

## *DESCRIPTION OF PUBLIC FACILITIES NEEDS*

The community facilities required to support the development of the Carmel Mountain Ranch Community Plan area are discussed below, followed by a listing of the specific projects remaining to be constructed within the Carmel Mountain Ranch Community.

### Transportation Systems

Transportation systems projects have been identified and phased based on the Community Plan. Transportation projects area of three basic types:

- 1) those projects which provide for major circulation within the community
- 2) those projects which are adjacent to the community and will be of benefit to neighboring communities as well as Carmel Mountain Ranch
- 3) those projects within the community that provides major regional circulation.

The financing of the internal circulation systems will be provided by the developers of Carmel Mountain Ranch and phased with the actual development of the community. The external transportation projects, while identified in this plan, are anticipated to be financed by a combination of the Carmel Mountain Ranch developers and other sources, including possible State transportation funds and reimbursement agreements with developers of neighboring communities. In addition, the Carmel Mountain Ranch developers will advance funds to the City for its incremental share of the total cost of constructing the future improvements to the I-15/Camino del Norte Interchange. Portions of these funds will be advanced prior to buildout of the Community in order to provide for short term funding of other projects, as determined

by the City Council. Any funds which have been utilized to finance other projects shall be paid back to the I-15/Camino del Norte Interchange fund prior to the ultimate buildout of the Community or July 1, 1998, whichever occurs first.

### **Neighborhood Parks and Facilities**

According to city standards, neighborhood park facilities should serve a resident population of 3,500 to 5,000 persons within a radius of approximately a one-half mile. Normally, they should have a minimum usable area of five acres when located adjacent to an elementary school or 10 acres when not so located. The Carmel Mountain Ranch Community Plan shows a total of three park facilities totaling 25.5 net acres. The park facilities are located on three sites consisting of 18.3 acres for the Community Park, 4.8 acres for the Neighborhood Park, and 2.4 acres for the Community Swimming Pool. The neighborhood park is located adjacent to one of the elementary school sites. The development of the park sites have been or will be phased with residential development so that the development of the sites will be under construction not later than when there are 1,500, 3,500 and 4,700 dwelling units, respectively. At an average community-wide population of 2.35 persons per dwelling unit, this is equivalent to a resident population of 3,525, 8,225 and 11,045, respectively. In the case of the neighborhood/community park site development, only the first phase development needed to be commenced by the 1,500th dwelling unit.

The parks will be developed on a turnkey basis by the developer of Carmel Mountain Ranch. When completed, the improved parks will be dedicated to the City.

The development agreement previously entered into between the developer and the City Council will assure the dedication and turnkey construction of parks by the developer when needed according to the development thresholds (see Table 5).

### **Community Parks and Recreation Centers**

Community parks should serve a population of 18,000 to 25,000 residents within a 1.5 mile radius. Since the Carmel Mountain Ranch Community, when fully developed, is expected to have a population of only approximately 12,000 residents, it would not be required to contain a community park and recreation center on its own. According to City standards, Carmel Mountain Ranch would be expected to provide approximately 50% of a community park. This is equal to 10 acres of net useable land. Such a park site has been located in the southwestern portion of the Community.

The proportionate share of the cost of a Community Recreation Building will be paid for with park fees that are being collected at the time of residential building permit issuance. Since Carmel Mountain Ranch's share of the building is equal to only 50% of the total cost, the park fee was based on the need to raise \$847,000 in fiscal year 1995 dollars. The Sabre Springs Community is contributing a similar amount toward the cost of the Community Recreation Building by way of FBA fees.

General Plan standards call for Community swimming pools to serve a population of approximately 50,000 residents. Initially, based on the population of the Community, Carmel Mountain Ranch's share of the cost of the Pool was anticipated to be only 25% of the cost of a community swimming pool (total budget of \$1,400,000, exclusive of land

acquisition costs for an appropriate site), or \$365,750. Carmel Mountain Ranch Community's share of the cost of a Community Swimming Pool was being satisfied through park fees paid at the time of residential building permit issuance. The Sabre Springs Community was contributing a similar amount toward the cost of the Community Swimming Pool by way of FBA fees. This left approximately 50 percent of the cost of the Swimming Pool being unfunded. A reimbursement agreement has been prepared between the City of San Diego and the developers of Carmel Mountain Ranch and is expected to be approved concurrent with this update to the Financing Plan. In this Agreement, and contingent upon the approval of the proposed Community Plan Amendment, the developers of Carmel Mountain Ranch have agreed to remedy this situation by funding this shortfall, providing a building site for the project, and constructing this facility, as a turnkey project at a location within Carmel Mountain Ranch.

A special park fee ordinance has been adopted to establish a schedule of fees sufficient to cover the cost of the community's share of the Community Recreation Building and Community Swimming Pool. Due to the turnkey provisions, as assured by the development agreement noted above, the community has been exempt from other park fees. The following table, Table 2, shows the park fees that have been determined to be necessary to fund Carmel Mountain Ranch's share of the Community Recreation Building and Community Swimming Pool. Following approval of the reimbursement agreement mentioned above, the need for collecting park fees from the developers of Carmel Mountain Ranch may be terminated and a system of credits introduced to take into account the fact that the developer has advanced the cost of constructing these two facilities.

