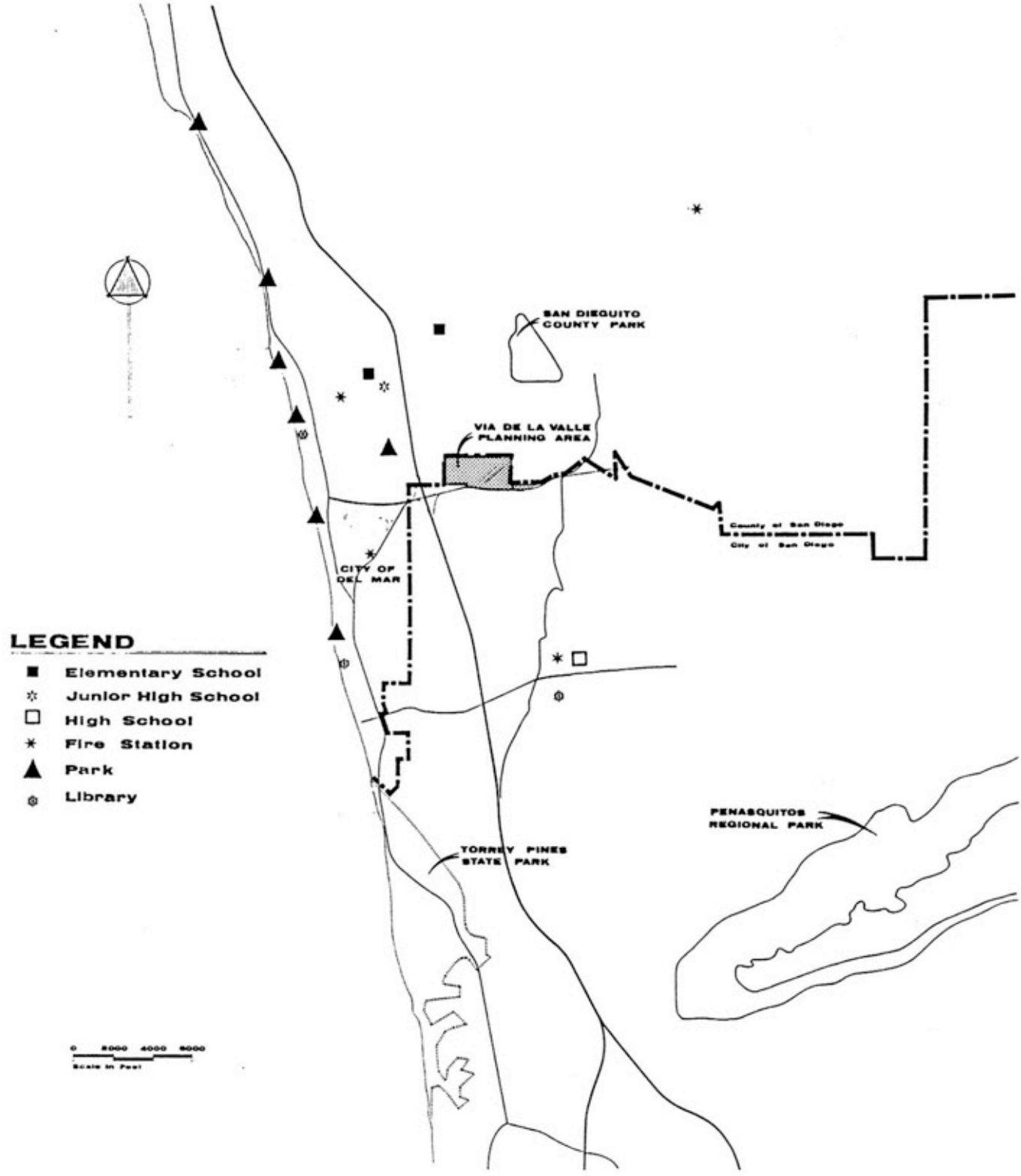


Public Facilities **12** FIGURE

Via De La Valle Specific Plan

CHAPTER 5 PUBLIC SERVICES ELEMENT

5.1 GOALS AND OBJECTIVES

The overall goal for public facilities and services is to PROVIDE ALL NECESSARY PUBLIC FACILITIES AND SERVICES NEEDED TO SERVE THE COMMUNITY IN THE MOST EFFECTIVE AND ECONOMIC MEANS AVAILABLE. The following objectives define this goal further:

- Provide public and semipublic services appropriate in quantity, accessibility, timing and quality as necessary to meet the community's service needs, including police and fire protection, schools and library services.
- Ensure adequate public and semipublic utility services to accompany community development, including water, sewer, gas, electric and communication and cable television services.
- Provide adequate drainage facilities which will protect the onsite open space areas and the San Dieguito River Valley from erosion and siltation.
- Require the use of underground utilities and underground cable communications, in accordance with City ordinances.

5.2 PUBLIC FACILITIES AND SERVICES

The City is capable of providing many of the public facilities and services in a cost-effective manner to the planning area. However, the City does not currently have an adequate system to provide this area with a cost-effective water service. A sewer assessment district has been formed in the City.

In the past, for purposes of cost-effectiveness, the county and the City have formed service agreements in which the City contracted for county district services. It is contemplated that the same contractual arrangements will be made for water services to this Specific Plan area for a limited period of time. All services will eventually be provided by the City. **Figure 12** shows existing public facilities.

5.2a Fire Protection

Fire protection of the Via De La Valle properties is provided by the City Fire Department.

Fire Station 24 is located at the intersection of Hartfield Avenue and Del Mar Heights Road, which is approximately 3.1 miles south of the planning area. The Fire Department has automatic aid agreements with the surrounding communities of Del Mar, Solana Beach and Rancho Santa Fe. Under these agreements, the nearest fire companies respond to fire or medical emergencies regardless of jurisdictional boundaries.

Although the response time to the site is within the citywide six-minute maximum response time, fire protection can be further enhanced by proper site and building design and construction. The use of fire retardant building and plant material will be used as deemed necessary. The Fire Department's street and building construction criteria will be met to reduce fire hazards. In addition, access to the open space area that is covered with flammable vegetation will be maintained as required by the Fire Department and the City's adopted Landscape Technical Manual.

5.2b Police Protection

The City's Police Department provides police protection for the planning area. The closest substation is located in University City at Eastgate Mall.

This substation is the center of operations for Northern San Diego. Police protection is presently provided by the City for the commercial establishments on Via De La Valle, west of the study area.

5.2c Schools

The Specific Plan area is within the Solana Beach Elementary School District, for elementary school, and the San Dieguito School District, for junior high school and senior high school. This development is expected to generate approximately 145 school-age children. The elementary school children will attend two schools. Grades K through third grade will attend Solana Vista Elementary School, one and one-half miles from the site, and grades four through six will go the Skyline Elementary School, 1.4 miles from the site. The upper grade students will attend Earl Warren Junior High School (1.5 miles) and Torrey Pines High School (3.3 miles).

The individual development projects will be required to fully mitigate the impact of their development on school capacity. In this regard, the developer of each project shall, prior to recordation of any subdivision maps, enter into a mitigation agreement with the affected school districts to provide sufficient funds to construct facilities to fully meet the needs generated by the development.

5.2d Libraries

The library facilities located in the planning area are operated by the county of San Diego. The Solana Beach branch is located on Highway 101, approximately one and one-half miles from the site. The Del Mar branch is located on Camino Del Mar, approximately two miles from the project area.

A new 13,000-square-foot library facility has been completed on a 1.5-acre site within the Carmel Valley area in the Town Center. Although properties within the Specific Plan area are not within the "area of benefit" defining the Facilities Benefit Assessment District for Carmel Valley, they are in the "area of service" for the facility and will receive benefit for their contribution. The method of participation in funding of this branch facility among Via De La Valle area property owners is outlined in the Via De La Valle Public Facilities Financing Plan.

5.3 UTILITIES

The existing public utility systems are shown on **Figure 13**. The phasing and financing of water utilities is discussed in **Chapter 10**.

5.3a Water

Water service to the area is provided by the City. There are existing emergency connections with the Santa Fe Irrigation District.

