

C. COMMUNITY FACILITIES

1. Schools

With regard to elementary schools, the western portion of Del Mar Mesa is within the Del Mar Union Elementary School District (DMUSD) and the eastern portion of the subarea is within the Poway Unified School District (PUSD) (see **Figure 8**). Junior and Senior High School education is provided by the San Dieguito Union High School District (SDUHSD). Since this Plan anticipates little or no residential development in the eastern portion of the subarea, most students will attend schools provided by the Del Mar and San Dieguito school districts.

Based on a projected buildout of 685 single-family dwelling units, Del Mar Mesa is expected to generate approximately 320 elementary school students, 77 junior high school students, and 152 high school students.

**TABLE 6
PROJECTED STUDENT GENERATION**

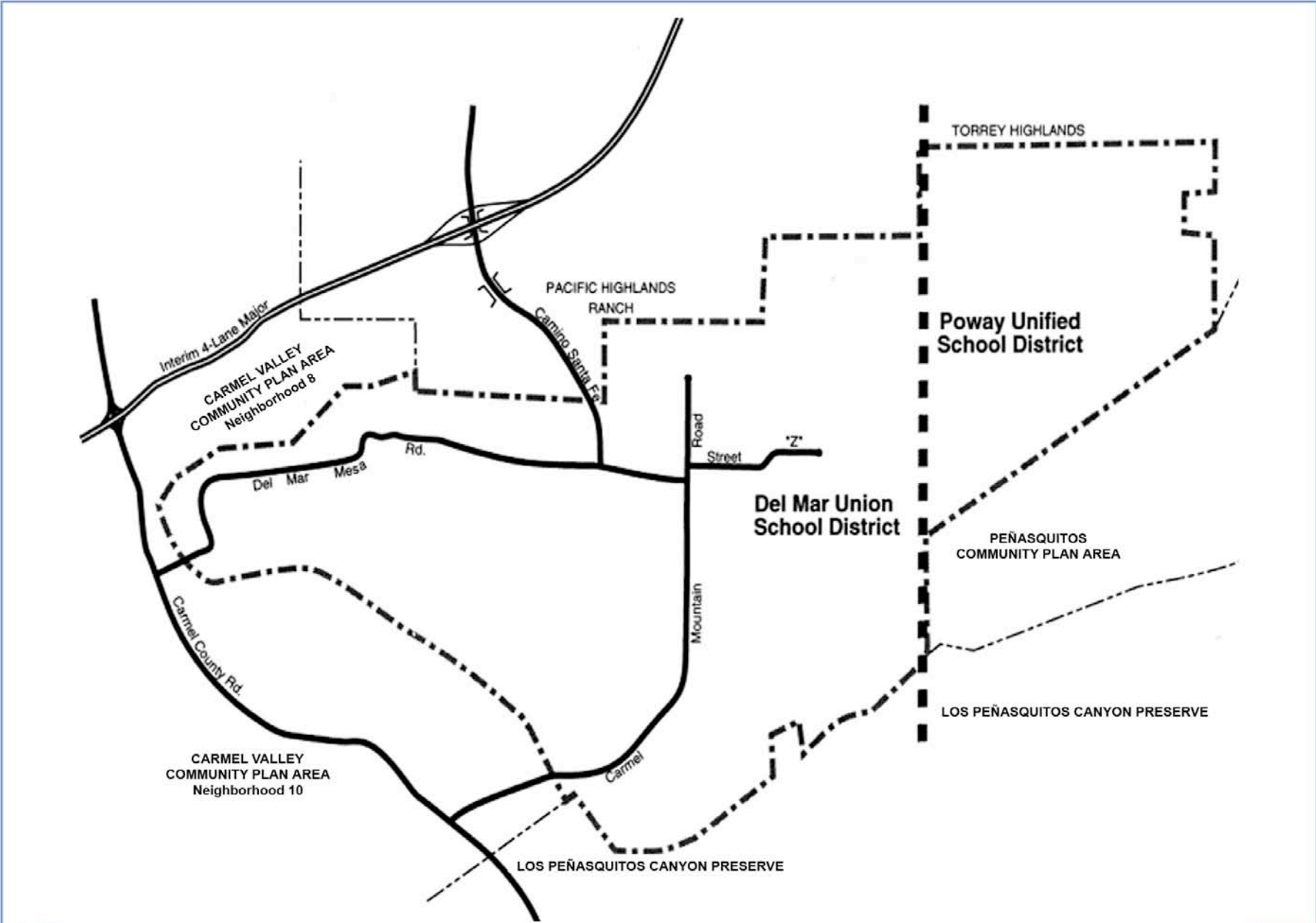
District	Elementary	Junior High	High School
Del Mar Union ¹	312	—	—
Poway Unified ²	8	4	6
San Dieguito Union ³	—	73	146

