

COMMUNITY FACILITIES ELEMENT

BACKGROUND AND ISSUES

Community facilities within the Torrey Pines community planning area include park and recreation facilities, libraries, schools, water and sewer facilities, and police and fire protection. Issues associated with community facilities include lack of usable active park area, public utility and facility projects that traverse and impact Los Peñasquitos Lagoon and other sensitive environmental areas, and visual impacts associated with above ground power transmission lines.

Park and Recreation

The General Plan, Recreational Element, establishes population-based park, open space, resource/regional park, and other park requirements within the City. Population-based park requirements are based on 2.40 usable acres per 1,000 population. The Torrey Pines Community Plan identifies a potential buildout population of 7,000. This buildout population will require 16.80 usable acres. The existing Crest Canyon Neighborhood Park is ten acres in size total but only 1.5 more or less is usable. The Torrey Pines community planning area is short 15.30 acres of usable park property.

The possible joint use of the Del Mar Hills and Del Mar Heights Elementary Schools should be investigated. The acquisition of either school, should they be declared surplus, shall be initiated under existing state codes.

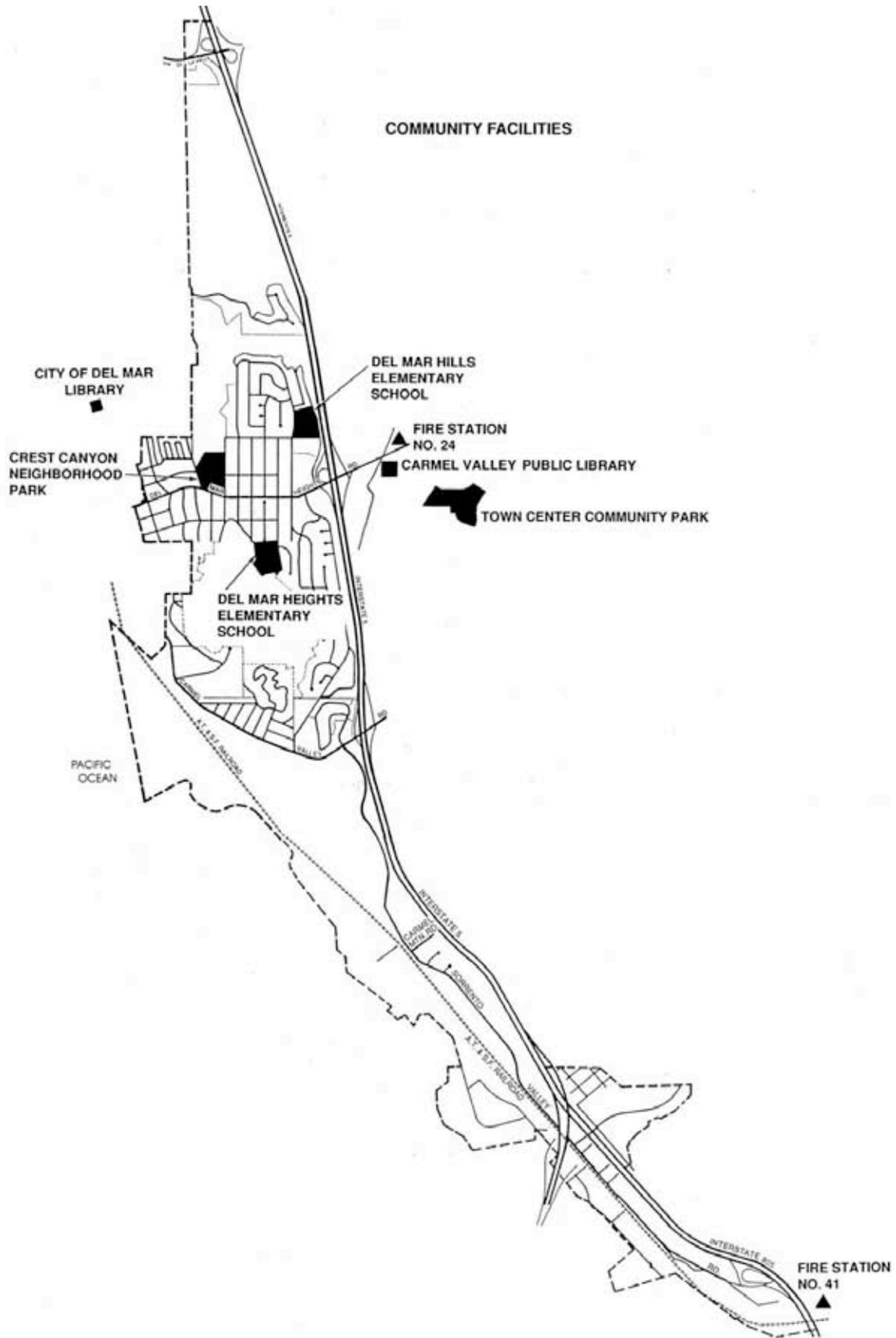
Library

Residents of the Torrey Pines community planning area are currently provided with library service both through the Carmel Valley and the City of Del Mar Library. The new 13,000-square-foot library facility in Carmel Valley includes a community meeting room and a myriad of informational and multimedia resources. The Carmel Valley Branch Library is located east of I-5, southwest of the intersection of Carmel Country Road and Townsgate Drive within the Carmel Valley community planning area (see **Figure 16**).

Schools

Elementary Schools

Elementary school students attend Del Mar Heights School and Del Mar Hills School (see **Figure 10**), both located in the City of San Diego, west of I-5. Both schools serve K-6 grade students from throughout the Del Mar Union School District. Students are bused to these schools based on the criteria of avoiding heavily traveled streets and roads and excessive walking distance. Bus routes are designed so that students who live south of Del Mar Heights



Community Facilities Map
Torrey Pines Community Plan

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 FIGURE

Road and attend Del Mar Hills School (located north of Del Mar Heights Road) and students who live north of Del Mar Heights Road and attend Del Mar Heights School (located south of Del Mar Heights Road) are bused across this busy street. The new Carmel Del Mar School in the Carmel Valley portion of the school district opened in 1992.

