

PUBLIC FACILITIES AND SERVICES

SCHOOLS

The Rancho Encantada Precise Plan area is located in the Poway Unified School District. An elementary school site is planned in the Sycamore Estates portion of the Precise Plan area to accommodate on-site students, as well as additional students from surrounding areas. The elementary school is anticipated to be approximately ten to twelve net acres in size. The elementary school will be accessed via a local interior roadway and will have landscape buffering as described in **Section 5, Design Element, Landscape Guidelines**. At the time of Precise Plan approval, Valley Elementary School, Meadowbrook Middle School, and Poway High School serve the Precise Plan area.

NEIGHBORHOOD PARKS

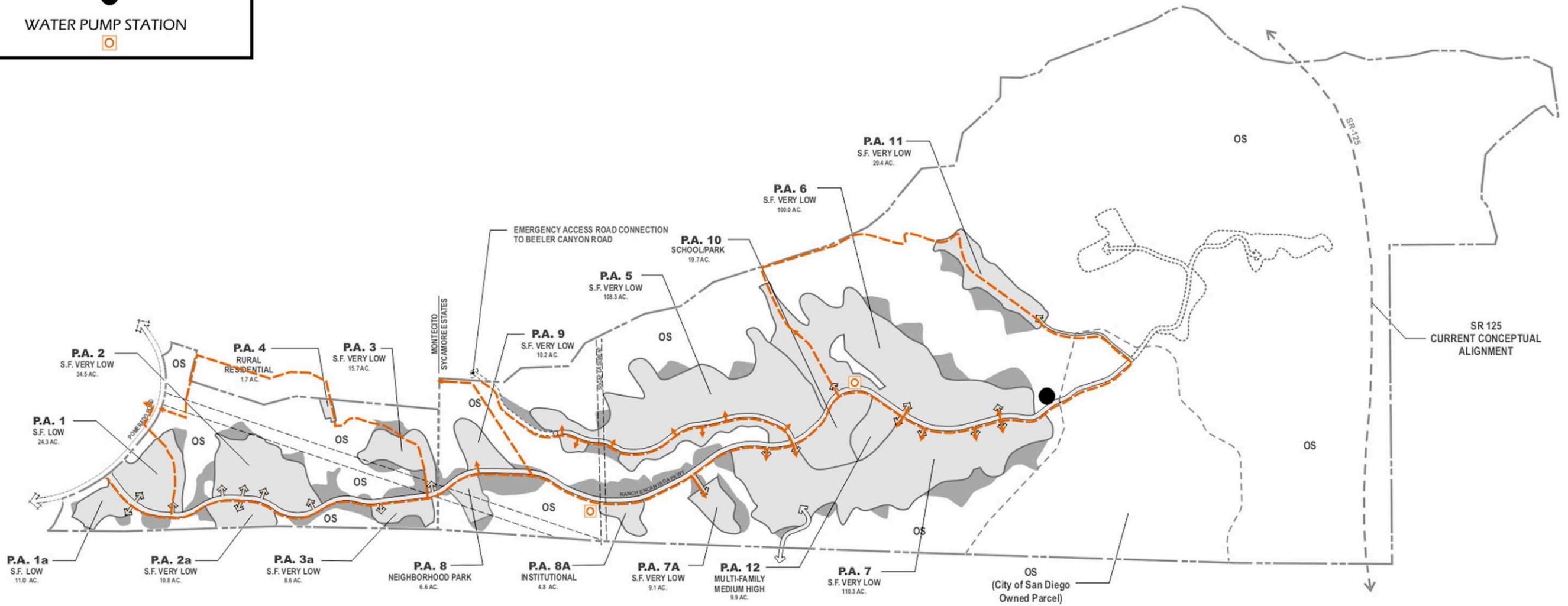
Two public parks are planned within the Sycamore Estates portion of the Precise Plan. One is adjacent to the school site in Planning Area 10 and is anticipated to have approximately 4.0 net usable acres. The size of the park site is reduced from the population-based 8.0-acre park requirement due to its location adjacent to the school. If the school site is not built, the development of a park with a minimum of 8.0 useable acres would be required in Planning Area 10. The second park site will be located in Planning Area 8 and will include 6.6 acres. The Planning Area 8 neighborhood park site is above the population-based park requirement. Neighborhood parks are designed to serve the local park needs of the surrounding population. The Rancho Encantada Precise Plan parks have been prepared in accordance with this concept in that the parks are centrally located, accessible via bicycles and pedestrians (see **Section 4, Circulation Element**), and is planned to include both active and passive uses.