1. Based on an elementary student generation rate of 0.471 students per dwelling unit.
2. Based on elementary, junior and senior high school student generation rates of 0.34, 0.18 and 0.26 students per dwelling unit respectively.
3. Based on junior and senior high school student generation rates of 0.11 and 0.22 students per dwelling unit respectively.

a. Elementary Schools

In accordance with DMUSD standards, residential development within the Del Mar Mesa area will result in the need for a new elementary school when 300 students are projected to be un-housed in the succeeding school year. As projected development in the Del Mar Mesa area is anticipated to generate over 300 elementary students within the service area of the DMUSD, an elementary school site is designated on **Figure 5**. This site falls within areas 44 and 59 on **Figure 30**. Ownership area number 70 is identified as an alternative location for a joint school/park site.

Until sufficient students have been generated from this and adjacent areas, and sufficient mitigation payments, special taxes, or other funds are collected to fund the property acquisition and development, the identified school park



Elementary School District Boundaries
Del Mar Mesa Specific Plan

8
FIGURE

site property shall retain development rights consistent with similarly zoned parcels in the Plan, or one dwelling unit per 2.5 gross acres, except in cases where the density is further defined in the Plan. If, prior to acquisition by the DMUSD and/or City of San Diego, the property owner makes application for a subdivision of land or other discretionary action, the City and the DMUSD shall have the opportunity to negotiate purchase of the identified property. If the DMUSD and/or City of San Diego is unsuccessful in securing the school/park site, a similar process shall apply to the alternative location. Dwelling units assigned to parcels identified as the primary or alternative locations for a joint school/park site may be transferred by use of a PDP to other parcels in the NCFUA owned by the same entity.

Developed in conjunction with a neighborhood park, a joint school/park facility will occupy a minimum of thirteen flat net usable acres, with five acres used exclusively for the school, five acres of joint-use playing fields and three acres operated separately by the City. Until sufficient students have been generated from this and adjacent areas, and sufficient mitigation payments, special taxes, or other funds are collected to fund the property acquisition and development, elementary students within the DMUSD service area will attend existing schools within DMUSD. The school facilities financing plans include provisions for the funding of temporary facilities to accommodate additional students prior to the construction of new permanent facilities.

The threshold for construction of a new elementary school within the PUSD is not met by anticipated development in the Del Mar Mesa area. Elementary students residing within the PUSD service area will attend Deer Canyon Elementary School in Rancho Peñasquitos.

Elementary school financing is addressed in Section VI. G. of this Plan.

b. Junior and Senior High Schools

The thresholds for new junior and senior high schools are not met by anticipated development in Del Mar Mesa. However, the cumulative impacts of projected development within the region will necessitate construction of a new junior and/or senior high school at a future date. Until additional facilities are constructed, most students residing in the plan area will attend Carmel Valley Middle School in Carmel Valley and Torrey Pines High School in Carmel Valley. Students residing within the boundaries of the PUSD will attend Mesa Verde Middle School in Torrey Highlands and Mount Carmel High School in Rancho Peñasquitos.

Junior and senior high school financing is addressed in Section IV. G. of this Plan.

2. Parks

The projected population of Del Mar Mesa will not, according to General Plan standards, require the construction of a complete ten-acre neighborhood park. However, the population will generate demand for recreational facilities. Therefore, a site of sufficient size to accommodate a joint facility combining a neighborhood park and an elementary school site has been identified. The facility will occupy a total of 13 acres, with five acres used exclusively for the school, five acres of playing fields used jointly and three acres operated separately by the City. Should the DMUSD determine that an elementary school site within the plan area is not feasible, a neighborhood park of at least four acres will be required.

