which is within the cost range (including land) of parks recently developed, under construction, or planned in selected San Diego County cities, presented in Appendix F.

The trail system during this period is estimated to cost approximately \$6,372,000 to acquire and develop.

Actual acquisition and development costs should be less since cities typically acquire much of their park land and especially their trail system easements through dedication negotiated in development agreements. We have attempted to exclude land cost estimates for those parks city staff have identified as probable dedications. The City should not incur land acquisition costs for parks to serve new communities in most cases. These cost estimates here present the "worst case" scenario in which the City must acquire park land and easements.

In summation, park and trail system development costs for the 1990 to 1995 period, with and without land acquisition costs, are as follows:

Park Improvements/Facilities	\$ 42,000,000	
Trail System Improvements	<u>5,390,000</u>	
Total 1990 - 1995 Park Development Costs Excluding Land Acquisition		\$ 47,390,000
Park Land Acquisition	\$ 25,852,000	
Trail Land Acquisition	<u>982,000</u>	
Total 1990 - 1995 Land Acquisition Costs		<u>26,834,000</u>
Total 1990 - 1995 Park Development Costs - Including Land Acquisition		<u>\$ 74,224,000</u>

The high total cost partially reflects the cost of possible purchase of improved industrial acreage for Mission, Hollandia Dairy, and Bradley parks and possible purchase of single or multifamily residential zoned land for Knob Hill and Woodland parks.

Years 1995 - Buildout:

Approximately 234 acres of additional park land and 73 acres of trail land will need to be acquired between 1995 to buildout to complete the citywide park and trail system (not including regional parks which are not included in this analysis). Improvements and facilities costs are estimated at a total of approximately \$34,246,000 over this ten-year period.

It is assumed that park land needed during this period will come from larger land holdings with an average value of \$13,100 per acre. It is estimated that park land acquisition costs for 234 acres will equal approximately \$3,065,000 and that trail land acquisition costs will equal approximately \$478,000 (although actual land acquisition expenses should be less since much of the land and easements should be acquired as dedications through development agreements).

In summation, 1995 to 2005 park and trail system development cost estimates are estimated as follows:

Park Improvements/Facilities	\$ 26,060,000	
Trail System Improvements	<u>8,186,000</u>	
Total 1990 - 1995 Park Development Costs Excluding Land Acquisition		\$ 34,246,000
Park Land Acquisition	\$ 3,065,000	
Trail Land Acquisition	<u>478,000</u>	
Total 1990 - 1995 Land Acquisition Costs		<u>3,543,000</u>
Total 1990 - 1995 Park Development Costs - Including Land Acquisition		<u>\$ 37,789,000</u>

The estimates do not include two major community centers which are included in the Parks Master Plan. The estimated development costs of these two community centers is approximately \$3.5 million.

#### Program and Maintenance Costs

##### Program Costs:

The City of San Marcos spends approximately \$17.45 per person on parks and recreational programs according to the 1988 - 1989 budget before earned revenue from user fees. Based on the population growth estimates used to project future park needs, the parks and recreation program budget by 1995 should be approximately \$1,023,000. The parks and recreation program budget by year 2005 should be approximately \$1,920,000. The actual amount budgeted may be less due to economies-of-scale associated with serving a larger population and much of this amount may be covered by user fees.

##### Parks:

According to the City's 1988- 1989 budget, San Marcos spends approximately \$403,000 a year to maintain 65 acres of park land and 80 miles of parkway. Assuming the 80 miles of parkway equals approximately 194 acres of land, (80 miles x 5,280 feet x 20 feet of right-of-way divided by 43,560 feet in an acre), the City spends the equivalent of \$1,555 per acre to maintain park land in 1989. As examples, this maintenance cost is less than the estimated \$2,060 per acre Vista spends on park maintenance and significantly less than the \$5,600 per acre San Juan Capistrano spends on park maintenance. Assuming the City of San Marcos would like to increase its level of park maintenance as it develops a larger and more sophisticated park system, we assume a factor of \$3,000 per care for future park maintenance.

Therefore, it is estimated that by 1995, San Marcos will need to budget a total of \$966,000 to maintain 322 acres of park land in 1995 and \$1,668,000 to maintain 556 acres of park land in 2005.

Trails:

Based on the experience in Poway with its trail system, and reviewing the budgets for street landscaping maintenance in other cities as references, it is estimated that trail system maintenance equals approximately \$2,050 per mile per year.

Therefore, it is estimated that by 1995, the City of San Marcos will need to budget approximately \$115,000 to maintain 43 miles of trail system and 9 acres of mini-parks (maintenance costs for mini-parks was based on a \$3,000 per acre factor), and by year 2005, the City will need to budget approximately 115 miles of trail system and 23 acres of mini-parks.

Summary Program and Maintenance Costs:

In summation the estimated 1995 and 2005 annual program and maintenance costs associated with the Parks Master Plan is as follows:

Year 1995 (1989 Dollars)

Programs	\$ 1,023,000
Parks Maintenance	966,000
Trails Maintenance	<u>115,000</u>
Total 1995	<u>\$ 2,104,000</u>

Year 2005 (1989 Dollars)

Programs	\$ 1,920,000
Parks Maintenance	1,668,000
Trails Maintenance	<u>305,000</u>
Total 2005	<u>\$ 3,893,000</u>

These estimates do not include additional budget that will be needed for parkway maintenance.

Figure 47 presents a summary of development, acquisition, and maintenance costs.

## SUMMARY PARK SYSTEM COST TABLE

(in 1989 dollars)

	AMOUNT
<b>1990 to 1995</b>	
Park Improvements	\$ 42,000,000
Park Land Acquisition	25,852,000
Trail Improvements	5,390,000
Trail Easement/Land Acquisition	<u>982,000</u>
TOTAL	<u>\$ 74,224,000</u>
1995 Program Costs	\$ 1,023,000
1995 Park Maintenance Costs	966,000
1995 Trail Maintenance Costs	<u>115,000</u>
TOTAL	<u>\$ 2,104,000</u>
<b>1996 TO 2005</b>	
Park Improvements	\$ 26,060,000
Park Land Acquisition	3,065,000
Trail Improvements	8,186,000
Trail Easement/Land Acquisition	<u>478,000</u>
TOTAL	<u>\$ 37,789,000</u>
2005 Program Costs	\$ 1,920,000
2005 Park Maintenance Costs	1,668,000
2005 Trail Maintenance Costs	<u>350,000</u>
TOTAL	<u>\$ 3,893,000</u>

Source: Wallace Roberts & Todd and Economics Research Associates

Figure 47

### *Financing Methods and Sources*

Park acquisition and development financing will include a variety of methods and funding sources depending on the individual park's location, land uses in the service area, and ownership patterns in the service area. (Specific financing for each park is described in Sections 4.5 and 4.6.) In many instances, a combination of funding sources are anticipated. In general, the following methods and funding sources will be used to acquire, develop, or maintain park facilities:

- . Development Agreements
- . Quimby Act Dedication or In-lieu Fees
- . Mello-Roos Community Facility Districts
- . Benefit Assessment Districts
- . Public Facility Fees
- . User Fees
- . Concessions
- . Grants
- . Joint Use-Agreements
- . General Funds

#### Development Agreements:

Development agreements will be negotiated to acquire park land, park facilities, and trail easements when possible, primarily in areas with large landholdings subject to subdivision approval and in redevelopment project areas.

#### Quimby Act Dedication or In-lieu Fees:

Quimby Act park land dedication or park in-lieu fee payments will be applied to all residential developments requiring subdivision approval, primarily new residential areas and areas with proposed in-fill residential subdivisions. If a subject parcel includes land that meets the City's park master plan needs, the City will seek park land dedication. If the parcel does not include land that meets the City's park master plan needs, the City will seek in-lieu payments instead and use the revenue to acquire park land and develop park facilities which do meet the City's needs. The City should maintain its 5 acres per 1,000 population dedication standard, if permissible under state law, and should adjust its in-lieu fee annually to reflect current market land values.

#### Mello-Roos Community Facilities District:

Mello-Roos Community Facilities Districts, a type of special tax district, will be formed when needed to raise revenue to acquire additional park land, acquire trail easements, develop park facilities, or maintain park facilities. Community facility districts will be formed primarily in new development areas under large ownerships.

#### Benefit Assessment Districts:

Benefit Assessment Districts will be formed when possible to acquire, develop and maintain neighborhood serving parks primarily in neighborhoods that are already built-out but are in need of neighborhood serving park facilities, and possibly in areas of large ownerships applying for subdivision approval.

#### Public Facility Fees:

The City already collects a public facility fee on new residential development. The City should consider developing a public facility fee strictly for park development for new commercial and industrial development to finance park facilities which serve employees. The amounts of both fees should reflect the park standards and plans established in this report. In existing neighborhoods, the City should use a higher proportion of collected public facility fees for park development than is normally used in new communities, since new communities have a greater variety of alternative funding sources for park development than do existing neighborhoods.

#### User Fees:

User fees collected from community organizations, individuals, and nonresidents should not only cover program costs, but a proportion of maintenance costs as well. Nonresidents should be charged a higher user fee than residents.

#### Concessions:

Concession or land lease revenue from food stand operators, operators of specific facilities (such as equestrian facilities, golf courses, racket clubs, fishing/boating centers, or the proposed miniature railroad) will be sought when in the City's benefit. Revenue from these sources will be used primarily for facility maintenance.

#### Grants:

State and federal grants should be sought when possible for specific projects and programs, such as the proposed creek enhancement project, the trail system, and acquisition of wilderness areas.

#### Joint-Use Agreements:

Joint-Use Agreements with school districts and the county should be sought when in the City's interest to provide parks and recreation facilities adjacent to school grounds and to provide regional parks which serve the county population as well as the city population. However, any such agreements should not be counted towards meeting the basic standards for public park provision in the city.

#### General Funds:

General funds will be used when no other funding source or method is available or appropriate. General funds primarily will be targeted for improving existing parks, developing park facilities in existing built-out communities, and maintaining park facilities.

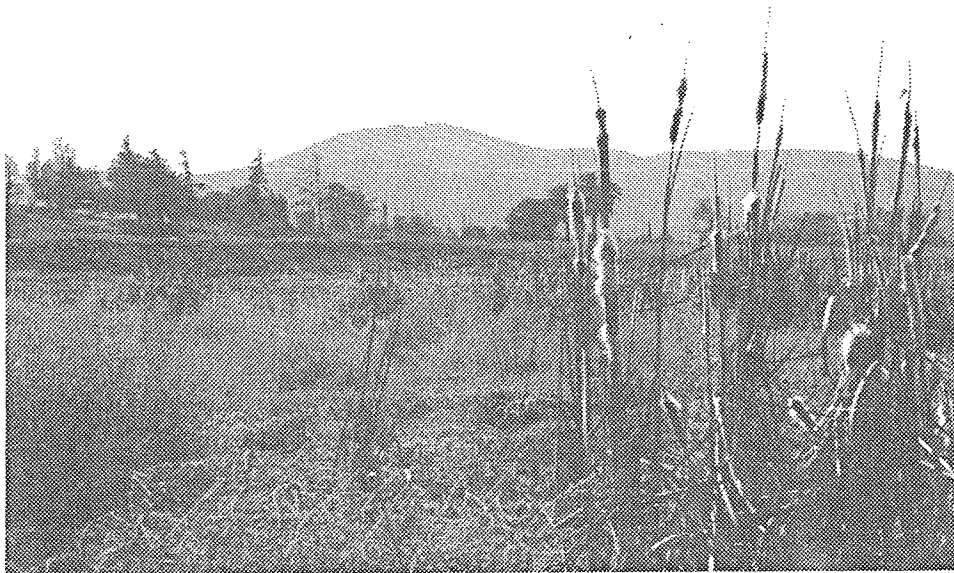


### 5.3 The Future

San Marcos is in the midst of a critical phase in its growth towards realizing its future as a leading North San Diego County city. In recent years population and development have surged, and the city's character is inevitably changing. San Marcos has clearly shown its determination to creatively manage that growth and to ensure that change will preserve and enhance the quality of life for the city's residents.

