
CHAPTER 7. PARKS, RECREATION AND OPEN SPACE ELEMENT

7.1 Goal and Objectives

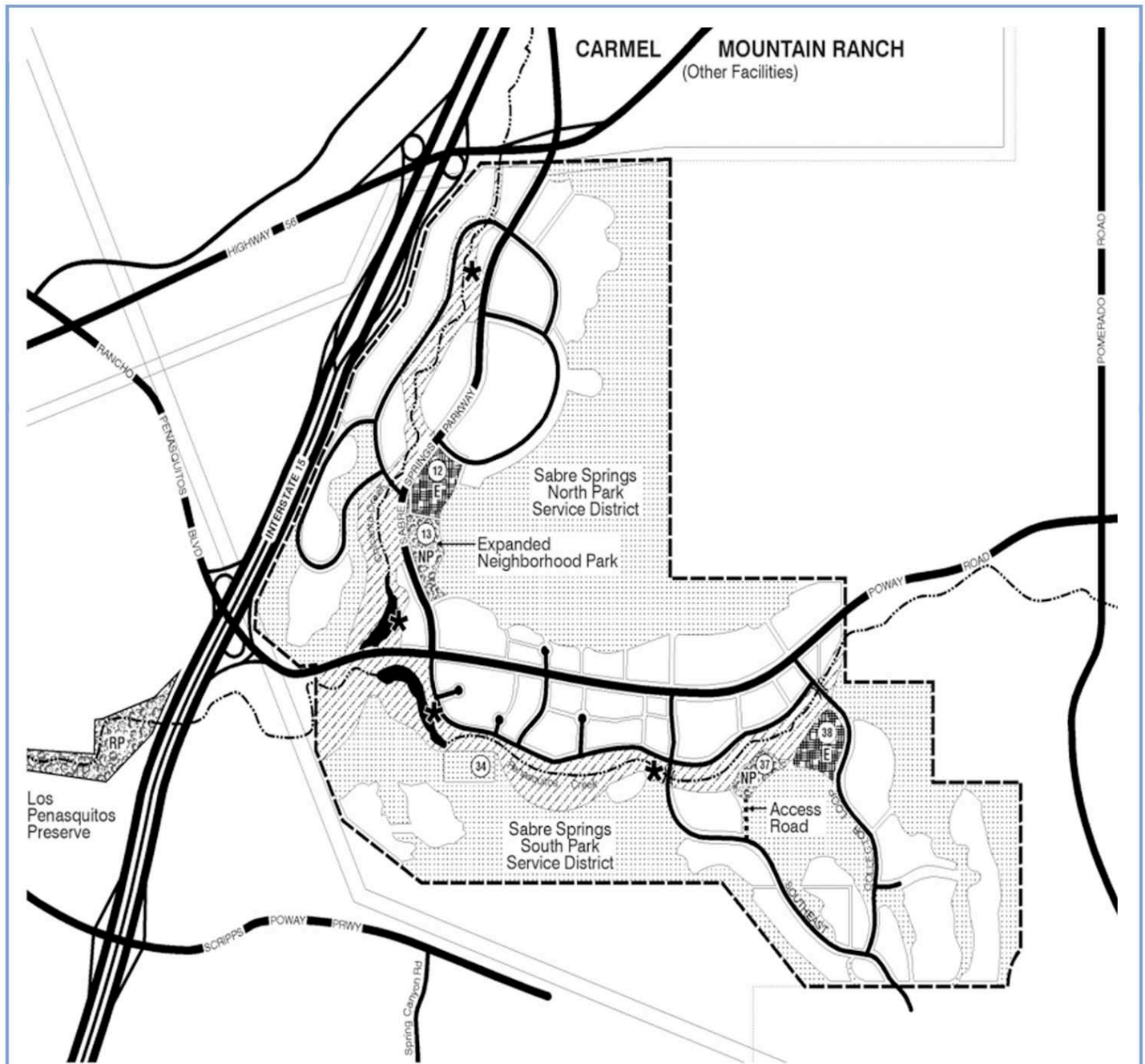
The overall goal for parks, recreation and open space in the Sabre Springs community is to DEVELOP ADEQUATE PUBLIC AND PRIVATE RECREATIONAL FACILITIES AS NEEDED BY THE COMMUNITY, WHILE PRESERVING A MULTIPURPOSE COMMUNITY OPEN SPACE NETWORK. This goal is further elaborated by the following objectives:

- Provide an accessible neighborhood park on each side of Poway Road, tailored to meet the needs of residents and working persons in Sabre Springs North and South.
- Meet community park-level needs through expansion of one neighborhood park.
- Plan elementary school recreational facilities for public use in conjunction with the neighborhood parks during non-school hours.
- Encourage the development of private and commercial recreational facilities in conjunction with attached residential projects, industrial park areas and commercial centers.
- Along the creek beds and lakes, preserve open space areas to provide passive public recreation and visual enjoyment, as well as to protect floodways, creek habitat and selected cultural resources from development.
- For areas characterized by steep slopes or geological instability, preserve open space areas in order to control urban form, ensure public safety, provide aesthetic enjoyment and protect biological resources.
- Ensure the open space network within the community ties into the existing and proposed open space systems in the adjacent Poway, Carmel Mountain Ranch and Miramar Ranch North communities.
- Establish mechanisms for development and operation of public parks and preservation and maintenance of open space.








