

# County of San Diego Valley Center Community Plan Update Infrastructure Existing Conditions Report

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## Introduction

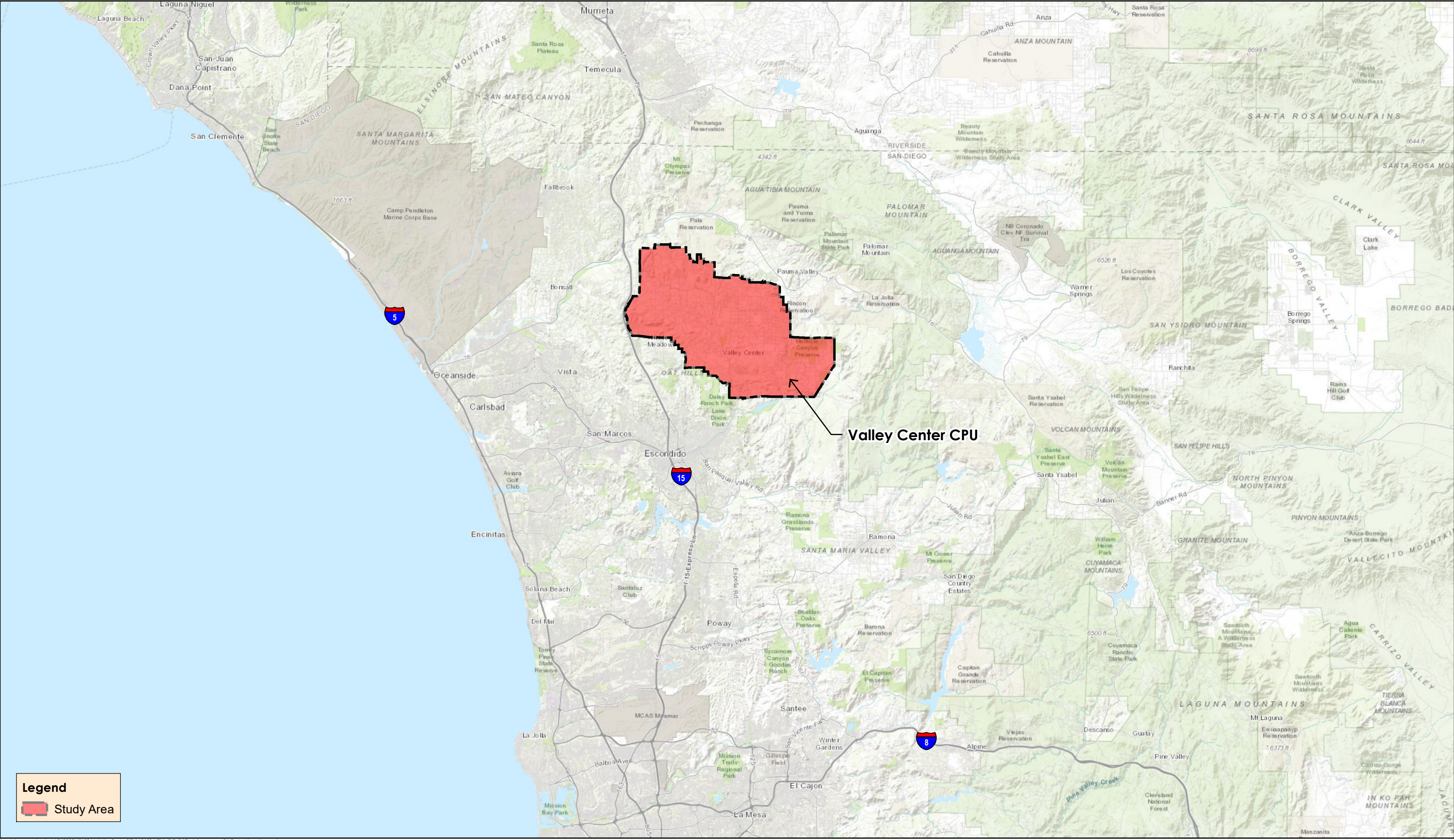
Rick Engineering – Planning and Design Division (RICK) has completed a review of the existing infrastructure in the Valley Center Community Plan Area (Valley Center CPA) and surrounding areas (Valley Center area). The review includes an analysis of the following topics:

- Fire Protection Services;
- Imported Water Service;
- Sanitary Sewer Service;
- Parks and Recreation;
- Schools;
- Electricity and Natural Gas Service; and,
- Landfill.

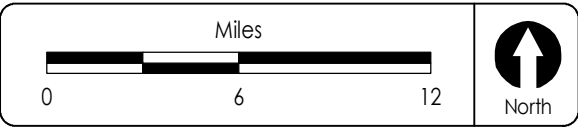
RICK has compiled information and reached conclusions outlined in this study based upon publicly available information from the County of San Diego and other public agencies. The consultant team has also used data gleaned from periodical research, website analysis, and discussions with agency representatives.

The information contained in this Infrastructure Existing Conditions Report presents a picture of where Valley Center is today and how it may evolve in terms of infrastructure development over the next two decades. While projections can and usually do change, the patterns and conclusions identified in this study provide a foundation to inform the creation of land use alternatives and policy development to be considered as part of the overall Community Plan Update (CPU) for Valley Center.





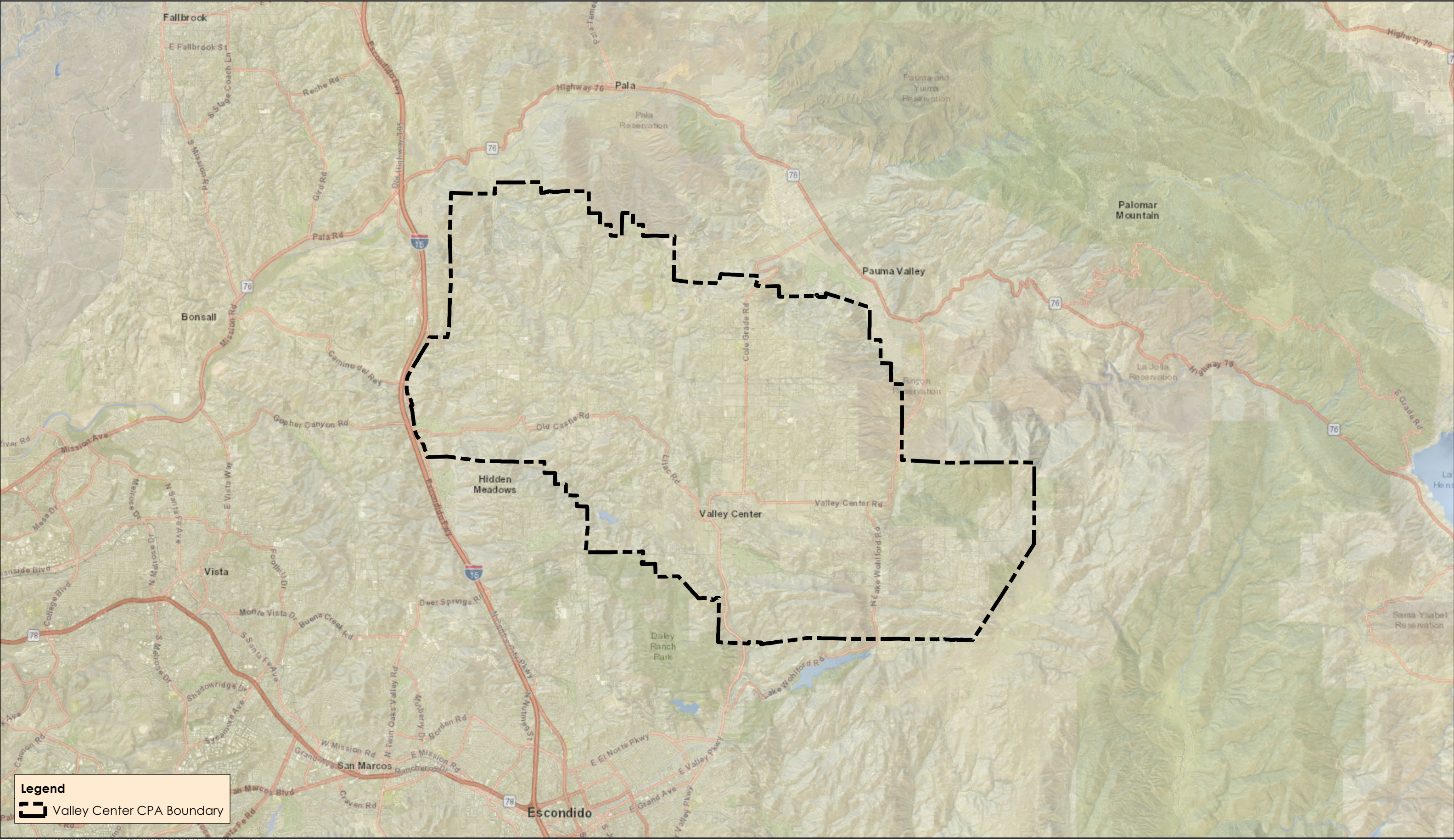
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Date of Exhibit: 8/4/2021  
ESRI World Topographic Map

J-19150 VIP  
**Figure 1: Study Area**  
Valley Center CPU





http://rickeng.com/projects/C19000/19150-V\_ValleyCenterCPU/19150-VIP4\_GIS-CAD\_Infrastucture02/Project\_Vicinity.mxd



Date of Exhibit: 8/4/2021  
Census data: 2017  
SANGIS/SANDAG Aerial Imagery: 2017  
ESRI World Street Map

J-19150 VIP  
**Figure 2: Project Vicinity**  
Valley Center CPU



## Fire Protection Services

### Background

Fire Protection Services includes fire suppression, fire prevention, fire safety education, communications, training of persons involved in the provision of fire protection services, rescue, and emergency services. Fire protection services are critical to public safety, health, and the preservation of life and property. The sections below addressing ISO Rating, emergency service travel times, and the North County Dispatch Joint Powers Authority (JPA/North Comm) provide the background needed to describe the existing state of Valley Center fire protection service and capabilities.