In addition to providing for the neighborhood park, developers within Del Mar Mesa will be required to pay an impact fee for partial development of a community park. The community park for the residents of Del Mar Mesa will be located in the community of Pacific Highlands Ranch and is depicted in the Pacific Highlands Ranch Subarea Plan adjacent to the village, civic and transit center uses.

3. Library

The projected population of Del Mar Mesa alone is not sufficient to require a new library. A library is required to serve the developments in the communities of Black Mountain Ranch, Pacific Highlands Ranch, Torrey Highlands and Del Mar Mesa, and is to be located in Pacific Highlands Ranch. Until the Pacific Highlands Branch Library is built, residents of Del Mar Mesa would likely use the Carmel Valley branch library in Neighborhood 9. Developers of Del Mar Mesa are required to pay an impact fee for their fair share of construction of a branch library in Pacific Highlands Ranch.

4. Police

Police protection will be provided by the Northern Division of the San Diego Police Department. The nearest station is located in University City and a new station is planned in Carmel Valley. There is also a storefront site reserved at Black Mountain Ranch should it become needed at a future time.

5. Fire

Fire protection will be provided by the San Diego Fire Department. The nearest fire stations are in Mira Mesa and Carmel Valley Neighborhood 7. Construction of two fire stations, the one in Black Mountain Ranch and one in Pacific Highlands Ranch, is planned for surrounding communities. Developers of Del Mar Mesa will be required to pay an impact fee to partially fund construction of these fire stations. Until the new stations are built, Del Mar Mesa will be serviced by existing fire stations. In addition, all new development will be reviewed by the

Fire Department for fire safety standards, as the community will contain flammable vegetation posing a moderate to high fire risk to future residents.

6. Solid Waste

Solid waste that would be generated by residents of Del Mar Mesa will be directed to the City's existing sanitary landfills. The City is currently examining alternative landfill sites to expand capacity.

