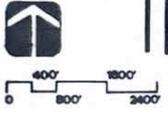
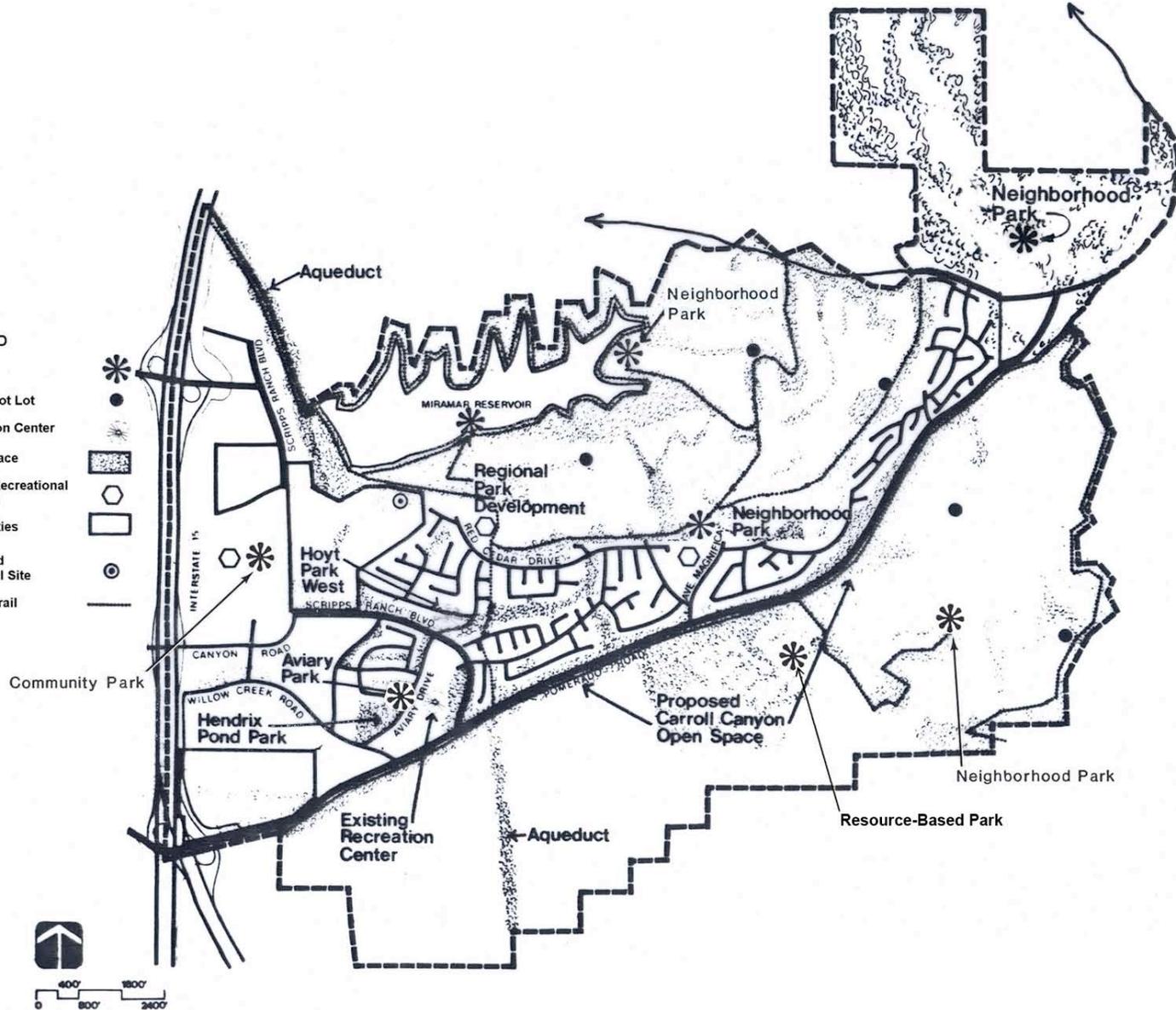


