
CHAPTER 8. PUBLIC SERVICES ELEMENT

8.1 Goal and Objectives

The overall goal for public facilities and services is to GUARANTEE A RANGE OF PUBLIC FACILITIES AND SERVICES ACCESSIBLE TO THE COMMUNITY AND SUITABLE TO LOCAL NEEDS. The following objectives further articulate this goal:

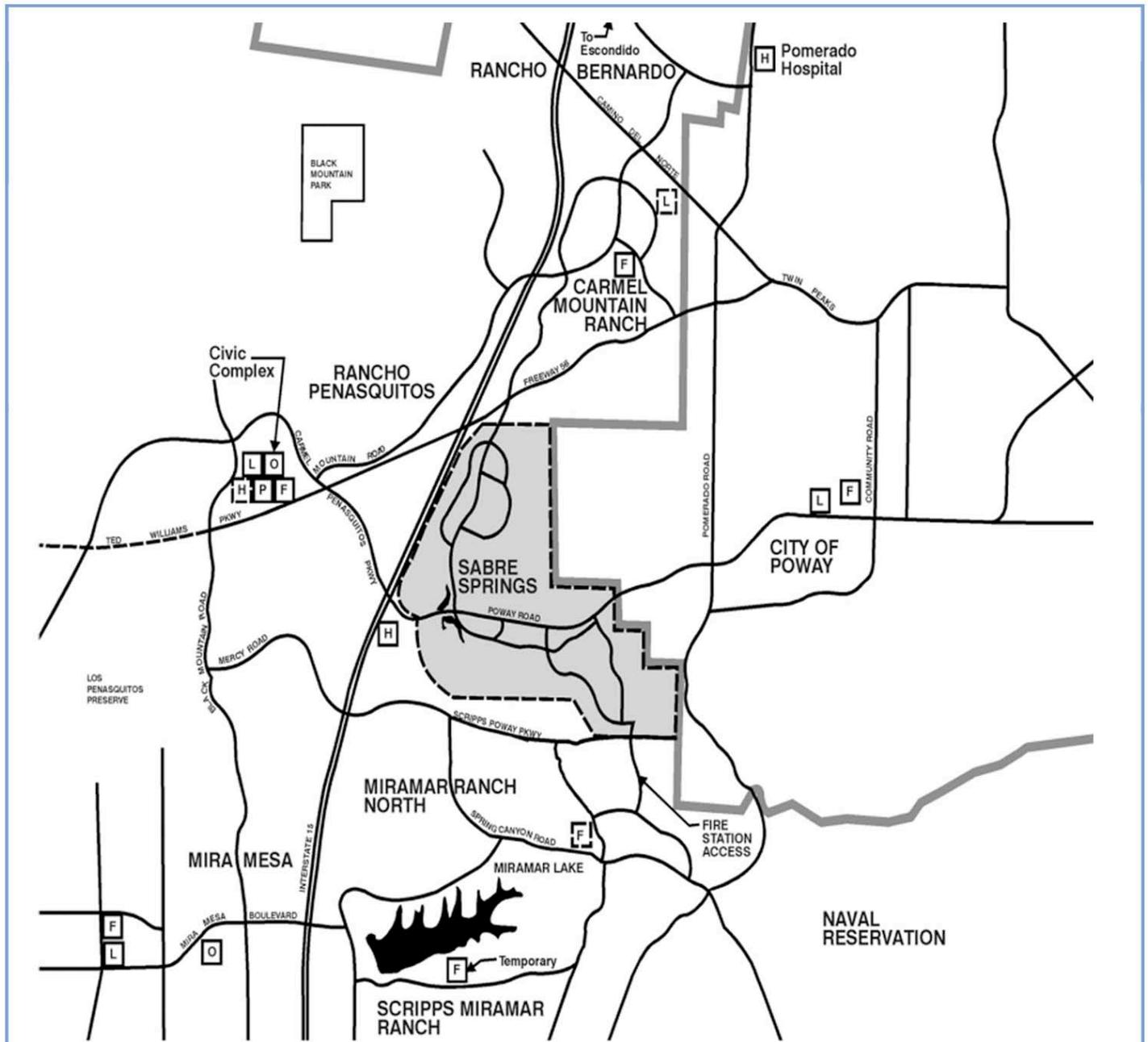
- Provide public and semi-public services appropriate in quantity, accessibility, timing and quality to local community requirements, including police and fire protection, library services, postal service, health care and solid waste disposal.
- Contribute financially to constructing new public facilities to serve the community and surrounding areas as needed, such as a fire station, a library and a police substation.
- Ensure adequate public and semi-public utility services to accompany community development, including water, liquid waste disposal, power and communications services.
- Provide adequate drainage facilities with emphasis on design of facilities which will maintain the creeks in as natural drainage condition as possible.
- Encourage design of public facilities that is aesthetically compatible and environmentally sensitive with the surroundings including undergrounding of utilities and cable communications where possible.