The Parks Master Plan is a clear embodiment of that vision and determination. Its initiation and the process of preparation have involved all sections of the city and the result truly reflects the commitment of city staff, the citizens, and their political representatives.

The Plan itself is, of course, only a beginning. It represents a vision for a future where every person in the city will have easy access to parks and open spaces which allow a counterpoint to urban development. It is in the implementation of the plan that real effect will be made. The city must now show the same determination in achieving the goals of the plan as it showed in the plan's preparation.





## ACKNOWLEDGMENTS

### **The City of San Marcos**

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Mark Loscher, Vice Mayor  
Mike Preston  
Pia Harris  
F. H. Smith

#### **City Manager**

R. W. Gittings

#### **Planning Commission**

Sydney Notkin, Chairman  
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November 1989



## **APPENDICES**



## APPENDIX A

### COMPARATIVE STUDIES

As part of the research for the preparation of the San Marcos Parks Master Plan, a number of plans from other cities and other related projects were reviewed both to compare standards of park/open space dedication and to uncover any special implementation strategies which might be applicable to San Marcos. A summary of the most relevant plans and schemes is presented below.

#### San Luis Obispo Creek Restoration Plan

This plan was prepared under a grant from the California Department of Water Resources' Urban Stream Restoration program. The plan seeks to protect and enhance the biological condition of the creek, aiming to maintain a healthy riparian corridor through the urban fabric of the city.

Issues raised with relevance to San Marcos and its creek include:

- . Consideration of construction of flood control detention basins upstream of the urban area, potentially reducing the need for flood control measures such as channelization and culverting within the city.
- . The conflict between implementation of flood control measures such as stream widening, channelization, and culverting; and the maintenance of the riparian corridor's biological and aesthetic value. The plan recommends that the City of San Luis Obispo should adopt a policy "...specifically discouraging large-scale channelization and should establish rigid specifications that ensure that widening will be used only when there is no feasible, environmentally superior alternative." (Ref: San Luis Obispo County Land Conservancy. San Luis Obispo Creek Restoration Plan. 1988 p.73)
- . The integration of planning for flood control, recreation, development, and biological and aesthetic conservation.

#### Newport Beach

##### Recreation and Open Space Element of the General Plan

The Recreation and Open Space Element of the Newport Beach General Plan was adopted in 1985. The Plan attempts to balance existing and projected parks and open space needs with the identification of "good locations" for the addition or expansion of existing parks and open spaces. The Plan stresses its philosophy of "...establishing a fiscally prudent plan with feasibility and meeting needs as the key..." (p. 1)

The methodology employed in preparing the Element appears to have followed a standard format involving inventory, survey, and analysis leading to the formulation of alternatives. From these a preferred plan was selected and an implementation program prepared.

Major issues addressed by the Element includes:

- . The accommodation of anticipated growth in a context of diminishing vacant land area.
- . The resolution of conflicts between development and the protection of environmentally sensitive areas.

- . A review of the city's park dedication acreage standard.
- . Special measures protecting public access to coastal areas.
- . Measures to protect public "access" to significant views.

With regard to parkland in new developments, the city has a Park Dedication Ordinance requiring either dedication of land or payment of fees in lieu calculated by multiplying the acreage of land which would otherwise have been required to be dedicated times the median market value per acre of all the public parks in the city. (Resolution No. 88-12, adopted in February 1988, established this figure at \$612,833 per acre, a figure to be reviewed at least every three years.) Program 1.1.3 of the General Plan Recreation and Open Space Element sets the figure of dedication at five acres per one thousand population.

A "Service Area Summary" in the Recreation and Open Space Element (on Page 7) lists total projected population as 85,628 and total projected parks at 468.43 acres giving a total developed parks provision target of 5.47 acres per one thousand population.

More generally, open space is included in the city's zoning plan under two categories: Open Space "A" for active space including parkland and other areas where public access for recreation is permitted; and Open Space "P" which comprises areas kept under open space for conservation purposes to which public access is not encouraged.

At the same time as preparing the Element itself, an "Implementation Handbook" was prepared which explains various implementation strategies for achieving the Element's goals and objectives.

#### Webb Park, Rancho Bernardo

Built by AVCO Community Developers as one component in their overall development of Rancho Bernardo, Webb Park comprises 4.63 acres of open space within a central commercial district. The park was created for several reasons. One of the main problems facing the commercial area, which includes shops, hotels and motels, restaurants, and offices, was the adjacent freeway embankment. The park partly grew as an attempt to ameliorate the freeway's adverse impact and instead create a site which would be attractive to potential customers of the various businesses. The park was also intended to serve as an outdoor space to serve the public library and as a general social meeting place. Over the years a tradition has grown of use of the park for special holiday events associated with celebrations such as the Fourth of July and Labor Day. The park also served to solve a drainage problem but the water feature associated with the solution of drainage has been something of a cost burden to the Town Center Association who have maintained the park since its dedication by the developers to the property owners.

The park is heavily used, more so than some of the other parks in Rancho Bernardo which were also privately developed. There is a feeling that having the park was beneficial to the businesses around in two main regards. Firstly, the park helped to initiate quick leasing of the office spaces around it, particularly of offices overlooking the open space. Secondly, the attractiveness has assisted the continued success of the retail, restaurant, and hotel business around the park, particularly in picking up passing trade.

The success of Webb Park seems to offer some positive leads in terms of development of an open space/parks corridor along with the commercial development proposed for San Marcos Boulevard.



## City of Poway

A recent agreement between the City of Poway and the Bureau of Land Management (BLM) has some potential interest for the City of San Marcos. At first, the City gained a temporary "trial" contract wherein it managed just under two square miles (approximately 1,000 acres) of BLM land, making improvements primarily to the trail system. Once the BLM was satisfied with the intent and commitment of the City, they agreed to give the city in fee ownership with the proviso that the land remain open to public access for informal "wilderness" type recreation. The land has also been annexed so it now falls within the city's boundaries.

Immediately to the south of the Questhaven/La Costa area is a small parcel of BLM land. Potential may exist for San Marcos to secure an agreement similar to that obtained by the City of Poway.

With regard to parks development citywide, the city's Quimby Ordinance was revised in 1988 and establishes a requirement for three acres per one thousand population or in-lieu fees.

## City of Carlsbad

The City of Carlsbad revised its Park and Recreation Element in 1981. The Element breaks down parks facilities into a six-fold classification:

- . Special Resource Areas covering unique areas of the city such as its beaches and lagoons with a standard of 2.5 acres/1,000 population.
- . Community Parks of around 20 - 50 acres each at a total standard of 2.0 acres/1,000 population.
- . Residential Parks associated with PUD's with size and level of provision controlled by the PUD ordinance of the Carlsbad Municipal Code.
- . Special Use Parks of one to five acres at a standard of 0.5 acres/1,000 population.
- . Recreation facilities in industrial areas under private ownership; no standard applied.
- . Trails for bicycle, equestrian, and pedestrian use.

In 1985 the city council adopted a revision to the Quimby Ordinance (Chapter 20.44 of the Carlsbad Municipal Code) establishing a base figure of three acres per 1,000 population for parks dedications or in lieu fees. However, by dividing the projected 1,094 acres of Parks and Special Use Areas (1988 city staff estimate) by the projected buildout population of 150,000, the projected parks provision per 1,000 population comes out at 7.29 acres. This does not include any open space provision. The total projection of approximately 10,000 acres of open space in the city as a whole gives a figure of just over 66 acres of open space per 1,000 population.

In addition to the Quimby Ordinance, the city has:

- . An Open Space Ordinance which restricts the development of environmentally sensitive lands;
- . A Growth Management Open Space Performance Standard which requires open space set aside of 15 percent of total land area; the 15 percent is in addition to and cannot include environmentally sensitive lands and/or park dedication requirements; and

An industrial Park Land Dedication Requirement under which industrial developments must construct or fund open space to provide recreational facilities for employees working in the area.

### City of Vista

The City of Vista is located adjacent to the northwest of San Marcos. Like San Marcos, Vista has experienced rapid growth in recent years and continues to experience development pressure. Vista has an estimated buildout population of 85,000, slightly less than San Marcos. However, it also occupies a slightly smaller land mass than San Marcos and both their ultimate population densities per square mile will be very similar.

Vista is committed to providing a minimum of four acres of parks per one thousand population, broken down into three acres of community parks and one to two acres of neighborhood parks per one thousand population. Each of the city's community parks is intended to serve not only its immediate surrounding population, but also to cater for more specialized needs with a wider catchment area. The general intention is that neighborhood parks should locate alongside elementary schools and provide a range of active recreation facilities. The size of community parks ranges from 32 acres to 110.99 acres at the currently undeveloped Buena Vista Park. The largest existing developed park is the 77.6 acre Brengle Terrace Park. Neighborhood Parks range in size from 4 to 15 acres.

The city also now avoids acquisition and development of parks under five acres unless the site offers some special opportunity.

The City of Vista currently has a total of 165.49 acres of parks provision. (This does not include the 140.71 acres of county-owned regional park at Guajome or the 74.39 of schools parks/playgrounds for which the city has joint use agreements with the school district.) There are also 209.69 acres of undeveloped and proposed parks which are likely to be developed by buildout. This gives a total of 375.18 acres, which divided by the projected buildout population of 85,000 gives a rate of 4.41 acres per 1,000 population at buildout.

There are two main opportunities for linkage between the Vista and San Marcos recreation systems. One is the proposed "South Vista" park immediately to the west of San Marcos butting against Poinsettia Avenue. The second is the potential for a trail linkage along Buena Creek road tying the two cities' trail networks together.

### City of Escondido

Located to the east of San Marcos, Escondido is a little larger, more densely settled, and closer to buildout than San Marcos. At present, the city has a relative shortfall in local parks provision at around 1.25 acres per 1,000 population, but in contrast, a generous provision of regional parks, city-owned regional parks equaling around 23 acres per 1,000 population. The present target for local parks set in the General Plan is 2.5 acres per 1,000, but the plan is being revised and the current indication is that a 3 acre per 1,000 standard for local parks will become the city's target for buildout. The present General Plan target of 20 acres per 1,000 of regional parks is likely to remain unchanged.

An interesting city strategy intended to help solve the local park shortfall is the implementation of "Adopt a Park" development agreements. Typically a developer agrees to go outside of the site being negotiated and purchase a small plot of land within the older urban fabric where local parks provision is especially short and develop a neighborhood park (3 - 5 acre size range is usual) which is then dedicated to the city.

The city's regional park system focuses around two major water bodies: Lake Wohlford Park (1,200 acres) and Dixon Lake (500 acres). The latter is more fully developed and has been cited by a number of San Marcos residents as a useful model for future regional parks development within San Marcos.

Two main opportunities exist for interlinking the open space and recreation systems of San Marcos and Escondido. There is a strip of relatively undeveloped county land between the two cities north of Route 78 and west of I-15. The City of Escondido has an interest in developing an open space buffer in this area. There is also considerable potential for a trail linkage running east from San Marcos along Deer Springs Road and then south along Mesa Rock Road to link into the Escondido trail system.

#### City of Escondido Parks Provision

Local Parks	Acres/1,000 Population
Current Total	1.25
Buildout Target	3.00

Regional Parks	Acres/1,000 Population
Current Total	23.00
Buildout Target	20.00

## APPENDIX B

### COMMUNITY INPUT

The first community workshop in conjunction with the development of the San Marcos Parks Master Plan was held on November 17, 1988. After short presentations from city staff and the consultant team, the meeting divided into a number of smaller groups to discuss and clarify ideas for the city's future parks system. Toward the meeting's conclusion, each group presented their main ideas, which are presented below in the order in which they arose.

