
CHAPTER 6: COMMUNITY FACILITIES

Community and regional facilities to be provided within Pacific Highlands Ranch include schools, a library, a double fire station and parks. This chapter describes the sites and facilities. It also provides locational and design principles. To the extent feasible, community facilities should be located in the town center/village.

6.1 COMMUNITY FACILITY GOALS

The following goals are designed to assure provision of community facilities concurrent with need and to assure creation of a community that is well supported by the full range of community facilities and services.

Goal 1: Provide the necessary community facilities to support the population of Pacific Highlands Ranch and surrounding service areas, concurrent with need.

Goal 2: Site necessary community facilities throughout Pacific Highlands Ranch in a manner that contributes to and enhances the structure and shape of the community.

Goal 3: Locate appropriate community facilities, civic uses and services within the town center and village, to strengthen the sense of community and to provide residents access to the public transit system and other transportation options.

Adherence to these goals will help create a community that is well supported by necessary community facilities. Integration of community facilities into the built environment will strengthen the overall community and help to foster a sense of place for residents.

6.2 PARKS AND RECREATION

The Plan includes one community park, two neighborhood parks, one civic use area and three open space overlooks. The size and shape of each facility will vary depending on the physical constraints of the site and the needs of the community.

6.2.1 Population-Based Parks

- *Community Park:* The community park will be approximately 13 net usable acres in size (if located adjacent to the junior high school, as shown on **Exhibit 2-1**) otherwise it will be 20 net usable acres in size. These areas satisfy the requirements as specified in the City's General Plan (18,000 to 25,000 persons within 1.5 miles of the park). It is anticipated that a wide variety of recreational uses will be accommodated in the park including, but not limited to, play areas, ball courts and fields, lighted playing fields, picnic areas and a community recreation building. The park will be connected to the remainder of the community by trails and bicycle paths.

The community park is to be adjacent to the village, the senior high school and the junior high school (**Exhibit 2-1**). It will abut the civic use area and provides a prime view corridor from the village, through the community park, toward Santa Monica Ridge in the MHPA.

- *Neighborhood Parks:* There will be two neighborhood parks: one located north of Carmel Valley Road next to the urban amenity and the other one south of SR-56 on the east side of the Rancho Glens Estates subdivision. In order to design a school/park site that shields Rancho Glens Estates from school use, cooperation between City staff, the Del Mar School District and the residents of Rancho Glens Estates is strongly encouraged. The General Plan requires a neighborhood park for a population of 3,500 to 5,000 within a half-mile radius. The parks will be located adjacent to the elementary schools and will be five acres in size which is based on the standards of the General Plan. The combined area of each school/park site is approximately 15 acres. They will likely include play areas and courts, picnic facilities and exercise equipment. As with other community facilities and amenities, the neighborhood parks will be connected to the surrounding neighborhoods and the town center by trails and paths. The goal is to create facilities which have easy non-motorized access, provide recreational opportunities and are focal points in their neighborhoods.

6.2.2 Amenities

- *Civic Use Area:* The civic use area will be five acres in size. It will be located in the village and will be used for civic activities and open-air public gatherings. The civic use area will be integrated into the fabric of the town center with residents and shoppers using the area as a gathering point. The civic use area will be connected with the rest of the community by trails and public transportation. The civic use area will help to frame the view corridor to Santa Monica Ridge. Development of the civic use area can occur in one of two ways:
 1. If developed by the City, the civic use area will be a maximum of five acres in size and will include the library, community meeting rooms, outdoor meeting areas and other civic buildings and landscaping areas. The civic use area and associated facilities will be built with funds from the Facility Benefit Assessment (FBA).
 2. If not developed by the City, the civic use area will be a maximum of two acres and will be owned and maintained as part of the commercial development. It will be designed and built as an integral element of the commercial project based on the neo-traditional, pedestrian-oriented design principles for the village (**Chapter 5**). The ultimate design will be determined with the first commercial development permit submitted for the village.