Active uses in the neighborhood parks may include, but not be limited to athletic playing fields, hard or soft surface sport courts, tot lots, etc. Passive uses may include, but not be limited to picnic areas, benches, barbeques, etc. Selection of facilities for the parks will be determined at a later stage of the planning process in consultation with the City of San Diego Parks and Recreation Department staff. Parking will be provided for the park either on-site or through a shared parking agreement with the adjacent elementary school.

Numerous park facilities surround the Precise Plan area. The nearest off-site park facilities are located west of the Precise Plan within the communities of Scripps Miramar Ranch and Miramar Ranch North, and north of the Precise Plan in the city of Poway. The nearest public park is Cypress Canyon Park located in the community of Scripps Miramar Ranch, just west of Pomerado Road, south of the Precise Plan. Other public parks in the vicinity include Jerabek Park and Lake View Park in Scripps Miramar Ranch, and Poway Sportspark and Poway Community Park in the city of Poway.

LEGEND

 WATER LINES
 WATER RESERVOIR
 WATER PUMP STATION



REGIONAL PARK

Approximately 1,150 acres of the Precise Plan's natural open space area are designated as the Mission Trails North Regional Park. The regional park is planned in the eastern portion of Sycamore Estates and will connect with the existing Gooden Ranch and Sycamore Canyon County Open Space Preserve. Trails within the on-site regional park will serve as a critical link to the county's regional trail system. The park is located within the City's MHPA and is expected to be dedicated to the City for ownership. Uses in the regional park are anticipated to be passive, consisting of opportunities for hiking, picnicking, and nature observing.

POLICE AND FIRE PROTECTION SERVICES

Police protection to the area will be provided by the City's Northeastern Command. The area falls in Beat 241 in the Scripps Mesa Service Area. Storefronts that can service the area are Carmel Mountain Ranch located at 12125 Alta Carmel Court #350, Mira Mesa located at 9225 Mira Mesa Blvd., #103, Rancho Bernardo located at 17110 Bernardo Center Drive, and Diamond Gateway located at 10175 Rancho Carmel.

The San Diego Fire Department will serve the Precise Plan area. There is a joint service agreement between the City of San Diego and the city of Poway for fire service. Primary fire service to this site is provided by Fire Station No. 37 located at 10760 Scripps Lake Drive. The City also provides automatic aid agreements with other fire departments in the area such as the San Diego, Engine Company 42 located at 12110 World Trade Drive, Truck Company 40 and Battalion 40 located at 13393 Salmon River Road.

LIBRARY SERVICES

The nearest library service in the City of San Diego is at the Scripps Ranch Branch Library located at 10301 Scripps Lake Drive. Other libraries in the City that would service the site are the Carmel Mountain Ranch Branch Library located at 12095 World Trade Drive that is northwest of the development, and the Mira Mesa and Rancho Peñasquitos Branch Libraries that are located on the western side of I-15. Another library located near the Precise Plan area is in the city of Poway and is located at 13137 Poway Road.

