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## **PUBLIC FACILITIES AND SERVICES ELEMENT**

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### **PRIMARY GOAL**

Maintain a high level of public facilities and services as the community grows and in conformance with standards set forth in the General Plan.

### **EXISTING CONDITIONS**

Projected population growth in the planning area warrants the establishment of a number of public facilities to serve the Rancho Peñasquitos community. These facilities are clustered in the centrally located Town Center development area (**Figure 35**) and include a fire station and a police station (both have central locations and ease of access to major streets which helps decrease response times). Also included are a public library and a post office, where a central accessible location near community commercial facilities is important in providing the maximum level of public service to users.

In planning these facilities, public agencies are encouraged to seek community participation in the determination of the types and levels of services and in the design and site planning of the buildings. Sites should be secured in advance of need and facilities should be constructed as soon as possible.

### **ISSUES**

In the mid-1980s, rapid residential growth in Rancho Peñasquitos occurred without corresponding provisions for needed public facilities. Intensive efforts by both the City of San Diego and private development interests have since generated funds to construct several new facilities which serve the community. Existing and proposed projects to accommodate future growth are described as follows:

#### **Library**

A 20,000-square-foot library has been constructed on a 1.6-acre site located at 13330 Salmon River Road in the Town Center. This facility includes spaces for children and adults as well as a community meeting room and should provide adequate service for the community at buildout.

The library, YMCA and linear park should be linked through the development of a pedestrian thoroughfare which is recommended to be defined by distinctive hardscape and landscaping treatment. A trellis-type structure or treatment would be appropriate for the entire length of the thoroughfare.

#### **Postal Service**

The postal service completed construction of a permanent post office for Rancho Peñasquitos in September 1991. Located in the Town Center, this 19,000-square-foot facility is expected to serve the postal delivery needs of the community for the foreseeable future.

## **YMCA**

The YMCA of San Diego County plans to construct a Teen and Recreation Center in the Rancho Peñasquitos Town Center. These facilities will provide both indoor and outdoor recreation opportunities for Rancho Peñasquitos residents and will supplement the public park and recreation needs of the community.

## **Health Care Services**

The health care services needs of the Rancho Peñasquitos community are currently met by facilities in Escondido, Poway and the north-central portion of the City of San Diego. The community can be expected to be adequately served in the future, in regards to diagnosis and treatment services, emergency medical services, mental health services and long-term care services. However, some consideration should be given to a community health clinic, centrally located in Rancho Peñasquitos, to serve the North City area. This clinic could provide community health education and information services, as well as operate as a center for prevention and detection services provided by the County. Limited emergency, diagnosis and treatment services could be possible. The clinic could use existing buildings, such as schools or the golf course complex, to provide intermittent services, or it could be housed in rented facilities in commercial office space on an interim or permanent basis.

## **Utilities**

Utilities in the Rancho Peñasquitos community include water provided by the City of San Diego, storm and sanitary sewers maintained by the City and gas and electricity supplied by the SDG&E Company. Advance planning is ongoing to ensure that adequate utility capacities are available to accommodate the community growth proposed in this Plan. The present practice of undergrounding all service distribution lines should be continued, as called for in Council Policy 600-10. Similarly, City efforts to mandate the use of reclaimed water shall be continued, as set forth in Council Ordinance 0-17327.

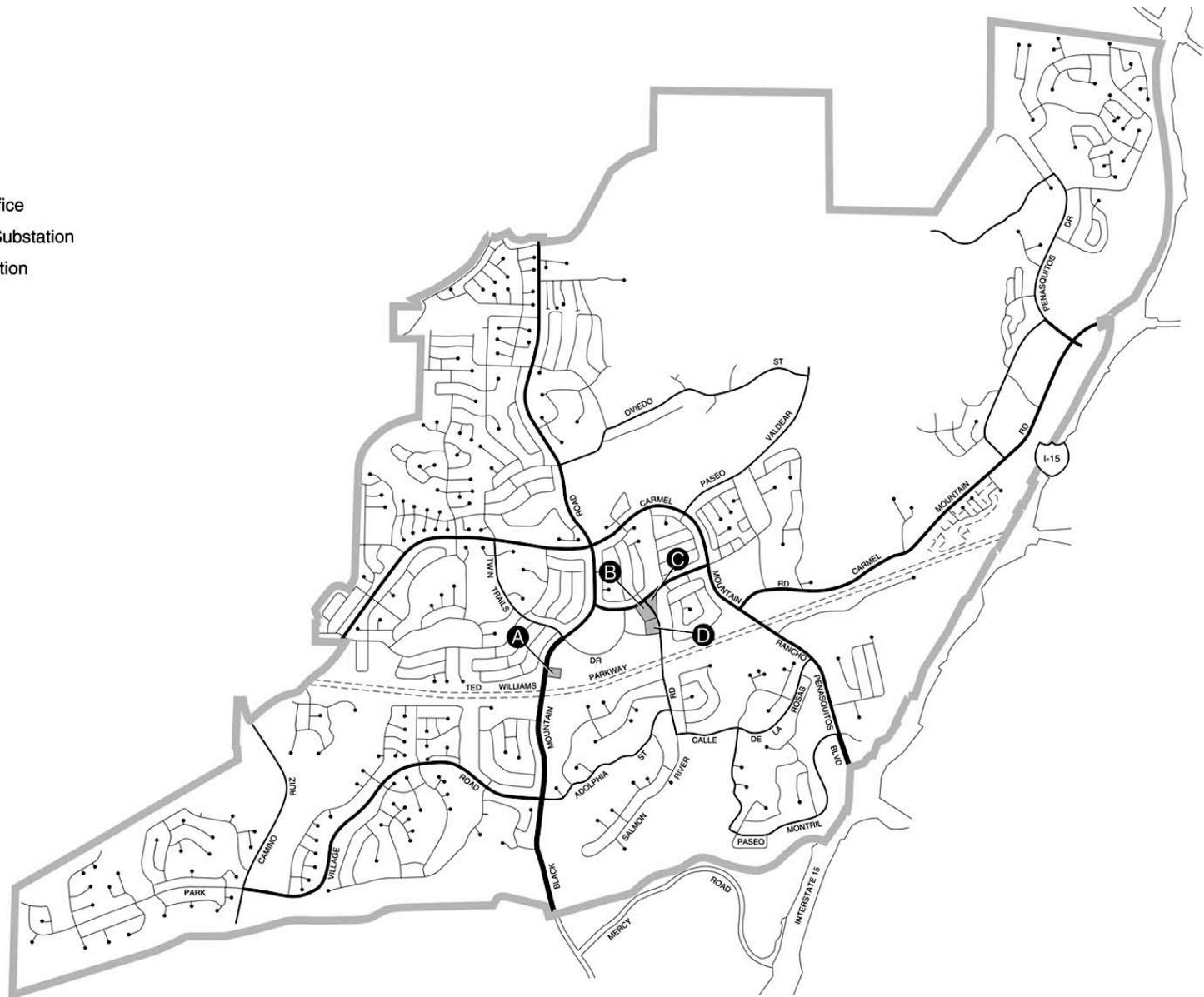
At this time, the Peñasquitos Trunk Sewer is approaching its ultimate capacity. Any future developments in this area which would discharge sewage into the Peñasquitos Trunk Sewer may have limited connections.