In May 1994, the Board of Trustees of the Del Mar Union School District established school attendance boundaries. Del Mar Heights and Del Mar Hills share a contiguous boundary and children may attend either school depending upon the class size at the time the students enroll. Carmel Del Mar School, east of the planning area, has a separate attendance boundary for its students.

The Del Mar Shores School, located in the City of Del Mar, is still owned by the Del Mar Union School District, however, this facility was closed following passage of Proposition 13 and declining enrollment. The district operates a before and after school child care program on a portion of this campus, and other portions are leased to a private preschool and a school for children with special needs. In addition, the school district's administrative offices, warehousing facility, and staff infant care program are located at this campus.

High Schools

The community of Torrey Pines is served by the Torrey Pines High School for grades nine to 12 and Earl Warren Junior High School in Solana Beach for grades seven and eight. In addition, the San Dieguito Union High School District is currently negotiating with several owners of property in the Carmel Valley area to acquire land for purposes of constructing a junior high school.

The San Dieguito Union High School District has employed a variety of funding mechanisms to finance the construction of school facilities. In the Carmel Valley area, the San Dieguito Union High School District has joined with a number of other agencies in cooperation with the City of San Diego in a North City West Joint Powers Agency (JPA) for School Facilities Financing. This JPA utilizes a fee and a Mello Roos to support the construction of school facilities. The district anticipates continued cooperation from developers and other agencies to ensure that adequate facilities are planned and constructed in anticipation of student population.

Fire Protection/Paramedic Service

The Torrey Pines community planning area is served by two fire stations. Fire Station No. 41, located at Carroll Canyon and Scranton Road, has one engine and one truck company with a crew of eight personnel. Fire Station No. 24 is located at Del Mar Heights Road and Hartfield Avenue.

Paramedic services are provided to the Torrey Pines community planning area through County Service Area 17. This paramedic service is funded by property taxes collected from the Torrey Pines community.

Police

Police service is provided to the Torrey Pines community planning area by the Northern Substation located on Eastgate Mall in the University community. Police service will also be provided by the proposed Northwestern Substation to be constructed in the Carmel Valley community.