8.2 Public Facilities and Services

The provision of public services in Sabre Springs is tied largely to services provision for the central I-15 corridor area. Sabre Springs alone does not constitute a large enough service area for public and semi-public services. Instead, these services must be provided in conjunction with Carmel Mountain Ranch and other surrounding communities. **Figure 12** summarizes the locations of existing and proposed facilities providing services to the central corridor area. Phasing and financing of public facilities and services is addressed in **Chapter 14**.

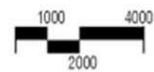
A. Fire Protection

Fire protection service will be provided in the planning area by the City of San Diego Fire Department. A new fire station is proposed in the Carmel Mountain Ranch Community Plan to serve the Carmel Mountain Ranch and Sabre Springs communities. No fire station site is required in Sabre Springs. This service will be augmented by an existing station in Rancho Peñasquitos in the town centre civic complex. Backup service can be provided by existing City facilities in Mira Mesa and Rancho Bernardo, a proposed City facility in Miramar Ranch, North Scripps Miramar Ranch and existing non-city facilities in Poway.



LEGEND:

- | | |
|----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
|  Planning Area Boundary |  Fire Station |
|  City of San Diego Boundary |  Police Station |
|  Existing Facility |  Library Facility |
|  Proposed Facility |  Post Office |
| |  Health Care Facility |



Public Facilities
Sabre Springs Community Plan

12
FIGURE

Fire protection concerns in the planning area include not only life and property but also the natural open space areas which can be subject to brush fires. While the I-15 corridor will be well covered with stations capable of acceptable response times design of development projects can also enhance fire protection as discussed in **Section 13.5D**.

B. Police Protection

The City of San Diego Police Department will provide police protection for the planning area. At present, the northern substation in University City is the center of operations in northern San Diego City. A substation is in operation in the Rancho Peñasquitos town centre civic complex serving the I-15 corridor. Police service will be provided for Sabre Springs by extending old beats or setting up new beats as development occurs.

Other measures can contribute to controlling crime. Neighborhood awareness groups and police-community relations programs are mentioned in **Section 10.3** and crime preventive design is discussed in **Section 13.5D**.

