

## 5.0 PUBLIC SERVICES AND FACILITIES PLAN

### 5.1 OVERVIEW OF PUBLIC SERVICES AND FACILITIES PLAN

The Valiano Public Services and Facilities Plan addresses the public facilities and services necessary to provide the Plan area with a full range of public services while minimizing the impact on existing service providers and resources. Options for the financing, phasing and maintenance of public services and facilities are addressed in Section 7.0. **Figure 5-1** depicts the location of public facilities in the vicinity of the Plan area.

The San Diego Association of Governments (SANDAG) publishes information on the average number of people per household in various areas of San Diego County. Unincorporated San Diego County had an average of 2.95 persons per household. With up to 326 residential units proposed in the Plan area, this translates to a population increase of approximately 962 residents upon full build-out of the Valiano Specific Plan.

### 5.2 SCHOOLS

The Plan area is served by the Escondido Union School District for K-8 education and the Escondido Union High School District for grades 9-12. The Escondido Union School District (EUSD) serves major portion of the city of Escondido and portions of the surrounding unincorporated area. EUSD serves more than 18,000 students in 23 schools.

The Escondido Union High School District (EUHSD) serves the major portion of the city of Escondido and portions of the surrounding unincorporated area. EUHSD serves more than 8,500 students across three high schools, the Del Lago Academy, and one continuation campus.

Schools that would serve the Plan area include:

- Rock Springs Elementary School, 1155 Deodar Road, Escondido (Grades K-5)
- Del Dios Middle School, 1400 W 9<sup>th</sup> Avenue, Escondido (Grades 6-8)
- San Pasqual High School, 3300 Bear Valley Parkway, Escondido (Grades 9-12)

The Plan area would generate an estimated 150 students upon buildout (**Table 5-1**). This includes approximately 66 elementary school students, 32 middle school students and 52 high school students.



Source: GoogleEarth

**Valiano Specific Plan  
County of San Diego**

**Figure 5-1  
Public Services and Facilities in  
Project Vicinity**

Table 5-1. Projected Plan Area Student Generation

Dwelling Type	Total Dwelling Units	Education Level	Generation Factor	Students Generated
Single Family	326	Elementary School Grades K-5	0.1971	64
		Middle School Grades 6-8	0.0954	31
		High School Grades 9-12	0.1554	51
<b>Total Students Generated</b>				146

Please see the Valiano Specific Plan Environmental Impact Report for more detailed information regarding current enrollment and planned capacity for each of the referenced schools.

## 5.3 COMMUNITY FACILITIES

### 5.3.1 Parks and Recreation Space

The Valiano Specific Plan incorporates park space as part of the overall land use concept. A multi-use trail network is proposed and has been designed to accommodate equestrian uses. A local trail head is proposed in the north-central portion of the project site. All recreation facilities will be developed in conformance with the concept park exhibits within the Valiano Specific Plan, the standards and guidelines of the County Department of Parks and Recreation, and the County Park Lands Dedication Ordinance (PLDO). Park Site Plans which include full plans and specifications for each public and private park must be approved by the Director of Parks and Recreation prior to approval of the Final Map. Any private recreation facilities receiving credit for land dedication must be restricted for park and recreational purposes by an open space or recreation easement or other instrument approved by the County. These easements must be approved prior to approval of Final Map.

**Public Neighborhood Park and Staging Area** - Valiano includes a 2.65-acre Neighborhood Park located in the southeast portion of the Plan Area adjacent to Country Club Drive. This Neighborhood Park has been designed as a natural and informal park to seamlessly integrate and complement the rural character of Eden Valley. It is intended to provide a local gathering space and pedestrian staging area for residents within Eden Valley. The Neighborhood Park is designed to include a variety of programming opportunities including, but not limited to, open lawn area, group shade structure, picnic areas, children's play areas with age separated activities, half-court basketball, a horse hitching station, and a community garden. Structures and amenities shall be designed to reflect the rural design of the

community and be reflective of its landscape and architectural character. **Figure 2-7** presents a concept plan for the public neighborhood park.