7. Power

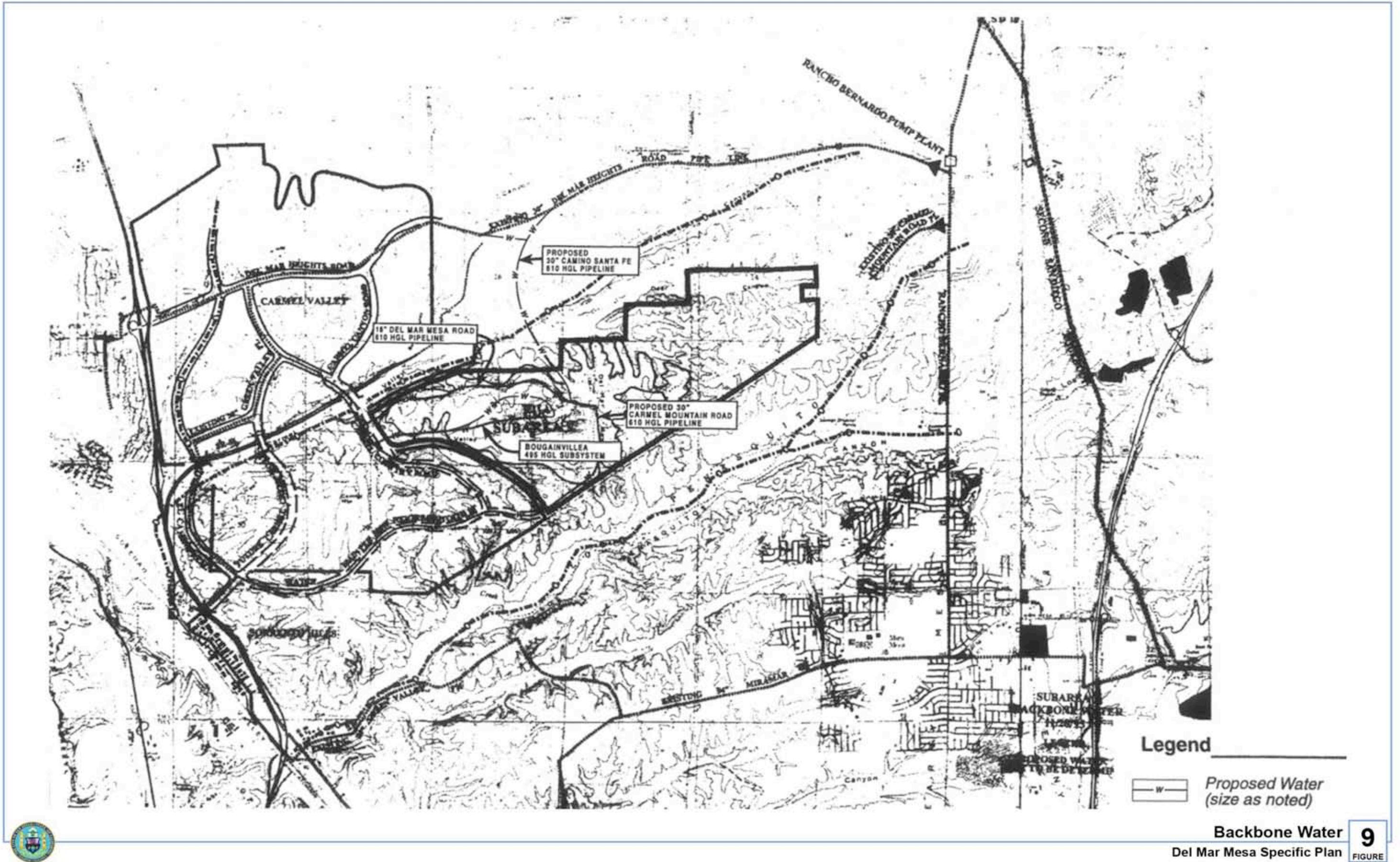
Power lines and service will be provided by San Diego Gas and Electric (SDG&E). Major power lines will run underground along Carmel Mountain Road.

8. Water

Water service within Del Mar Mesa will be provided by the City of San Diego Water Department. Currently, existing water facilities in the area have inadequate capacity to serve new development. Existing water transmission facilities in the area include the Del Mar Heights Pipeline to the north, the Rancho Bernardo Pipeline to the east and the Green Valley Pipeline to the west (see **Figure 9**). The only new transmission facility proposed at this time is the Carmel Mountain Road Pipeline. The new transmission facilities proposed at this time are the 30-inch Carmel Mountain Road Pipeline and the 16-inch Del Mar Mesa Road Distribution Main, both of which will traverse Del Mar Mesa in their respective rights-of-way and appropriate easements.

The Miramar 712/North City 610 Water Study will identify needed water transmission and storage facilities to provide adequate capacity to the undeveloped portions of Carmel Valley: Torrey Hills, Del Mar Mesa, Pacific Highlands Ranch, Torrey Highlands, Black Mountain Ranch and Subarea II.

Applicants for tentative maps will be required to provide water studies showing the proposed water distribution system necessary to serve their developments prior to the approval of final maps. Applicants may request the City to process a water reimbursement agreement(s) to recover the cost of facilities including the study in excess of their pro rata share. The proposed water system shall be designed and constructed to the Water Department's standards. Public facilities, such as park and school sites, must be served by public water and sewer facilities.



Legend
—w— Proposed Water
(size as noted)