LEGEND

- Park *
- Private Tot Lot ●
- Recreation Center ☼
- Open Space [stippled pattern]
- School Recreational Facilities [hexagon]
- Universities [rectangle]
- Proposed Historical Site [circle with dot]
- Hiking Trail [dashed line]



Parks, Recreation and Open Space
Scripps Miramar Ranch Community Plan

10
FIGURE

PARKS, RECREATION AND OPEN SPACE ELEMENT

OBJECTIVES

In order to PROVIDE A WELL BALANCED AND AESTHETICALLY PLEASING SYSTEM OF OPEN SPACE AND RECREATIONAL FACILITIES AND OPPORTUNITIES, the following objectives have been selected to meet this goal.

- Pursue new sources of revenue, such as bond issues and federal or state grant programs, for the acquisition and development of parks not financed by the General Fund or the Scripps Ranch Special Park Fee.
- Assure continuation of the open space network throughout the planning area to permit walking between various community facilities and areas, including schools, parks, and residential, commercial, industrial and institutional developments.
- Guarantee that open space areas are easily accessible to residents and include usable recreation areas which permit such uses as hiking and picnicking.
- Provide desirable topographic open space buffers as needed between disparate elements of the community.
- Require developers to set aside at least 25 percent of the total project area for designation as park and/or open space.
- Encourage finger-like projections of open space entrances into neighborhoods to create additional access and more interesting design within residential developments.
- Maximize preservation of existing mature eucalyptus groves, natural slopes and major canyons through careful siting of roadways and structures.
- Forest open space areas not adjoining Miramar Reservoir at a minimum of 100 eucalyptus trees per acre, thereby expanding the unique and valued eucalyptus environment of this community.
- Preserve and enhance the valued natural resources of the Scripps Miramar Ranch community: hills, trees, water resources, Miramar Reservoir, Carroll Canyon and subsidiary canyons. Designate the park site located adjacent to the eastern end of the Miramar Reservoir for passive neighborhood park use, and use the 17-acre site south of Pomerado Road in Carroll Canyon, on property adjacent to the United States International University campus and owned by the university, for Resource-Based Park use.
- Support park designs which allow total visibility of facilities from police patrol vehicles and easy accessibility by emergency vehicles.

- Alter existing park service districts to create a single district encompassing the entire planning area in order to achieve maximum flexibility in park acquisition and development.
- Support preservation of wildlife preserves, historical structures and bodies of water, all of which enhance this community.
- Preserve Carroll Canyon in its present state and encourage its inclusion in the open space network.
- Permit equestrian use of open spaces south of Pomerado Road.
- Support the development of a 13- to 20-acre community park on a portion of the secondary school site located between Scripps Ranch Boulevard and I-15 to supplement the existing neighborhood parks and open space system, with improvements such as lighted athletic fields for communitywide recreational activities.
- Support creation of a regional park on Miramar Reservoir in accordance with the 1975 City Lakes Recreation Development Plan and the desires of local residents. Guarantee vehicular and pedestrian access to Scripps Ranch residents.
- Encourage development of private recreation facilities with reciprocal membership agreements in all residential developments.
- Support the identification of each open space with a name having significance to the adjoining neighborhoods. Signs should be consistent with the neighborhood architecture and detailing.
- Encourage installation of picnic tables, benches and/or play structures in all new open spaces as was done in the older, established developments of Scripps Ranch.
- Develop neighborhood parks to serve the needs of residents, particularly those who do not belong to a private club, allowing loose interpretation of General Plan park standards since certain recreational needs are met through use of open spaces.
- Request the dedication of usable open space which has slopes less than 30 percent.
- Encourage the City Park and Recreation Department to seek the participation of the Scripps Miramar Ranch Planning Committee in the planning of all improvements to parks and open spaces in the community.

PROPOSALS

Financing Parks and Recreation Areas

Some of the parks designated in this Plan cannot be funded through traditional means such as the General Fund or the existing Special Park Fee for Scripps Miramar Ranch. Since funds available for capital improvements for parks and recreation will continue to be severely limited, new sources of revenue should be explored. These may include increases in park fees, user fees, bond issues for park purposes, a conventional assessment district and federal or state grant programs.