**Private Equestrian Facility** – Portions of the existing equestrian training and boarding facility on the property will remain and be maintained and operated privately, yet open to the public to accommodate horse boarding. The site will be reconfigured to allow public horse trailer parking and use of an exercise ring for the public to access the multi-use trail (conceptual design in **Figure 2-7** to be refined during final engineering).

**Private Recreation Facility** – The Valiano Recreation Center located on 2.33-acres off of Mount Whitney Road will be a private facility for residents. It is part of the entry experience into the community and visually connected to the Private Central Oak Park and to community trails **Figure 2-7b**. The Park will include a small community building, swimming pool, open lawn area, picnic areas, and a children’s play area. The built facilities will be carefully nestled into the mature landscape and riparian area. Limited parking will be provided on street.

**Private Central Oak Park** - Truly a treasure, this existing grove of mature oaks will be preserved for the community to enjoy. It is located along the Community Parkway as a symbol of the important visual and social role it will play in the community. It is conveniently connected to neighborhood walks and the public multi-use trail **Figure 2-7b**. This 1.23-acre park will maintain existing habitat, and provide opportunities for both active and passive recreation such as open lawn areas, picnic areas, two fitness nodes, and informal children’s play areas. Informal play opportunities may consist of interestingly designed pathways, random arrangement of boulders, logs and other natural objects that can provide a variety of play opportunities to encourage children to use their imagination or create their own adventure. A fitness course or fitness stations is proposed along the private trail section with the park. The park will be privately maintained.

**Trail Head Park** – An approximate 0.45-acre Trail Head Park is proposed within the eastern portion of the project in Neighborhood 2 and will provide convenient non-motorized access to the trail system for Eden Valley residents to the east of the Plan area **Figure 2-7c**. The Trail Head Park is intended to have benches, picnic tables, and a trail map/area information kiosk. The Trail Head Park will be maintained by the Valiano Homeowners Association. Please see Section 3.3 for a description of the trail plan.

**North Trail Turnaround** – At the north end of the multi-use trail, a convenient turnaround has been provided with shade trees, benches, trash receptacle, and trail signage **Figure 2-7a**. The Trail End Turnaround will be maintained by the Valiano Homeowners Association.

**Other Recreational Opportunities** - Existing park and recreation facilities owned and maintained by the City of San Marcos in the vicinity of the Plan area include Jack's Pond Park and Montiel Park. Jack's Pond Park is located approximately 0.6 miles northwest of the Plan area and is developed with a trail, picnic area, restroom, tot lot and nature center. Montiel Park is located approximately 1.5 miles northeast of the project site and is developed with a dog run, half-basketball court, picnic tables, open play grass area, 9-hole disc golf course, and portable restrooms. Recreational amenities are also proposed within the Harmony Grove Village Specific Plan to the south of the Valiano Specific Plan area.

### 5.3.2 Library Services

The project area is served by the San Diego County Library system. The closest facility is the San Marcos branch, located at 2 Civic Center Drive, approximately two miles northwest of the Plan area. The main branch of the Escondido Public Library, located at 239 South Kalmia in Escondido, is approximately 3.5 miles east of the Plan area. Additional library resources are available to the community through two colleges located in San Marcos. A community member may purchase an annual Community Borrower card for \$30.00 to obtain borrowing privileges at the California State University San Marcos campus library. Palomar Community College offers free access to materials by using a valid picture ID and proof of current mailing address.