Water

A majority of the Torrey Pines community is served with potable water via the 30-inch Del Mar Heights Pipeline, the 24-inch Soledad Valley Pipeline and through the 16-inch/24-inch pipelines in Carmel Valley Road which is supplied by the 54-inch Miramar Pipeline reduced 712 Pressure Zone. A small portion on the north side of the community is served by the 20-inch pipeline that runs from the east and west directions along Via de la Valle in the 284 feet Hydraulic Grade Line (HGL) Rancho Santa Fe Pressure Zone. Pressure Zones within the community north of Carmel Valley Road are the 610 feet HGL North City West, 330 feet HGL Carmel Valley, 328 feet HGL Del Mar Terrace, 378 feet HGL Mar Villa, 420 feet HGL Arroyo Sorrento, 196 feet HGL Lower Del Mar Terrace and 435 feet HGL Del Mar Hills. Pressure zones within the community south of Carmel Valley Road are also the 610 feet HGL North City West, 330 feet HGL Torrey Pines, 420 feet HGL Arroyo Sorrento and 196 feet HGL Lower Del Mar Terrace.

South of Carmel Valley Road is a portion of the 30-inch Green Valley Pipeline which is in various stages of development. This pipeline is the main source of water for the 610, 470, and 330 feet HGL pressure zones serving the Sorrento Valley Road industrial area. The Green Valley Pipeline is a main hub for the water supply to this community and the adjacent communities. This pipeline runs in the north and south directions, which ties into the existing 30-inch Del Mar Heights Pipeline and the existing 54-inch Miramar Pipeline respectively.

Sewer

Sewer facilities serving the Torrey Pines community are considered adequate. Improvements in the sewer transmission network are planned or under construction along Carmel Valley Road, Sorrento Valley Boulevard and Sorrento Valley Road.

Existing major sewer facilities that run within the community include 12-inch/18-inch Del Mar Heights Trunk Sewer, 12-inch Del Mar force main and 33-inch Carmel Valley Trunk Sewer which all terminates at Pump Station 65 which is located in Los Peñasquitos Lagoon. From Pump Station 65, a 24-inch force main, the Sorrento Valley Trunk Sewer and the Campus Point Trunk Sewer carries the total flow of sewage from Torrey Pines and surrounding communities to Pump Station 64, which sends the effluent southward through the 42-inch force main towards the Point Loma Wastewater Treatment Plant. There is also an existing 84-inch sewer main along Sorrento Valley Boulevard and Sorrento Valley Road for the Sewer Pump Station 64 Emergency Storage.

Sewer improvements are planned or under construction in the portion of the Torrey Pines community south of Carmel Valley Road to accommodate growth in several adjacent communities and to solve technical problems. These improvement projects could affect road planning, environmental protection and land use.

The most critical project planned is the relocation of Pump Station 65 out of Los Peñasquitos Lagoon along with associated relocation and upgrading of major trunk sewers. This series of facilities must be coordinated with the realignment of Sorrento Valley Road, upgrading of protection for Los Peñasquitos Lagoon, and land use planning for northern Sorrento Valley. Sewer projects related directly to development of Carmel Valley and Sorrento Hills are planned or under construction along Carmel Valley Road and Sorrento Valley Boulevard.

Reclaimed Water

City Ordinance No. 0-17327, adopted in July 1989, mandates that no person or public agency shall use potable water for irrigation of greenbelt areas, or other uses where use of reclaimed water is suitable, when reclaimed water is available. Reclaimed water uses can include, but are not limited to, the irrigation of greenbelt and agricultural areas, filling of artificial uses, and appropriate industrial and commercial uses. The ordinance further requires that tentative maps, subdivision maps, land use permits, or other development projects, if falling within an existing or proposed reclaimed water service area based on the Water Reclamation Master Plan, be served with reclaimed water or include facilities designed to accommodate the reclaimed water in the future.

The Torrey Pines community planning area is located within the service area of the proposed North City Water Reclamation Plant. Therefore, facilities to accommodate future reclaimed water use will be a condition of approval of all developments in the area. The use of reclaimed water will include irrigation of greenbelt areas in commercial and industrial areas, schools, parks, multifamily residential and street medians and slopes.

