

7.0 PUBLIC FACILITY AND FINANCING PLAN

7.1 OVERVIEW

This section of the Valiano Specific Plan provides the general framework for the financing and phasing of public improvements in the Plan area including: the proposed mechanisms for financing the cost of construction together with the operation and maintenance of those facilities; and the phasing of construction.

7.2 FINANCING OF PUBLIC IMPROVEMENTS

Development of the Valiano Specific Plan Area requires the provision of adequate public facilities and services. The following summary identifies on and offsite services required to be available at the time of need as well as description of financing options for their implementation.

7.2.1 Circulation Improvements

Internal streets within the Valiano Specific Plan Area are private and will be financed and maintained by the developer/HOA. Public road improvements and mitigation measures for traffic impacts are identified in the Valiano Traffic Impact Analysis. Community improvements include the following:

- Country Club Drive
- Mount Whitney Road
- Eden Valley Lane
- Hill Valley Drive

Road improvements to the offsite streets identified above will be financed and constructed by the developer as well as participating in the County of San Diego Traffic Impact Fee (TIF) program.

7.2.2 Fire, Paramedic, and law Enforcement Services and Facilities

Fire and Paramedic Services and Facilities - 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. In addition, SMFD has established several mutual and automatic aid agreements with surrounding fire departments, such as the City of Escondido, County of San Diego, and Rancho Santa Fe Fire Protection Districts.

Law Enforcement Services and Facilities - 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. Valiano's contribution to the City of San Marcos for police and fire services, Valiano will pay their fair share contribution to the City of San Marcos Community Facility District (CFD) 98-01.

7.2.3 Schools

School services shall be provided by the Escondido Union School District for K-8 education and the Escondido Union High School District for grades 9-12. The school fees shall be paid with one of 2 options. Option 1; School fees would be paid through the County of San Diego standard process at time of building permit. Option 2; The creation of a Community Facility District (CFD) where school fees would be assessed annually through property tax assessments for each of the future residents.

7.2.4 Recreational Facilities, Parks, and Open Space

The public park shall be constructed by the developer and shall be owned and maintained by the County of San Diego Department of Parks and Recreation. All public multi-use trails within the Valiano Specific Plan area will be constructed by the developer.

There are three categories of open space within the Valiano Specific Plan Area: Non-biological open space including common area slopes and water quality features, agricultural open space, and biological open space, all of which will be financed by the developer. Maintenance responsibilities of recreational facilities, parks and open space will be described in section 7.4 below.

7.2.5 Financing Options

Financing of the public improvements requires utilization of appropriate public facilities financing mechanisms to secure their acquisition, construction, and maintenance. No properties outside the Specific Plan Area shall be included in any Valiano financing options.

7.3 PHASING

The Plan area is comprised of five neighborhood components. The development timing of each neighborhood will be determined by market conditions. Within each neighborhood, construction of the Valiano Specific Plan would meet the following objectives:

- Provide for the order buildout of the community based upon market and economic conditions;

- Provide adequate public infrastructure and facilities concurrent with construction of each phase; and
- Protect the interests of public health, safety and welfare.

Project construction is broken down into five main construction sequential phases. The first phase focuses on Neighborhood 5. Included within the first phase is the grading, infrastructure, and construction of the Sewer treatment plant, wet weather storage, Public Neighborhood Park and Staging Area, Private Equestrian Facility (Phase 1 or 2) and Multi-use Trail. The second phase consists of Neighborhood 1 and the Private Recreation Facility and Private Central Oak Park (Phase 2 or 3). The third phase consists of the grading, infrastructure and construction of Neighborhood 2. The fourth phase consists of the grading, related infrastructure, and construction of Neighborhood 3, including the Trail Head Park. The final fifth phase will include the grading, infrastructure and construction of Neighborhood 4 and will include the construction of the North Trail Turnaround.

7.4 OPERATION AND MAINTENANCE OF PUBLIC IMPROVEMENTS AND PRIVATE FACILITIES

Maintenance responsibilities for the Valiano Specific Plan shall be as follows:

- The public park shall be owned and maintained by the County of San Diego Department of Parks and Recreation, financed by a CFD or similar mechanism established for the project.
- Maintenance of the Valiano private parks system shall be the responsibility of the Valiano HOA.
- Maintenance of the public multi-use trails on site shall be the responsibility of the County Department of Parks and Recreation, financed by a CFD or similar mechanism.
- Maintenance and financing of the private trails shall be the responsibility of the Valiano HOA.
- Maintenance of the dedicated agricultural and biological open space shall be the responsibility of the Valiano HOA.
- Maintenance of landscaping for any brush management areas within the usable areas of individual lots will be the responsibility of the homeowner.
- Maintenance of brush management and landscaped slope areas within landscape easements (outside homeowners' fences) will be the responsibility of the HOA.

7.0 Public Facility Financing/ Phasing Plan

- Private streets, landscaped parkways, entry monuments and gates, and common area slopes shall be maintained by the HOA or an assessment mechanism such as a Landscape Maintenance District (LMD).
- The WTWRF is anticipated to be owned and operated by the County of San Diego.
- The private road system within the community boundaries shall be maintained by the property owners in the community through the HOA or assessment mechanisms such as an LMD. Private roads that are already within a Permanent Road Division will remain so.