7.2 Public Recreational Facilities

A. Park Service Districts

For Sabre Springs, the City's Park Service District map shows two neighborhood park districts: one encompassing the planning area north of Poway Road (Sabre Springs North) and a second covering the area south of Poway Road (Sabre Springs South). These districts should remain as they are.



LEGEND:

-  Neighborhood Park
-  Regional Park
-  Elementary School - Recreational Facilities
-  Viewpoint and/or Passive Recreation Area
-  Creek Open Space
-  Hillside Open Space
-  Parcel Number



Parks and Open Space **11**
Sabre Springs Community Plan **FIGURE**

B. Neighborhood Parks

As shown in **Figure 11**, two public neighborhood parks are proposed, one on each side of Poway Road. Each is cited next to a proposed elementary school near a creek and meets usable acreage requirements for parks in accordance with the General Plan. The parks should be designed and constructed to meet City standards. The City might also explore the joint use of school and park facilities in order to meet General Plan standards.

- Northern Expanded Neighborhood Park

The north 14-acre park (Parcel 13) is centrally located in Sabre Springs North and receives auto, bicycle and pedestrian access via Sabre Springs Parkway. This park functions as an enlarged neighborhood park, providing usable acreage for neighborhood park purposes (5.0 acres) and for community park uses (4.8 acres).

Recreational facilities in the park should be selected to meet the needs of the anticipated residential population and of the personnel from the nearby industrial park and office complexes. Facilities should also be coordinated with the elementary school playground to avoid unnecessary duplication. Recommended facilities are a picnic area, a children's play apparatus area, a lawn area, a multi-purpose play field and possibly restrooms. Auto and bicycle parking should be provided. This site will sit next to the creek and parkway and will double as a wildlife corridor between Chicarita Creek and the hills to the east. Slopes to the east of the site should be contour-graded and landscaped to blend with the natural vegetation.

In the event the northern elementary school site is not utilized, the north park should be expanded to provide a total of 14.8 usable acres for recreational purposes. The remainder of the school site should be devoted to very low-density residential uses (R1-5000 zoning).

- Southern Neighborhood Park

In Sabre Springs South, a 5.5-acre neighborhood park (Parcel 37) is planned, providing a minimum of five usable acres. This site functions as a transition between the southeast central open space area and Peñasquitos Creek. Vehicular access to the park is proposed via a local street or park road running from the west leg of the southeast collector loop. The road will provide access to the park and Parcel 36. A bicycle-pedestrian path south of the elementary school and an equestrian trail along the edge of the park will provide additional access.

This park is primarily intended to serve community residents in Sabre Springs South and recreational facilities should be selected to meet their needs. Facilities should also be coordinated with the elementary school playground to avoid unnecessary duplication. Auto and bicycle parking should be provided. Portions

of the site should function as visual transitions to the open space and the creek and use of riparian plant materials is encouraged. Transition plantings along the creek should discourage encroachment into the stream and habitat areas. The detention basin which may be constructed in the park should be blended with other landscape elements.

If the southern elementary school site is not used the neighborhood park should be moved to the school site to provide ten usable acres for park uses. The remaining “old” park site should be developed as low-medium residential (R-3000 zoning) subject to City approval of a Planned Residential Development (PRD) for the site.

C. Community Recreational Facilities

The Sabre Springs portion of required community park acreage is provided in the northern expanded neighborhood park. This is discussed in **Section 7.2B** above.

Sabre Springs should also contribute to the construction of a community park building to be shared with Carmel Mountain Ranch. This building is expected to be cited in Carmel Mountain Ranch, in “Chicarita Park,” or some other location easily accessible to both communities.

In addition, a swimming pool serving a population of 50,000 residents or more should be provided in the Carmel Mountain Ranch-Sabre Springs-Rancho Peñasquitos area. Sabre Springs should contribute a proportionate share of funds to this facility.

D. Viewpoints and Passive Areas

Four viewpoints and passive areas are proposed along Chicarita Creek and Peñasquitos Creek as shown in **Figure 11**. These areas offer opportunities for resting and viewing without encroachment into creek habitat areas. They are located off of streets and pathways for adequate access. Turnouts or parking for cars and/or bicycles may be provided.

The sites may be selectively cleared. Any landscaping should enhance the existing vegetation and should utilize native or naturalized species.

As an option, the viewpoints may be developed as passive recreation areas. Benches, tables, pathways and paved areas may be installed to enhance the use of these areas. These amenities should complement the landscaping described above and an informal atmosphere should be created.