The current agreement between the District and the City will be amended to provide for this emergency service. The upper elevations of the Specific Plan area will require a pump station and hydropneumatic system with two pressure reducing valves. These facilities will be provided by the Lomas Group, the owner of property within Development Area 1.

Reclaimed water service for the landscape irrigation may be provided by the reclaimed water distribution system, proposed by the San Elijo Joint Powers Authority (JPA), through an inter-agency agreement with the City. Although the City's reclaimed water distribution system is planned to serve the northern portion of the City, including the site, by the year 2010, the developer should design the irrigation system in accordance with reclaimed water rules and regulations.

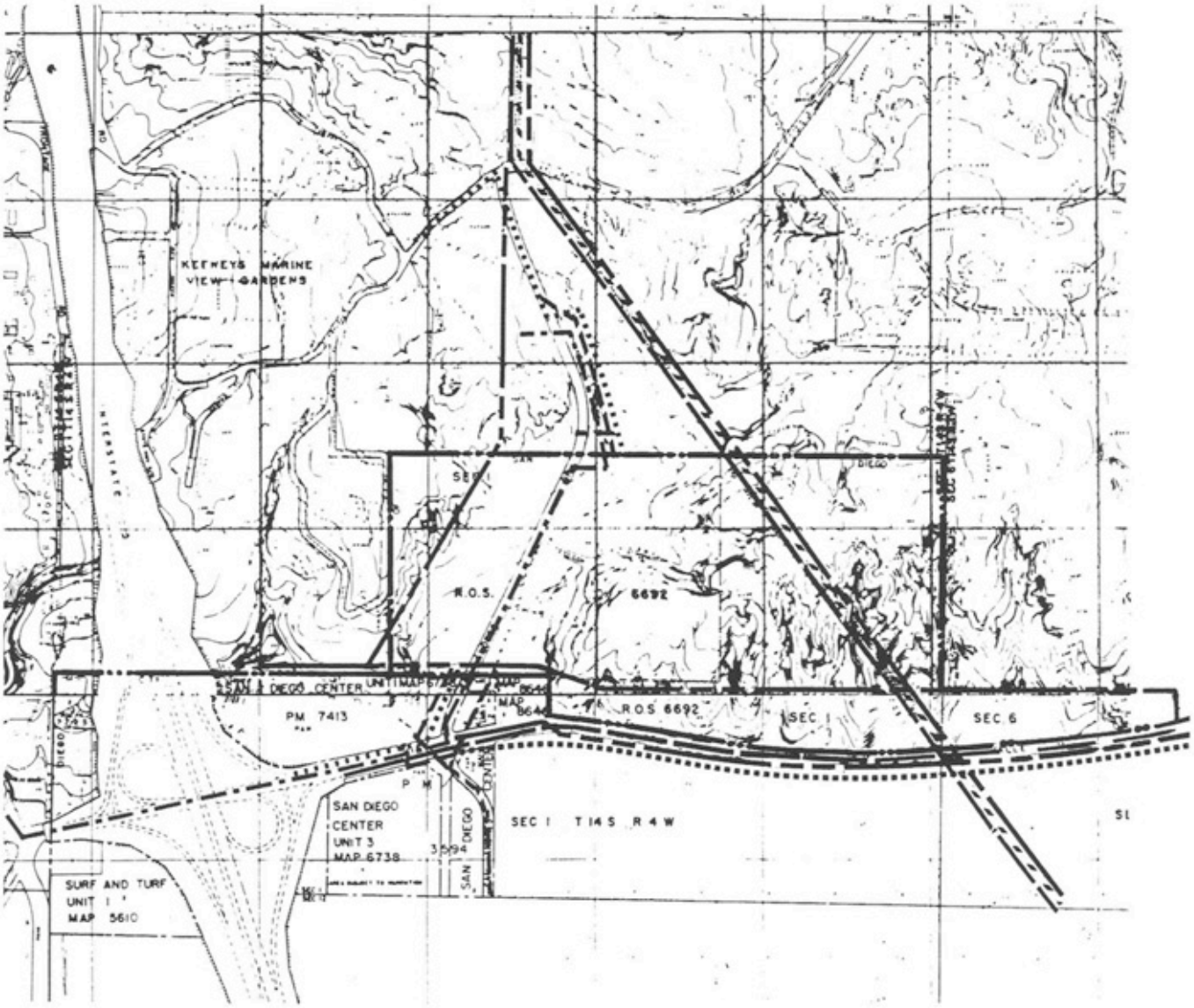
Ultimately, the water system to serve this area will extend from the City's Del Mar Heights area. The service will require extension of pipelines east of I-5, which will be funded by developers.