### ISO Rating

The Valley Center CPA fire districts and departments are rated by the Insurance Services Office (ISO) fire rating or score. The ISO is an organization that establishes ratings for fire departments, and their surrounding communities, based on statistical data. Areas of evaluation include emergency communication systems, personnel, capabilities, training, equipment, water supply, and community risk reduction. Insurance companies use the ISO ratings to determine homeowner insurance rates. The ISO rating scale ranges from one to ten where one is the best possible rating and ten is the least favorable. A low ISO number indicates that a property is less risky to insure and an ISO rating of ten acknowledges that the fire department did not meet the ISO's minimum requirements. ISO ratings are written in the following way, “#-#X.” The first number is a classification rating related to the extent of properties within five miles of a fire station and within 1,000 feet of a creditable water source (i.e. fire hydrant). The second number will typically have an ‘X’ after the number, which applies to a second classification rating related to the extent of properties within five miles of a fire station but beyond 1,000 feet of a credible water source. Following the information noted above regarding lower ISO classification numbers translating to a better rating, the lower the classification number applied for each of these criteria, the higher the number of properties there are in the district that meet the criteria. To the fire service, the ‘X’ (and sometimes ‘Y’) are designators to identify enhanced fire suppression capabilities used throughout the fire protection service areas. Table 1 below summarizes the ISO Rating for the fire services in the Valley Center area.

**Table 1: ISO Rating**

Fire Service Agency	ISO Rating
<b>Valley Center Fire Protection District</b>	3-3X
<b>Deer Springs Fire Protection District</b>	4-4X
<b>Rincon Fire Department</b>	2-2X
<b>San Pasqual Fire Department</b>	5-5X
<b>CALFIRE (CA Dept. of Forestry and Fire Protection)</b>	N/A
<i>Source: Valley Center Fire Protection District, Deer Springs Fire Protection District, Rincon Fire Department, San Pasqual Fire Department</i>	

### Emergency Service Travel Times

Travel times are defined as the time between the notification of an occurrence and the emergency vehicle's arrival at the scene. Travel times are the combination of time from alarm to dispatch (or alarm handling), turnout time, and travel time to the location of an incident. Valley Center CPA emergency response travel time data was generated and provided by the County of San Diego Land Use and

Environment Group (LUEG) and the San Diego County Fire Protection District in August 2020. The Fire Travel Time GIS data is often used by County of San Diego staff for screening discretionary land use projects for General Plan conformance in unincorporated areas of San Diego County. While this information is useful in determining conformance with policy documents and other planning-level analyses, additional analysis is always necessary by local fire professionals.

The last update to the Fire Travel Time GIS data was conducted in December 2016 and included changes to the road network and fire station locations. Travel time information for the Valley Center CPA is shown in Figure 3, Emergency Response Travel Time.

Additionally, Figure 3 shows the Valley Center CPA boundary with locations of existing fire stations and the major roadway network. An analysis model generated lines to show limits of 5-, 10-, and 20-minute travel times from each fire station to a remote scene of a fire or emergency. Per the analysis model, remote and less developed areas within Valley Center have longer travel times than more developed areas. Figure 3 also identifies Valley Center Fire Protection District's (VCFPD) Planned Fire Station No. 3. Response travel times surrounding the Planned Fire Station No. 3 are anticipated to improve upon completion and occupancy of the new fire station.

Though there are no local or federal travel time requirements, the National Fire Protection Association (NFPA), an international nonprofit organization, states they are "devoted to eliminating death, injury, property and economic loss due to fire, electrical and related hazards." *NFPA Standard 1710 Organization and Deployment of Fire Suppression Operations, EMS and Special Operations in Career Fire Departments* states that "Performance Objectives" vary based on the type of emergency. NFPA defines the "Alarm Answering" performance objective of between 15 and 45 seconds, an "Alarm Processing Time" of between 64 seconds and 106 seconds, a "Turnout Time" of 80 seconds (fire), and 4 minutes to "First Arrival on the Scene." These NFPA performance objectives total between approximately 6-1/2 and 8 minutes.

#### [North County Dispatch Joint Powers Authority \(North Comm\)](#)

The North County Dispatch Joint Powers Authority, also commonly referred to as North Comm, consists of member agencies and contract fire agencies in North San Diego County. North Comm fire agencies include seven cities, three fire protection districts, and five tribal fire departments. The fire agencies dispatched to 9-1-1 emergencies by North Comm, which cover Valley Center, include: Valley Center Fire Protection District, North County Fire Protection District, San Pasqual Fire Department, Rincon Fire Department, Pauma Reservation Fire, and Pala Reservation Fire. These fire agencies serve the Valley Center CPA and tribal reservations and are signatory to operate under the North Zone Automatic Aid Agreement. The purpose of the North Zone Automatic Aid Agreement is to assure that North Comm dispatches the closest appropriate emergency resources to communities in North County.

The fire and medical emergency dispatch systems used by North Comm and the San Diego County Fire Protection District are connected by the Regional Computer Aided Dispatch Interoperable Project (RCIP). This system works in concert with automatic emergency vehicle locators, geographic information system (GIS) mapping, and automatic aid agreements. This interoperable system provides the fastest 9-1-1 transfer times between the dispatch centers and selects the closest fire agency to send the appropriate first responder. The main headquarters for North Comm dispatch is located at Station 1 in Rancho Santa Fe Fire Protection District.

North Comm is governed by a Board of Directors made up of city council and fire board members of the member agencies. The Dispatch Manager and Fire Chiefs from its member agencies guide the Board of Directors in operational and financial decisions.

Operating since 1985, North Comm's primary funding source comes from revenue based on a rate "per call" and other contributions from its member and contract agencies. North Comm also operates through additional monies that are available from federal and state 9-1-1 grant programs. These programs provide grant funding to support national, state, and local efforts to deliver optimal 9-1-1 emergency dispatch services around the country. Grant funding for North Comm goes toward the purchase of Computer Aided Dispatch consoles, software, GIS mapping, and emergency vehicle location and routing systems. Federal and state grants do not fund North Comm personnel.

### Valley Center Community Planning Area Fire Districts and Departments

There are five main fire districts and departments located within and that serve the Valley Center Community Planning Area (CPA) including two local public fire districts, two Reservation Fire Departments, and one State fire district.

- Valley Center Fire Protection District (VCFPD)
- Deer Springs Fire Protection District (DSFPD)
- Rincon Fire Department (Rincon)
- San Pasqual Fire Department (San Pasqual FD)
- California Department of Forestry and Fire Protection (CAL FIRE)

Each fire district plays an important role in the protection, safety, and education of the Valley Center Community. The fire districts cooperatively provide and receive automatic and mutual aid through contractual agreements with all of the North County fire agencies as well as CAL FIRE and Reservation Fire Departments.

### Valley Center Fire Protection District (VCFPD)

The Valley Center Fire Protection District (VCFPD) has been serving areas within the Valley Center community since 1981. Covering most of the Valley Center CPA, with the exception of the western portion (as shown in Figure 4), the VCFPD provides all risk emergency response to local structure fires, wildfires, and advanced medical life support paramedic services. The VCFPD is a contract member of the North Comm and has the ability to provide and receive automatic aid to other members of North Comm.

The VCFPD has an ISO rating of a 3-3x (Table 1), which provides Valley Center residential and commercial business owners the ability to choose and purchase fire insurance policies from a wide variety of insurance companies. Residential and commercial business owners that live beyond five driving miles from the VCFPD fire facilities, or beyond 1,000 feet from a fire hydrant, will pay a higher rate for insurance coverage.

### Roles and Responsibilities (VCFPD)

The VCFPD service area covers approximately 84.5 square miles. According to VCFPD, they serve approximately 23,000 residents. The VCFPD has an average staffing of approximately 25-30 career firefighters spread between two Valley Center fire stations. Two fire stations (Fire Station #1 & Fire Station #2) provide first responders for structural fires, wildfires, and Advanced Medical Life Support (AMLS) Paramedic Services.



The VCFPD also participates in an animal evacuation plan and group, called the County of San Diego Department of Animal Services Valley Center Disaster Animal Response Team (DAS VC DART). DAS VC DART provides emergency services to pets and larger animals in the Valley Center area.

The VCFPD provides input and resources to the Valley Center Greater Fire Safe Council and California Department of Forestry and Fire Protection (CAL FIRE) to address areas that need additional brush management regulation, or roadway access improvements.

Lastly, the VCFPD provides community risk reduction services through public education and fire code enforcement, which includes annual life safety business inspections, school inspections, board and care facility inspections, and wildland urban interface defensible space inspections. The VCFPD Community Development Group performs plan check services that focus on fire, life safety, and environmental mitigation through the latest adopted building and fire codes.

#### Existing Facilities (VCFPD)

The VCFPD operates two fire stations: Fire Station #1 (28234 Lilac Road) and Fire Station #2 (28205 North Lake Wohlford Road). See Figure 4 for a map of VCFPD fire station locations.

The VCFPD recently purchased a property at the intersection of Cole Grade Road and Cole Grade Lane, which is intended to be the future location of Fire Station 3. While the development plans are not yet finalized or fully funded, the VCFPD noted that the planned new station would likely include a training facility, additional housing and larger engine companies, and have the ability to provide a wide range of fire services for the Valley Center CPA.