Utilities

Major SDG&E land uses within the community plan area include the Del Mar substation and five overhead 69KV transmission lines. The Del Mar substation is an electric distribution substation that provides service to area customers within and outside the Torrey Pines community planning area.

Future expansion of the Del Mar substation will occur as customer growth occurs. Reconductoring of a portion of TL 666 and TL 662, enlarging the existing wire size, is planned in 1994. The underground reconductor of portions of TL 662 and TL 666 has been scheduled for 1994. No improvements are presently contemplated for the other identified transmission lines.

A route selection is underway for the installation of a new 69KV transmission line that will likely traverse the southern portion of Sorrento Valley. The line will originate within an existing 150-foot wide transmission line corridor in the Mira Mesa community planning area and terminate at the Genesee substation, which is located in the University community planning area.

GOALS

1. Provide adequate park and recreation facilities, libraries, schools, water and sewer service, and police and fire protection to the residents of Torrey Pines.
2. Maximize accessibility to community facilities for all members of the community.
3. Ensure that students have safe, direct access to their schools.
4. Ensure that new facilities are designed to minimize or preclude adverse impacts to environmentally sensitive resource areas.
5. Underground, where feasible, all above ground power lines, and relocate all power lines out of Los Peñasquitos Lagoon.

POLICIES

1. Permit only those recreational activities that do not negatively impact environmentally sensitive areas.
2. Crest Canyon Open Space Park, due to its topography and abundance of sensitive environmental resources, shall remain in its natural state, and shall not be developed for active recreational uses.
3. Passive recreational uses within the State Park and natural open space areas should continue to be provided to serve all age groups and interests.
4. Where feasible, remove or relocate public utility or facility projects from Los Peñasquitos Lagoon when improvements to these utilities are proposed.
5. When feasible, underground all above ground utility lines when major street improvements are proposed.
6. In order to provide a portion of needed active and passive recreational space, and to contribute towards meeting General Plan standards for active park area, the following actions should be pursued.
 - a. The neighborhood park portion of Crest Canyon should have limited park development on the 1.5+ acres of semi-level land adjacent to Del Mar Heights Road and Durango Drive. The development should be for passive recreational use and limited to view points, benches, trail heads, information signs and decomposed granite trails except where disabled access is viable. The open space portion of the canyon shall be preserved. Limited public access shall be provided by defined trails under standards established for the preservation of biologically sensitive plants and wildlife.

- b. Whenever possible, small vacant properties within residential neighborhoods should be purchased (by the City or through an assessment district) and developed as pocket parks. Development of pocket parks in residential areas should not generate noise or traffic impacts to adjacent residents.
 - c. Large, vacant, non-sensitive state-owned lands should be purchased (by the City or through an assessment district) and developed as neighborhood or community parks.
 - d. Joint use agreements with the elementary schools should be secured. If these schools should ever be declared surplus by the school district, they should be purchased by the City and developed as neighborhood or community parks.
7. Both the Del Mar Union and San Dieguito High School Districts should utilize every mechanism available to ensure that adequate school facilities are maintained. Future residential development east of I-5 should not negatively impact schools within the Torrey Pines planning area.
8. Adequate police protection should be maintained within the Torrey Pines planning area. All available police protection and law enforcement mechanisms should be provided to the Torrey Pines planning area.

ACTION PLAN

Implementation Measures	Timing	Responsibility for Implementation	Source of Funding
Where feasible, underground all power distribution lines and relocate existing utilities out of Los Peñasquitos Lagoon.	When funding becomes available, or concurrent with major street or utility improvement projects	City of San Diego, SDG&E	City of San Diego, SDG&E
Provide joint use of elementary schools' recreational facilities.	Continuous	Del Mar Union School District, City of San Diego	School District, City of San Diego
Maintain Crest Canyon open space park as an undeveloped, passive recreational park.	Continuous	Park and Recreation Department	City of San Diego
Adopt the Torrey Pines Public facilities Financing Plan.	Adopt with Plan	Planning Department	City of San Diego
Purchase and develop existing vacant property as pocket, neighborhood and/or community parks.	When funding becomes available	Park and Recreation Department	Assessment District, City of San Diego