






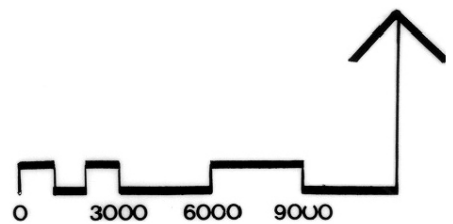
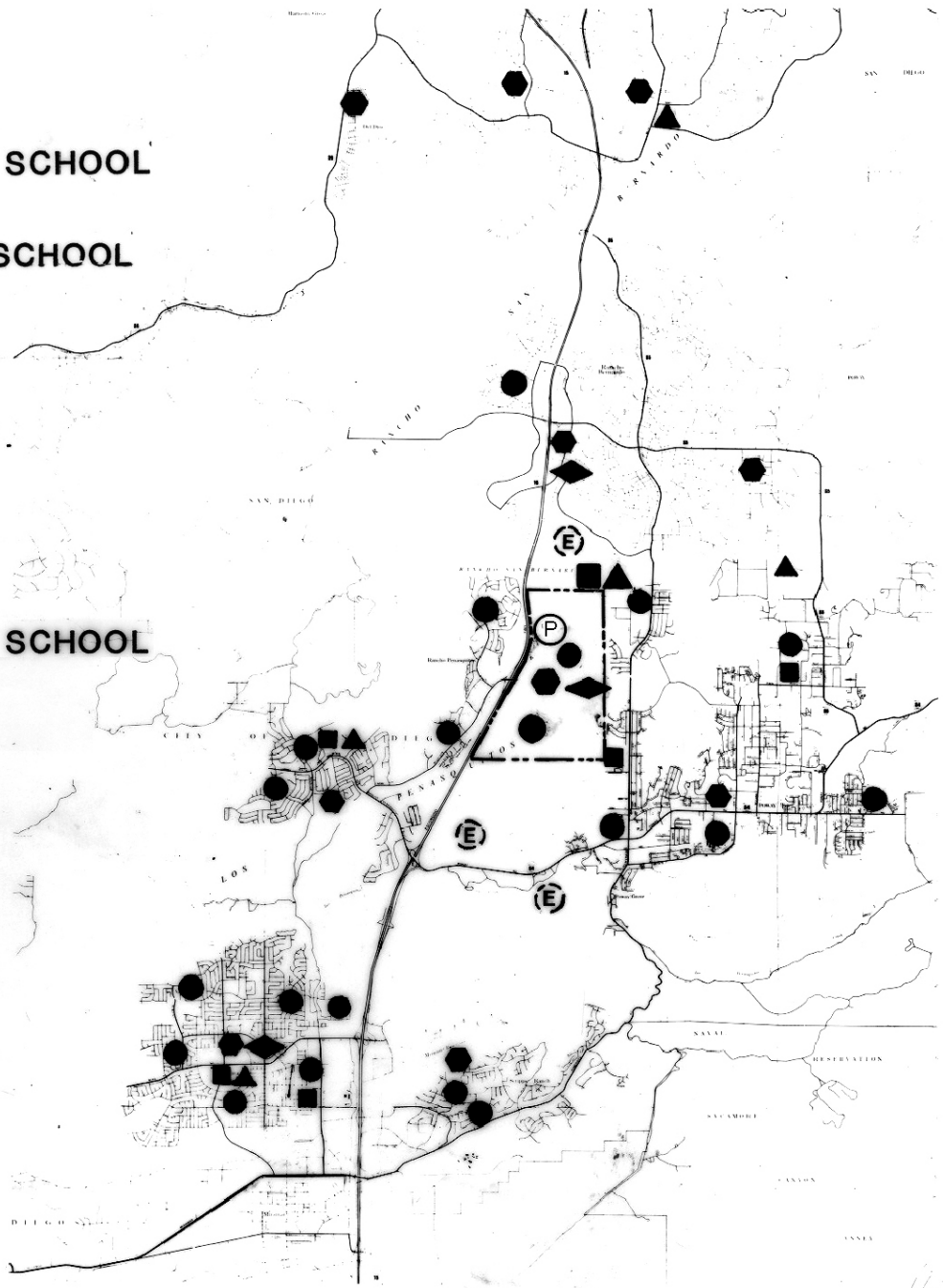