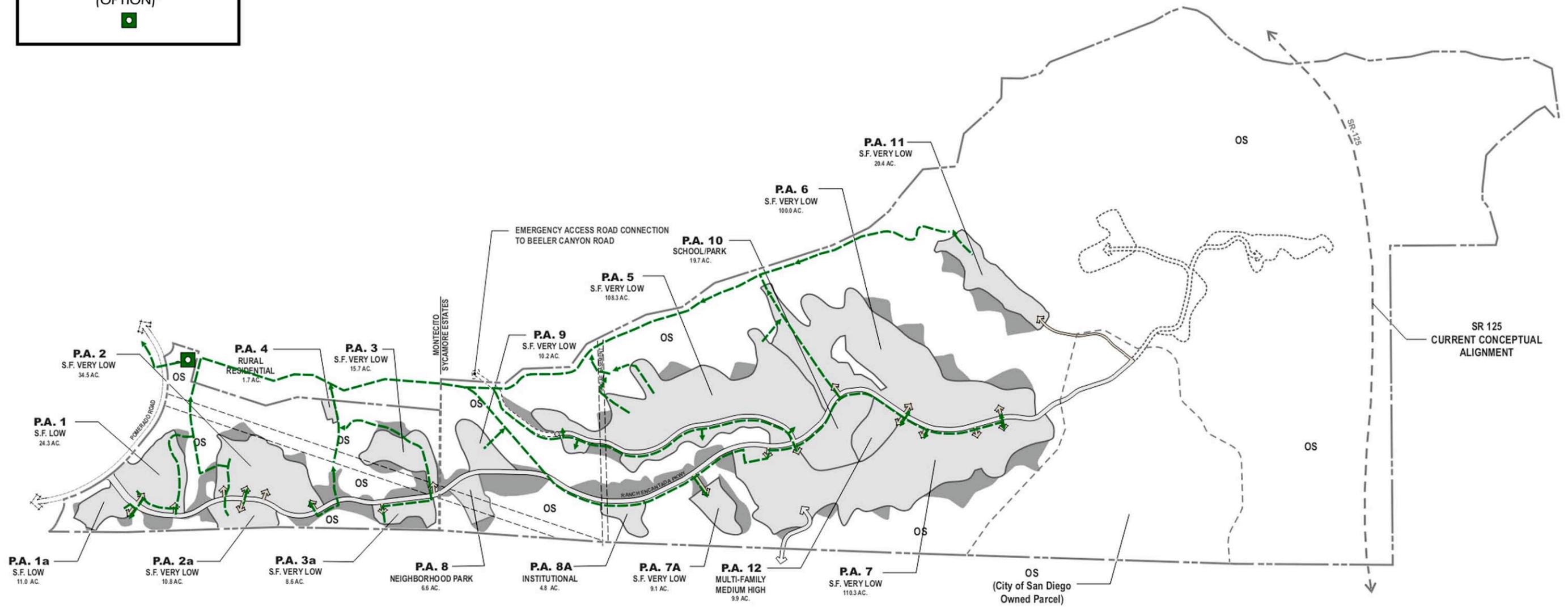
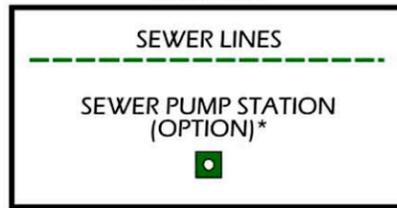
UTILITIES

The Montecito and Sycamore Estates projects shall grant each other necessary construction access and water, sewer, drainage, utility and road easements to accommodate construction of the subject infrastructure systems. All utilities should be designed to avoid or minimize intrusion into the MHPA.

Water Service

The Rancho Encantada Precise Plan area will be supplied with water by the City of San Diego. The Precise Plan area is located adjacent to the City's Scripps-Miramar Ranch

LEGEND



* Note: The Sewer Pump Station is optional and will be implemented if off-site gravity sewer improvements are found to be infeasible.



Water Service Area. Several water mains located near the Precise Plan area will convey potable water to the neighborhood. Domestic water service is to be supplied from the City's adjacent water service area, through a connection to a twelve-inch pipeline near the intersection of Spring Canyon Road and Pomerado Road. This supply pipeline is part of the City's 1020 Zone service system. A secondary connection may be required from the 870 Zone. This point of connection is proposed to be located near the intersection of Pomerado Road and Legacy Road.

The on-site water system will consist of a network of pipelines, connecting pumping stations and a water storage reservoir. The pumping stations will boost flow to the different water service pressure zones located within the Precise Plan area. The water storage reservoir will be located within the 1150 zone and supply water demands for the 870, 1020 and 1150 zones, by gravity. The water storage reservoir will also provide fire flow storage capacity, in accordance with the City's design standards. The 1250 zone will be supplied domestic water and fire flow, via a "closed-system" operation pump station. The existing buildings located on the sycamore estates sub-project site will be serviced by its existing water system until the site is phased out.

Domestic water pipelines located within the Precise Plan area will consist of twelve-inch, ten-inch and eight-inch diameter lines. The pressure and flow requirements will allow the majority of pipelines to be sized at the City's minimum, eight inches. Exact sizes are determined during the tentative map stage of Precise Plan implementation.

Within the Precise Plan area, most water lines will be located in Rancho Encantada Parkway and in other local residential roadways. Some water lines will be required through areas designated as open space, but open space disturbance will be avoided whenever possible. An easement will be reserved over water lines located in open space. The approximate location of waterlines are shown on **Figure 7, Conceptual Water Plan**.