#### Current Equipment (VCFPD)

The VCFPD owns four Type I fire engines, one Type 6 Squad, and houses a California Office of Emergency Services (Cal OES) Water Tender.

A Type I fire engine is a 32-foot, 2-axle structural firefighting apparatus. The fire engine contains a fire pump capable of 1,500 gallons per minute (GPM), a 500-gallon water tank, 2,000 feet of supply hose, 1,600 feet of fire attack hose, a 24-foot extension ladder, a 14-foot roof ladder, a 10-foot attic ladder, carries all fire, rescue and paramedic equipment, and up to four personnel.

A Type 6 Squad is a 24-foot, 2-axle combination structure and wildland firefighting apparatus. The apparatus includes a 250 GPM fire pump, a 250-gallon water tank, a 20-gallon firefighting foam tank, 500 feet of supply hose, 1,000 feet of fire attack hose, a 20-foot extension ladder, and carries all fire, rescue and paramedic equipment, and up to four personnel.

A Cal OES Water Tender is a statewide resource vehicle for tactical wildland and structure fire mobile water supply. The fire apparatus includes a 500 GPM pump, a 2,000-gallon water tank, 500 feet of supply hose, 1,000 feet of fire attack hose, and carries all wildland firefighting and first aid equipment, and up to two personnel.

#### Current Staffing (VCFPD)

VCFPD maintains a minimum of twelve personnel on duty 24 hours per day 365 days per year. VCFPD Fire Station #1 and Fire Station #2 are both equipped with Emergency Medical Response teams. Each team includes a five-person team, at minimum. The team composition includes one Fire Captain, one Fire Engineer, two Firefighter Paramedics and one Firefighter EMT. The two remaining personnel on each team are the Fire Marshal Arson Investigator and Duty Chief that can respond as needed.

When responding to expanded medical emergencies such as traffic accidents, fires and hazardous spills automatic aid is called upon to provide additional staffing to the medical response team at Station 1 and Station 2. This will provide additional staffing (ranging from 15-17 personnel) for fires, rescues, hazardous material, and special incident responses. Automatic aid can be triggered to meet any needs of additional support.

#### [Fire Protection Codes, Standards & Guidelines \(VCFPD\)](#)

The VCFPD follows the policies, requirements and guidance within the following fire codes and standards:

- [County of San Diego 2020 Consolidated Fire Code](#) for the 13 fire protection districts in San Diego County. The Code contains the ordinances of each of the 13 fire protection districts around San Diego and includes VCFPD.
- [2019 California State Fire Codes](#). This code establishes minimum requirements consistent with nationally recognized good practices to safeguard the public health, safety and general welfare from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises.
- [ORDINANCE NO. 2019-56](#). This is an ordinance of the VCFPD which adopts the 2019 California Fire Code, and the 2018 International Fire Code with certain amendments, additions, and deletions.
- Valley Center Fire Protection District Design Standards (2020). The County of San Diego and VCFPD work with one another to ensure these design standards are included when construction drawings are submitted for permits. These standards provide engineering and construction design standards for the community's new development, public works, and revitalization projects. The Valley Center Fire Protection District Design Standards (2020) document is not publicly available at the time of this writing.

In addition to the fire codes and updated design standards, the VCFPD participates in the Valley Center Community Planning Group (CPG) Evacuation Subcommittee that works with the community on improvements to primary, secondary, and tertiary evacuation routes. The Subcommittee works on computer generated emergency situations and mock evacuations throughout the Valley Center CPA. The Subcommittee also considers locations for temporary refuge and shelter if an emergency were to occur.

The VCFPD inspects and enforces weed abatement guidelines for clearing and fire protection around homes and other structures. They work with the Valley Center Greater Fire Safe Council and CAL FIRE to address areas that need fuel modification or improvements of ingress and egress. VCFPD also uses a Vegetation Management Data Map to document their efforts of contacting property owners to discuss fire safety. The Vegetation Management Data Map shows parcel locations and whether VCFPD staff has met with, or has not been in contact with, the property owner. In total, as of August 2020, there are roughly 7,810 parcels within the VCFPD coverage area that the VCFPD has contacted to discuss fire safety.

#### [2017 Valley Center Fire Protection District Standards of Coverage Study Summary](#)

VCFPD retained Citygate Associates, LLC (Citygate) in 2017 to prepare the Valley Center Fire Protection District Standards of Coverage Study (SCS). The SCS reviews the adequacy of the existing deployment system from the current VCFPD fire stations and makes recommendations for change where financially feasible. The VCFPD Board of Directors adopted the SCS by Board Resolution where it is recognized as a guiding document for providing excellent service to the Valley Center community while maintaining fiscal responsibility.

VCFPD strives to meet these five recommendations as listed in the Section 1.5.2 of *The Valley Center Standards of Coverage Study*, dated March 13, 2017.

1. *Adopt Deployment Measures Policies: The District's elected officials to monitor the day to day operations of all stations and to ensure they are functionally at their full potential.*
2. *The staffing partnership with the ambulance provider is an excellent model and should be continued as long as economics allow.*
3. *Continue to use less expensive Reserve Firefighters as long as an adequate roster can be maintained.*
4. *The District should strive to fund a minimum daily staffing per fire engine. This would include three career firefighters per day plus two firefighters on the EMS units. The Reserve Firefighters can become the fourth firefighter on the engines if needed.*
5. *Begin a community conversation regarding a tax increase method that would provide for three firefighters per engine per day, and the staffing for a third fire station with crew, thus making the District's minimum daily career firefighter staffing nine per day.*

Over the last five years, VCFPD has made significant investments in its fire programs and services by adding a new computer aided dispatch center that also dispatches all North Comm Joint Powers Authority Member agencies. The VCFPD also added full-time career Chief Officers, Fire Captains, Fire Engineers, Firefighter-Paramedics and Reserve Firefighters to increase daily staffing levels to be able to answer the increasing call volume and respond to simultaneous incidents.

In an effort to implement recommendation number 5 of the SCS, in November 2020, Measure AA was brought to the District's voters. This measure, whose purpose was to levy additional annual parcel taxes estimated at \$820,000 per year, was defeated having failed to meet a two-thirds majority vote approval.

The study is accompanied by a five-year community-driven strategic plan. The strategic plan identified a need to purchase and develop a new fire facility, such as a fire station, in order to reduce travel times. As described in the previous Existing Facilities (VCFPD) section, the new facility is being developed and the property is in escrow. The VCFPD assures it will continue to grow responsibly and will consider the need balance services with appropriate funding. The measurement of success will be the overall reduction in travel time and the Fire District's reliability to the Valley Center community. VCFPD is on track to provide three fully-staffed and operating fire stations by 2022 and four fully-staffed and operating fire stations by 2027.

#### [VCFPD Strategic Plan 2017-2021](#)

In 2016, the VCFPD contracted with the Center for Public Safety Excellence (CPSE) to facilitate a method to document the organization's path into the future via the VCFPD Strategic Plan 2017-2021 (Strategic Plan). The Strategic Plan was written in accordance with the guidelines set forth by the Commission on Fire Accreditation International (CFAI) *Fire & Emergency Service Self-Assessment Manual 9<sup>th</sup> Ed.*. It is intended to serve as a living document and guide for continuous improvement to the District's operations, procedures, and acquisition of needed resources.

As of August 2020, the VCFPD is in its fourth year using the Strategic Plan to measure progress that reflects the mission, vision and core values of the organization.

From VCFPD Strategic Plan (2017-2021), VCFPD has identified eight goals they plan to achieve:

1. *Provide enhanced all-hazard risk reduction through education, engineering, enforcement, and public collaboration to improve community safety, health and the preservation of life and property.*
2. *Develop sufficient financial resources to fund the mission of Valley Center Fire Protection District.*
3. *Develop and implement an effective and efficient organization communication system.*
4. *Maintain to improve our community outreach and public education programs to enhance better public relations.*
5. *Ensure fire facilities are adequate to achieve the mission of Valley Center Fire Protection District.*
6. *Manage and maintain quality emergency operational equipment to enhance firefighter safety and provide an increased level of service to the community.*
7. *Safely minimize emergency response time to exceed the standard of cover with appropriate resource allocation, turnout times, mapping, and code enforcement.*
8. *Establish a workforce planning, management, and development system to address the present and future community needs.*

The VCFPD will have met all the strategic goals outlined in the Strategic Plan by the end of five years. One exception is the completed construction of a new fire facility at the intersection of Cole Grade Road and Cole Grade Lane. However, the new fire station property has been purchased and plans for the new fire facility are under development as described in the previous Existing Facilities (VCFPD) section.

#### [Road Access and Conditions \(VCFPD\)](#)

The Valley Center CPA roadway network consists of three main roads that interconnect Valley Center subcommunities and development areas: Valley Center Road, Cole Grade Road, and Lilac Road. Old Castle Road, Circle R Drive and West Lilac Road generally serve as westerly access toward Old Highway 395 and Interstate 15. As the population increases, there is a heightened concern on the use and function of congestion on these roadways in an emergency event. VCFPD recognizes these issues and will continue to explore secondary egress and access for emergencies.

#### [Funding Sources \(VCFPD\)](#)

The VCFPD utilizes a combination of developer fees, mitigation fees, growth capital and grants to purchase fire station equipment, apparatus and fire station property. Operational funding comes from property taxes, benefit fees, and community facilities districts (CFDs) from community and developer contribution.