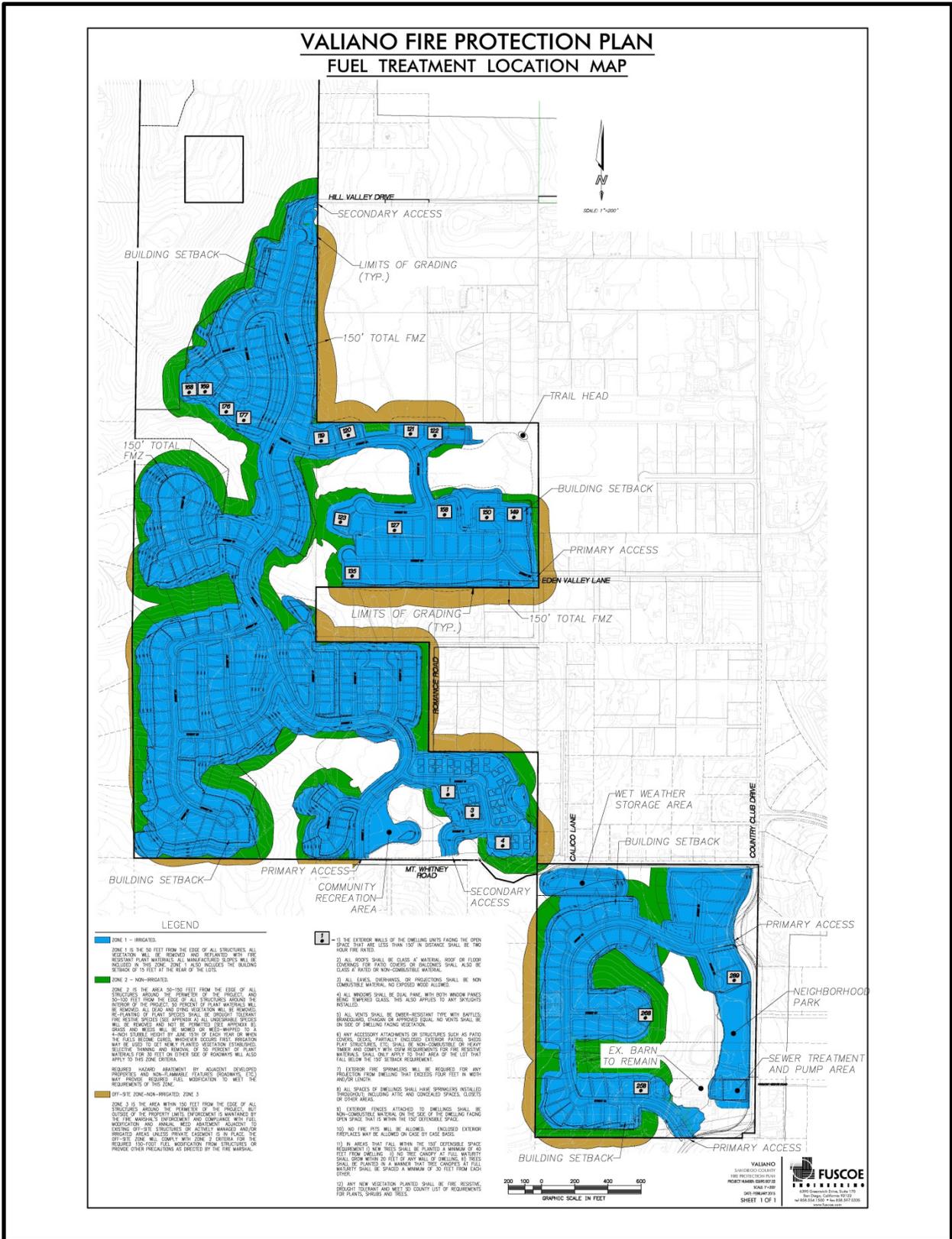
## 5.4 FIRE PROTECTION

The Valiano Specific Plan is within the San Marcos Fire Protection District, served by the San Marcos Fire Department (SMFD) which will provide service for the Plan area. The closest San Marcos fire station to the project is Station 3, located at 404 Woodland Parkway in San Marcos. This fire station is fully staffed 24 hours a day, seven days a week. The travel time from this station to the furthest structures, which would be planned in Neighborhood 2, would be approximately 7.0 minutes. This travel time is based on an average safe speed of 35 mph and would exceed the County General Plan policy for maximum travel time. If the travel time is based on posted speeds of the roadway (e.g., Country Club Road posted speed is 45 mph), the calculated travel time would be significantly reduced. Strobe sensors on the major intersection street/traffic lights would also decrease the travel time by reducing the acceleration/deceleration constant for emergency apparatus. The approximate travel time would be reduced by approximately 1.25 minutes when travel is based on posted speeds and installation of strobe sensors

