
COMMUNITY FACILITIES ELEMENT

INTRODUCTION

Community facilities and services include police, fire, post office, library, schools and public utilities. Parks, open space and transportation are also community facilities but are considered as separate elements of the Plan due to their magnitude.

COMMUNITY FACILITIES OBJECTIVES

- To provide a high level of community service using as a minimum the standards set forth in the General Plan and to ensure that necessary facilities are conveniently located and readily accessible to citizens requiring services.
- To locate facilities in structures that enhance the character of the community and recognize the human need and appreciation for aesthetics.

COMMUNITY FACILITIES PROPOSALS

- **Police**

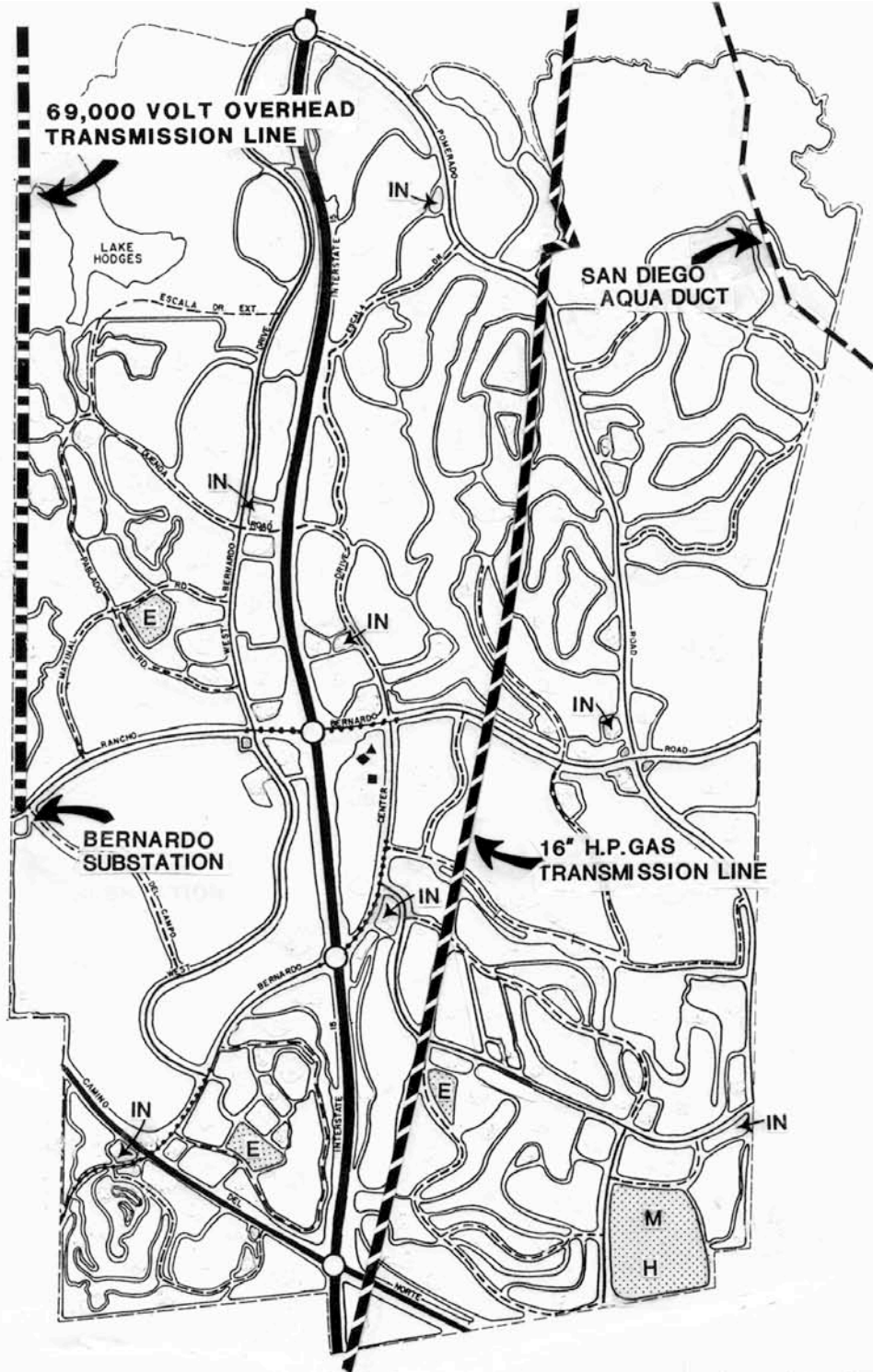
At the present time, police protection is dispatched from a temporary substation located at 13396 Salmon River Road in the Rancho Peñasquitos community. This substation is approximately six miles from Rancho Bernardo. A permanent station at this location, containing approximately 16,500 square feet, is under construction and will accommodate up to 200 officers and staff. It will be ready for occupancy by March 1, 1989. This facility will provide service to Rancho Bernardo, San Pasqual Valley, Carmel Mountain Ranch, Sabre Springs, Rancho Peñasquitos, Scripps Ranch and Mira Mesa. It is anticipated that this facility will provide adequate space for police services through the year 2010.