The two viable alternatives for upgrading the Peñasquitos Trunk Sewer are:

- Construct a second parallel interceptor gravity sewer in the canyon.
- Construct a pump station at Poway Road and I-15 or at Black Mountain Road and Mercy Road to divert the flow through Black Mountain Road south to Miramar Road and then west to the future North City Plant proposed by the Clean Water Program.

In addition to this interceptor, the Carmel Valley Trunk Sewer is proposed for rehabilitation. The trunk sewer traverses the City's Future Urbanizing Area to the west of Rancho Peñasquitos and terminates at the western boundary of the Bluffs Neighborhood.

- A** Post Office
- B** Police Substation
- C** Fire Station
- D** Library



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 FIGURE

## **Utility Easements**

Several utility easements traverse the Rancho Peñasquitos planning area. Two SDG&E easements exist within the area. A 150-foot easement cuts east-west through the area just south of proposed SR-56, and a 200-foot power easement runs southeast to northwest.

A 130-foot San Diego County Water Authority (SDCWA) easement runs north-south through the entire area located east of Black Mountain Road and west of Rancho Peñasquitos Boulevard. This easement passes through the Town Center and comprises the property proposed for the linear park. With development of the park, existing SDCWA water tanks would remain underground.

Portions of these easements are expected to be used for parking, recreational vehicle storage and recreational uses, as long as no permanent structures are erected. The SDCWA easement is recommended and designated as both a major pedestrian pathway and a Class I bicycle path. Public access should be preserved. The appropriate utility authority should review all plans for development in or around these easements.

## **Black Mountain Transmission Towers**

Located on the peak of Black Mountain is a two-acre graded site developed by AT&T and used as a transmitting facility. Existing and approved development on the site include facilities by AT&T, Southwestern Cable TV, the City of San Diego, Pacific Bell and PacTel.

American Telephone and Telegraph operates a microwave transmission facility consisting of a small metal building (290 square feet), and a larger block building (2,185 square feet) with a 118-foot steel lattice tower on the roof (131 feet in total height). Southwestern Cable TV operates a microwave transmission facility consisting of a concrete block building (1,800 square feet) with dishes mounted on the roof, three ground-mounted dishes, and a 60-foot steel lattice tower with dishes attached. The City of San Diego operates a 20-foot whip radio antenna mounted to a 38-foot pole with a small associated equipment building (16 square feet).

Pacific Bell operates a 20-foot whip antenna mounted to a 78-foot pole with an associated equipment building (48 square feet). PacTel has approved plans to construct a 60-foot microwave transmission tower with 12 dish antennae, a 415-square-foot equipment building, a generator enclosure and a propane tank.

The transmission towers and related facilities located at the top of Black Mountain are highly visible to the surrounding communities and travelers on I-15. Because Black Mountain is visible from as far away as 30 miles, the cumulative impact of the existing facilities, plus possible future expansion have the potential to degrade the visual quality of a large area. In order to minimize these negative impacts, this Plan makes the following recommendations:

- All transmission towers should be removed when technology becomes available that would render the structures obsolete.
- All towers, dishes and antennae should be painted with a non-reflective, low contrast color.

- Landscape screening should be required around the site to shield all associated equipment buildings.
- All future needed transmission facilities should utilize the existing towers as an alternative to building additional towers.
- The construction of additional towers is discouraged. If additional towers are necessary, they should not exceed the height or bulk of the existing facilities.
- Long Range Master Plans (five to ten years) should be submitted by each user of the site prior to amendments to the existing conditional use permit.

### **POLICIES**

- Public facilities should be required in advance of need where possible in order to ensure proper location, adequate size and lower costs.
- All new development should be phased with the provision of adequate public facilities and services.

### **RECOMMENDATION**

Adopt a public facilities financing plan which identifies needed public facilities and methods to fund such facilities. In addition, revised Development Impact Fees (DIFs) and other fees as needed for the adequate provision of public facilities.