Open Space

Figure 10 shows the proposed major open space systems for the entire planning area. Despite its name, Hoyt Park West is actually improved open space, rather than a dedicated neighborhood park. Hoyt Park West is an important component in the Hoyt Park Open Space System. As development proceeds, dedication of open space should conform to the general areas indicated on **Figure 10** and meet the criteria for design and landscaping set forth in the **Design Element**. At least 25 percent of all new residential development areas should be preserved as open space. This minimum of 25 percent should incorporate the designated open spaces shown on **Figure 10** wherever possible.

An improved open space area in Area E of approximately four useable acres is proposed for the canyon in the north central portion of the property under the San Diego Gas & Electric (SDG&E) easement in the northeastern corner end of the community.

The entire area under the easement could provide a continuous open space linkage to the northwesterly canyon, which connects ultimately to the Peñasquitos Creek open space system in the Sabre Springs community. There are additional useable areas on the two adjacent ridges above the proposed improved open space area which could be used for view points. These usable areas on the ridges under the easement will likely be provided in conjunction with the adjacent subdivision, at the discretion of the developer. Decisions on whether any land would be accepted as open space in fee by the City, or as an open space easement and providing for public access, should be made at the time of map review.

Tot Lots

The provision of supervisable play areas, known as tot lots, throughout the planning area is strongly urged. These tot lots may cover as little as 5,000 square feet and contain play structures, benches and water fountains. They are intended to provide young children with formal play areas which are visible from streets and adjoining homes. They should be maintained as part of the public open space.

Neighborhood Parks

In 1988, the community's only improved neighborhood park was Jerabek Neighborhood Park, which is located immediately adjacent to Jerabek Elementary School (see **Figure 10**). Facilities at this approximately ten-acre park include a multipurpose level playing area, a comfort station, a storage and concession building, a tot lot, multipurpose courts, tennis courts, paved walkways and a fitness course.

Aviary Park is a passive, undeveloped neighborhood park of approximately one acre which connects to the existing Hoyt Park open space system.

A neighborhood park is planned south of Fairbrook Road to serve the residents south of Pomerado Road. Improvements on the small Fairbrook park site could include (but are not limited to) multipurpose athletic facilities, a comfort station, tot lot, paved walks, benches and low-level safety lighting for security purposes only.

The undeveloped 13-acre park site, located on a knoll at the eastern end of Miramar Reservoir, should be used for passive neighborhood recreational uses. This site is topographically constrained, and the grading costs associated with providing athletic fields and improvements for other active uses at this location would be excessive. Due to its location on Miramar Point, this site has exceptional vistas. The site plan for this park should preserve and enhance these views and should seek to create a natural appearing environment resembling Kate Sessions Memorial Park. Improvements to the site should be limited to an open play lawn for unstructured recreational activities, benches, pathways, a water fountain and, if the community desires, low-level safety lighting.

An additional neighborhood park is proposed at the east end of the Ranch. The park site, which is located along a ridge on Cypress Canyon Road near the intersection of Spring Canyon Road, should ultimately consist of 12 useable acres. The first phase of development is anticipated to provide the land for a ten-acre park. If the Renzulli property (owner B on **Figure 7b**) ever develops, an additional two acres will be available. This park could accommodate a combination soccer/pony league field, a tot lot and parking. In association with the Council adoption of the Pomerado/Spring Canyon Road County Island Plan Amendment, this 12-acre neighborhood park site was designated as a park/school site for a period of one year. The San Diego Unified School District was given one year from the time the county island amendment was adopted to determine if the site should be included in the district's Master Plan. If the school district makes the determination that this is a necessary school site to serve the community, than consideration should be given to the construction of a two-story school building in order to preserve adequate park acreage to serve the immediate neighborhood. Should the school district determine that the site is not needed for a school site, the entire acreage should be devoted to neighborhood park uses. The park/school site designation would remain in effect until June 29, 1988.