The police provide law enforcement services via one-officer patrol vehicles. A majority of the time, two vehicles are assigned to Rancho Bernardo with backup from the Rancho Peñasquitos Police Station. These patrol vehicles serve the community 24 hours a day. Because the police may be called first to an emergency scene, they are charged with many related responsibilities. They provide first aid, assist in evacuation, supervise and control traffic and provide security. The San Diego Police Department has determined from response time and calls for service that the level of service is adequate. However, future growth in the area will require the addition of more patrol beats to meet increased calls for service.

- **Fire Protection**

Rancho Bernardo is served by Engine Company 33 which is located at 16966 Bernardo Center Drive.

The maximum response time within the community is six minutes or less as required by the City Council.



- ◆ POST OFFICE
- ▲ FIRE STATION
- LIBRARY
- E M H SCHOOLS
- IN INSTITUTIONAL



Community Facilities FIGURE
Rancho Bernardo Community Plan 13

Fire protection in this area is enhanced by an automatic aid agreement with the City of Poway Fire Department and the addition of Fire Station No. 42 in the Carmel Mountain Ranch Community. Fire Station No. 42 is located south of Rancho Bernardo and is projected to be operational by 1989.

Future development west of Rancho Bernardo could impact the existing level of fire protection in the area. Additional stations may be required depending on the density and extent of the development. The paramedics stationed with Engine Company 33 share the responsibility of providing service for life-threatening emergencies along the I-15 corridor with the paramedics stationed at Fire Station No. 38 in the Mira Mesa community.

The Institutional Overlay Zone should be applied to Engine Company No. 33.

- **Postal Service**

Public postal delivery service to the Rancho Bernardo community is provided through a post office substation located on Bernardo Center Drive in the commercial area. In addition, a limited-service station is located in the Rancho Bernardo Pharmacy on Rancho Bernardo Road. With the projected increase in population, additional limited-service stations should be encouraged.

The Institutional Overlay Zone should be applied to the post office site.

- **Library**

The Rancho Bernardo Library is located at 16840 Bernardo Center Drive at the intersection with Bernardo Plaza Court. The 8,000-square-foot library was opened in 1977 and serves the existing population of Rancho Bernardo plus the neighboring communities of Poway and Rancho Peñasquitos. The Master Plan for the San Diego Public Library states that each branch should provide .33 square feet of library space per capita. By these standards the branch library is too small for the present (1988) community population of 33,250.

With the current overcrowded conditions of the library and the predicted growth in population to 41,200 at buildout, library service should be reviewed and plans implemented for expansion of library facilities. Expansion of this facility could occur at the present location or at another site in the community. According to San Diego Public Library Master Plan standards, a minimum 15,000-square-foot library is needed. Financing for the expanded facility may be provided by special assessment district, private grant or other local financing sources.

Community participation in any future decisions concerning expansion or relocation of library facilities should be encouraged.

The Institutional Overlay Zone should be applied to the Rancho Bernardo Branch Library. Implementation of the overlay zone should not occur until a site for the library is approved by the City.

- **Schools**

The Rancho Bernardo community is served by the Poway Unified School District which encompasses a substantial area within the City of San Diego as well as the City of Poway.

Currently, elementary students living in the western portion of the community attend the Westwood Elementary School located westerly of West Bernardo Drive on Matinal Road. Elementary students living in the eastern portion of the community and middle and high school students living in Rancho Bernardo attend schools located easterly and southerly of the community. These schools include Painted Rock and Chaparral Elementary, Meadowbrook and Black Mountain Middle Schools and Poway and Mt. Carmel High Schools.

The Community Plan allocates 107 acres for schools within Rancho Bernardo. In 1988, Westwood Elementary School, located on a 12-acre site, was the only school in operation. The other four school sites include a 12-acre elementary school site in High Country West, an 11-acre elementary site in Bernardo Heights and a 72-acre site in Bernardo Heights for a middle school and a high school. The Poway Unified School District has an additional ten acres in the adjoining Carmel Mountain Ranch community for the intermediate and high school sites.

The Poway Unified School District is in the process of reviewing the two remaining elementary school sites in the Rancho Bernardo area and is compiling a long-range master plan for the school district. This information will be used to make final adjustments in the number and location of elementary school sites in the Rancho Bernardo community.