- Open Space Overlooks/Trail Heads: Open space overlooks will be located as follows:
 1. Where Gonzales Canyon transitions into the east-west urban amenity
 2. Near the elementary school/park overlooking McGonigle Canyon
 3. At the south terminus of the eastern neighborhood parkway

The intent of these overlooks is to increase public awareness of natural topographic features and native flora and fauna. The overlook should include benches, informational signs, and will provide any area for initiating and terminating hikes. These facilities are part of the trail system that serves the urban and natural spaces of Pacific Highlands Ranch. They will be constructed by the subdivider as part of the subdivisions improvement in open space or right-of-way areas conveyed to the City. The construction will occur with a City encroachment agreement. The overlooks will be maintained by the Landscape Maintenance District or other financing entity.

6.3 LIBRARY

Branch libraries are intended to serve a minimum resident population of 18,000 to 20,000. The Subarea III Plan is expected to have a resident population of approximately 10,000. However, the Framework Plan designated Subarea III as the location for a library to serve the entire NCFUA. The library will be located within the five-acre civic use area or adjacent to the commercial plaza.

As an alternative to building a stand alone branch library, the San Dieguito Union High School District and the City of San Diego may pursue development of a joint-use library to serve both students and residents in the NCFUA. Such a joint-use facility will permit both the City and the high school to maximize their assets while providing a vital facility for the community. The creation of a library to serve both the San Dieguito Union High School District and the City of San Diego is limited by issues of access and financing. Specifically, the City of San Diego will need to assure that residents of the area are able to utilize the library during normal hours of operation. In addition, financing of such a facility is difficult and costly. While developing one facility to serve both groups may save operating expenses, these savings may be exceeded by the cost of creating a funding mechanism which serves and protects both parties. Through the possible joint development of a library, the community could achieve a blending of students and other residents within facilities which meet the needs of both the School District and the community. In the event a library is not jointly developed, a stand alone branch library should be located in the civic use area.

6.4 POLICE FACILITIES

Law enforcement services are currently provided by police personnel from the City of San Diego's Northeastern Division Substation at 13396 Salmon River Road in Rancho Peñasquitos. The Police Department plans to locate a substation in Carmel Valley which will serve Pacific Highlands Ranch Subarea. An additional facility in this community will not be needed.

6.5 FIRE FACILITIES

A double fire station, including a wildfire unit, is located in the eastern portion of the Plan. The precise location will be determined by the Fire Department; however, it is anticipated that the facility will be located north of the Rancho Glens Estates subdivision on the east side of Rancho Santa Fe Farms Road. The three-acre site will allow the Fire Department to attain its goal of a maximum response time of six minutes in most cases.

6.6 SCHOOLS

Three school districts will serve Pacific Highlands Ranch: the San Dieguito Union High School District, the Del Mar Union School District and the Solana Beach Elementary School District. The districts will determine their specific school needs.

The San Dieguito Union High School District has indicated that Pacific Highlands Ranch and the surrounding communities will generate enough students to warrant a junior high school and a senior high school in the Pacific Highlands Ranch Subarea. The has requested that the Plan include a 50-acre senior high school site and a 20-acre junior high school site.

The land use plan locates the senior and junior high schools in the town center abutting the village. The junior high school will abut the community park. However, an optional junior high school site is located east of Rancho Glens Estate between Carmel Valley Road and SR-56. The high school play fields should be fenced only to the extent necessary to protect equipment and should not preclude their use by community residents.

Three elementary schools will be required in Pacific Highlands Ranch. The Solana Beach Elementary School District will need one school which will be located next to a five acre neighborhood park. Del Mar Union School District will need two schools, a school abutting a five-acre neighborhood park and a stand alone facility of ten acres.

All three school districts and the City of San Diego are strongly encouraged to work with community groups and each other to plan and construct facilities which serve to maximize resources and community needs. The design of school and park facilities should accommodate a wide variety of users. However, the facilities should be sited to maximize space and preclude impinging upon each use. The long-term viability of the

community is directly tied to the provision of high quality school and park facilities that serve all residents of the community.