Community Park

In anticipation of an ultimate population of almost 18,000 residents in Scripps Ranch, a community park site should be acquired and developed to supplement the existing neighborhood parks and open space system. A 13- to 20-acre portion of the 70-acre site designated for a secondary school between Scripps Ranch Boulevard and I-15 is recommended as the location for the community park. Development of the park should not impede the school district from constructing the school facility on a portion of the site. Cooperation of the San Diego Unified School District in sharing facilities and land is necessary if a 13-acre site is to function adequately as a community park. If school facilities cannot be shared, 20 acres will be required to meet the General Plan population-based park standards. Improvements to this park should include lighted athletic fields. Due to the distance of this site from residential areas, lighted fields should not disturb any residents. Additional improvements could include multipurpose courts, picnic facilities, a track, paved walkways, a comfort station and other amenities desired by the community. A community recreation building and/or swimming pool may also be appropriately located on this site.

Resource-Based Parks

Resource-based parks are intended to preserve and make available for public enjoyment areas of distinctive scenic, natural, or cultural interest. This Plan supports the creation of a resource-based park at Miramar Reservoir which would be in agreement with the recommendation for acquisition as stated in A Plan for Preservation of Natural Parks in San Diego (April 1973) and in conformance with the City Lakes Recreational Plan of 1975. This second plan was written by the City Lakes Task Force Committee, members of which were appointed by the City Manager, at the request of the Public Facilities and Recreation Committee of the City Council. Although not an officially adopted plan itself, recommendations made regarding Miramar Reservoir are in compliance with the desires of this community and are therefore incorporated as part of this Plan.

Recommendations contained in the aforementioned report and supported by this Plan are as follows (see **Figure 11**).

“Acquisition of land along the north shoreline of Lake Miramar is highly desirable. Acquisition of the area behind Miramar Point should be given highest priority for development as a community park.”

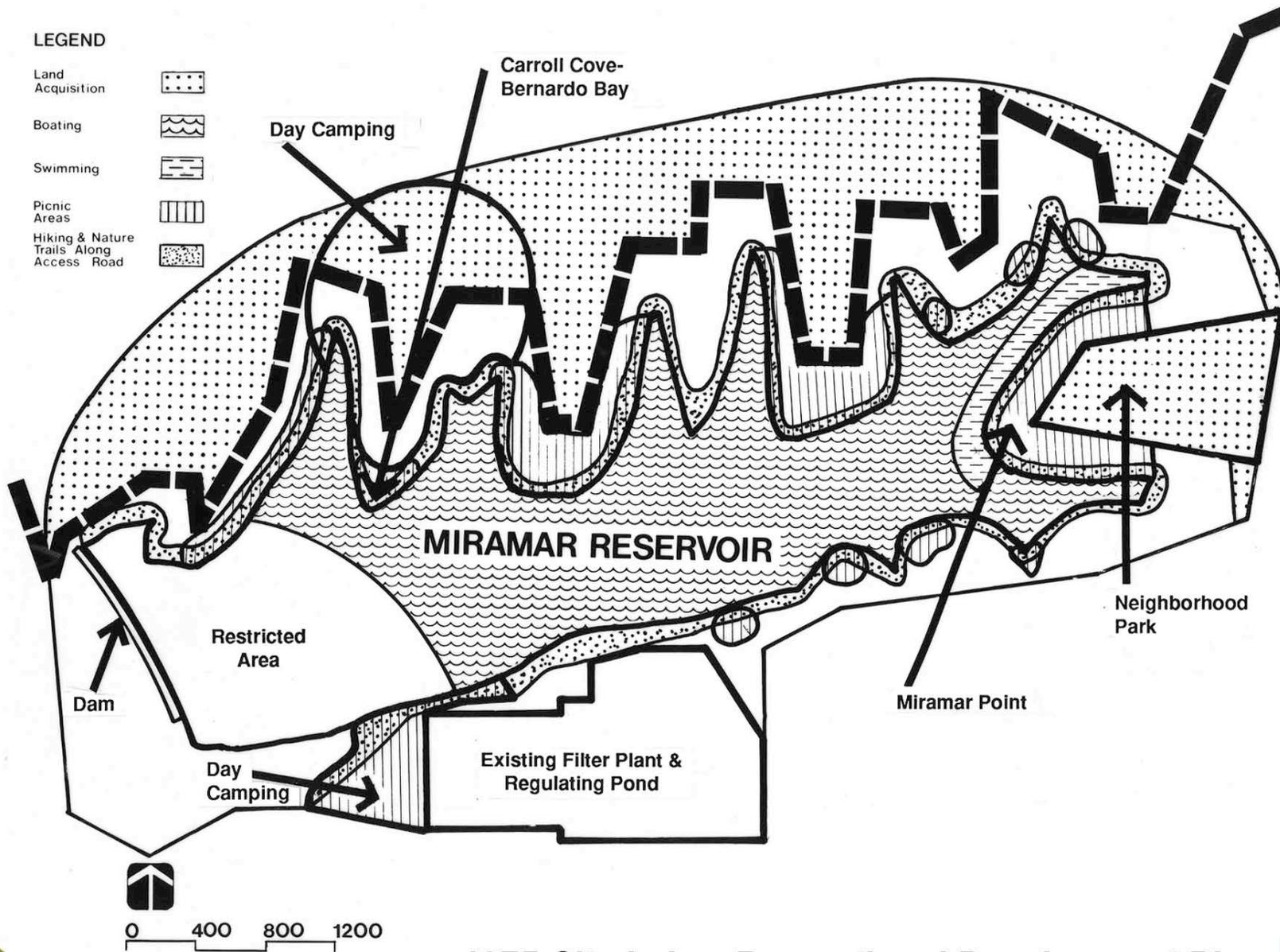
“Development of jogging and bicycling trails along the perimeter road is highly desirable. It is also recommended that a parcourse be set up along the perimeter road with exercise stations located at the informal picnic turnoffs. Lands adjacent to the lake favor nature trail development and ecological reserve possibilities.”