C. Public Library Service

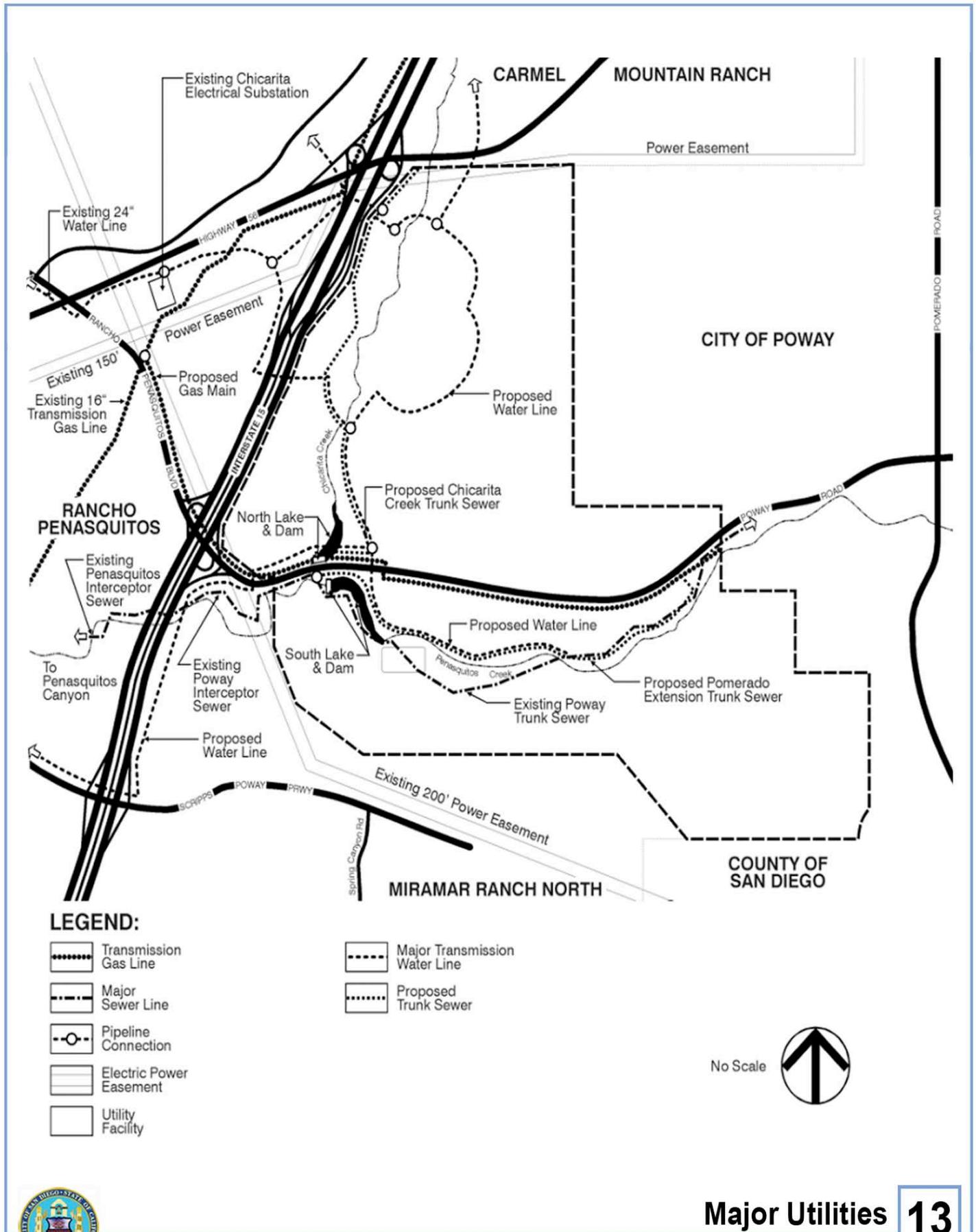
Library service will be provided to Sabre Springs by the City of San Diego Library Department. A new permanent library building has been built in the Carmel Mountain Ranch Community to serve the Carmel Mountain Ranch and Sabre Springs communities. The combined Carmel Mountain Ranch-Sabre Springs service area falls within the City guidelines for population and service radius. A permanent facility was warranted after the service area population reached 18,000 to 20,000.

Nearby proposed and existing libraries may also be utilized by the community. The City operates existing libraries in Mira Mesa and Rancho Bernardo and new facilities are proposed in the Rancho Peñasquitos town centre civic complex and in Miramar Ranch North-Scripps Miramar Ranch. There is also a public library in Poway, which is not part of the City system but is available to City residents through the Serra Cooperative Library System.

D. Postal Service

Public postal service will be provided to Sabre Springs through the Rancho Bernardo post office. In addition the existing Poway post office and the proposed facility in the Rancho Peñasquitos town centre civic complex will also be accessible to the planning area.