- . Horse trails important
- . Need for community recreation complex
- . Potential of South Lake for major node; especially for camping and boating.
- . Potential for major regional park in Gopher Canyon area; wilderness, camping, equestrian uses
- . Botanical park possible near intersection of Twin Oaks Valley Road and Deer Springs Road
- . No motorized vehicles on trails
- . Trail link to Vista/Buena Creek
- . Camping and staging areas on trails
- . Barrier needed between roads and trails
- . Historic trail linking old ranch locations
- . Use of native vegetation: trees and drought tolerant shrubs
- . Train loop around Thibodo Lake and up to South Lake
- . Center City needs museum
- . Hiking along light rail route
- . Greenbelt along creek and along power line easement
- . Gateway on San Marcos Boulevard at west of city -- open space image important
- . Park needed in viewpoint area
- . Open space on ridgelines
- . Landscape standards for new developments
- . Fish stocking of South Lake and Thibodo Lake
- . Swimming pool at Palomar Park
- . Checkerboards set in tables at parks
- . Lawn sport provision: volleyball, croquet
- . Bike paths around city
- . New roads to be parkways
- . Nature study centers associated with creek
- . Interactive open space in middle of commercial district
- . More sidewalks needed
- . Need for child care adjacent to parks with play structures and near elementary schools
- . "Pop Warner" needs permanent site for up to 250 kids
- . Year round soccer, football, softball complex
- . Community Park focusing on youth activities
- . Expand Walnut Grove Park
- . Need for parks close to high density residential areas
- . Need for amphitheater
- . Joint uses with school district
- . Nature trails
- . Trails for good viewpoints
- . No commercial amusement type parks wanted
- . Library
- . Wildlife corridors
- . Preserve bird life along creek
- . Some areas should be left natural -- no need for trails everywhere

- . Link trails to regional context
- . Road widening projects to have sufficient right-of-way for parallel trail
- . "Heritage Park" concept accommodating Barn and other historic structures
- . Each park to have theme, i.e., water, sports
- . Family and larger group picnic areas
- . Bike rest station or way station
- . Public restrooms in parks
- . "Natural trails" as well as more developed trails
- . UC Davis as model
- . Dixon Lake as model
- . Covered picnic areas

A general consensus was reached regarding a number of concepts which the community felt should be integrated in the Parks Master Plan:

- . Provision of regional type parks with limited improvements providing a kind of wilderness experience;
- . Provision of more active and family-oriented parks;
- . Provision of parks close to high density residential areas;
- . Provision of fields and courts for organized sports;
- . Establishment of an integrated trail system for pedestrian, bicycle, and equestrian use both within the city and linking to surrounding areas;
- . The need to protect environmental resources through open space;
- . The desire to see a naturalistic treatment of San Marcos Creek;
- . The need to protect ridgelines from development;
- . Preservation of public access to viewpoints.

On January 5, 1989 a second public workshop was held at which a conceptual master plan was presented for public comment and review. The plan indicated possible approximate locations for the city's parks system at buildout broken down into sites for neighborhood parks, community parks, regional parks, rural and urban trails, and a downtown creekside trail. The public's attention was particularly drawn to the extent of the proposals -- over 500 acres of developed parks, being about ten times the current provision -- and the strong emergence of a water-oriented theme in much of the proposal.

The public response was very enthusiastic; there was a general awareness that the project offered a special opportunity in comparison with many of the surrounding municipalities. The broad concept of park nodes linked by a city-wide trail system which also hooked into surrounding areas was supported without dissent. The primary expressed concerns regarded future steps in developing the plan. First was the question of viability and how the plan would be achieved in practice. Questions of acquisition and funding and also the possible need for a future bond issue were raised. The second main question was over the allocation of specific program elements to each of the park sites.

A third public meeting was held on July 24, 1989 at which the final plan was presented to another strong attendance from the local community. Some members of the public expressed concern that the plan was "more than a simple town like San Marcos needed", but overall there was strong support expressed for the type of recreation system envisaged by the plan.

In addition to these specific workshops, the master plan was addressed at a number of Commission and Council meetings all of which were open to the public.

## APPENDIX C

### METHODOLOGY

The Methodology Chart summarizes the process through which the San Marcos Parks Master Plan was developed. The initial phases of the project involved collection and analysis of data in seven main areas:

- . Environmental data - existing city mapping of environmental resources were correlated (See Section 3.2).
- . Planning context - the existing planing framework in the city was analyzed through interaction with staff and specifically through a review of the General Plan, a number of specific plans, and city ordinances.
- . Development patterns were analyzed to ascertain areas of the city where an emphasis needed to be placed on public recreation and also to determine areas which needed to become top priorities in phasing public land acquisition.
- . Demographic projections were analyzed to project parks needs both in terms of quantity and also type.
- . Needs survey - three primary strategies were used to gather information on community needs:
  - .. A mailed survey (See Appendix D),
  - .. Meetings with special interest groups which were conducted early in the project's progress,
  - .. Community meetings (See Appendix B).
- . Existing conditions - survey and analysis included both existing and proposed park sites and existing financing mechanisms and structure.
- . Standards - comparative studies were made of both national and local authorities to help determine standards relevant to San Marcos.

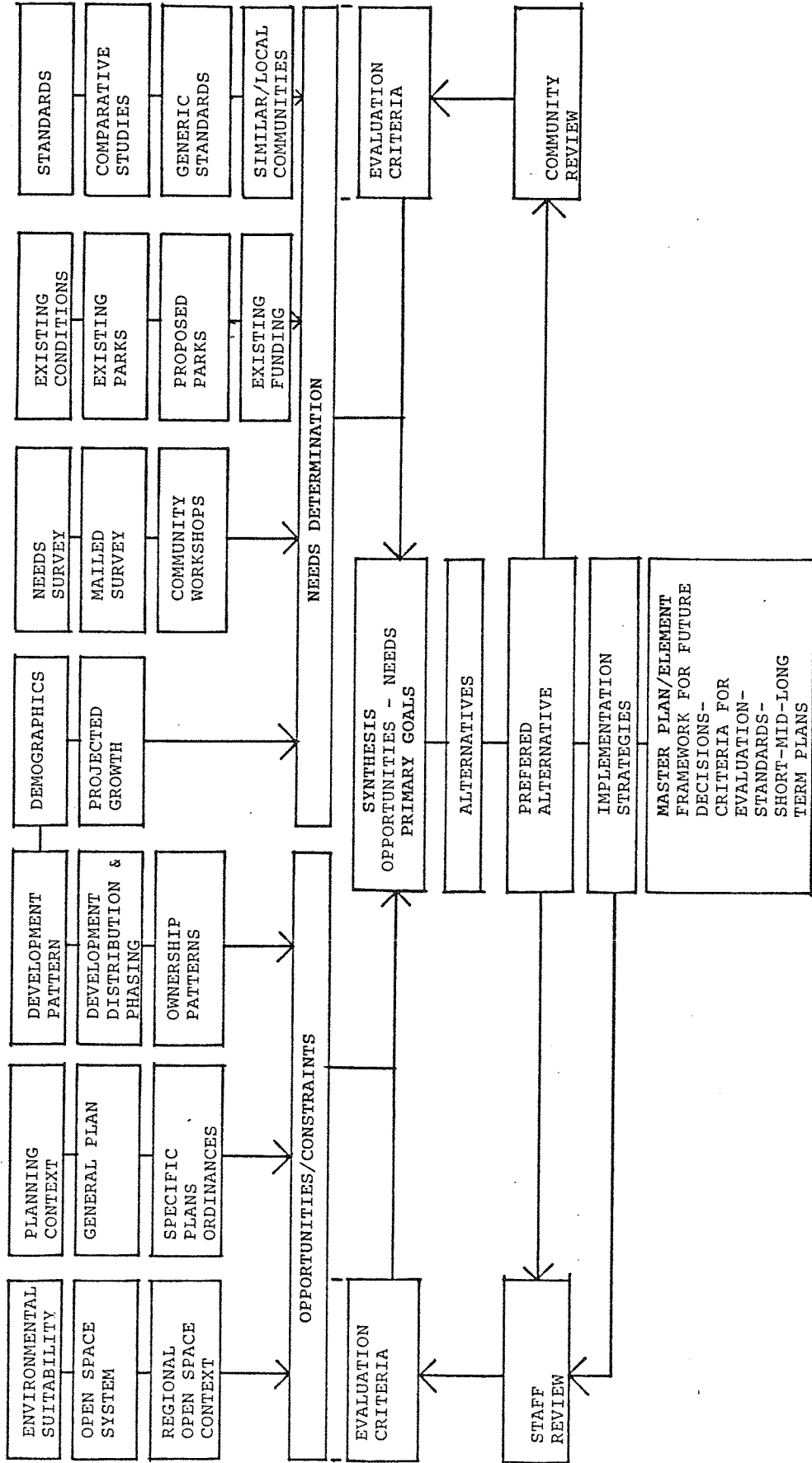
From the analysis of all the base data, and in the light of staff and community input, a variety of needs, opportunities, and constraints were identified which were combined to derive a series of primary goals for the Master Plan.

Having established the primary goals for the project, the next phase involved synthesizing the various inputs to produce proposals for future parks and recreation opportunities in the city. A quantitative standard was determined for local parks provision after which a range of alternative plans was explored leading to a conceptual scheme which was presented both the City staff and to the public. Their responses were integrated in a refinement process leading to the resolution of a preferred citywide concept plan.

A program was devised responding to the needs survey, and the program elements were allocated amongst the various park sites identified in the Plan. Finally, a series of policies were derived addressing phasing, implementation, acquisition, and funding.

The project's conclusion is represented by two products: the San Marcos Parks Master Plan and the Parks and Recreation Element for the San Marcos General Plan.

SAN MARCOS PARKS MASTERPLAN METHODOLOGY



## **APPENDIX D**

### **PARKS MASTER PLAN QUESTIONNAIRE**

In November 1988, the City distributed a questionnaire regarding preparation of the Parks Master Plan to each household in San Marcos. Approximately 17,000 questionnaires were sent out. The answers from 148 completed and returned questionnaires were compiled the results are presented below.

The survey was administered and the figures compiled by the City of San Marcos. Where no total is shown below, city staff indicated they were unable to tally figures from the returned questionnaires.



San Marcos Parks Master Plan Questionnaire  
December 1988

The City of San Marcos is currently preparing a Parks and Recreation Master Plan. To help the City prepare a plan which reflects the ideas and concerns of the citizens of San Marcos we would like your responses.

1. Are you or a member of your family currently participating in any of the San Marcos Parks and Recreation social, educational, or recreation programs?

Yes 25 No 117

2. (IF YES:) How many programs?      You      Family Members
- |                       |       |       |
|-----------------------|-------|-------|
| One                   | _____ | _____ |
| Two to Three          | _____ | _____ |
| Four and over         | _____ | _____ |
| <u>(CANNOT TALLY)</u> |       |       |

3. If you do not frequently attend local recreation events or programs at either the parks or in recreation centers, please indicate the main reasons below. (Mark as many as apply.)