Major facilities needed in the Specific Plan area will be constructed as specified in the required water study. Property owners in the area may be required to pay a one-time water reimbursement charge to finance their construction or they may be required to construct those facilities and become eligible for reimbursement through standard reimbursement agreements. Precise requirements for the needed onsite and offsite facilities for the Specific Plan area will be determined by a required water study and also during the tentative subdivision map approval process and/or processing of any discretionary land use permits.

5.3b Sewer

The Specific Plan area is served by the Metropolitan Sewer System. A pump station and force main have been constructed. The new pump station, force main and gravity sewer main connects to the Fairbanks Country Club Development. Main and existing sewer connection to the Solana Beach Sanitation will remain to serve areas along Via De La Valle adjacent to I-5.

The Specific Plan calls for construction and financing of the above improvements by property owner formation of an assessment district. Formation of such an Assessment District, providing a mechanism for funding the sewer improvements via the Improvement Bond Act of 1915, Division 10 of the Streets and Highways Code of the state of California, was authorized by San Diego City Council Resolution No. 262316 on January 14, 1985.



LEGEND

- Storm Drain
- Sewer
- Proposed Water
- Liquid Fuel Line
- Electric Lines
- Gas Lines
- Property Boundary

Public Utilities **13** FIGURE

Via De La Valle Specific Plan

5.3c Power

Gas and electric service will be provided to the Specific Plan area by San Diego Gas & Electric Company (SDG&E). All extensions of service lines to the site will be installed underground per City requirements.

The planning area is divided by a 150-foot power easement which contains one 230-KV, one 138-KV and two 69-KV overhead transmission lines, an oil transmission line and an 800-PSI gas line. Two additional power lines also cross the site. One is located approximately 150 feet north of Via De La Valle, running parallel to the road. The second crosses the western half of the site in a north-south direction. Electrical service lines will be extended onto the site from new development taking place directly north of the property. The gas service is provided by a three-inch H.P. gas line connection to the main 800-PSI gas line. The three-inch gas line runs west from this point in Via De La Valle to the San Andres Drive intersection.

5.3d Communications

Gas Telephone service to the Via De La Valle properties will be provided by the Pacific Telephone Company. Onsite telephone cables will be undergrounded in joint trenches with power lines during construction.