E. School Recreational Areas

Both the elementary school sites are expected to accommodate several acres of play yards and equipment for school recreational programs. Where possible these facilities should be made available for public use when not in use for school purposes. Programs utilizing school and public park facilities jointly should be encouraged. School playing fields should meet standards of typical community team sports such as little league baseball and soccer. Indoor recreational facilities should also be made available for public use when possible.

F. Local and Regional Parks

On a local basis there are two parks proposed in the southern portion of Carmel Mountain Ranch which are accessible to Sabre Springs users. In addition there are three regional resource-based parks within a few miles of Sabre Springs:

- Miramar Lake, a park featuring water-related recreation, located between the communities of Scripps Ranch and Miramar Ranch North.
- Los Peñasquitos Canyon, a large resource-based park running from I-15 to Interstate 5 (I-5), to be selectively developed with recreational facilities.
- Black Mountain, a natural park with limited day facilities, located in northern Rancho Peñasquitos.

The Peñasquitos Creek open space area described in **Section 7.3A** acts as an extension of the Los Peñasquitos Preserve. Pedestrians and equestrians can follow the creek from Sabre Springs westward through Miramar Ranch North, under I-15, and into the regional park.

7.3 Natural Open Space System

The natural open space system is composed of creek open space and hillside open space as described below. These natural areas, shown in **Figure 11**, are “designated open space” under Council Policy 600-23. Street-related open space areas such as road medians, landscaped strips and community entrances are discussed in **Chapter 2** in **Section 11.2C**. Open space design and landscaping treatments are further detailed in **Chapter 13**.

A. Creek Open Space

As shown in **Figure 11**, Peñasquitos and Chicarita Creeks, adjacent creek habitat and the two lakes should be preserved as open space. The reasons for creek and lake preservation are outlined in **Section 2.5B**. Together, the creeks and lakes form two continuous, linear, open space bands through the community, mostly through developed areas.

Both the creeks and lakes are proposed for enhancement as visual and passive recreational resources. Possibly, the lakes may also be utilized for active recreation such as fishing. For the creeks, however, the intent is to limit or screen physical access to the water and habitat areas in order to protect them as a resource. This is particularly important for Peñasquitos Creek.

A program of habitat preservation and selective landscaping along the creeks and lakes is proposed in **Chapter 13**. The provisions for wildlife access and habitat conservation are addressed in **Section 12.3**. Creek-related viewpoints and passive areas are discussed in **Section 7.2D**.

B. Hillside Open Space

A large portion of the planning area is proposed for retention in natural open space as illustrated in **Figure 11**. These are hillside areas which cannot or should not be developed due to steep topography, and/or difficult geology and soils conditions.

There are three major hillside open space areas:

- The rocky, steep hills on the north side of Poway Road, separating Sabre Springs and Poway.
- The east-west ridge and the slide area below, between Miramar Ranch North and Sabre Springs.
- The steep-sloped open space areas defining canyon and ridge development in the southeast section of the planning area including the southeast central open space area.

These areas provide visual distinction and physical buffering between land uses and between communities. They also protect biological resources as described in **Section 12.3**.

No pathways, viewpoints or passive recreational areas are proposed in the hillside open space areas. Natural vegetation should be preserved and no landscaping is anticipated. However, transition planting between developed areas and open space is appropriate in some areas, such as along the edge of the southeast and southwest open space areas and along banks at the northern school and park sites. Landscape materials in transition areas should be native or naturalized species with low water requirements.

7.4 Private Recreational Facilities

In addition to public park and recreational facilities the development of private recreational facilities is encouraged. These may consist of commercially operated recreational facilities, provided in commercial centers. Examples are sports clubs or spas, restaurants, bars and theaters.

Recreational facilities may also be developed as amenities to accompany other major land uses such as industrial areas and residential projects. Possible amenities may include swimming pools, active sports courts, common lawns for informal playing and passive seating and picnicking areas.

7.5 Park and Open Space Implementation

For parks and recreational facilities, both development and operations should be considered in planning for implementation. Each neighborhood park should be acquired and improved through fees or in lieu, land dedication and/or park construction by developers as described in **Section 14.3**. Park operations and maintenance should be financed by the City of San Diego as a regular budget item. Development and maintenance of private recreational facilities and project amenities should be undertaken on a private basis.

Most viewpoints, passive recreational areas and natural open space areas should be deeded or dedicated to the City of San Diego. Open space transition planting should be installed by private developers on a project basis. Maintenance of natural open space areas should generally be financed and administered through a community-wide (or north and south side) open space maintenance district(s) as described in **Section 14.3G**. For selected areas such as the lakeside open space and recreation in the specialty commercial center (Parcel 14), private users or associations may maintain the open space and operate recreational facilities instead of the public. In these cases, an open space easement should ensure open space preservation.

Private open space areas, slopes and transition planting areas within “common interest” residential projects should be designated common areas and maintained by homeowner associations. For detached residential projects, open space slopes may be lotted out and privately maintained with open space easements protecting the slopes from development. This may include slopes transitioning into natural open space, slopes adjacent to public streets and slopes between residential pads.

Landscaping design, development and maintenance are discussed in **Section 13.6**.