Sewer Service

The Metropolitan Sewer System (METRO), which is owned by the City of San Diego, will provide sanitary sewer service to the Precise Plan area. As part of the tributary to this system, there is an existing eight-inch sewer line in Pomerado Road, west of the Precise Plan area. Further north in the vicinity of Scripps Poway Parkway this eight-inch main connects to an existing 15-inch main, which changes to 18-inches and continues north in Pomerado Road. These three sections of main (Scripps Miramar Sewer Mains) are within the city of Poway. Ultimately this system turns westward and continues along Poway Road. On February 2, 1981, the City of San Diego and the city of Poway entered into an agreement known as the "*Pomerado Relief Trunk Sewer Agreement of 1980 between the City of San Diego and the Pomerado County Water District*" regarding the Scripps Miramar Ranch sewer line. In 1989, a second amendment to that agreement was approved which addresses sewage originating in the City of San Diego discharging through sewer mains in the city of Poway and traveling back into the City of San Diego to the METRO system. Under Section 6 of this agreement, it was acknowledged that the "Beeler Canyon" area would be developed in the future and that its sewer would be incorporated into the Scripps Miramar Ranch sewer. In this agreement, sewage would originate in the City of San Diego, discharge through sewer mains in the city

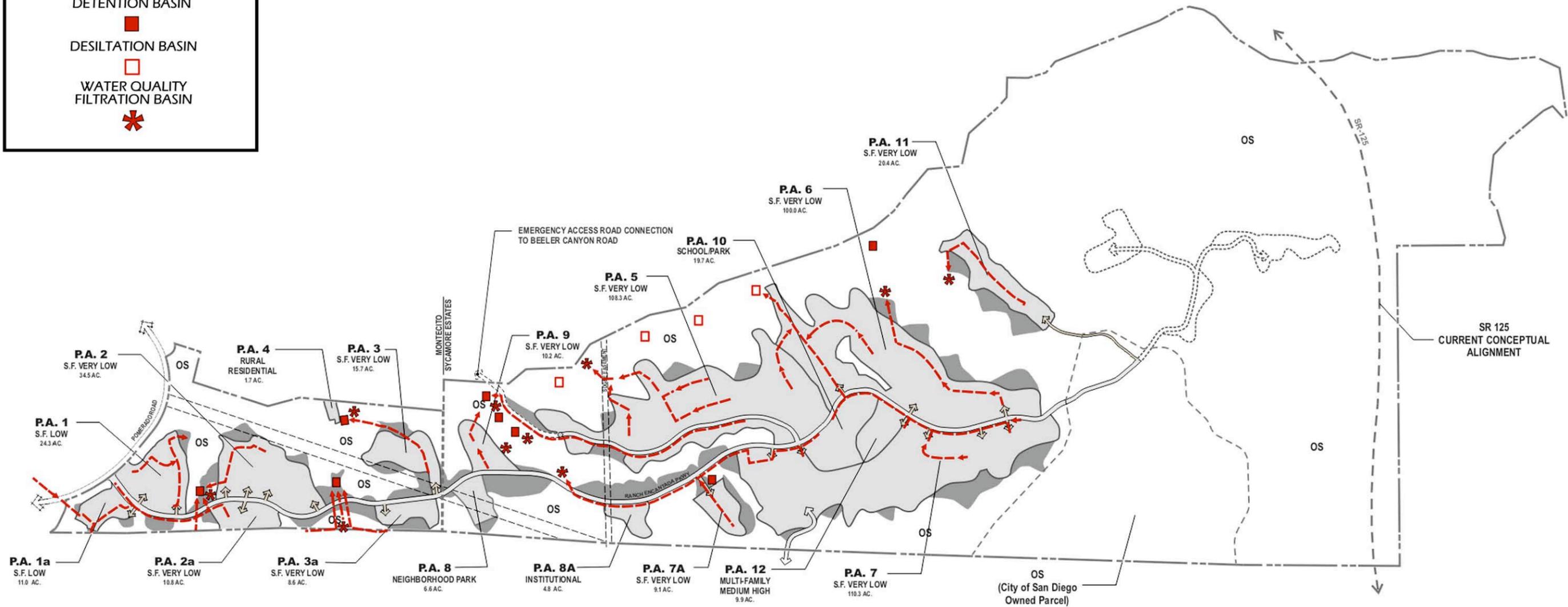
LEGEND

STORM DRAINS

 DETENTION BASIN

 DESILTATION BASIN

 WATER QUALITY FILTRATION BASIN

of Poway and then back into the City of San Diego. The Scripps Miramar Ranch sewer mains, described initially above, connect to trunk sewers downstream in Old Knoll Road and Poway Road in the city of Poway, before returning to the City of San Diego. Sewage generated by the Rancho Encantada Precise Plan area would flow through the existing and proposed lines to lift stations, and would eventually reach the North City Water Reclamation Treatment Plant. The existing buildings located on the Sycamore Estates sub-project site will be serviced by the existing sewer system until the site is phased out.