While no post office is planned for Sabre Springs a vending machine center or contract station in the specialty commercial/industrial park support services center (Parcel 1) or community commercial center (Parcel 15) could provide convenience postal services.



Major Utilities **13**
Sabre Springs Community Plan **FIGURE**

E. Health Care Services

The health care services requirements of Sabre Springs will be adequately met by existing and proposed facilities in the vicinity. These facilities include:

- Pomerado Hospital in Poway providing a full range of hospital and emergency care services.
- County of San Diego Health Center in Escondido providing public disease prevention and detection programs.
- Possible health clinic as proposed in the Rancho Peñasquitos and Miramar Ranch North community plans.
- Emergency ambulance/paramedic service provided by the City of San Diego and private operations.

In addition medical offices may be located in commercial centers or office complexes within Sabre Springs.

F. Solid Waste Disposal

Solid waste collection and disposal will be provided to Sabre Springs by the City of San Diego. Commercial and industrial uses may require private waste collection service. The County and City are encouraged to continue development of recycling facilities to supplement landfill operations.

8.3 Utilities

Existing and proposed utilities are shown in **Figure 13**. Phasing and financing of utilities is addressed in **Chapter 14**.

A. Water

One major source of potable water for the planning area will be an existing 24-inch pipeline near the Chicarita Substation in Rancho Peñasquitos. A pipeline is proposed to extend from that source easterly across I-15 just south of the HOV interchange to the proposed industrial collector loop. This line would ultimately run northward through Rancho Carmel to Rancho Bernardo completing a regional transmission loop. Another line would extend from this proposed line south to Poway Road.

Another potential source of water, although at a lower pressure (712 feet), is an extension of the proposed 20-inch pipeline from the Rancho Bernardo pipeline eastward to the Mercy Road/I-15 interchange and then northward to Poway Road.

A 793-foot pressure zone will serve the higher areas in the northerly portion of the planning area with elevations up to 643 feet, and a 712-foot pressure zone will serve the lower area, primarily along Poway Road with elevations up to 562 feet. These two zones will also be interconnected via pressure reducing stations to provide additional reliability. In addition to these two main pressure zones the higher elevation areas in the southeasterly and southwesterly portion of the planning area will be served by the creation of an 810-foot pressure zone through the construction of a water pump station to boost the 712-foot pressure zone, with a possible connection to the proposed Miramar Ranch North 1020-foot pressure zone via pressure reducers and extensions.

The remainder of the domestic water distribution system should consist of looped pipelines in the major and collector streets. The system should be designed to provide adequate pressures for peak hour and fire flow conditions.

B. Sanitary Sewers

Sanitary sewers in the community will be served by two major sewer lines: the proposed Chicarita Creek Trunk Sewer and the existing Poway Trunk Sewer or a parallel sewer.

North of Poway Road the new Chicarita Creek Trunk Sewer is required as shown in **Figure 13**. This sewer should extend from an existing connection point of the 27-inch Poway Interceptor Sewer (located at the dam on Peñasquitos Creek), northerly along the centerlines of Poway Road and Sabre Springs Parkway and through the industrial park area to the northern planning area boundary. There it should branch into Rancho Peñasquitos and Carmel Mountain Ranch. This new sewer should be designed to serve the entire Chicarita drainage basin.

South of Poway Road, an existing 21-inch trunk line owned by the city of Poway—the Poway Trunk Sewer—runs east-west through the planning area. A new trunk sewer line is planned for South Sabre Springs that will be constructed within the street that parallels Los Peñasquitos Creek. The line will either parallel the existing 21-inch sewer line or replace portions of it and will be aligned around the dam on the northern edge of the lake.

C. Power

Gas and electric service will be provided to Sabre Springs by San Diego Gas & Electric Company (SDG&E) through local distribution lines. All gas and electric lines serving the community should be installed underground in accordance with City requirements. The Plan encourages energy conservation practices as outlined in **Section 2.6a**.

The planning area is bounded on the southwest corner by a 200-foot-wide power easement which currently contains 230 KV and 138 KV transmission lines. This easement is planned to accommodate twice its current capacity and will be developed as system loads dictate. The community is also bounded along its northern boundary with a 150-foot-wide power egress easement.