#### [The Deer Springs Fire Protection District \(DSFPD\)](#)

Located north of the City of Escondido, east and west of the Interstate 15 corridor (Figure 5) the Deer Springs Fire Protection District (DSFPD) provides a wide range of services including fire protection, fire prevention, investigative services, medical services and hazardous material response.

The DSFPD was effectively formed in December 1981. Before 1994, the DSFPD employed its own firefighting personnel. On July 1, 1994, the Fire District entered into fire protection services cooperative agreement with the California Department of Forestry and Fire Protection (CAL FIRE) and upon effect, the DSFPD pays CAL FIRE to utilize firefighting State personnel and operational resources.

The DSFPD later signed an agreement in 2020 with surrounding fire agencies referred to as, “Boundary Drop.” This agreement enables the closest available resource to respond to a call, regardless of the jurisdiction, providing quicker travel times to residents of DSFPD. A second agreement was signed with

the County of San Diego allowing San Diego County Volunteer Reserve Firefighters to work 24 hour shifts at any of the three District Fire Stations.

The DSFPD has an ISO rating of 4-4X (Table 1).

#### [Roles and Responsibilities \(DSFPD\)](#)

The DSFPD has three fire stations that primarily serve approximately 47 square miles north and east of the City of Escondido. According to the DSFPD, they serve 13,000 residents within their entire service area. Station 1 (8709 Circle R Drive) is one of the three fire stations are located within the Valley Center CPA (see Figure 5).

In the DSFPD 2020 Master Plan (to be adopted in 2020), the DSFPD defines its roles and responsibilities to the community as follows:

- Response to All-Risk Emergencies;
- Advanced Life Support (ALS) and Emergency Medical Services (EMS);
- Cooperation with North County fire districts, San Diego County Fire Protection District, local law enforcement, water municipalities, Caltrans, and SDGE;
- Decrease the disaster impacts by hardening infrastructure; and,
- Develop a public education system aimed to educate property owners on how create a defensible space, provide evacuation preparedness, and generally ways to avoid risky or hazardous situations.

DSFPD strives to fulfill the above roles and responsibilities of the District.

#### [Existing Facilities \(DSFPD\)](#)

The DSFPD currently has three fire stations to serve the greater Valley Center CPA, with one of the fire stations located within the CPA. The community that DSFPD serves is expected to develop and grow over time. Based on a 30-year growth horizon and anticipated development buildout, DSFPD does not anticipate a need for an additional fire station within the Valley Center CPA.

DSFPD Fire Station #1 (8709 Circle R Drive) is the primary response station for the Valley Center CPA. Some of the larger residential areas within the DSFPD area include the neighborhoods of West Lilac, Castle Creek, Circle R, Gopher Canyon, Welk Resort, and Champagne Village. DSFPD Stations #2 (1321 Deer Springs Road) and #3 (10308 Meadow Glen Way East) also serve the Valley Center CPA but are not physically located within the Valley Center CPA (Figure 5).

#### [Current Equipment \(DSFPD\)](#)

The DSFPD currently has access to and operates the following vehicles: five Type I fire engine which are 27-foot two-axle vehicles, and serve as the District's main, and most commonly used front line firefighting apparatus, one Type II fire engine which is a 25-foot, two-axle brush engine capable of traversing wildland areas, one Ferrara USAR, which is a 36-foot Urban Search and Rescue Apparatus and is available for regional response per the DSFPD's 2020 Master Plan (to be adopted).

#### [Current Staffing \(DSFPD\)](#)

Fire Stations #1, #2, and #3 are each staffed 24 hours a day, seven days a week with a minimum three-person team fulfilled by Advanced Life Support (ALS) Engine Companies. DSFPD has a complete team of 24 first responders divided between the three fire stations. In addition, Mercy Medical Transportation

supports the DSFPD and is housed at DSFPD Fire Station# 1. They are the exclusive contracted provider of ALS, 9-1-1 ambulance services for the Valley Center CPA.

#### [Fire Protection Codes, Standards & Guidelines \(DSFPD\)](#)

The Deer Springs Fire Protection District is subject to, and complies with, the following fire codes and standards:

- [County of San Diego 2020 Consolidated Fire Code](#) for the 13 fire protection districts in San Diego County. This code contains the ordinances of each of the 13 fire protection districts around San Diego and includes VCFPD.
- [Deer Springs Fire Protection District Fire Department Access Roadway and Driveway Policy](#). Written specifically for the DSPFD, this document provides roadway and access design standards for the community's development projects.
- Valley Center Fire Protection District Design Standards (2020). These standards provide engineering and construction design standards for the community's new development, public works, and revitalization projects. The Valley Center Fire Protection District Design Standards (2020) document is not publicly available at the time of this writing.

The DSFPD has also created and adopted Policy DO3, Ordinance 2002-03. The Ordinance declares certain waste and/or vegetation a public nuisance and mandates the abatement and removal thereof, also known as the Weed Abatement Ordinance. The size, type, and manner of growth within the proximity to any building or improvements that could constitute as a fire hazard is regulated. Similarly, trash, rubbish, debris and other combustible materials which create a fire hazard must also be removed from the properties and properly disposed of.

#### [Road Access Conditions \(DSFPD\)](#)

DSFPD has expressed concerns related to community areas such as Turner Lake and Moosa Canyon. These areas are challenging to navigate with tight roadways and limited access. In addition, the north end of the Valley Center CPA can be problematic to maneuver and access.

#### [Funding Sources \(DSFPD\)](#)

Per DSFPD, there are several sources of general revenue for the District. Sales tax and property tax are the main sources of funding and the County of San Diego Fire Services Fund is a supplemental source. Those monies are meant to be used for fire suppression equipment and fire standby services.

#### [California Department of Forestry and Fire Protection \(CAL FIRE\)](#)

The mission of the California Department of Forestry and Fire Protection (CAL FIRE) is to “serve and safeguard the people and protect the property and resources of California.” CAL FIRE envisions itself “to be a leader in providing fire prevention and protection, emergency response, and enhancement of natural resource systems.”

CAL FIRE was founded in 1885, and since the 1940s, local government entities such as cities, counties and districts have contracted with CAL FIRE to provide many forms of emergency services for their communities. CAL FIRE provides full-service fire protection to many of the citizens of California through the administration of 145 cooperative fire protection agreements in 33 of the State's 58 counties, including San Diego County. CAL FIRE responds to wildland fires, structure fires, floods, hazardous material

spills, swift water rescues, civil disturbances, earthquakes, and medical emergencies of all kinds. Local governments can contract with CAL FIRE.

#### [Roles and Responsibilities \(CAL FIRE\)](#)

CAL FIRE is a California state agency primarily responsible (physically and financially) for protecting natural resources from fire on land designated by the State Board of Forestry as a State Responsibility Area (SRA). A map of the SRA for Valley Center is provided in Figure 6 on page 27. CAL FIRE manages the state forest system and is responsible for enforcing the forest practice regulations which govern forestry practices on private and other non-federal lands. CAL FIRE is also responsible for the protection of the state's merchantable timber on all non-federal lands from improper logging activities. Furthermore, CAL FIRE is responsible for the protection of the state's grass, brush, and tree-covered watersheds from wildland fire. CAL FIRE is considered a conservation agency and protects over 31 million acres of land. In the Valley Center CPA, CAL FIRE is predominately responsible for wildland fires.

#### [Existing Facilities \(CAL FIRE\)](#)

CAL FIRE has two operational fire stations within the Valley Center CPA – Miller Station #15 (9107 West Lilac Road) and Station #71 (14946 Vesper Road). CAL FIRE states that there is not a current need for another station within the Valley Center CPA, but rather, there is a need to make the fire stations more efficient or expand site improvements. These improvements could include bay expansions, additional training areas, and housing options. See Figure 6, CAL FIRE Responsibility Areas for the CALFIRE stations and service areas.

#### [Current Equipment \(CAL FIRE\)](#)

CAL FIRE vehicles and other equipment are state resources available within their San Diego region, but also to provide fire service protection when mutual aid is needed. CAL FIRE currently houses and operates two Type III interface fire engines, one at each of its two stations. A Type III fire engine is most commonly used in mountainous or rural communities. These four-wheeled drive vehicles are for rapid deployment, pick-up and relocation during wildfires. This engine includes a pump operating at 120 gpm, a large 500 gallon tank, 1,000 feet of hose, and fits a minimum of four firefighters. There are 27 front line fire engines located at 18 different CAL FIRE stations throughout San Diego County; those fire engines are potentially available for a fire emergency in Valley Center.

#### [Current Staffing \(CAL FIRE\)](#)

The two CAL FIRE fire stations are located on West Lilac Road (Miller Station #15), and CAL FIRE Station 71, Vesper Road. Both are staffed with a minimum of three personnel 24 hours a day, seven days a week during the declared fire season. The Vesper Road Station is often not staffed during off peak fire season, unless augmented staffing is approved by the Governor or additional funding is approved through the County of San Diego Amador Agreement.

CAL FIRE's ambulance service is provided by Mercy Medical Transportation.

#### [Fire Protection Codes, Standards & Guidelines \(CAL FIRE\)](#)

CAL FIRE complies with the following fire codes and standards:

- [2019 California Fire Code](#) (based on International Fire Code)
- [National Fire Prevention Association \(NFPA\)](#) Codes and Standards
- [County of San Diego 2020 Consolidated Fire Code](#)



CAL FIRE also promotes California Legislation Public Resource Code 42.91, which states the requirements of defensible space from a structure to open land.