Trail and path access are provided to these facilities to encourage and promote non-automobile means of transport. The Solana Beach Elementary School District site will be located north of Carmel Valley Road next to the urban amenity. The Del Mar Union School District sites will be located adjacent to SeaBreeze Farms and the wildlife corridor (a stand alone school) and south of SR-56 near the eastern edge of Rancho Glens Estates (abutting a neighborhood park). In order to design the school/park site that shields Rancho Glens Estates from school use, cooperation between City staff, the Del Mar School District and the residents of Rancho Glens Estates is strongly encouraged.

Solana Beach Elementary School District identified an optional school site on the west side of Rancho Santa Fe Farms Road abutting the southern edge of the urban amenity. The district may choose to locate a second school on this site or it may relocate the first school to this site. In the event that they choose to relocate the school, the neighborhood park will also be relocated.

Development projects will be required to comply with the financing and phasing requirements contained in each district's Schools Mitigation Agreement (SMA). Each is incorporated into this Plan. Each school district's mitigation agreement may be adjusted from time to time. Each district will either join or form a community facilities district (CFD) pursuant to the Mello-Roos Community Facilities Act of 1982, as amended or other financing entity, to provide school facilities concurrent with need.

6.7 TRANSIT

The Subarea Plan applicant will work with the MTDB to develop a mutually agreeable transit service and financing plan.

6.8 UTILITIES

The provision of water, sewer, storm-water management, electric, phone and cable television services will occur as part of the subdivision map process. A water, sewer, and drainage study has been prepared for Pacific Highlands Ranch and is included in **Appendix B**. The report identifies the system requirements for domestic water, sewer and drainage systems at buildout of Pacific Highlands Ranch. Facilities that serve the community have been identified and options for meeting future needs are provided. The information contained in the report is intended to provide conceptual facility plans and should be used to anticipate future needs.

Several of these facilities will cross the MHPA. As discussed in **Chapter 3** (Open Space), such uses are allowed and will be constructed to avoid sensitive resources as much as possible. Disturbed areas will be revegetated in accordance with the CRP. Areas that cannot be revegetated (e. g. access roads) will be mitigated per the MSCP ratios.

6.9 SOLID WASTE SERVICES

The City of San Diego Environmental Services Department provides a variety of services, including reuse collection, recycling programs, public education, operation of the Miramar Landfill and implementation of policies to meet the waste management needs of the City. This includes the development of programs necessary to meet the State-mandated 50 percent waste reduction goal established by the California Integrated Waste Management Act of 1989 (AB939).

Solid waste generated in the Pacific Highlands Ranch area will most likely be transported to the Miramar Landfill because of its close proximity to the project site. Refuse collection service to single-family residences located on public streets will be provided by the City. Multifamily residences and non-residential uses will be served by the private sector. The City is currently investigating citywide expansion of its curbside recycling program, as well as disposal ban on construction/demolition debris and yard waste. Development in Pacific Highlands Ranch will include design features to promote the City's goals of waste reduction, recycling and resource conservation.

6.10 PUBLIC FACILITIES PHASING AND FINANCING PLAN

The provision of public facilities is an integral component of this Plan. The Pacific Highlands Ranch Public Facilities Phasing and Financing Plan will estimate the total cost of facilities to be funded in full or part by multiple landowners/developers, allocate costs to different land uses or geographic areas and will ensure construction of these facilities when needed. These facilities include, but are not limited to, arterial roads bridge structures required for MHPA crossings, transit facilities, libraries, community and neighborhood parks, fire and police stations, sewer and water pump stations, open space trails and drainage facilities.

6.11 CONFORMANCE WITH THE FRAMEWORK PLAN

Pacific Highlands Ranch will provide a wide range of community facilities in conformance with the Framework Plan. Conformance is demonstrated by the following:

- Provision of the community and regional facilities and services concurrent with need.
- Completion of the Pacific Highlands Ranch Public Facilities Phasing and Financing Plan. The successful development of this plan will help to ensure that impacts to adjacent communities are minimized.
- Designation of funding sources for the community and regional facilities.
- Utilization of the General Plan as the basis for the establishment of thresholds and standards relative to the provision of community facilities.
- Location of the school sites in concert with the affected school districts.
- Location of neighborhood and community park.