I do not know what is available	<u>57</u>	
I do not have enough free time	<u>46</u>	5
I have no interest in the available activities	<u>18</u>	30
Parks are unsafe	<u>14</u>	12
Facilities are too crowded	<u>11</u>	9
Transportation is not readily available	<u>5</u>	7
They cost too much	<u>4</u>	3
Facilities are uninviting (PLEASE SPECIFY)		
Lack of upkeep/modernization	<u>3</u>	
No tennis courts available	<u>2</u>	
Schedule conflicts	<u>2</u>	
Bike paths to parks weed covered	<u>1</u>	
Drinking by undesirables	<u>1</u>	

4. What do you like about the City's existing facilities and programs?

That the parks and facilities exist/everything	13	222
They are well planned/maintained	12	21
Diversified for all to use	6	10
The new playground equipment	4	7
Family orientation/programs	2	3
Good programs	2	3
Hometown feel/rural quality	2	3
The Barn	2	3
Courteous employees	1	2
Youth Orientation	1	
Senior Activities	1	
Uncrowded	1	
Safe	1	
Fireworks program	1	
The pool	1	
Open Space	1	
Proximity to home	1	
Senior Center facility	1	
Low cost	1	
Good conditions of Rancho Santa Fe Road	1	
San Marcos Park	1	
The increased child orientation	1	
Childrens play area (Woodland Park)	1	

52/169 5.5)

5. In what ways do you think existing City facilities and/or programs could be improved?

Plan for & increase number of parks	16	24
Increase publicity	6	9
Provide municipal golf course/driving range	5	7
Offer (more, better priced) childcare	5	
Improve traffic conditions	5	
More equestrian trails	4	
Improve restroom facilities	4	
Regional connected park concept	2	
Bicycle lanes/storage	2	
More trees, vegetation for shade, etc.	2	
Offer specific programs/activities:		
Crafts	1	
Group hiking	1	
Racewalking classes	1	
More afterschool programs	1	
Teen dances/social events	1	
Handicap access	1	
Expand existing library	1	
Modernize playground equipment (SM Park)	1	
Improve maintenance of existing tennis courts	1	
Expand existing parks	1	
Add tennis courts/lessons	1	
Duck lake/walking trails	1	
Convert Walnut Grove park to staging area	1	
Community volunteers	1	
City projects	1	

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Clean up the messy parks	1
Improve soccer field at Linda Vista Park	1
Reduce cost	1
Basketball courts	1
Slow traffic down	1
Fence around Woodland Park	1
More sports fields	1
More toddler/small child facilities (Linda Vista Park)	1
Better priced programs	1
Open air amphitheater	1
Increase musical, theatre, arts and civic events	1

6. Please list any recreation facilities and/or programs not presently available in the City which you would like to see?

Tennis courts/lessons	10 <sup>13</sup>	
More bike/hike/equestrian trails	10 <sup>13</sup>	19/67 92%
Golf courses	9	11
Year-round pool	3	4
Sports for kids (basketball camp)	3	4
Handball courts	2	2
Cultural/educational/craft programs	2	
Skateboard rinks	2	
More of everything/events	2	
Programs:		
Adult children of alcoholics	1	
Meditation programs	1	
Self-esteem programs	1	
Woman's support group	1	
Adult social dancing	1	
Outdoor recreation (inc. education prog)	1	
Oil painting classes	1	
Mom/Tot hiking	1	
Expand library	1	
Racewalking classes	1	
Group Transportation to other SD events	1	
Natural Open Space for hiking/picnics	1	
New stadium at Linda Vista Park	1	
Something for off track	1	
Shuffleboard courts	1	
Programs for tots	1	
Social events	1	
Better streets/traffic conditions	1	
Adult soccer	1	
More parks with water features	1	
Longer indoor soccer season	1	
Batting cages	1	
Upper Mesa Bradley Park	1	
Trips for seniors	1	
Botanical gardens	1	

Plays, musicals	1
Lighted tennis courts	1
Large open areas/fishing	1
Lawn bowling for elderly	1
Field Hockey	1
Camera club	1
Rodeos	1
Roller/ice skating	1
Boating	1
Shooting	1
Increase park areas	1

7. Would you use a comprehensive trail network if developed city-wide linking parks and open space. Yes 119 No 23 142/55
8. If yes to Number 11, which type of trail would you prefer and utilize the most? Equestrian 14 Hiking 77 Bike Path 65 257/156/92/57
9. Below is a list of recreational activities that are available in the City of San Marcos. Please indicate the activities you and your family have participated in within the last twelve months.

	<u>Public Facility</u>	<u>Private Facility</u>	<u>You</u>	<u>Total # of Family members</u>
<u>Sports:</u>				
Badminton	1	1	2	-
Baseball (Youth)	6	-	2	4
Basketball	4	4	5	4
Bowling Leagues	9	5	7	20
Competitive Swimming	1	1	3	1
Exercise/Fitness Class	12	15	14	32
Football	1	-	-	-
Horseshoe League	-	3	1	1
Racquetball/Handball	1	9	2	7
Soccer (Adult)	2	-	2	1
Soccer (Youth Outdoor)	10	-	1	8
Softball	10	1	2	10
Tennis	10	14	10	22
Track	2	4	2	2
Volleyball	2	2	2	7
<u>General Recreation:</u>				
After School Program	4	3	-	5
Bicycling	16	8	13	53
Bowling	8	4	4	13
Gardening	5	12	14	29
Golf	14	11	14	18
Gymnastics	3	3	2	7
Horseback Riding	3	7	2	16
Informal field sports (softball touch/football)	4	2	2	6

Informal court games (basketball/ volleyball/tennis etc.)	<u>8</u>	<u>8</u>	<u>5</u>	<u>16</u>
Jogging	<u>13</u>	<u>4</u>	<u>10</u>	<u>28</u>
Picnicing	<u>18</u>	<u>5</u>	<u>14</u>	<u>66</u>
Pre-school Programs	<u>2</u>	<u>1</u>	<u>-</u>	<u>3</u>
Playground Equipment	<u>10</u>	<u>1</u>	<u>5</u>	<u>42</u>
Skateboarding	<u>4</u>	<u>3</u>	<u>2</u>	<u>5</u>
Special Interest Classes	<u>9</u>	<u>4</u>	<u>7</u>	<u>7</u>
Swimming	<u>18</u>	<u>14</u>	<u>12</u>	<u>69</u>
Walking for Pleasure	<u>17</u>	<u>10</u>	<u>14</u>	<u>89</u>
<u>Social Activities:</u>				
4th of July celebration	<u>14</u>	<u>7</u>	<u>21</u>	<u>100</u>
Attend local art shows	<u>8</u>	<u>7</u>	<u>8</u>	<u>52</u>
Attend local concerts, plays, musicals	<u>19</u>	<u>9</u>	<u>8</u>	<u>48</u>
Attend movies	<u>17</u>	<u>10</u>	<u>10</u>	<u>82</u>
Attend sports events as spectators	<u>20</u>	<u>5</u>	<u>11</u>	<u>42</u>
Chess/Checkers/Bridge etc.	<u>3</u>	<u>2</u>	<u>3</u>	<u>7</u>
Chili Cookoff	<u>20</u>	<u>1</u>	<u>10</u>	<u>35</u>
Group picnics	<u>8</u>	<u>4</u>	<u>5</u>	<u>26</u>
Seniors Programs	<u>13</u>	<u>5</u>	<u>3</u>	<u>16</u>
Social Dancing	<u>10</u>	<u>7</u>	<u>4</u>	<u>18</u>
Ye Old English Faire	<u>19</u>	<u>3</u>	<u>14</u>	<u>37</u>
<u>Cultural/Educational:</u>				
Arts/crafts/photography	<u>13</u>	<u>5</u>	<u>9</u>	<u>19</u>
Music/drama/dance groups	<u>7</u>	<u>2</u>	<u>5</u>	<u>18</u>
Palomar Coll educational programs	<u>20</u>	<u>3</u>	<u>16</u>	<u>23</u>

Other:

Any special hobbies or recreational activities not listed above:  
Please specify:

The following questions are for tabulation purposes so we can better understand the needs of particular groups.

10. The person responding is:

Male 66

Female 84

11. I am between the ages of:

19 and under 35

20 to 24 2

25 to 34 36

35 to 44 35

45 to 59 26

60 and over 48

12. Our family considers themselves:

White, Anglo 126

Hispanic 11

Black 6

Asian 10

American Indian 1

Other 3

13. In which part of the city do you live?

Barham/Discovery	9	<u>12</u>	Questhaven/La Costa Meadows	<u>2</u>	7
Business/Industrial	18	<u>0</u>	Richland	<u>26</u>	19
College Area	7	<u>10</u>	Richmar	<u>6</u>	4
County Area		<u>1</u>	Twin Oaks Valley	<u>22</u>	16
Lake San Marcos	25	<u>35</u>	West City Area	<u>25</u>	

Are there any additional comments you wish to make regarding the issues covered in this survey?

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Your opinion is important to us and will be carefully considered.  
Thank you very much for your time and participation.

## APPENDIX E

### ACTIVE RECREATION FACILITIES STANDARDS

While there have been serious challenges to the application of recreation standards in the development of parks and recreation plans<sup>1</sup>, the experience of other communities and the recommendations of authorities concerned with recreation remain an essential starting point for determining the facilities which will be necessary to meet a community's future needs. The purpose of this appendix is to identify how the standards for active sports facilities called for in the San Marcos Parks Master Plan have been derived.

Where a standard has been used, it will be identified; if there is a significant deviance from available published standards, the reason will be given. Generally speaking, the facilities called for in the Plan have been derived from a considered synthesis of: national published standards, examination of provisions in some other Southern California cities, information gathered through the recreation questionnaire administered by the City of San Marcos in 1988, input from relevant interest groups existing in San Marcos, ideas gathered at public meetings, and considerable input from city staff's close understanding of the community's needs and character.

**Tennis** The Recreation Element (revised in 1982) of the San Diego County General Plan calls for one tennis court for each 2,000 population, a figure consistent with other published sources. Tennis emerged from the city's questionnaire as a facility which was perceived to be lacking. The 56 courts called for in the plan meet the 1 per 2,000 population standard.

**Basketball** The population standard for basketball courts is set at 1 court per 500 population by the San Diego County Recreation Element. A lower standard of 1 court per 6,000 population was adopted for this plan for the following reasons:

- . There was a low response to basketball in the recreation questionnaire administered by the city,
- . Staff indications that basketball was not a particularly popular sport in San Marcos,
- . The observation that published national standards (to which the San Diego County standards comply) were set within the context of East Coast cities where basketball is much more popular,
- . A survey of communities neighboring San Marcos revealed that a 1 per 6,000 standard was in line with that of surrounding communities,
- . That the potentially high level of demand for basketball generated by the new California State University campus population would be met by facilities on the campus,
- . That the provision of lighted basketball courts reduced the need for a greater number of courts by extending the usable time for each court. (National standards and the San Diego County standards do not distinguish between lighted and unlighted facilities.)

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<sup>1</sup>For a thorough discussion, see Chapter 11, "Recreation Standards" in Recreation Planning and Design by Seymour M. Gold (published by McGraw-Hill in 1980).

- Lighted Baseball Diamonds . The total of 18 lighted diamonds called for in this plan achieves a standard of 1 per 6,000 population which is in line with general standards and is consistent with the provisions being made in adjacent communities.
- Unlit Baseball Diamonds . The total of 32 softball diamonds in this plan approaches a standard of 1 per 3,000 population which is in line with general standards and consistent with or exceeds the provisions being made in adjacent communities.
- Football/Soccer Fields . A standard of one field for every 10,000 persons, half of which should be lighted, is quoted in Recreation Planning and Design (by Seymour Gold, published by McGraw-Hill in 1980). The combined total of one lighted football field, four lighted soccer fields, and eight multipurpose fields called for in this plan meets this standard.
- Swimming Pools . Published standards for swimming pools vary from around 1 facility per 6,000 to 1 per 20,000. The three neighborhood pools, two community pool complexes, and three water play areas proposed by buildout would place San Marcos' provision within this range.
- Golf Courses . Published standards call for around one course per 25,000 persons, with a service radius of ten miles, but do not specify that these should necessarily be publicly owned. With the existing courses in Lake San Marcos, two courses planned for the city -- one in Twin Oaks Valley and one in Questhaven, and a number of additional courses in the surrounding region, it was felt that demand was being met already. Therefore, the plan does not advocate the development of a municipal course, which would entail a major capital expenditure, but rather acknowledges the possibility of the city considering this as a project some time in the future when higher priority public facilities are already in place.