#### [Road Access and Conditions \(CAL FIRE\)](#)

CAL FIRE views circulation as the biggest issue affecting fire protection in the Valley Center CPA. There are several roads with gates, rough terrain, difficult turn around areas, and narrow roads that make it difficult for the large engines to maneuver quickly and efficiently.

#### [Funding Sources \(CAL FIRE\)](#)

CAL FIRE receives funds from the State General Fund.

### [Rincon Fire Department \(Rincon\)](#)

The Rincon Fire Department (Rincon) is a tribal fire department located on the Rincon Band of Luiseno Indians Reservation (Rincon Reservation). The Rincon Fire Department was formed in 2006 and is a contract member of the North County Dispatch JPA (North Comm). As discussed previously, member agencies of North Comm agreed to provide and receive automatic aid to other members.

Rincon Fire Department has an ISO Rating of Class 2-2X (Table 1).

#### [Roles and Responsibilities \(Rincon\)](#)

Rincon Fire Department plays a vital role in protecting and serving the Rincon Reservation, surrounding tribal reservations, and the communities of North Comm. Rincon's primary responsibility is to protect and guard the citizens of the Rincon Reservation and its visitors from any harm to the land or life.

The Rincon Fire Department provides a highly trained, equipped response force that responds to fires and provides advanced life support, paramedic services, ambulance transportation, disaster management, technical rescue, wilderness search and rescue, fire prevention, and emergency preparedness. In 2019, Rincon fire department responded to over 2,000 calls.

#### [Existing Facilities \(Rincon\)](#)

Rincon Fire Department has one fire station which includes their headquarters (No. 181) (33485 Valley Center Road) within the Rincon Reservation.

Rincon's naming system for this station is based off the North Zone Identification numbering system. This number serves to identify fire station and apparatus numbers for dispatch identification purposes. Rincon's fire station and all apparatus are numbered starting in the 180's.

#### [Current Fire Equipment \(Rincon\)](#)

The Rincon Fire Department currently owns and operates four different engines.

A 100-foot aerial ladder engine contains 1,000 feet of a 0.5-inch hose, has a tank that holds up 500 gallons of water and has a vertical ladder reach of 100 feet. A frequently used brush engine responds to grass fires and is specifically designed for rough terrain. These engines are typically four-wheeled drive and can carry between 600-1,500 gallons of water. The third different type of engine that Rincon has access to is a Type 1 Ambulance. Lastly, the most used engine in Rincon is the triple reserve combination pumper. This engine includes a fire pump, hose storage and a full complement of ground ladders.



#### [Current Staffing \(Rincon\)](#)

The Rincon Fire Department has daily emergency fire protection service staffing for one four-person paramedic engine company, and one four-person paramedic truck company. Three emergency response teams— Shifts A, B, and C — total 23 firefighters and EMTs through rotated shifts. At any given time, there are a minimum of 10 emergency and non-emergency personnel on duty.

There are two different types of emergency calls that personnel respond to: Advanced Life Support (ALS) and Basic Life Support (no head injury) (BLS). The North Comm Dispatch team will determine which type of call is occurring. The paramedic engine company will always be first to dispatch, no matter which type of call. The paramedic truck company serves as redundancy for additional emergency calls or larger scale emergencies.

#### [Fire Protection Codes, Standards & Guidelines \(Rincon\)](#)

Rincon complies with the following fire codes, standards and recommendations:

- [International Fire Code](#)
- [National Fire Prevention Association \(NFPA\)](#)
- Insurance Services Office ISO recommendations
- Rincon Wildfire Management Program

#### [Road Access and Conditions \(Rincon\)](#)

Rincon Fire Department has expressed that the roadways can be difficult to navigate due to the unpaved and narrow roads commonly found on the Reservation. Traffic congestion has also been expressed as a concern due to traffic congestion during peak travel times, thus making it difficult to reach local hospitals or incidents as efficiently as possible.

#### [Current Funding \(Rincon\)](#)

At this time, Rincon has not provided any information regarding their funding sources.

#### [San Pasqual Fire Department \(San Pasqual FD\)](#)

The San Pasqual Fire Department (San Pasqual FD) is a tribal fire department located on the San Pasqual Band of Mission Indians Reservation (San Pasqual Reservation). The San Pasqual FD was established in 1998 and is a contract member of the North County Dispatch JPA (North Comm). As discussed previously, member agencies of North Comm agreed to provide and receive automatic aid to other members.

The San Pasqual FD has an ISO split rating of 5-5X (Table 1). As of August 2020, the rating is under review by the Insurance Services Office and is expected to be updated.

#### [Roles and Responsibilities \(San Pasqual FD\)](#)

The San Pasqual FD focuses on fire prevention, life safety, and training. The San Pasqual FD primarily serves the San Pasqual Reservation and, through mutual aid agreements, also serves the surrounding communities of Valley Center; including Valley Center, Rincon, Pauma Valley, Mesa Grande, Palomar Mountain, and provides assistance to CAL FIRE Station No. 15 (Miller Station) and 71 (Vesper Road).

In the 1990s, San Pasqual Reservation identified the need for standardized and accessible training. In 2006, the San Pasqual Fire Academy opened, and continues to provide training for tribal members and the public.

#### Existing Facilities (San Pasqual FD)

San Pasqual FD has one fire station and headquarters located on Kumeyaay Way, 0.25-miles west of North Lake Wohlford Road within the San Pasqual Reservation. The San Pasqual Fire Academy trains tribal members and the public in a nearby facility. The Fire Academy provides the resources and fire fighter certifications necessary for a job in the fire service and is accredited by the Office of the California State Fire Marshal (CAL-SFM) and the International Fire Service Accreditation Congress (IFSAC). See Figure 3, Emergency Response Travel Time for the San Pasqual Fire Station location.

#### Current Fire Equipment (San Pasqual FD)

San Pasqual FD currently owns and operates the following five equipment and vehicles. A 2004 Type I HME engine that has a 1,000-gallon capacity tank. Additionally, San Pasqual FD frequently uses a 2017 Type III HME brush engine with a 500-gallon capacity tank. Another vehicle that San Pasqual FD has is their 2009 100-foot Smeal Tractor Driven Aerial Truck. This truck is one of their largest but provides the team with features such as a ladder, tandem tractor drive axels for ultimate mobility and highly compact for situations with limited space. Lastly, San Pasqual FD has two command vehicles on site to be used for a variety for calls.

#### Current Staffing (San Pasqual FD)

The San Pasqual FD has 20 paid personnel, which consists of 17 firefighters, two fire engineers, and one administrative personnel.

Daily, the Type I engine is staffed with three personnel and the brush engine is staffed with three personnel during wildland season. If any additional fire equipment needs to be used, additional personnel can be called in to assist.

#### Fire Protection Codes, Standards & Guidelines (San Pasqual FD)

San Pasqual FD declined to provide information relating to the fire protection codes, standards, and guidelines.

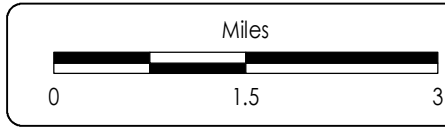
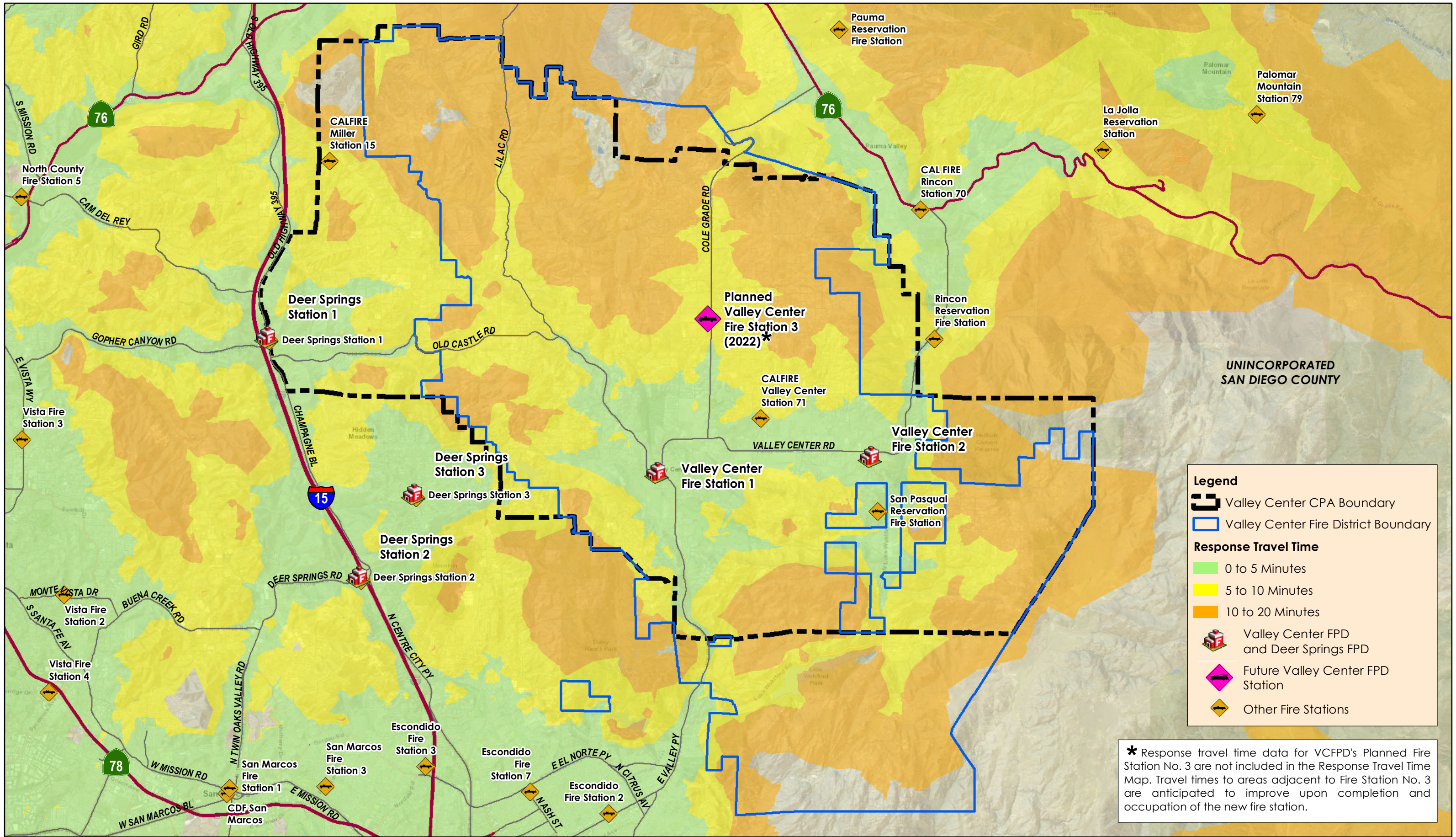
#### Road Access and Conditions (San Pasqual FD)

San Pasqual FD noted that there are a few areas where there is difficult terrain, and where overgrown vegetation can make driveway access problematic.