“Development of private sailing, canoeing, kayaking and rowing is desirable with launching in Miramar Point only.”

“Limited day camping is recommended at Lake Miramar near the concession stand and Carroll Cove-Bernardo Bay Area.”

LEGEND

- Land Acquisition 
- Boating 
- Swimming 
- Picnic Areas 
- Hiking & Nature Trails Along Access Road 



1975 City Lakes Recreational Development Plan
Scripps Miramar Ranch Community Plan

11
 FIGURE



The following proposals are offered as a means of realizing the goal of a resource-based park on Miramar Reservoir.

- Land outside the planning area but within the horizon line viewed from the reservoir looking north should be acquired. This horizon line would form the northern boundary of the resource-based park. Terrain and vegetation should be left in its natural state.
- Primary access to the reservoir and park for non-Scripps Ranch residents should be through the main entrance at the southwest corner of the reservoir, and not through Scripps Ranch residential neighborhoods.
- The terrain and vegetation immediately adjoining the reservoir should be preserved insofar as possible.
- Development within the viewshed of Miramar Reservoir should conform to the standards and criteria outlined for this area in the **Design Element**.

A smaller, natural resource-based park is recommended for a 17-acre site south of Pomerado Road in Carroll Canyon on property adjacent to the United States International University Campus and owned by the university. This site is located in a creek bottom, six or more feet below the adjacent street level, and contains distinctive natural features and significant tree groupings. Several sensitive plant species may occur on or near this site, two of which, *Manardell linoides biminea* (Poway Rock Mint) and *Acanthamintha ilicifolia* (Thornmint) are on the state endangered species list. It is probable that development of facilities, such as athletic fields, in this area would result in significant environmental impacts. Therefore, the construction of facilities or the disturbance of natural features is strongly discouraged. Improvements, if any, should not impair the resources that justify the establishment of this site as a resource-based park.

Park Service District

In order to achieve maximum flexibility in park acquisition and development, this Plan supports the consolidation of all park service districts in Scripps Miramar Ranch into a single district serving the entire planning area.

Private Recreation Facilities

Private recreation facilities, which will complement the existing Scripps Ranch Swim and Racquet Club, are encouraged as a means of meeting some of the community's social and active recreation needs. Reciprocal membership agreements should be arranged with each facility.