Public Facilities and Services Element

-  ELEMENTARY SCHOOL
-  JUNIOR HIGH SCHOOL
-  HIGH SCHOOL
-  FIRE STATION
-  LIBRARY
-  PROPOSED ELEMENTARY SCHOOL
-  POST OFFICE



Regional Public Facilities
Carmel Mountain Ranch Community Plan

9
FIGURE

PUBLIC FACILITIES AND SERVICES ELEMENT

OBJECTIVE

TO ALLOW FOR SENSIBLE ACCOMMODATION OF, AND EFFECTIVE FINANCING FOR, PUBLIC FACILITIES AND SERVICES CONCURRENT WITH COMMUNITY GROWTH AND TO ENSURE THAT EXISTING PUBLIC FACILITIES (POLICE AND FIRE PROTECTION, UTILITIES, ETC.) SHALL NOT BE ADVERSELY IMPACTED BY THE POPULATION INCREASE RESULTING FROM DEVELOPMENT.

Implementation will be through the following:

- Establishment of services appropriate to community needs in timeliness, accessibility, quantity and kind.
- Construction of a library and fire station within the community to serve a regional need.
- Encouragement of police department involvement in the planning and development process to maximize the opportunity for persons to live and work in a crime-free community.

PROPOSALS

Some sanitary sewer transportation capacity will be from the city of Poway. Service will be on the westerly side of the ridge from joint usage of the 24-inch 0.8 trunk sewer up Chicarita Creek to Carmel Mountain Ranch. Areas on the easterly side of the community ridge will sewer by gravity to an existing trunk sewer in Pomerado Road and then westerly in a proposed trunk sewer near Poway Road to I-15.

Adequate water is available from a 24-inch main on Rancho Peñasquitos northwest of Carmel Mountain Ranch. Three pump stations have been constructed to adequately serve the various pressure areas. This system is planned to cross tie with the Rancho Bernardo system to the north. In accordance with EIR provisions and the open space directive of this Plan, water-conservation will be addressed by use of drought and fire resistant vegetation.

Solid waste generated by Carmel Mountain Ranch will be transported to the West Miramar Landfill. Ultimate development could require two or three new residential refuse collection routes and one new truck.

Carmel Mountain Ranch (Master Developer) will cooperate with SDG&E for possible inclusion of potential lateral park and/or open space areas within an existing 150-foot easement at the southeast of the site. A horse trail may be located partially within the easement. Gas and electric service will be provided by SDG&E. Advance planning will assure adequate capacity for service. Electric distribution and gas lines will be underground. Electric transmission lines may be overhead or underground.

PUBLIC FACILITIES/ LAND USE

- L LOW DENSITY RESIDENTIAL
- LM LOW MEDIUM DENSITY RESIDENTIAL
- M MEDIUM DENSITY RESIDENTIAL
- VHR VERY HIGH RESIDENTIAL
- I INDUSTRIAL
- RC REGIONAL COMMERCIAL
- CC COMMUNITY COMMERCIAL
- NC NEIGHBORHOOD COMMERCIAL
- CR PRIVATE COMMERCIAL RECREATION
- TC TOURIST/ COMMERCIAL
- COMMUNITY FACILITIES
SCHOOLS, LIBRARY, FIRE STATION, PARKS, POST OFFICE, POOL
- OS OPEN SPACE