Within the Precise Plan area, most sewer lines will be located in local residential streets. Sewer lines connecting development areas also may be required in areas designated as open space. Where sewer lines cross open space, access to sewer manholes will require a 20-foot easement and a 15-foot-wide all-weather maintenance road. Additional easement width may be required for multiple utilities that are located in the same easement. Easements also may extend to the southerly property boundary to provide a connection point for future development that may occur in MCAS Miramar. The collection of on-site sewers will largely be achieved by an additional sewer main in Beeler Canyon Road, in the City of San Diego. The sewer in Beeler Canyon Road will be a gravity sewer until the westerly end of Beeler Canyon Road. At that point, a sewer alignment along Pomerado or Creek Road will be designed to provide gravity service to the Pomerado Road sewer main. If the gravity system is determined to be infeasible, then a public pump station will be built adjacent to Beeler Canyon and across from Pomerado Road. The pump station is required to be public because the on-site public school and public park sites are not permitted to be serviced by privately-owned pump stations. The existing eight-inch sewer main in Pomerado Road will need to be extended southward approximately 1,200 feet to intercept the lifted flow. It is also likely that the existing eight-inch main will need to be upsized to handle the increased flow from the Precise Plan area. The approximate location and sizing of on-site wastewater collection lines are shown on **Figure 8, Conceptual Sewer Plan**. Exact sizes will be determined during the Tentative Map stage of Precise Plan implementation.

Drainage

Storm drain runoff will be collected in standard inlet facilities and conveyed by pipes principally located in streets and generally paralleling the sewer system. The development of natural areas often causes an increase in the amount of runoff as a direct result of creating impervious surfaces. Impervious surfaces include paved streets, patios, driveways, and foundations for structures. Drainage patterns will conform with the drainage patterns that occur on the site under its undeveloped condition, although some diversions from the natural drainage basins may occur to minimize urban runoff into the MHPA that will require the City Engineer's approval. As shown on **Figure 9, Conceptual Drainage Plan**, most storm drains will be installed in the various local street rights-of-way to handle the anticipated runoff from development areas. Storm drain inlets and outlets may be extended into open space to collect or deposit runoff in natural swales, and storm drains connecting development areas also may extend across open space areas.

Detention basins, desilting basins, and associated drainage facilities such as pipelines are permitted uses in all areas designated as residential or open space and will be privately owned and maintained unless located in public streets. The exact location(s) of necessary

detention basins or temporary desilting basins, if required to be constructed, will be determined at the final subdivision map planning stage of Precise Plan development. The final map applicant shall provide access to all required basins subject to approval of the City Engineer. If possible, required desilting basins should be located at drainage confluence points to intercept storm water runoff from graded areas during construction. Dissipaters may be used as needed at discharge points to control downstream erosion.

Gas and Electric Service

Gas and electric service within the Rancho Encantada Precise Plan area will be provided by SDG&E. New local gas and electric distribution lines will be installed underground.

A 200-foot-wide SDG&E utility easement exists in an east/west alignment through the Precise Plan area. The utility easement contains one circuit of 138-kV and one circuit of 230-kV of overhead electrical transmission lines. Various other smaller easements also cross the site. Any elevation changes within the easements resulting from Precise Plan-related grading operations must be approved by the City of San Diego.

Area Coordination of Public Facilities

Rancho Encantada is surrounded to the north and to the west by existing and planned development. The integration of Rancho Encantada to the neighboring public facilities requires coordination with the surrounding development areas. Builders that are a part of the development of this Precise Plan will cooperate in the construction of such public facilities as sewer, water, drainage, gas and electric. Easements will be specified for construction of these public facilities. The Montecito and Sycamore Estate projects shall grant each other necessary construction access and water, sewer, drainage, utility and road easements to accommodate construction of the infrastructure systems.