**APPENDIX F**

**RECENT PARK DEVELOPMENT COSTS IN SAN DIEGO COUNTY**

RECENTLY BUILT PARKS / PLANNED PARKS

CITY	NAME OF PARK/ TYPE OF PARK	ACRES	FACILITIES	TOTAL DEVELOPMENT COSTS	YEAR COMPLETED	FUNDING	NOTES
Carlsbad	Calavera Park Community (completed)	16	<p>PHASE I:</p> <p>(1) Basketball court</p> <p>(2) Tennis courts</p> <p>(2) Softball fields</p> <p>(1) Tot lot</p> <p>Refreshments stand</p> <p>PHASE II:</p> <p>Community center (17400 sq. ft.) w/ full gym, full kitchen classrooms, dance hall, bathrooms, showers, storage, &amp; (1) office</p>	\$3,892,000 (both phases)	I: Feb. 1989 II: May 1989	Park in-lieu fees Public facility fees	\$1,000,000 community center
				PER ACRE COST (w/ land)			
							\$243,250
Vista	Community (in process)	155	<p>PHASE I: (42 acres)</p> <p>(1) Lighted baseball field</p> <p>(2) Softball fields</p> <p>Lake (2 acres)</p> <p>Picnic facilities</p> <p>Children's Play area</p> <p>Concessions for ball fields</p> <p>Restrooms</p> <p>FUTURE PHASES:</p> <p>Community Center (15,000 sq. ft.)</p>	\$3,000,000 (to date)	I: 1989	Park development fees	\$2,000,000 community center (estimate).
				PER ACRE COST (w/ land)			
							\$71,429 (phase one only)
Escondido	Mountain View Park Community (planned)	23	<p>PHASE I:</p> <p>(2) Little League fields</p> <p>(1) Basketball court</p> <p>(3) Tennis courts</p>	\$2,500,000 (no land costs included)	I: 1989	Park development fees	Land was previously acquired. \$1,200,000 PHASE I development costs.
				PER ACRE COST (w/o land)			
							\$108,696

CITY	NAME OF PARK/ TYPE OF PARK	ACRES	FACILITIES	TOTAL DEVELOPMENT COSTS	YEAR COMPLETED	FUNDING	NOTES
San Marcos	Paloma Park Neighborhood (in process)	12	PHASE I: (2) Tennis courts (2) Baseball fields (1) Multipurpose field (1) Tot lot Swimming Pool Restrooms Temporary childcare trailer Parking FUTURE PHASES: Community Center (5500 sq. ft.) Snack bar Permanent childcare facility	\$3,500,000	I: 1989-90	Mello - Roos Community Facilities Dist. (bonds)	\$700,000 total land cost (acquired by developer) \$1,700,000 PHASE I development costs.
						PER ACRE COST (w/ Land)	
						\$291,667	
Chula Vista	Sunridge Park Neighborhood (completed)	6	(2) Tot lots (1) Basketball court Exercise stations Security lighting	\$425,000 (approx.) (no land costs included)	Summer 1989	Park acquisition and development fees Residential construction fees	Land was donated for park use.
						PER ACRE LAND COST (w/o land)	
						\$70,833	
Bonita Long Canyon Park Neighborhood (completed)		11	(2) Softball fields (1) Tot lot Restrooms Parking lot Security lighting	\$650,000 (approx.) (no land costs included)	Summer 1988		
						PER ACRE LAND COST (w/o land)	
						\$59,091	

CITY	NAME OF PARK/ TYPE OF PARK	ACRES	FACILITIES	TOTAL DEVELOPMENT COSTS	YEAR COMPLETED	FUNDING	NOTES
Poway	Midland Park Community (Old Poway Park)	5	1907 locomotive Museum Restaurant Children's Play area Picnic area 2.5 Acres green area	\$2,000,000 (acq. & devel.)	1992	Redevelopment agency and grants	
				PER ACRE LAND COST (w/ land)			
						\$400,000	
	Valverde Park Neighborhood (planned)	4.7	Softball / Little League fields Picnic areas Naturalized stream Sidewalks Parking (35 spaces)	\$600,000	Fall 1989	Bonds and participation	
				PER ACRE LAND COST (w/o land)			
						\$127,660	
Oceanside	Lake Park Neighborhood (planned)	10	STILL IN DESIGN PHASE Athletic fields Parking	\$350,000 (no land costs included)	1989-90	Park District fees	Land is owned by the City of Oceanside.
				PER ACRE LAND COST (w/o land)			
						\$35,000	
	Atimosa Park Neighborhood (planned)	8	Athletic fields Parking Green belt	\$400,000 (no land costs included)	1989-90	Park District fees	
				PER ACRE LAND COST (w/o land)			
						\$50,000	

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**City of San Marcos**

**GENERAL PLAN**

**1990**

**Park and Recreation Element**

**Prepared for:**

**San Marcos Planning Division  
Community Services Department**

**Prepared by:**

**Wallace Roberts & Todd  
Economic Research Associates**

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## SAN MARCOS PARK AND RECREATION ELEMENT

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## **SAN MARCOS PARKS AND RECREATION ELEMENT**

### **Purpose:**

The purpose of the Parks and Recreation Element is to identify and provide for the parks and recreational needs of all segments of the population of the city. The element forms a framework for the future provision of both active and passive parks; a city-wide system of interconnecting pedestrian, bicycle, and equestrian trails; recreation and leisure programs; and community services facilities related to parks provision. The Element includes goals, policies, and implementing strategies which will serve as an action program to guide the realization of the Element's purpose.

### **1.0 PARKS AND RECREATION COMPONENTS:**

The parks and recreation needs of the city will be documented in detail, including proposed sites, facilities, programs, and associated funding mechanisms, in a Parks Master Plan which will be revised on a five-year basis to reflect changes in recreational needs, adjustments to population and land use projections and changes in the corporate boundaries.

The planning reflected in the Master Plan will include the following components and elements:

#### **1.1 Local Parks**

Neighborhood parks and community parks collectively form the category of local parks for which a total of 5 acres per 1,000 population will be provided. Planning for local parks will include detailed description, definition, and standards for a complete list of program elements to be included at specific sites.

##### **Neighborhood Parks**

Neighborhood parks will range in size from 5 to 20 acres, and are intended to serve the community within a service radius of 0.75 miles. Although the precise nature of each site will vary, neighborhood parks will generally be active sites including provisions such as ball fields, tennis and basketball courts, open play areas, playgrounds and tot lots, picnic facilities, swimming pools, community buildings, and onsite parking. Where appropriate neighborhood parks will be located adjacent to school sites.

The current total area of neighborhood parks projected for buildout is 147 acres, or approximately 1.3 acres per 1,000 population.

##### **Community Parks**

Community Parks will range from 20 to 100 acres and will provide special community and recreational facilities which will serve the entire city. These parks' characteristics will range from essentially passive parkland focused on a special landscape feature such as a lake, to intensively developed park sites providing for a range of active sports activities.

The current total area of community parks scheduled for buildout is 403 acres or approximately 3.7 acres per 1,000 population.

#### **1.2 Other Parks**

In addition to the 5 acres per 1,000 population of local parks, the park system in San Marcos will include regional parks, special parks, mini-parks, joint-use agreements, and private parks. None of these parks will be considered to contribute toward the local parks acreage

standard. They will, however, form a significant component in the overall parks system. Current planning indicates that the collective total acreage for these parks could reach 1,000 acres, the primary component being 820 acres of regional parkland. The development of these parks is not based on a numerical acreage standard but rather upon special opportunities and circumstances.

#### Regional Parks

Regional parks will be in excess of 100 acres providing extensive essentially passive recreation opportunities such as hiking and equestrian use, nature study, and picnicking. The location and extent of these parks does not reflect a numerical standard but rather the location of particular opportunities and special landscape characteristics.

#### Special Parks

The special park category includes parks which will have community-wide significance but do not fit the definition of community park. Sites included in this category typically have a small acreage but include a unique community service such as a library, museum, or the city's central urban plaza.

#### Mini-Parks

Mini-parks will be small park spaces of around an acre in size which for example might contain a playground and/or tot lot, some family picnic facilities, and grass open-play area. Wherever possible these mini-parks will be sited as openings on the trail system, allowing rest areas, way stations, and staging areas, and also facilitating efficient maintenance.

#### Joint-Use Agreements

There is significant potential within San Marcos for the negotiation of joint-use agreements which would add to the range and extent of recreational opportunity in the city. The San Marcos Unified School District, Palomar College, and the proposed San Marcos State University all have facilities which may not receive full use either throughout the entire day, over weekends, or during vacation periods in the academic calendar. While such agreements may be of considerable value and should be pursued by the city, they should not be seen as contributing to the requirements for public parks and recreation facilities described in this plan but rather as an additional bonus for the city and its residents.

#### Private Parkland

It is fairly common for larger subdivisions to develop private park and recreation facilities exclusively for the use of the development's residents. These facilities and parks, not accessible to the general public, are typically maintained by a home owners association. Facilities of this type will probably form a component of the future recreation provision in San Marcos. However, they cannot be seen as part of the public park system and should not be credited against developer agreements for the dedication of public parkland or related fees.

### 1.3 Trail System

Trails in the city will include both a highly developed trail type which will be suitable for handicapped use in addition to walking and regular bicycle use and multiuse trails which will be of rougher construction for hiking, mountain bikes, and equestrian use. While the city's parks master plan will include major trail corridors, it is also recommended that the city prepare a more detailed separate trails master plan.



#### 1.4 Open Space

Open space considered for parks and recreation purposes will serve some identifiable recreational or aesthetic benefit to the city's residents and include:

- . Corridors through which rural sections of the trail system will pass;
- . Open space buffers providing aesthetic benefit to the city in general and to adjacent trails and parks in particular;
- . Location of such open space can also further the goals of environmental conservation;
- . These areas can largely remain under private ownership, removing acquisition costs from the city as well as avoiding any additional liability and maintenance costs.

## **2.0 IMPLEMENTATION AND FINANCING**

### **2.1 Implementation**

The primary objective in implementing the city's park and recreation system will be to ensure that the balanced range of parks and recreation facilities necessary to serve the growing population is in place prior to or concurrent with development. This balance will include active and passive neighborhood and community parks, regional parks, trails and mini-parks, special recreation facilities, community facilities, and recreation programs.

In order to achieve that balance as the population grows, it will be necessary for the city to phase park development of all kinds. Phasing plans should reflect predicted population growth both in terms of size and distribution.

A second major objective in developing the city's parks implementation program is to identify and protect any significant future park sites and trail linkages which might be under pressure from an alternative land use development which would render them unavailable at a later date. The city should develop an ongoing monitoring program to prioritize park and trail acquisition needs, including the following issues in its review:

- . Current development proposals - clearly every development proposal received by the city should be analyzed in regard to the parks program;
- . Recreation proposals which fall within highly developed areas are more critical in that loss of these opportunities may render it difficult or impossible to achieve a satisfactory distribution of parks and recreation facilities to serve all areas of the city;
- . As public services and infrastructure are put in place, the pressure for development typically increases, putting corresponding pressure on potential park locations;
- . Proposed parks are likely to be more difficult to achieve in areas with small-scale, fractured ownership patterns as negotiation over dedication becomes significantly more complex;
- . As one parcel of land develops, it tends to increase development pressure on adjacent parcels.
- . All development proposals should be reviewed by the city or an appointed consultant for consistency with the Parks Master Plan.

### **2.2 Acquisition and Financing**

Park acquisition and development financing will include a variety of methods and funding sources depending on the individual park's location, land uses in the service area, and ownership patterns in the service area. In many instances, a combination of funding sources will be used. In general, the following methods and funding sources will be used to acquire, develop, or maintain park facilities:

- . Development Agreements
- . Quimby Act Dedication or In-lieu Fees
- . Mello-Roos Community Facility Districts
- . Benefit Assessment Districts

- . Public Facility Fees
- . User Fees
- . Concessions
- . Grants
- . Joint Use-Agreements
- . General Funds

#### Development Agreements

Development agreements will be negotiated to acquire park land, park facilities, and trail easements when possible, primarily in areas with large landholdings subject to subdivision approval and in redevelopment project areas.