PARKS AND POOL



F FIRE STATION

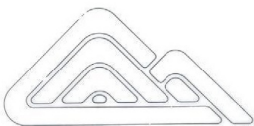


LIBRARY

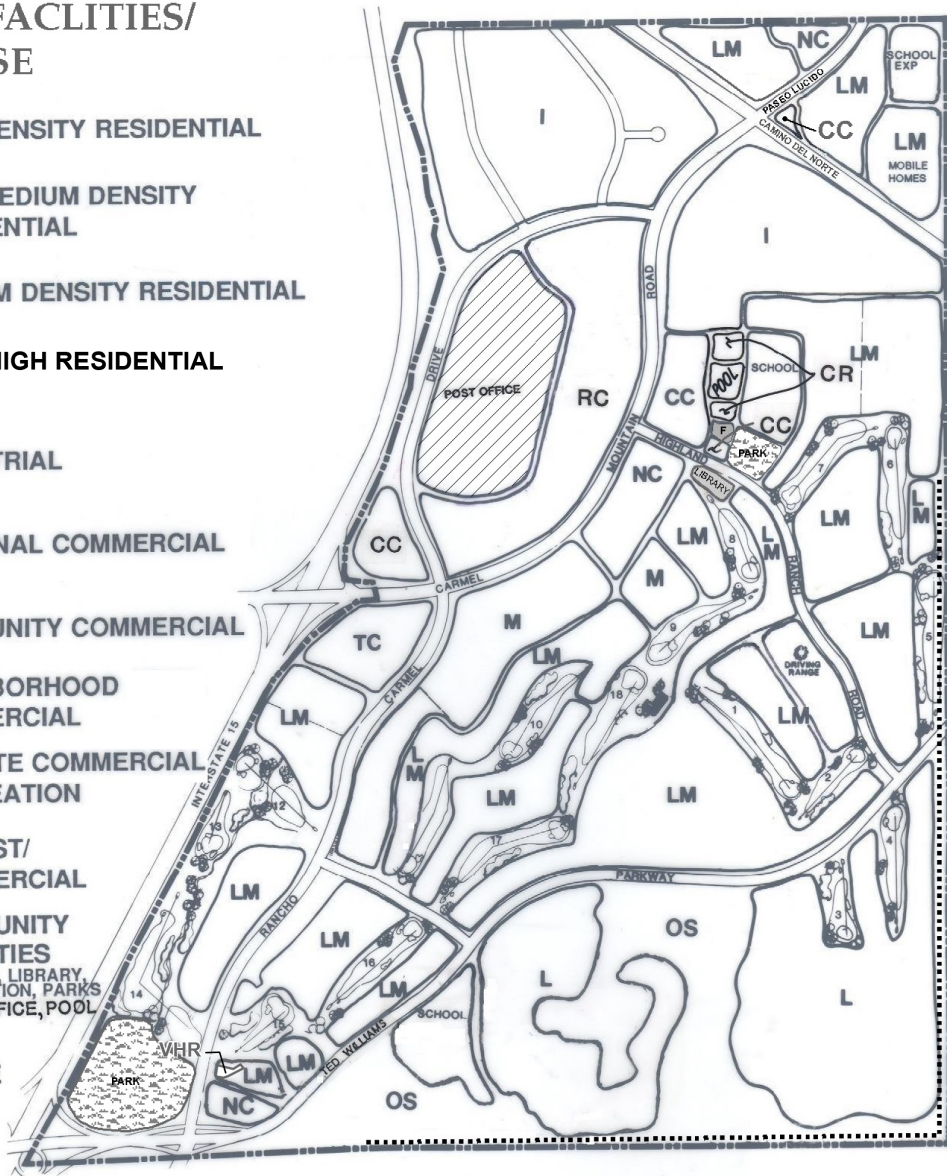
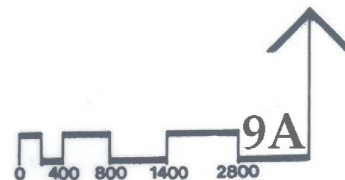


POST OFFICE

..... S.D.G. & E. EASEMENT
(no transmission lines currently in easement)



Carmel Mountain Ranch



Storm drain waters will drain by gravity in streets, natural watercourses and underground systems to peripheral channels and leave the site. The approved golf course within Carmel Mountain Ranch has been designed to provide detention basins to protect the city of Poway from increased run-off.

A regional post office facility was added to the community in 1992, in the regional commercial center.