The proposed number and locations of school facilities are based upon standards of the General Plan. Determination of the timing of development of schools requires analysis by the Poway Unified School District. This analysis should make use of the most recent available data concerning community growth and student generation rates.

To accommodate elementary, middle school and high school students, the Poway Unified School District has approved the development of the Turtleback Elementary School in the High Country West area, and Bernardo Heights Middle School and Rancho Bernardo High School in the Bernardo Heights area of Rancho Bernardo. These schools are scheduled to open in the 1989/90 and 1990/91 school year. The elementary school is located in the southwestern portion of the community, west of I-15. The high school and middle school are located in the southeastern corner of the community and east of the I-15 freeway. All sites are well located to serve future population growth, with the middle school and high school located to serve growth south of the Rancho Bernardo area as well as the Rancho Bernardo community.

The Institutional Overlay Zone should be applied to all public school sites in Rancho Bernardo.

- **School Sites**

Any public school site in Rancho Bernardo, not needed for a school, should be considered first for a community park or recreation facility. School sites should be considered for residential housing only if the City determines, after a public hearing, that a particular site is not currently needed and will not, in the foreseeable future, be needed for public use. Any residential use of a school property should be further conditioned upon a determination that adequate public facilities exist to serve the additional units proposed and that there would be no significant traffic impacts from the proposed development. A PRD permit should be obtained for any residential development proposed on a site currently designated for school use. Any use other than a school will require an amendment to the Plan.

- **Institutional Sites**

Seven sites consisting of 39 acres are designated for institutional use in this Plan. Four of these sites are occupied by religious facilities and another religious facility is planned for a fifth site. The sixth site remains vacant. It is anticipated that religious facilities will continue to occupy these sites in the future. The existing recreation facilities offer meeting rooms, day care programs and educational programs for various age groups.

A 305-bed, skilled nursing facility is located near the intersection of Bernardo Center Drive and Camino del Norte. The 6.7-acre site was developed under a conditional use permit and has a residential emphasis that lends a scale, identity and sense of recognition to nursing home life. The residential style de-emphasizes the impersonal nature of the nursing home lifestyle.

- **Utilities**

An extensive system of utilities has been developed in Rancho Bernardo. The Wastewater Reclamation Facility located within the community was closed when the Water Quality Control Board determined that the facility and the method of disposal were not suitable for the region. Therefore, the City of San Diego negotiated an agreement in 1972 to have Rancho Bernardo sewage processed at Escondido's Hale Avenue Treatment Plant. Some areas in the southern portion of the community have their sewage treated at the City of San Diego facility at Point Loma.

Water is provided to the community through a water main originating at the Miramar Filtration Plant and from several reservoirs established in the Plan area. The provision of water to the Rancho Bernardo community is of vital concern, as it is to all communities in southern California. The availability of water to Rancho Bernardo is expected to be provided for the full development of the community, assuming massive water use industries do not locate in the industrial area.

Major gas and electric facilities serve the area. San Diego Gas & Electric Company (SDG&E) operates and maintains an electric substation located adjacent to the west boundary of the plan on the south side of Rancho Bernardo Road. An overhead 69 KV

transmission line extends north two miles from the electric substation. Also, the area is traversed by a 16-inch H.P. gas transmission line. San Diego Gas & Electric holds right-of-way easements for these transmission facilities. Recreation or other suitable uses that do not interfere with the purposes of the easements are encouraged.

Electric distribution serving residential, commercial and industrial customers is underground. This policy should be continued for future development of the community as further extensions of these systems are required.

- **Flood Control**

No significant flood potential is evident in Rancho Bernardo. The northwestern and southern drainage areas should be served by courses and channels within open space areas and minor drainage structures. Other development areas will only be affected by local drainage which can be accommodated by minor facilities. Where open space areas are used for drainage, the drainage channel and/or flow area should be maintained free of obstructions which would restrict the design flow of these channels.

- **Solid Waste Management**

The existing (1988) residential population of 33,250 generates approximately 9,700 tons of refuse per year. This amount of refuse requires 20 one-man refuse crews and two two-man crews, collecting one day per week. The increase in population will increase the amount of residential refuse generated annually to approximately 14,300 tons. Using current productivity figures, approximately six one-man collection crews/vehicles, collecting five days a week, will be required to service Rancho Bernardo.

In addition to the City-operated residential refuse collection, private refuse firms provide collection services for the industrial and commercial firms in Rancho Bernardo.

The nearest disposal site is approximately 20 miles away, which is beyond the “break-even” point for transfer station operations. Because of the projected increase in growth and consequent increase in the amount of refuse to be handled, consideration should be given to resolving the issue of utilizing transfer facilities. Determination as to need, desirability and compatibility will be the subject of further studies.