#### Quimby Act Dedication or In-lieu Fees

Quimby Act park land dedication or park in-lieu fee payments will be applied to all residential developments requiring subdivision approval, primarily new residential areas and areas with proposed in-fill residential subdivisions. If a subject parcel includes land that meets the City's park master plan needs, the City will seek park land dedication. If the parcel does not include land that meets the City's park master plan needs, the City will seek in-lieu payments instead and use the revenue to acquire park land and develop park facilities which do meet the City's needs. The City should maintain its 5 acres per 1,000 population dedication standard, as permissible under state law, and should adjust its in-lieu fee annually to reflect current market land values.

#### Mello-Roos Community Facilities District

Mello-Roos Community Facilities Districts, a type of special tax district, will be formed when needed to raise revenue to acquire additional park land, acquire trail easements, develop park facilities, or maintain park facilities. Community facility districts will be formed primarily in new development areas under large ownerships.

#### Benefit Assessment Districts

Benefit Assessment Districts will be formed when possible to acquire, develop and maintain neighborhood serving parks, primarily in neighborhoods that are already built-out but are in need of neighborhood serving park facilities, and possibly in areas of large ownerships applying for subdivision approval.

#### Public Facility Fees

The City already collects a public facility fee on new residential development. The City should consider developing a public facility fee strictly for park development for new commercial and industrial development to finance park facilities which serve employees. The amounts of both fees should reflect the park standards and plans established in this report. In existing neighborhoods, the City should use a higher proportion of collected public facility fees for park development than is normally used in new communities, since new communities have a greater variety of alternative funding sources for park development than do existing neighborhoods.

#### User Fees

User fees collected from community organizations, individuals, and nonresidents should not only cover program costs, but a proportion of maintenance costs as well. Nonresidents should be charged a higher user fee than residents.

### Concessions

Concession or land lease revenue from food stand operators, operators of specific facilities (such as equestrian facilities, golf courses, racket clubs, fishing/boating centers, or the proposed miniature railroad) will be sought when in the City's benefit. Revenue from these sources will be used primarily for facility maintenance.

### Grants

State and federal grants should be sought when possible for specific projects and programs, such as the proposed creek enhancement project, the trail system, and acquisition of wilderness areas.

### Joint-Use Agreements

Joint-Use Agreements with school districts and the county should be sought when in the City's interest to provide parks and recreation facilities adjacent to school grounds and to provide regional parks which serve the county population as well as the city population. However, any such agreements should not be counted towards meeting the basic standards for public park provision in the city.

### General Funds

General funds will be used when no other funding source or method is available or appropriate. General funds primarily will be targeted for improving existing parks, developing park facilities in existing built-out communities, and maintaining park facilities.

### 3.0 ANTICIPATED PARKS AT BUILDOUT

Based on current assumptions and standards, planning indicates that the following parks will be required to meet city-wide needs at buildout (approximate park locations are shown on Figure 1).

#### Buena Neighborhood Park

Buena Park, a 12- to 16-acre neighborhood park, is proposed for the area west of Las Posas Road immediately north of the current city boundary. There is an existing lake approximately 600 feet long by 80 feet wide, which should form a focus for the park and could be stocked for fishing. The relief of the area is too steep for active sports provision but the park should include a level well drained grass area of at least one acre, roughly square in shape, as an open field play area. Otherwise the park will feature essentially passive recreational facilities. The site should also include a water play area which should be sited in proximity to the picnic areas. Access for vehicles will be from Las Posas Road. Parking should be located close to the road.

#### Twin Oaks Valley Neighborhood Park

Twin Oaks Valley will feature a 16- to 20-acre neighborhood park immediately west of Twin Oaks Valley Road in the area south of Rowena Avenue. There is a level area of approximately eight acres which will accommodate active sports facilities and parking. The steeper land to the east is suitable for more passive park usage such as trails leading to picnic areas and playgrounds.

#### Paloma Neighborhood Park

This neighborhood park at the intersection of Borden Road and Las Posas Road will total 12 acres in area. The park has been dedicated to the city as part of the developer agreement for the Neighborhood One Specific Plan and will have an active sports emphasis. Parking will be accessed from Borden Road. The park will be linked to the wider recreation system by pedestrian, bicycle, and equestrian trails along Las Posas Road and Borden Road.

#### Richland Neighborhood Park

The Richland Neighborhood Park will be located in the area west and/or north of the existing Richland School and will be 10 to 14 acres in extent. The park will feature both active sports and more passive areas and also include a water play area and a building of around 6,500 square feet for day-care and latchkey programs and other community group uses.

#### Poinsettia Neighborhood Park

The Poinsettia Park will be located in the area east of Poinsettia Avenue and south of La Mirada Drive, possibly in conjunction with a new school site. The park will be 16 to 20 acres in extent with both active sports facilities and more passive park areas as well as a community pool requiring two acres (including parking needs) of reasonably level land and a community building of approximately 6,500 square feet.

The City of Vista General Plan shows a major open space area including a proposed park site in the area to the west of Poinsettia Avenue. There is a significant opportunity for linkage of the two cities' proposals.

### Hollandia Dairy Neighborhood Park

Within the boundaries of the Hollandia Dairy specific plan there will be a neighborhood park facility of 12 to 20 acres. Given the presence of proposed industrial land use in the specific plan there is an important opportunity to locate some active lighted sports facilities at the dairy site, possibly between Mission Road and the light rail right-of-way. This opportunity is especially important as the Richland area of town around the dairy is both closer to buildout and has higher density residential use making the provision of adequate local parks provision more difficult than in some other areas of the city.

It is possible that the park provision at the dairy could be split into two sites: a more active park adjacent to the proposed industry and a more passive site adjacent to the proposed school. In addition to the parks requirements, there is a need to locate a trail through the site from the light rail right-of-way connecting to the park(s) and on to the trail at Borden Road.

### Mission Neighborhood Park

The Mission Park site will be located opposite San Marcos Junior High School in between Mission Road and Route 78. The 6- to 14-acre site will focus on active sports facilities. Because of the site's location in an industrial area, it is an ideal opportunity for night lighting. Access will be from Mission Road.

### Knob Hill Neighborhood Park

This site, of approximately three acres, is to be dedicated to the city as part of the development agreement for an 80-unit apartment complex to be built in the eastern section of the Richland Community about half a mile north of Route 78. Located adjacent to a new school, the site will include mostly passive facilities. There will be a small community building constructed on the site to serve as a day-care/latchkey facility. Although the site is too small to meet the definition of neighborhood park, it has been "grandfathered" into that category. The entire development project is under negotiation in the planning phase at present, but dedication and commencement of design for the site is anticipated by the end of 1989.

### Jacks Pond Neighborhood Park

Jacks Pond Park will be located around the existing Jacks Pond water feature in-between La Moree Road and Barham Drive. The 6- to 14-acre site will include the relatively level area south of the Pond which is suitable for an open field play area and a parking lot. The park will serve both passive recreational uses and also as a trail staging area. Multiuse trails will lead from the park both southwest towards South Lake and Double Peak Regional Park and north towards the trails system in Twin Oaks Valley and linking into Escondido. It is recommended that the pond be stocked for fishing. Access will be from La Moree Road.

### Viewpoint Neighborhood Park

Viewpoint Park will be a 6- to 10-acre neighborhood park located to the southwest of the intersection of San Marcos Boulevard and Viewpoint Drive. The site falls within an open space corridor as indicated in the San Marcos General Plan and will be linked by a trail towards the city center and potentially westward beyond the city boundaries. The steep slopes in the area are not suitable for the development of active sports facilities, and the park will have an essentially passive character. Access to parking will be from San Marcos Boulevard.

### Questhaven Neighborhood Park

Questhaven Park will be a 6- to 10-acre neighborhood park located southeast of South Lake with access from the proposed extension of Twin Oaks Valley Road to Questhaven Road. The park will abut or surround a small water feature allowing for some fishing. Aside from tennis facilities, the park will feature essentially passive recreation opportunities as the steeply sloping ground prohibits any extensive active field development.

### Elfin Forest Neighborhood Park

Elfin Forest Park will be located close to the intersection of Questhaven Road and Elfin Forest Road. The site will be linked into the wider recreation network by a multiuse trail possibly following the alignment of the Second San Diego Aqueduct. The site will have an active sports focus requiring approximately eight acres of reasonably level ground (including allowance for two acres of parking). The site overall will occupy 16 to 20 acres.

### Merriam Community Park

The 26- to 46-acre Merriam Community Park will be located in the area north of Deer Springs Road in a natural bowl shaped section of valley in the Merriam Mountains. The area features both relatively flat land in the valley floor and steep slopes of north, south, east, and west aspects. The area is at present undeveloped and includes both mixed chaparral and riparian vegetation, the latter manifesting intermittent surface drainage courses.

The variety of micro climates and the ecological diversity of the area lend themselves to supporting existing conceptual ideas for a botanical garden in the area. The site could also form a good location for a nature center. The program for the site reflects these and other complementary passive park uses.

### Walnut Grove Community Park

A community park of between 42 to 46 acres is proposed close to the intersection of Twin Oaks Valley Road and Deer Springs Road. The site will comprise both the existing parkland (see Section 3.5 "Existing Parks and Recreation Facilities") and new acreage yet to be acquired by the city.

The future program of the park will continue to reflect its current split between equestrian activities and passive recreation such as picnicking and informal open field play sports. The site will also be developed to accommodate large special community events such as the Annual Chili Cook-off and the Fourth of July celebration. With an anticipated attendance of up to 5,000 people, this "Community Event Space" will require at least ten acres of level land for the event space itself and associated parking. This area will only be used a few days in each year and can be grass field to be used for open field play for the majority of the year.

Because the land in the Walnut Grove Park area is flat and suitable for active sports, the site has also been identified as an optional location for the city to install softball and multipurpose soccer/football fields. The facilities required to meet active sports standards are projected at other sites, but future planning may identify a need for additional active sports locations.

### Agua Hedionda Community Park

Agua Hedionda Park will be an essentially passive park of 15 to 25 acres located to the northwest of the intersection of Las Posas Road and Borden Road in the western portion of the College Area close to Vista. The park is located within the open space area as indicated in

the San Marcos General Plan. The site will be linked by trails leading north to Buena Park, east along Borden Road to Owen Mountain and Twin Oaks Valley, and south to the AT & SF railroad corridor regional trail. Because of its nodal location in the trail system, the park will feature one of the city's main trail staging areas. The parks location will take advantage of surface water features in the area which will allow for fishing.

#### Woodland Community Park

The Woodland Park site will include both the existing park and a new park area to the northeast. The existing park features the city's swimming pool complex and the future program will retain the aquatic emphasis through the development of a new water play area. Additionally the program will include new active sports facilities and passive park areas. It is recommended that the city select a new use for Woods House which is located in Woodland Park. Options include a new site for the San Marcos Museum and/or a more general community use. The total site acreage for the park will be 18 to 22 acres.

The parcel of land to the northeast of the existing park included in the park development zone for Woodland Park is also under consideration as the location of new or expanded school facilities. Collaboration over use and purchase agreements will have to be reached with the school district.

#### Bradley Community Park

Bradley Park will include both the existing 34-acre park and new acreage yet to be acquired by the City. The existing emphasis in the park on active sports facilities will continue; the park will be the primary site for active sports in the city. In addition to the existing facilities, when completely developed the site will include football and soccer fields, lighted and unlighted diamonds, a court sports complex, and a city gymnasium.

Of the existing acreage, 11 acres are already developed and a further 13 are under development. The remainder of the existing site will be required for active sports facilities in addition to new acreage. Because of the parks location is in an industrial zone, it is ideally suited for night lighting. The total park acreage will be between 54 and 66 acres.

#### La Moree Community Park

The 30-acre community park site is located adjacent to La Moree Road close to the proposed San Marcos State University campus.

Conceptual approval has been gained from City Council to locate a social services complex on the site, to be developed and operated in collaboration with nonprofit community organizations. The remainder of the site will be developed as a park, with facilities serving both the onsite complex and the surrounding area. Acquisition of the site and commencement of development plans is anticipated by the summer of 1989. San Diego Gas and Electric are planning a major new power line which will require a 30-foot wide easement running along the southern portion of the site. There will be a number of trails leading from the site and the power line easement could be used for the alignment of trail linkages.