Backbone Water
Del Mar Mesa Specific Plan **9**
FIGURE



9. Sewer

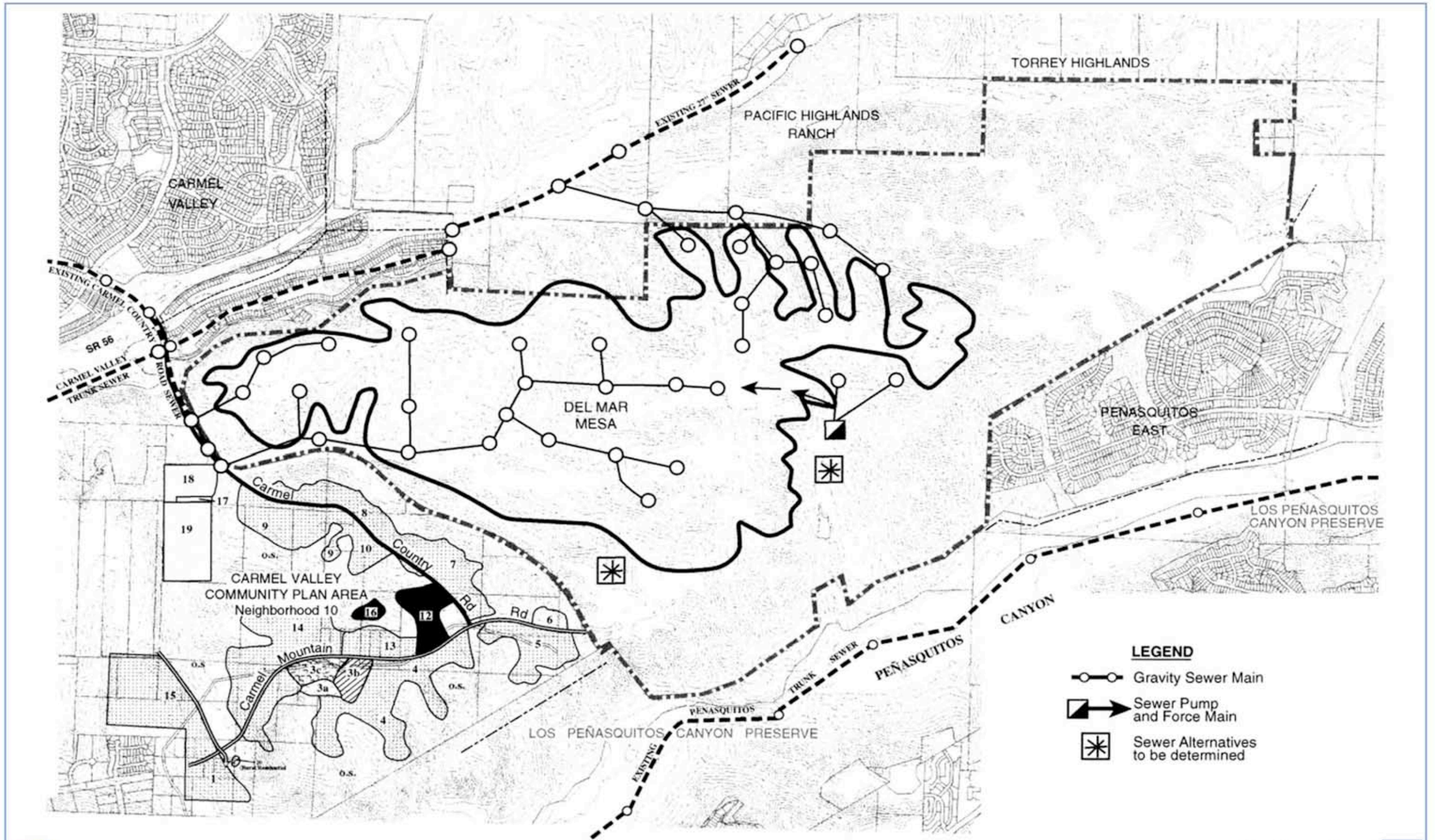
Sewer service will be provided by the City of San Diego Metropolitan Wastewater department. Existing sewer facilities in the vicinity of Del Mar Mesa include the Carmel Valley Trunk Sewer to the north and the Peñasquitos Trunk Sewer to the south (see **Figure 10**). All flows generated from Del Mar Mesa will flow into one of these trunk sewers which flow into the Metropolitan Sewerage System. The existing Carmel Valley Trunk Sewer System does not have the capacity to serve the proposed development in accordance with the Plan.