#### Funding Sources (San Pasqual FD)

San Pasqual FD states that equipment funds are established on an annual basis by the San Pasqual Band of Mission Indians Reservation Tribal Board.

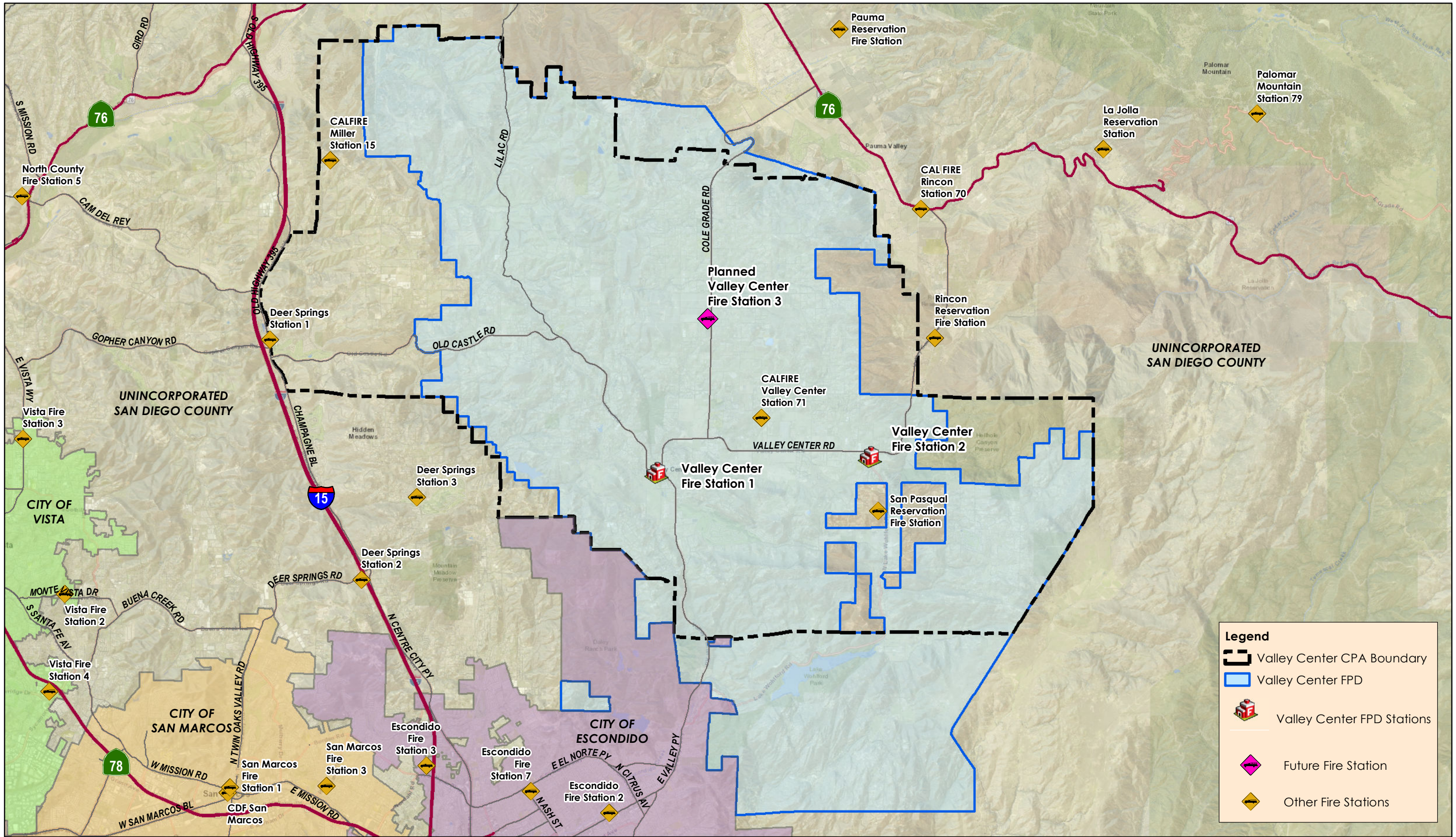




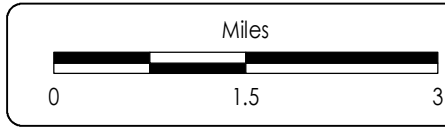
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SANGIS/SANDAG Aerial Imagery: 2017  
ESRI World Street Map

**Figure 3: Emergency Service Travel Time**  
Valley Center CPU





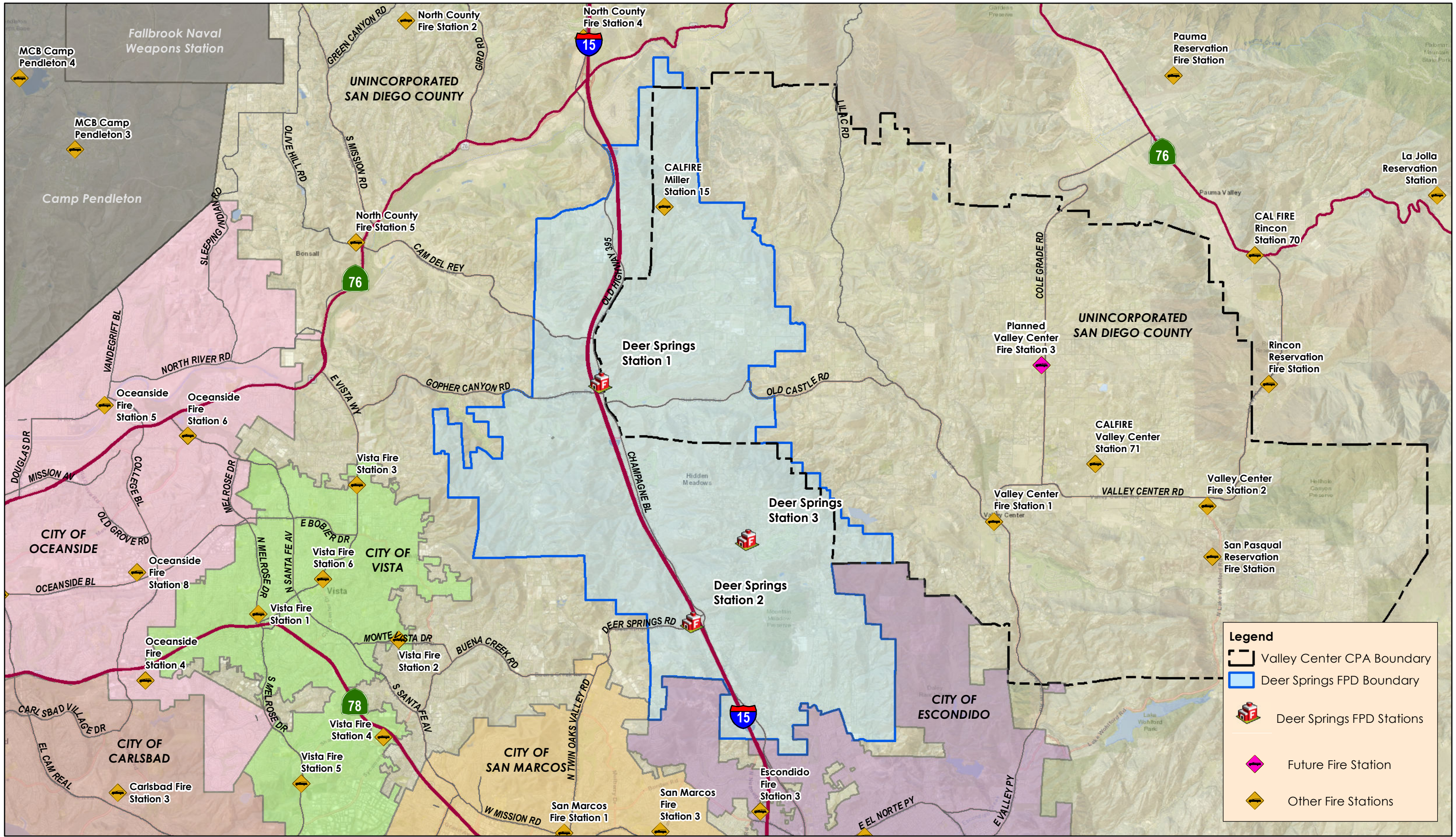
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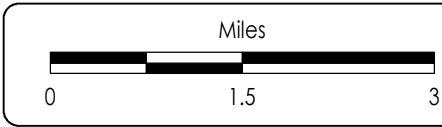
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**Figure 4: Valley Center Fire Protection District Boundary**  
Valley Center CPU