<p align="center"><b>Carmel Mountain Ranch</b>  <b><i>Park Fees by Year and by Type of Unit</i></b></p>			
Fiscal Year	Single Family Detached	Single Family Attached	Multi-Family Attached
1985	186.66	130.66	130.66
1986	199.73	139.81	139.81
1987	217.70	152.39	152.39
1988	237.29	166.11	166.11
1989	258.65	181.06	181.06
1990	281.93	197.35	197.35
1991	307.30	215.11	215.11
1992	334.96	234.47	234.47
1993	365.11	255.58	255.58
1994	397.97	278.58	278.58
1995	433.79	303.65	303.65
1996	472.83	330.98	330.98
1997	515.38	360.77	360.77
1998	561.76	393.24	393.24
<p>note: this schedule reflects a 9% annual adjustment rate; to determine the fee beyond FY98, multiply the fee for FY1998 by 1.09<sup>n</sup>, where n is the number of years beyond FY1998.</p>			

Table 2

**Sewerage Facilities**

In addition to the onsite facilities which will be provided as normal subdivision improvements, there are three sewer mains necessary to tie

Carmel Mountain Ranch into the regional sewerage system. The first is the "Chicarita Creek Trunk Sewer" which ties into the Penasquitos Canyon Trunk Sewer. This sewer was constructed as part of the improvements necessary for the first final map in Carmel Mountain Ranch and Sabre Springs. The cost of this sewer was borne by Carmel Mountain Ranch, the developers of Sabre Springs, and contributions from earlier development in Rancho Penasquitos. The second sewer main located in Pomerado Road and called the Pomerado Relief Trunk Sewer ties into the City of Poway system to the south and east of the Carmel Mountain Ranch Community. This sewer line was constructed as a condition of an existing tentative map for Bernardo Heights. Those developments within Carmel Mountain Ranch that discharge into this pipeline will pay their portion of the cost of this line through sewer reimbursement fees at the time building permits are issued for these developments.

The third sewer line parallels Poway's existing Pomerado Outfall #1, connecting the Pomerado Relief Trunk Sewer to the Penasquitos Canyon Interceptor Sewer. This project has been constructed in two phases. Phase I, that portion of this line from Pomerado Road to Manhole #9, was initially constructed and financed by Bernardo Heights, Carmel Mountain Ranch, and Sabre Springs with reimbursements to be imposed by the City of San Diego on all subsequent developments benefitting from the facility based on the pro rata share of allocated capacity. The second phase of this pipeline, Phase II, from existing Manhole #9 to the Penasquitos Canyon Interceptor Sewer, has also been financed by Bernardo Heights, Carmel Mountain Ranch, and Sabre Springs. A reimbursement agreement has also been approved by the

City of San Diego to collect fees from all subsequent developments that likewise benefit from this facility.

### **Water Storage and Pumps**

The ultimate buildout of Carmel Mountain Ranch required the construction of a 3.15 million gallon water storage reservoir and water pump plants to serve the community. A 24" water main from the Rancho Penasquitos main to the Carmel Mountain Ranch boundary has been constructed to supply water to the community. The water main extends to the community boundary and connects to a 24" water main which was constructed in Sabre Springs. The Industrial Park Pump Plant has been constructed to supply water to the existing Industrial Park. Construction of the Carmel Mall Pump Plant, as well as the Reservoir Pump Station, are both now completed. All of these projects have been financed by the developers of Carmel Mountain Ranch.

### **Fire Station**

The development of Carmel Mountain Ranch required the construction of a permanent fire station to serve the Community. The Fire Station has been built and financed by the developers of Carmel Mountain Ranch and Sabre Springs to the City's standards and has been dedicated to the City. Carmel Mountain Ranch also financed the City's acquisition and equipping of one triple combination pumper which is housed in the Fire Station. The design and construction of the Fire Station followed the procedures contained in the development agreement.

The triple combination pumper that was acquired was of the same general type required by the Fire Department as part of the 1984 Lease Purchase Package. The specifications for the triple combination are on file with the Office of the City Clerk. The development agreement previously entered into between the developer and the City Council provided for the dedication of the land, construction of a permanent fire station on a turnkey basis, and procurement of a triple combination pumper apparatus.

### **Library**

The developers of Carmel Mountain Ranch have offered to construct a branch library facility to serve the community. In accepting this offer, the City initially required that the Library be a maximum of ten thousand gross square feet in size and located on a one acre site within the Community. Subsequently, and contingent upon the approval of the 1994 amendment to the Community Plan, the City has asked that the facility be enlarged to 13,000 gross square feet. To accommodate this larger facility, the developers of Carmel Mountain Ranch have agreed to donate a larger 1.8 acre site. Such a facility will be of sufficient size to also serve Sabre Springs, Bernardo Heights and other adjacent communities.

The Library will be built and financed by the developers of Carmel Mountain Ranch to the City's standards and dedicated to the City when completed. The design and construction of the Library will follow the procedures contained in the development agreement. Subject to certain cost limitations, and in addition to the actual construction of the facility, the developers of Carmel Mountain Ranch will provide the Library Department with funds in the amount of \$743,000 for procurement of the



initial furnishings and equipment for the building, including the initial stock of books. The overall cost of the Library has been indicated on the capital improvement sheet for the project (CMR-30).

### **Open Space**

There are approximately 146.7 acres of open space included in Carmel Mountain Ranch that has been or will be dedicated to the City as development in adjacent areas progresses. The improved portions of this open space, as well as street median and parkway landscaping, will be maintained by a lighting and landscape maintenance district established for this purpose on November 5, 1984 by Resolution no. R-261871, or by one or more property owner associations.

### **Park and Ride Facilities**

The Community Plan identifies two park and ride facilities. These have been developed in cooperation with Commuter Computer/CALTRANS Planning. One site, containing 125 parking spaces, is located in the regional commercial area. The other site, containing 75 spaces, is located adjacent to, but across the street from, the Community Park. The acquisition and development of these sites has been financed by the developers within Carmel Mountain Ranch and CALTRANS.

### **Project Listing**

The facilities needed to serve the projected development of Carmel Mountain Ranch are summarized in Table 3 in the pages that follow. Individual CIP (Capital Improvements Program) Project Sheets are provided as Table 4.