In addition, SMFD has established several mutual and automatic aid agreements with surrounding fire departments, such as the City of Escondido, which has seven stations. Escondido Fire Station 1, located at 310 North Quince is 4.2 miles and approximately 7.75 minutes travel time. Station 6, located at 1735

Del Dios Highway is 3.1 miles from the Plan area and has an approximately 5.9 minute travel time to the project site. The closest unit/drop boundary agreement, with automotive vehicle locators on engines, enables dispatch to locate and send the closest unit, regardless of agency.

Additionally, a new fire station (Harmony Grove Fire Station) will be constructed on the site of the adjacent Harmony Grove Village Project. A two-acre lot has been transferred to the County for the new fire station and a Community Facilities District (CFD) has been established with a funding mechanism in place. A portion has already been funded and the final payment would be paid upon construction of the 100 building permit estimated at the middle of 2016. The new station will be within a 5-minute response time to the entire Valiano site. Because the new station is out of district, a fair share agreement with the multi-jurisdictional agreement between the Applicant, the CSA/HGF authority, and SMFD would be in place prior to recordation of the Final Map for the Proposed Project



Source: Firewise 2000 and Fuscoe Engineering

Valiano Specific Plan  
County of San Diego

Figure 5-2  
Fuel Treatment

A comprehensive approach to fire safety is proposed for the Plan area. The Valiano Fire Protection Plan (FPP) identifies recommendations for fire protection for future development within the Plan area. Those recommendations are incorporated by reference into the Valiano Specific Plan. Key components of the Valiano FPP include:

- Implementation of a 150-foot Fuel Modification Zone (FMZ), and/or mitigation measures where the 150-foot buffer cannot be met per the Valiano Fire Protection Plan (FPP), around all inhabited structures and the entire project perimeter. The FMZ (**Figure 5-2**) includes two zones. Zone 1 represents the first 50 feet from inhabited structures and will be planted with irrigated fire-resistant landscaping. Zone 2 represents the area between 50 to 150 feet from structures. This is a non-irrigated area that will be subject to on-going maintenance to remove or thin vegetation by 50 percent;
- Implementation of a 30-foot FMZ on either side of roadways per Zone 2 requirements;
- Implementation of off-site fuel management (Zone 3) to meet required clearing distances; and
- Use of ignition-resistant construction materials and installation of automatic fire sprinklers.

### 5.5 POLICE PROTECTION

Police protection services for the Valiano Specific Plan area will be provided through the San Diego County Sheriff's Department, under contract with the City of San Marcos. Specifically, the project will be served by the existing San Marcos Station located at 182 Santar Place, approximately 1.5 miles northwest of the Plan area.

The San Marcos Station provides law enforcement services to the City of San Marcos as well as the unincorporated communities surrounding the station including parts of Escondido, Harmony Grove, Elfin Forest, Lake San Marcos, Mountain Meadows and San Pasqual Valley.

Services are available 24 hours a day, seven days a week and include general patrol, traffic enforcement, criminal investigation, crime prevention, juvenile services, communication and dispatch and various management support services. Law enforcement services include Community Oriented Police and Problem Solving (COPPS) Teams, traffic enforcement, criminal investigation, canine handlers, juvenile diversion, narcotics and gang investigations and crime prevention.

## **5.6 SOLID WASTE DISPOSAL**

Waste collection and recycling services in the vicinity of the Plan area currently provided under contract by EDCO Waste & Recycling Services. Prior to the issuance of building permits, each development project within the Plan area will be required to provide adequate areas for collecting and loading of recyclable materials, as well as solid waste storage. In addition to curbside pick-up, community drop off locations within the Cities of Escondido and San Marcos are available for proper disposal of universal waste and household hazardous waste.