The Carmel Valley Trunk Sewer construction is to be funded through a Facilities Benefit Assessment. All projects that discharge to this trunk sewer will be charged with that assessment upon pulling building permits. The cost per dwelling unit will be determined with the completion of the Carmel Valley Trunk Sewer Master Plan. The developer will provide a letter of commitment to participate in the Facilities Benefit Assessment District. Additionally, a participation agreement will be entered into for all developments that construct the Carmel Valley Trunk Sewer facilities which exceed their fair share.

Applicants for tentative maps will be required to provide sewer studies showing the proposed sewer system necessary to serve their developments and the drainage basins in which they lay prior to the approval of final maps. Applicants may request the City to process sewer reimbursement agreement(s) to recover the cost of facilities including the sewer study in excess of their pro rata share. All public sewer facilities shall be designed and constructed to the Water Utilities Department's standards. If proposed facilities do not meet the required standards, then such facilities shall be private and constructed to the requirements of the Uniform Building and Plumbing Code. No private mains will be permitted in public streets. The cost of operating and maintaining non-regional public sewer pump stations that serve a single development will be borne by the appropriate homeowners' association or other private entity. Each newly-developed lot will be served with a sewer lateral, if possible. Exemptions may be approved by the senior civil engineer of the wastewater section. All septic systems must be approved and permitted by the County of San Diego Department of Health Services. Adjacent developments shall minimize the number of penetrations into the MHPA by coordinating sewer facilities, access roads, other utilities and trial locations. This coordination may require modifications to street alignments and project grading.

10. Drainage

Existing drainage facilities adjacent to the plan area consist of the Carmel Valley Restoration and Enhancement Plan (CVREP) within the SR-56 corridor. These include a detention basin at the east end of Palacio Del Mar and a detention basin on the west side of Carmel Country Road at the Shaw Valley junction. The major drainage courses for the plan area are divided into three categories: first,



LEGEND

- Gravity Sewer Main
- ▣→ Sewer Pump and Force Main
- ▣* Sewer Alternatives to be determined



Backbone Sewer **10**
Del Mar Mesa Specific Plan **FIGURE**

is the area north of Del Mar Mesa Road which drains down the canyon into the existing Carmel Valley and Deer Canyons; second, is a smaller drainage in the southeast corner of the plan area which drains to Peñasquitos Canyon south of Del Mar Mesa; and lastly, is the drainage characterized by those properties which drain to the west within the Shaw Valley.