Gas will be supplied to the community from an existing 16-inch high-pressure transmission line in Rancho Peñasquitos. A gas main will be installed in Rancho Peñasquitos Boulevard, running from the transmission line southeast, through an existing sleeve in the Poway Road interchange, and in Poway Road to the planning area.

D. Communications

Telephone service will be provided to the community by Pacific Telephone. Local telephone cables should be undergrounded in joint trenches with power lines during construction.

A local network of underground cables should be tied into the existing cable system of the subregion. Developers should prewire buildings and lay individual service laterals to main cables for future cable service.

8.4 Drainage

The Sabre Springs planning area drains to the Pacific Ocean via Chicarita Creek and Peñasquitos Creek. Portions of both of these creeks lie within the community. An objective of this Plan is to maintain, to the maximum extent possible, each creek in its present natural drainage condition. This entails control of runoff during construction and later occupancy. Specific design considerations proposed for each creek are described below. Drainage during construction is addressed in **Section 12.5**.

A. Chicarita Creek

Chicarita Creek has a 100-year design flow of approximately 2,500 cubic feet per second. The creek should remain undisturbed throughout its length except where the industrial collector loop crosses the creek. At these two locations, separate, wide, multiplate-arch culverts with natural bottoms should bridge the creek and permit retention of the natural bottom flow characteristics for the creek.

The storm drainage from the property on the east and west sides of the creek should be carried down to the creek bottom using drainage pipes. The discharge end of each pipe should be designed with a structure that will prevent the erosion of the natural creek at the discharge point. These structures should be specifically selected and designed for the physical conditions at each discharge point.

It is proposed that drainage will be discharged into Chicarita Creek along its 6,000-foot length through a series of separate pipe drainage systems which will help to reduce the intensity of the erosion and siltation control problem. In addition, siltation into the creek should be controlled by designing temporary and/or permanent desilting basins into each drainage pipe system in order to remove all of the settleable silt from the drainage water before it reaches the creek. It is anticipated that the erosion control and slope bank vegetation systems should be effective in controlling all of the siltation from the graded areas after two full growing seasons after which the temporary desilting structures can be replaced with the permanent drainage system.

The small existing lake on the north side of Poway Road could potentially be enhanced by raising the water surface two or three feet. The existing spillway under Poway Road could be reconstructed, as necessary, so that flood flows can pass under Poway Road without endangering the road. Improvements to the lake may be undertaken to improve water quality.

B. Peñasquitos Creek

Peñasquitos Creek has a 100-year design flow of approximately 15,000 cubic feet per second. The creek should remain undisturbed throughout its length except in the vicinity of the two creek crossings of the southeast collector loop. At these two locations bridges should be constructed to cross the creek. There is an existing creek crossing to the decommissioned sewage treatment plant.

The storm drainage from developments on the north and south sides of the creek should be carried down to the creek bottom using drainage pipes. The discharge end of each pipe should be designed with a structure that will prevent the erosion of the natural creek at the discharge point. These structures should be specifically selected and designed for the physical conditions at each discharge point.

It is proposed that drainage be discharged into Peñasquitos Creek through a series of separate pipe drainage systems along its 8,000-foot length which will help to reduce the intensity of the erosion and siltation control problem. In addition, siltation into the creek should be controlled by designing temporary and/or permanent desilting basins into each drainage pipe system so as to remove all of the settleable silt from the drainage water before it reaches the creek. A detention basin may be constructed in the southern neighborhood park. It is anticipated that the erosion control and slope bank vegetation systems should be effective in controlling all of the siltation from the graded areas after two full growing seasons, after which the temporary desilting structures can be replaced with the permanent drainage system.

The existing concrete gravity dam and spillway on Peñasquitos Creek east of I-15 should continue to create a small lake. The maximum backwater caused by this dam should be used to establish the lowest site pad elevations so that no building sites will be subject to future flooding. Improvements to the lake may be undertaken to improve water quality.