#### Discovery Community Park

The existing proposals for the 57-acre Discovery Park are encompassed by the Parks Master Plan; the fairly detailed program already developed for the park's two parcels are consistent with the city-wide distribution of recreation facilities developed in the Master Plan.



The proposals for the site include a large-scale miniature railroad (5/12 actual scale, 15-inch gauge) to be operated by a new nonprofit corporation. The establishment of the railroad will require collaboration between the city and the corporation.

The western most parcel of the park is to be dedicated by the Applewild development and will be developed first.

The extension of the park to the southeast will form a link, decreasing in intensity of use towards the proposed park at South Lake.

The City is currently negotiating ownership of the land; development will be phased between 1990 - 1995.

The park will essentially focus on passive recreation.

#### South Lake Community Park

Preliminary responses from the Vallecitos Water District have indicated a positive response to city interest in developing a public park site around South Lake and it is recommended that the city actively pursue negotiations with the District to that end.

The site is a primary recreation opportunity both in being the largest water body potentially available for public recreation and in being located at a prime node to link up various sections of the city-wide trail system.

Assuming agreement can be reached, the park, totaling 44 to 56 acres, will feature passive recreation opportunities ranged around the lake. There will also be a trail staging area immediately below the dam with access taken from Twin Oaks Valley Road. Parking for the site will also be accessed from Twin Oaks Valley Road; the parking lot itself will probably require grading work.

#### Landfill Site Community Park

This community park site will occupy 82 to 90 acres of the San Marcos County Landfill providing an afteruse for the site on closure. Although plans exist both for extending the life of the landfill and building an energy reclamation plant on the site, neither of these proposals will require all of the 219-acre landfill indefinitely. The concept of a park afteruse is already represented in the San Marcos General Plan and the city should move towards realizing that policy. In particular, the city should monitor final grading plan submissions to ensure compatibility with planned afteruse. The program for the site emphasizes active recreation taking advantage of the potential to grade at closure to a level finish.

A number of special facilities to be sited in the park include:

- . An RV and trailer camp site requiring 30 acres. This profit-generating land use will be capable of accommodating 300 to 450 camping units depending on layout design. Associated facilities within the campground will include rest rooms/shower rooms, a central office building at the site entrance, pool, and children's play structures.
- . A family golf center providing, among other amenities, a golf range, miniature course, and a clubhouse on approximately 15 to 20 acres of land, such as the model developed by PGA Tour and PGA of America or a similar facility. Initial proposals indicate a long-term lease of the required acreage by the city to a corporation which would finance construction and maintenance/operational costs. The facility would both offer

recreational opportunity to the region and generate income for the city. Location close to the proposed RV campsite is potentially of mutual benefit to both program elements.

- . A model airplane field to replace the existing field located in the Questhaven area but threatened by development plans.
- . An archery club which will require a fairly level site, free of obstructions and strong winds, oriented in the direction of the prevailing wind, of about 360 feet by 90 feet, requiring a total acreage between one and two acres including parking.
- . A community pool requiring a six-acre site.

#### Gopher Canyon Regional Park

The southern portions of the San Marcos Mountains, the Merriam Mountains, and the south fork of Gopher Canyon all fall within the San Marcos Sphere of Influence. Analyzing recreational opportunities for the city, it became clear that the recreational use of these major landscape features could be more positively and coherently planned for if under a single jurisdictional authority. Thus although the site falls outside of the current study area, proposals are also included for the development of a major 420- to 500-acre regional park facility in Gopher Canyon north of the city's current sphere. The park would feature low intensity passive recreational opportunities.

Preliminary studies indicate an area under BLM ownership. There is precedent for negotiation of transfer of ownership rights from the BLM to local authorities for the purpose of developing regional parks. It is recommended that the city contact BLM to explore the potential of this site.

#### Double Peak Regional Park

This 200- to 240-acre regional park will be located around Double Peak to the southwest of South Lake on the ridgeline which dominates San Marcos' southern area. The dominance of this landscape feature makes it a unique recreational resource, potentially crowning the passive park system in the city. Linked by trails to the wider park network, Double Peak will feature essentially passive recreational opportunities. Special features of the park will include:

- . An outdoor amphitheater, the siting of which will both needs a quiet site and preferably will take advantage of the extensive vistas available from Double Peak. A site of around five acres will be required including parking;
- . An equestrian area of approximately 10 to 15 acres with stables, corrals, riding ring, basic storage and sanitary facilities, loading and parking space, and rental office;
- . A campsite for tent camping only occupying up to ten acres;
- . A night sky viewpoint for star watching. This facility will obviously have to be accessible 24 hours a day.

#### BLM Lands Regional Park

The Bureau of Land Management (BLM) owns a parcel of land approximately 120 acres in extent immediately south of San Marcos. There is a strong potential for the city to be able to negotiate a transfer of ownership of this land for the purpose of developing a regional park. Such an agreement has recently been reached between the City of Poway and the BLM. It is recommended that the city initiate negotiations to this end. The agreements with Poway

permitted only the most passive types of development to which the park's program would be limited. The park could be extended to include part of the San Marcos County Landfill, to a total acreage between 100 and 180 acres.

#### Old San Marcos Park:

This will be a one-acre site opposite the existing city hall and will provide a new location for the Barn which will have to be moved to make way for the new civic center development.

#### Heart of the City Plaza:

Plans for the city's new civic center include a plaza with some kind of water feature. Although no details have been developed, the plaza will form a recreational open space and has been incorporated into the vision for the city's future parks network. The site will be linked by trails leading north, south, east, and west, connecting to all parts of the city.

The civic center will also include a number of special community facilities which fall under the broadest remit of a recreational study:

- . A new central city library
- . An option for a new location for the city museum
- . A 25,000-square foot community center

#### Creek Walk:

One of the trail linkages within the recreation network follows the course of San Marcos Creek from Twin Oaks Valley Road to Lake San Marcos. This runs through the city's future commercial core parallel to proposed flood mitigation measures. The whole length of this link -- about two miles -- is subject to a complex interacting set of planning issues involving zoning and land use, flood protection, riparian habitat protection and mitigation, circulation, and commercial development opportunity. One possible solution is the adoption of a plan for an environmental channel to contain flood flow which would allow for protection of the riparian habitat, facilitate a double-fronted commercial strip, and offer considerable opportunity for the creation of an aesthetically pleasing pedestrianized corridor through the commercial district between San Marcos Boulevard and Discovery Street. This concept is included in the city-wide trails network although a trail linkage could also be achieved under alternative development scenarios.

#### 4.0 GOALS, POLICIES, AND IMPLEMENTING STRATEGIES

##### **GOAL 1 LOCAL PARKS PROVISION:**

To plan for, acquire, develop, and maintain a system of local parks and recreation facilities which meet the needs of the residents of San Marcos.

##### **Policy 1:**

Plan for and implement a city-wide distribution of neighborhood and community parks to serve both local and city-wide recreation needs.

Implementing Strategy 1.1: Adopt and update, on a five-year basis to respond to changing conditions, a master plan detailing the city-wide provision of parks and recreation facilities and programs projected at buildout. The master plan should include definitions of, and standards for, parks and recreation facilities and identification of proposed sites including approximate location, size, facility type, and program.

Implementing Strategy 1.2: Plan for and implement special parks to realize recreation opportunities not provided for in local or regional parks; such parks to be included in a "special parks" category in the parks master plan.

Implementing Strategy 1.3: Maintain a phasing plan prioritizing the schedule for parks and recreation facilities development.

Implementing Strategy 1.4: Where appropriate ensure public involvement in parks planning and design to facilitate implementation of a program meeting community needs.

##### **Policy 2:**

Negotiate shared use of non city-owned facilities in order to augment the range and extent of recreational opportunities available to the city's residents.

Implementing Strategy 2.1: Liaise closely with appropriate authorities such as the San Marcos School District, Palomar College, and the San Marcos State University to negotiate shared use of recreational facilities.

Implementing Strategy 2.2: Negotiate public access to privately owned and operated facilities such as golf courses where such agreements can mitigate the need for public owned provision of specialist recreational opportunities.

Implementing Strategy 2.3: Negotiate with the Vallecitos Water District in order to develop recreational opportunities around the South Lake Reservoir.

Implementing Strategy 2.4: Negotiate with the Olivenhain Municipal Water District for joint development of regional park facilities on the 120-acre parcel of land, immediately south of the San Marcos County Landfill site, owned by the Bureau of Land Management.

Implementing Strategy 2.5: Negotiate with the Bureau of Land Management and the County of San Diego for development of a regional park in the south fork of Gopher Canyon.

Implementing Strategy 2.6: Negotiate with utility companies for recreational use, including trails, along easements within the city.

Implementing Strategy 2.7: Coordinate with San Marcos State University to ensure integration of trail linkages into campus development plans.

## **GOAL 2 TRAILS:**

To plan for, implement, and maintain a city-wide network of trails for bicycle, pedestrian, and equestrian use.

### **Policy 3:**

Negotiate for and implement an integrated system of pedestrian paths, hiking trails, bicycle trails and bike lanes, and equestrian trails serving both recreational and nonvehicular circulation needs within the city.

Implementing Strategy 3.1: Prepare a detailed trails master plan detailing a complete network of trails and other routes for pedestrian, bicycle, and equestrian use throughout the city and linking to the surrounding area.

Implementing Strategy 3.2: Liaise with relevant community and special interest groups to ensure development of a trails system meeting community needs.

Implementing Strategy 3.3: Ensure that development projects in the city comply with the requirements of the trails master plan.

Implementing Strategy 3.4: Negotiate with appropriate utility companies and other agencies for the implementation of trail linkages along utility right-of-ways and easements.

Implementing Strategy 3.5: Prepare and make available at public information outlets, a plan showing the city's trail network.

### **Policy 4:**

Plan for and implement special trail opportunities in addition to but linked with the wider trail network.

Implementing Strategy 4.1: Coordinate with the Waterways Task Force and other appropriate agencies to ensure development of a trail linkage alongside San Marcos Creek.

Implementing Strategy 4.2: Coordinate with appropriate agencies to implement a trail linkage within the AT & SF railroad right-of-way.

Implementing Strategy 4.3: Negotiate and implement the development of a trail linkage from the existing AT & SF railroad corridor to the proposed San Marcos State University campus in conjunction with any development of a branch line rail linkage to the campus.

Implementing Strategy 4.4: Liaise with the San Marcos Historic Society to investigate the potential for establishment of a programmatic trail linking significant historic sites in the city.

### **Policy 5:**

In collaboration with appropriate authorities plan for trail linkages between San Marcos and the surrounding region.

Implementing Strategy 5.1: Coordinate trails planning in San Marcos to ensure integration with the plans of adjacent jurisdiction.

Implementing Strategy 5.2: Invite and coordinate with appropriate agencies to develop a regional trail link along the AT & SF railroad corridor from Escondido to Oceanside.

### **GOAL 3 COMMUNITY SERVICES:**

To provide for the operation of recreation and leisure programs, community centers, and day care facilities, where such programs and facilities are related to the overall parks and recreation plan.

#### **Policy 6:**

Plan for and implement the development of city wide serving and neighborhood community facilities including community centers, a museum, and central library.

Implementing Strategy 6.1: Prepare a phasing plan outlining the development schedule for social service facilities including but not limited to two major community centers, eight local community buildings, and a special social services complex.

Implementing Strategy 6.2: Identify and secure a site for the relocation of the "Red Barn" and implement its removal and reconstruction as required by construction of the city's civic center.

Implementing Strategy 6.3: Identify and develop a new museum facility to house the Historic Society exhibits and other appropriate museum uses including the possibility of a temporary exhibit space.

Implementing Strategy 6.4: Identify and develop appropriate facilities to accommodate a central public library for the city.