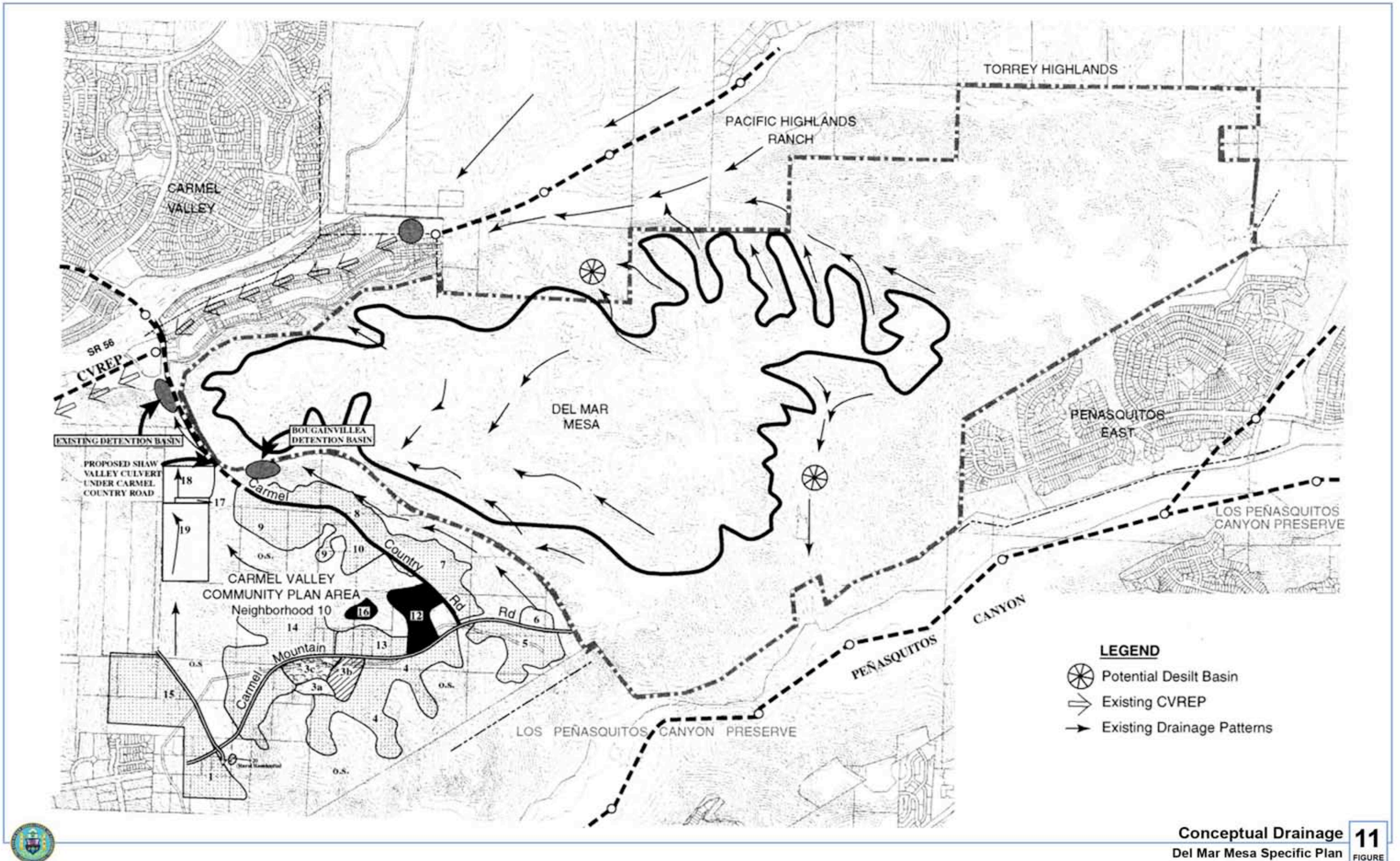
The backbone drainage system for Del Mar Mesa will consist largely of overland flows in the existing natural drainage courses (see **Figure 11**). This is due to the very low-density rural and estate lot character of the subdivision proposed within Del Mar Mesa. It is anticipated that subdivisions would be designed with no net diversion of drainage from one of the major basins to another. In addition, there would be potential internal lakes and water features within the golf course which would additionally function as detention basins, desilting basins and water quality basins.

Portions of the community fall within the Coastal Zone boundaries, and as such, proposed drainage solutions would need to meet the criteria identified by the Coastal Commission to prevent siltation and increased run-off from impacting the Peñasquitos Lagoon.

In compliance with the Clean Water Act, “best management practices” (BMPs) may be required to control pollutants and sediment from entering storm water run-off for the specific plan area. This includes source control BMPs that require landscaping of all manufactured slopes and street right-of-way to prevent erosion and by incorporation of a grading/drainage concept which directs water away from easily erodible areas and into a drainage system designed to safely handle the storm water run-off. Additionally, desilting/water quality basins will be provided at strategic locations within the plan area as shown on **Figure 11**.

Other applicable BMPs which may be implemented on a citywide basis in conjunction with the City’s Municipal National Pollutant Discharge Elimination System permit and the State Regional Water Quality Control Board shall be incorporated into the tentative maps and final plans. The Planning and Development Review Department shall verify that the mitigation measures regarding storm water and drainage management and mitigation of urban run-off flows are conditions for the approval of all subsequent tentative maps within the plan area.

Prior to, or concurrent with recordation of the first final subdivision map within Del Mar Mesa, a Master Drainage Plan shall be prepared and adopted. This plan shall address sizing and siting of facilities required to mitigate potential impacts to downstream facilities from increases in run-off and erosion, as a result of this specific plan. This Master Drainage Plan shall be comprehensive, covering the entire Del Mar Mesa to the satisfaction of the City Engineer, and shall meet the special requirements for Coastal Zone conformance.



Conceptual Drainage
Del Mar Mesa Specific Plan **11**
FIGURE