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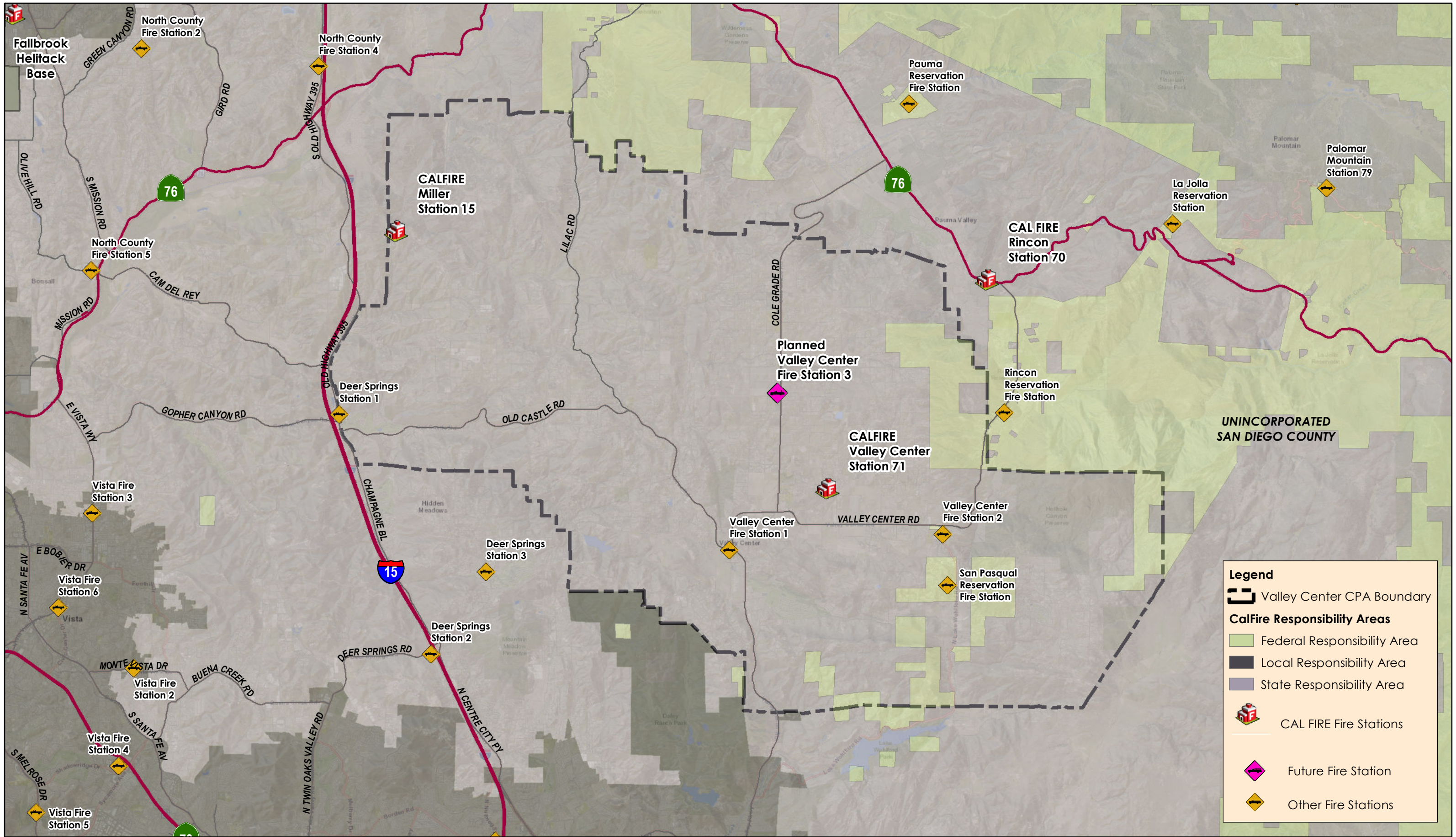


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ESRI World Street Map

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**Figure 5: Deer Springs Fire Protection District Boundary**  
Valley Center CPU





**Legend**

Valley Center CPA Boundary

**CalFire Responsibility Areas**

Federal Responsibility Area

Local Responsibility Area

State Responsibility Area

CAL FIRE Fire Stations

Future Fire Station

Other Fire Stations



Miles

0 1.5 3

North

Date of Exhibit: 8/4/2021  
SANGIS/SANDAG Aerial Imagery: 2017  
ESRI World Street Map

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**Figure 6: CAL FIRE Responsibility Areas**

Valley Center CPU



## Imported Water Service

### Valley Center Municipal Water District (VCMWD)

The Valley Center Municipal Water District (VCMWD) was established in 1954. VCMWD services more than 64,250 acres within and beyond the Valley Center Community Planning Area. In terms of demand distribution, agriculture accounts for 67%, residential accounts for 24% and commercial accounts for 9% of Valley Center Municipal Water Districts total water distribution demand.

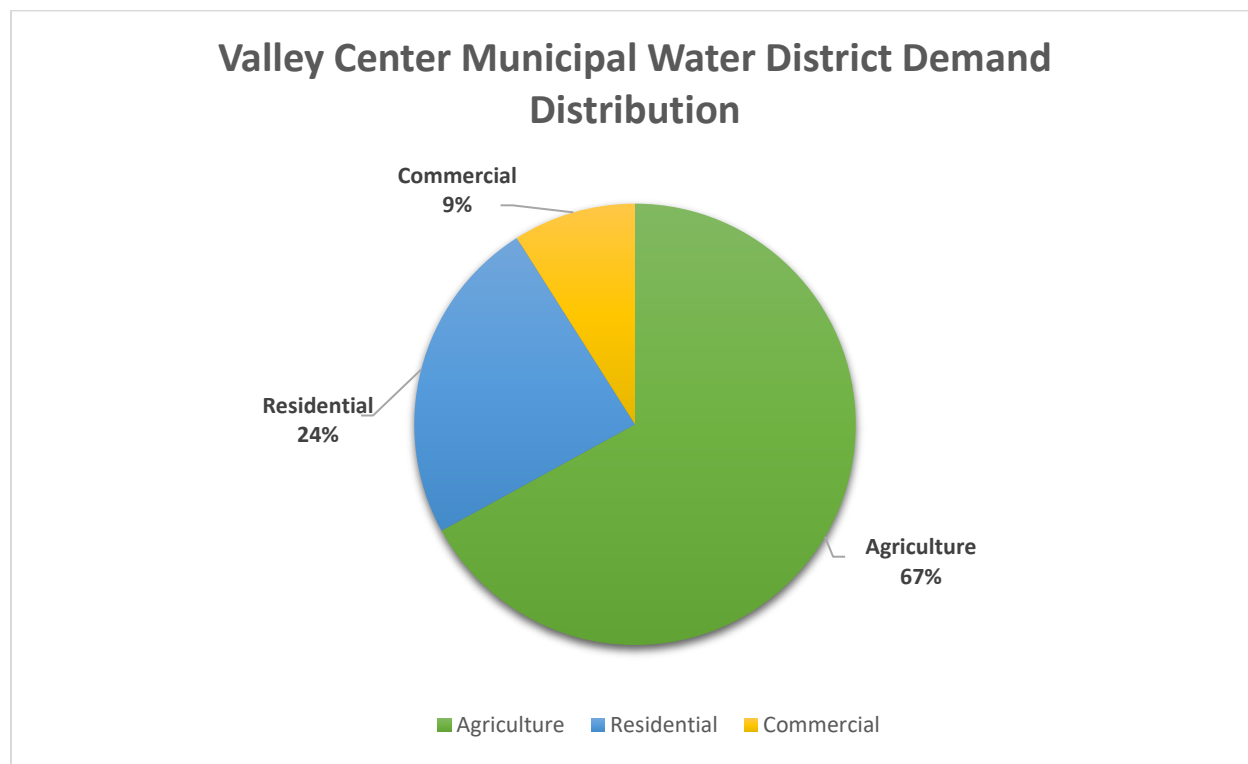


Figure 7: Valley Center Municipal Water District Demand Distribution

### Regulatory Setting (VCMWD)

The VCMWD is committed to supply safe water that surpasses state and federal safety standards as stated in the VCMWD 2019 Water Quality Report (Report). The U.S. Environmental Protection Agency (EPA) and the California State Division of Drinking Water (DDW) prescribe regulations that limit the quantity of certain contaminants in water provided by public water systems and require the publication and distribution of this report to VCMWD customers and the communities it serves. The Report determined the VCMWD meets or exceeds all state and federal standards, and that the tap water is safe to drink. Over 400 tests are performed regularly to help monitor all sources of water throughout the Valley Center CPA.

### Existing Facilities Overview (VCMWD)

The VCMWD Water System has over 300 miles of pipelines, 29 pumping stations, 113 electric pumps, 8 natural gas engine pumps, and 43 covered reservoirs with 137 million gallons of water storage. The average daily demand current system water capacity is in excess of 50,000 acre-feet per year (AFY), with a current average daily demand less than 25,000 AFY. With this capacity, VCMWD has noted they have never had any issues with providing water to developments.