Implementing Strategy 6.5: Investigate and implement appropriate long-term community uses for Woods House including but not limited to use for the Historic Society Museum.

Implementing Strategy 6.6: Investigate potential community uses for Cox House and Jensen House.

Implementing Strategy 6.7: Investigate and implement as appropriate the location of childcare facilities close to major transportation nodes.

#### **Policy 7:**

Operate and make available to the public recreation and leisure programs serving the needs of a all sections of the city's population.

Implementing Strategy 7.1: Operate a range of recreational, educational, cultural, and leisure programs on a year round basis, charging registration fees to cover operating costs.

Implementing Strategy 7.2: Coordinate with Palomar College, the San Marcos School District, San Marcos State University, and other agencies as appropriate to extend the range of programs available to the public.

Implementing Strategy 7.3: Publicize the available programs seasonally in a "community services" brochure mailed to the city's residents and made available at public information outlets. Major developments in the parks system could also be advertized through this brochure.

#### **GOAL 4 FINANCING AND IMPLEMENTATION:**

To establish equitable and realistic methods of financing and implementation of acquisition, development, operation, and maintenance of parks and recreation opportunities.

#### **Policy 8:**

Identify and utilize all possible equitable and realistic methods to acquire and finance the development of parks and recreation opportunities.

Implementing Strategy 8.1: Utilize Quimby Act dedications and in-lieu fees to acquire and fund local parks facilities; review and revise Quimby Act in-lieu fees annually.

Implementing Strategy 8.2: Investigate the use of, and implement as appropriate, Mello-Roos community facilities districts and benefit assessment districts to fund acquisition, development, operation, and maintenance of local park facilities.

Implementing Strategy 8.3: Make allowance for and utilize a proportion of the public facilities fees collected from new developments for park acquisition and development.

Implementing Strategy 8.4: Establish a new industrial/commercial recreation fee to allow collection of recreation impact fees from new developments not covered by the existing public facilities fee, such fees to be used exclusively for the development of recreation facilities available from the workplace.

Implementing Strategy 8.5: Charge user fees as appropriate for city-owned and operated facilities and programs, charging higher rates to nonresidents.

Implementing Strategy 8.6: Review the level of user fees for recreational facilities annually and revise as appropriate.

Implementing Strategy 8.7: Where appropriate, operate recreation opportunities on concession or land lease basis, revenues to be used primarily for facility maintenance.

Implementing Strategy 8.8: Solicit donations to assist in financing of parks and recreation facilities and programs from private individuals, nonprofit organizations, and local business interests.

Implementing Strategy 8.9: Identify and implement opportunities for direct citizen investment in park facilities through sponsorship programs such as "buy-a-brick" or "plant-a-tree," etc.

Implementing Strategy 8.10: Establish and coordinate a program for volunteer help in operating community programs and developing park facilities.

Implementing Strategy 8.11: Permit the development of private recreational facilities as appropriate but do not allow their provision as credit against the requirements for new developments to dedicate land or pay fees towards public parks and other recreational open space.

**Policy 9:**

Prepare and implement cost effective methods of operation and maintenance for neighborhood and community parks, trails, community services facilities and equipment, city-owned historic structures, and regional parks.

Implementing Strategy 9.1: Analyze and evaluate comparative efficiency and quality of in-house maintenance and private contracted-out maintenance and develop a maintenance system using the combination of public and private labor which most closely meets the needs of the city.

Implementing Strategy 9.2: Monitor maintenance operations on a regular basis to ensure continued efficient use of maintenance budget and quality control.

Implementing Strategy 9.3: Where appropriate negotiate shared responsibility for financing of parks and recreation facilities operation and maintenance.

Implementing Strategy 9.4: Analyze cost effectiveness of implementation and operation of joint-use cogeneration heating plants where two or more major community facilities are sited in close proximity.

Implementing Strategy 9.5: Minimize operating costs through implementation of energy efficient technology and water conserving strategies.

Implementing Strategy 9.6: Prepare and make available at public information outlets, a plan indicating public park and recreation facilities.

Implementing Strategy 9.7: Develop and implement a unified signage system clearly identifying the location of public parks and recreation facilities in the city.

**Policy 10:**

Establish and operate an ongoing monitoring program to ensure the goals and policies of the city's parks and recreation planning are achieved in a timely and cost effective manner.

Implementing Strategy 10.1: Monitor usage of public recreation facilities and programs to ensure appropriate and adequate provision of a range of recreation opportunities.

Implementing Strategy 10.2: Monitor provision of public recreation opportunities to ensure the standards of the parks master plan are being achieved.

Implementing Strategy 10.3: Monitor development proposals which could impact proposed park and recreation facility sites; appropriately sized sites for parks and trails should be identified and acquired or reserved in advance of need to ensure the proper placement and timely installation of such facilities.

Implementing Strategy 10.4: Evaluate annually available funding against projected park development phasing plans and make recommendations for adjustment to the city's capital improvement budget as appropriate.

Implementing Strategy 10.5: Implement ongoing monitoring of funding opportunities from federal, state, and local agencies.



## **GOAL 5 REGIONAL PARKS PROVISION:**

To plan for, implement, and maintain, both independently and in collaboration with other land use authorities, a system of parks providing informal recreation opportunities for San Marcos and the surrounding region.

### **Policy 11:**

Identify appropriate sites and acquisition, development, and maintenance strategies for regional parks both within San Marcos and in the surrounding area.

Implementing Strategy 11.1: Include regional parks in the city parks master plan and identify appropriate financing mechanisms and phasing.

Implementing Strategy 11.2: Negotiate with surrounding jurisdictions for sharing the development costs of park facilities serving the entire region.

Implementing Strategy 11.3: Negotiate with appropriate state agencies and organizations for the establishment, operation, and maintenance of regional parks.

## **GOAL 6 CONSERVATION:**

To integrate where appropriate the location and operation of parks and recreation resources with the conservation goals of the city.

### **Policy 12:**

When consistent with recreation needs, locate and develop park sites to further the protection of environmental resources in the city.

Implementing Strategy 12.1: Correlate the search for appropriate passive park sites with the distribution of environmental resources in the city.

Implementing Strategy 12.2: Realize the aesthetic and educational potential of the city's environmental resources.

Implementing Strategy 12.3: With due regard to the sensitivity of riparian vegetation, utilize water courses for the location of trails.

Implementing Strategy 12.4: Align trails along the city's ridgelines wherever access and development patterns permit.

### **Policy 13:**

Manage and conserve domestic water resources by minimizing water usage and waste in order to ensure an adequate water supply for existing and future parks and other recreational open space.

Implementing Strategy 13.1: Wherever possible, require the use of drought-tolerant plants or native plants for landscaping.

Implementing Strategy 13.2: Monitor the development of low water use turf species/mixes and use to replace conventional turf where appropriate.

Implementing Strategy 13.3: Where not already in effect, pursue an amendment to the Groundwater Basin Plan so as to allow the use of reclaimed water for irrigation on all city parks and recreational open space.

Implementing Strategy 13.4: Liaise closely with the Vallecitos Water District and other appropriate authorities to ensure adequate future supplies of reclaimed water for irrigation purposes.

Implementing Strategy 13.5: Install an irrigation system which maximizes the use of reclaimed water in all city parks and recreational open space.

Implementing Strategy 13.6: Monitor irrigation rates so as to minimize wastage of water through excessive irrigation.








Implementing Strategy 13.7: Investigate the availability of well-pumped groundwater and use as appropriate for irrigation and surface water features within parks and other recreational open space.

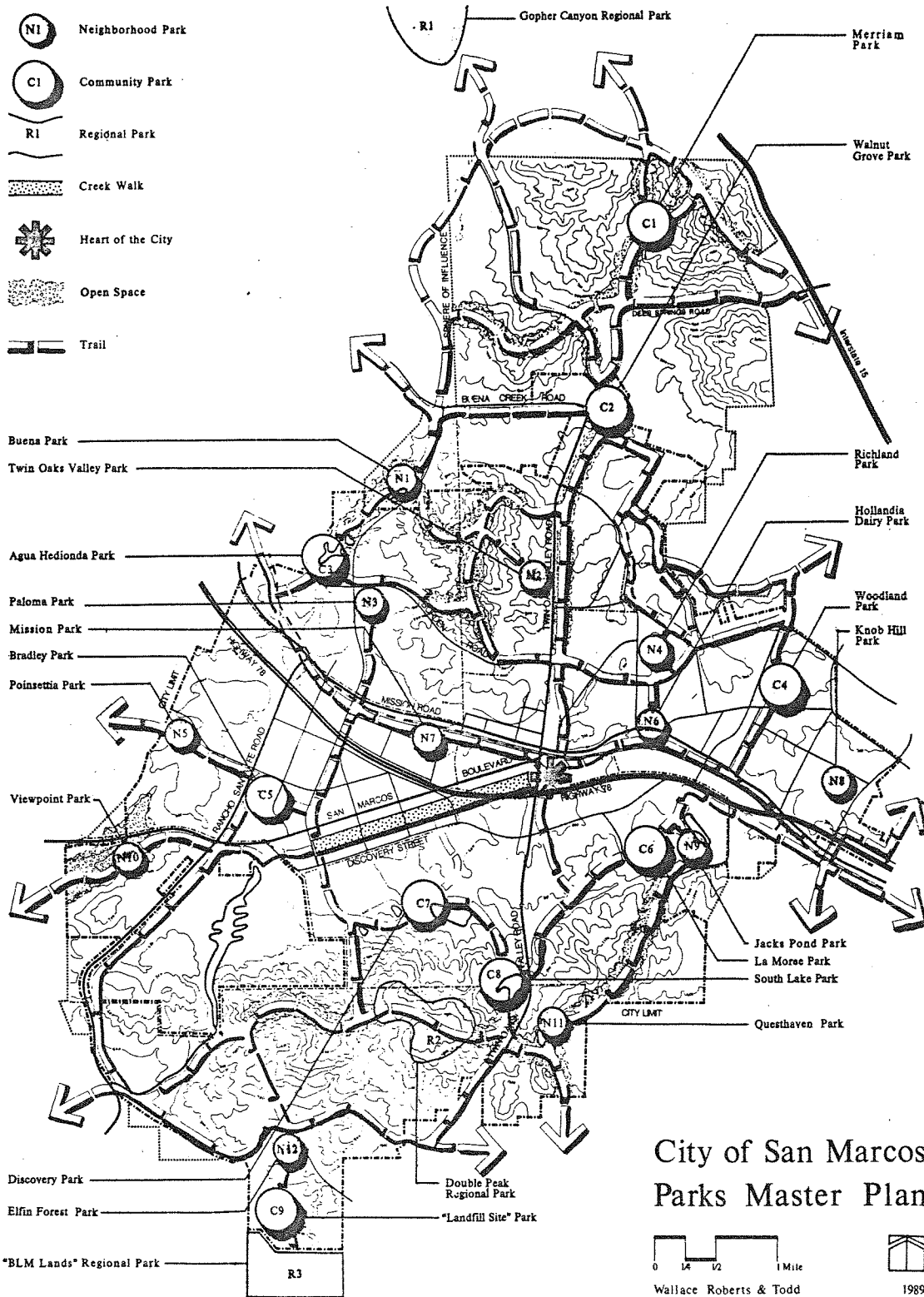
Implementing Strategy 13.8: Require all new major developments in the city to install dual irrigation pipe systems so as to permit the utilization of reclaimed water as soon as possible.

Implementing Strategy 13.9: Research and implement as appropriate up-to-date developments in water conserving technology.

Implementing Strategy 13.10: Monitor irrigation water use through the use of separate water sub-meter for irrigation.

# CONCEPT PLAN

-  Neighborhood Park
-  Community Park
-  Regional Park
-  Creek Walk
-  Heart of the City
-  Open Space
-  Trail



## City of San Marcos Parks Master Plan

0 1/4 1/2 1 Mile  
Wallace Roberts & Todd 1989