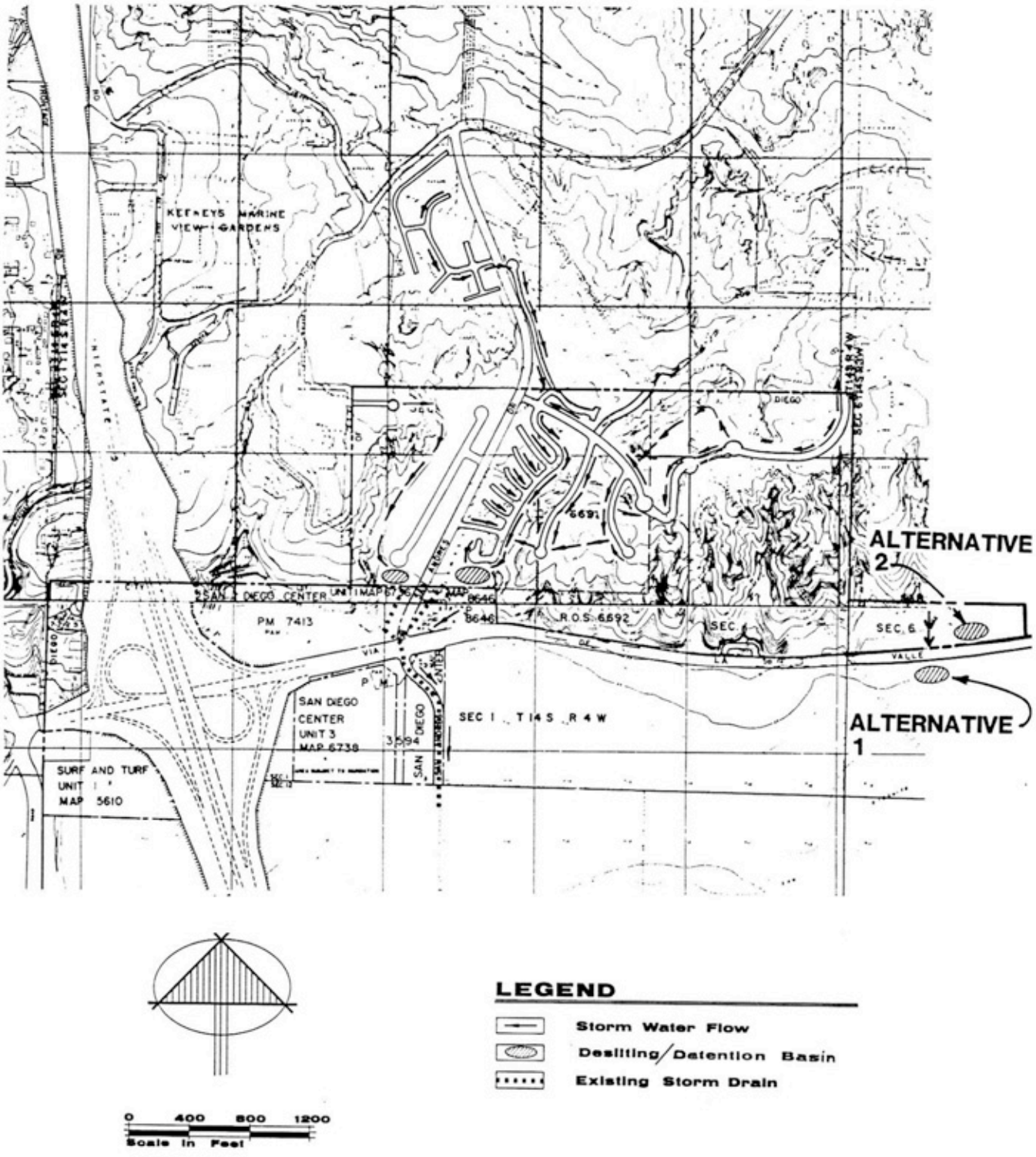
The onsite underground cable television network will be tied into the existing cable system of the subregion. The developers will prewire buildings and lay individual service laterals to main cables for future cable service.

5.4 ONSITE DRAINAGE

Onsite storm water will be carried by a combination of streets and storm drains. The actual design, and flow of water across the site, will be influenced by the existing storm drain system of the area. **Figure 14** shows the proposed onsite drainage system. Plans for the adjacent development to the north include the construction of a 24-inch north-south storm drain located just east of San Andres Drive, which will deposit water into a drainage gully located on the property. The water presently crosses the site in a north-south direction and enters a 54-inch storm drain located at the southerly Specific Plan boundary, approximately 250 feet east of San Andres Drive.

The Specific Plan will continue the 24-inch storm drain system located at the north property boundary, across the site to connect with the 54-inch storm drain located at the southern boundary. Storm water from development east of San Andres Drive will ultimately drain directly into the 54-inch storm pipe. The development on the west side of San Andres Drive will drain to the southern boundary into an existing 24-inch storm drain and then further south into the San Dieguito River. See the **Resources Management Element**, **Section 7.5 Erosion Control**, for discussion of temporary desilting basins.

Runoff from Development Area 6 will also be carried by a combination of streets and storm drains. Onsite runoff will flow into catch basins before being directed into the street storm drain system. The proposed storm drain system will drain under Via De La Valle and exit into a proposed desilting basin before it reaches the San Dieguito River.



Proposed Drainage **14**
Via De La Valle Specific Plan FIGURE