### Conservation Requirements and/or Guidelines (VCMWD)

VCMWD has an ongoing water conservation program that is described in levels. There are four levels that range on a scale from Level 1 “watch condition” to Level 4 “emergency condition.” The levels are further described below:

Level 1, “Water Supply Management Condition – Watch Condition” exists at all times and in place to keep the public aware of the need to conserve water. Examples of restrictions and/or necessary actions include:

- Prohibiting water use on streets, sidewalk, patios to clean;
- Correction of any water-leaking pipes;
- Using recycled water for fountain features; and,
- Using shutoff hose nozzles rather than free flowing.

Level 2, “Water Supply Shortage – Alert Condition” takes place when the District requires a consumer demand reduction of up to 20 percent is required in order to balance water demands with supplies anticipated to be available for the foreseeable future. Examples of restrictions include:

- Washing down any paved surface;
- Landscape watering, or setting an efficient time and durations for when it can be used;
- Only refilling water at restaurants upon request; and,
- Using non-potable water for construction purposes.

Level 3, “Water Supply Shortage – Critical Condition” takes place when the District has significantly limited available water supplies and a consumer demand reduction of greater than 20 and up to 40 percent is required to balance water demands with supplies anticipated to be available for the foreseeable future. Examples of restrictions include:

- Limiting residential and commercial landscape irrigation to only being available for 2 days a week and at specific times;
- Not filling or re-filling ornamental lakes or ponds unless it is to sustain aquatic life; and,
- Not washing vehicles unless it is at a commercial car wash and, using non-potable water for construction purposes.

Level 4, “Water Supply Shortage – Emergency Condition” triggers mandatory action from all consumers in the Valley Center area. Examples of restrictions or actions include:

- Stopping all landscape irrigation (excluding: crops, maintenance of trees for erosion control, watering of livestock, and public works projects for environmental mitigation);
- Fixing all leaks in water lines within a 24-hour window; and,
- Implementing additional restrictions by the VCMWD.

All levels of conservation are enforced per Article 230 of the VCMWD Administrative Code. If levels are violated, warnings and fines will be issued depending on the severity of the violation.

### Requirements for New Development (VCMWD)

For new developments, the applicant is required to submit a request for water service, or service inquiry, to the VCMWD. Once the VCMWD verifies that the new development is within a current service area, the



VCMWD may confirm that service is available or may request that the applicant provide a water study to demonstrate that the VCMWD systems can adequately serve the peak demands of the project. The VCMWD may then issue a Project Facility Availability Form (often referred as a “will-serve letter”).

The applicant is responsible for the design of all new water lines, fire mains, lateral layout, pipe sizing, and construction. The applicant is also responsible for proposed development or improvements of access roads, reservoirs, and water system looping requirements.

The VCMWD noted that water pressure can be a concern for developments, specifically those located near the existing reservoirs. The VCMWD will not likely reject new development in the current service area where inadequate water pressure is determined not to meet minimum water and fire peak demands. Instead, the VCMWD may condition the developer to build water infrastructure upgrades, such as upsizing mains, or installing pump systems to meet the minimum pressures and peak demands of the proposed project.

#### [San Diego County Water Authority \(SDCWA\)](#)

The San Diego County Water Authority (SDCWA) was formed in 1944 under the County Water Authority Act and allows water from the Colorado River to be imported into San Diego County. The SDCWA is primarily served by purchasing water from the Los Angeles Metropolitan Water District (MWD). The VCMWD joined in 1954 and is one of 24-member agencies participating in the SDCWA.

In 2015, SDCWA opened the 50-million gallons per day (MGD) Claude “Bud” Lewis Carlsbad Desalination Plant (Plant), the largest seawater desalination plant in North America. The Carlsbad-located Plant provides a drought-resistant and reliable supply of water to the San Diego region. The Plant operates and serves through an agreement between the SDCWA and Poseidon Resources, the private operator.

The SDCWA generally controls regional water supply and can deny annexation of new communities or add conditions of approval to an applicant if it is determined an impact of the development could affect regional water reliability or water supply. Below are examples of conditions that the SDCWA Board may require from developments in annexed territory:

- Incorporate water-conserving design and improvements within subdivisions, both residential and commercial;
- Incorporate water-conserving design and improvements in buildings, grading, landscaping and other similar development and construction plans; and,
- Require maintenance of water-conserving landscape.

#### [State and Regional Legislation – Provisions for Water Supply to New Developments](#)

California Senate Bill 610 (effective 2001) mandates that any project within cities or counties that propose construction of 500 or more residential units requires the water supplier of a public system to prepare a water supply assessment (WSA). This requirement applies to any project that is subject to the California Environmental Quality Act. Environmental impacts to the state, regional and local water supply that are associated with new development are to be included as a part of the environmental assessment report package. Local governments are also required to inform the public about any existing or future known potential environmental impacts.

#### Valley Center Municipal Water District Urban Water Management Plan 2015 Update (VCMWD UWMP)

State legislation requires urban water suppliers to prepare Urban Water Management Plans (UWMPs) every five years. These plans support the suppliers' long-term resource planning to ensure that adequate water supplies are available to meet existing and future water needs. The Valley Center Municipal Water District Urban Water Management Plan 2015 Update (VCMWD UWMP) satisfies the 2015 requirements of the UWMP Act, which is part of California Legislation Assembly Bill 797 (1983–1984) and was subsequently amended by the Water Conservation Act (2009).

The VCMWD UWMP generally discusses the water agency's water system availability, water use, demand baselines and targets, system supplies and suppliers, reclamation, water conservation and water shortage contingency planning activities.

VCMWD UWMP Chapter 3, Section 3.4 *"Service Area Population and Demographics,"* discusses the area's future water demands and water use characteristics, and the importance of producing reasonable estimates of future population totals and future regional trends. The following data sources were used to estimate future water demands:

- Historic population and water use projections;
- San Diego Association of Governments (SANDAG) current estimates and population, housing, employment, and land use forecasts; and,
- SDCWA data.

The VCMWD developed reasonable estimates of future water demands with this data. As indicated in the following table, the 2015 population projection for year 2020 was 30,571 (based on SANDAG Series 13 Growth Forecast).

**Table 2: VCMWD Retail Customer Population – Current and Projected**

	2015	2020	2025	2030	2035	2040 (optional)
<b>Population Served</b>	25,394	30,571	34,312	35,300	35,514	36,361
<i>Source: SANDAG Series 13 Growth Forecast Variables, adopted October 15, 2013</i>						

The VCMWD previously used the population data provided in the Local Agency Formation Commission Municipal Services Review report (LAFCO MSR) to estimate the future population. However, VCMWD utilized ESRI Demographics data in 2020 to estimate the VCMWD population and reported a current population of 28,507 in comparison to the 2015 UWMP projection of 30,571. The population of the VCMWD service area is higher than the Valley Center CPA population because the service area goes beyond CPA boundaries.

The VCMWD UWMP concludes that VCMWD customers have an adequate water supply over the next 20-year planning period, through the year 2036.

## Sanitary Sewer Service

In the late 1960s, a higher density residential and commercial development on the western edge of the Valley Center CPA brought the need for required wastewater treatment systems and disposal facilities to be constructed. This led to the construction of the Lower Moosa Canyon Reclamation Facility and associated wastewater infrastructure serving part of western Valley Center and Hidden Meadows. The soil's ability to absorb, on septic systems, was being overwhelmed by the increase in population in the area, previously known as Central Valley of Valley Center. Efforts to address the growing wastewater disposal issue continued and were generally thwarted until major development came into Valley Center in the early 2000s. The major development in the 2000s steered Valley Center to create sanitary sewer districts to create a second treatment facility and associated service area to alleviate the strain on soils and provide a reliable wastewater infrastructure for the community. The Lower Moosa Canyon Water Reclamation Facility (est. 1974), and the Woods Valley Ranch Water Reclamation Facility (est. 2005) are discussed in below sections.

### Valley Center Municipal Water District Wastewater (VCMWD)

The VCMWD also oversees the wastewater collection facilities within its sewer service area boundary (see Figure 10). As shown in Figure 10, the VCMWD wastewater service within the Valley Center CPA covers the far western portion of the CPA near I-15, the Villages, and the Woods Valley Ranch development, adjacent to the South Village. VCMWD continues to work with the County of San Diego to monitor new development applications, approval timing, and size of development to anticipate the need for new or upgraded treatment facilities and expansion of the sewage collection system.

#### Requirements for New Development (VCMWD)

For new development within VCMWD, Conditions of Approval and VCMWD design requirements provide developers with the overall guidelines, construction specifications, details and processing. VCMWD reviews design plans then provides site specific conditions of approval and requirements to be completed to the satisfaction of the agency.

#### Summary of Current Requests/Proposals for Expansion

If a large development is proposed in the Lower Moosa service area, there will be concerns with service capacity and expansions will be necessary to provide acceptable services.

The Woods Valley Ranch Water Reclamation Facility has adequate capacity for its current service area. A discussion of future planned development within Valley Center CPA and expansion of the WVRWRF is discussed in the section below on *Existing and Planned Collection and Treatment Systems (WVRWRF)*.

#### Woods Valley Ranch Water Reclamation Facility (WVRWRF)

Completed in 2005, the Woods Valley Ranch Water Reclamation Facility (WVRWRF) was originally built to serve the Woods Valley Ranch community. It is designed to collect and treat wastewater from the new residential development and golf course and transport it back to the golf course for storage and irrigation.

The WVRWRF was also designed to allow for community growth and meet future service needs. An expansion of the WVRWRF was completed in 2017, called the North-South Village Wastewater Reclamation Expansion Project. This project included a pipeline extension to collect wastewater from North and South Villages of Valley Center, and a new seasonal storage reservoir. The upgrades were primarily funded by Valley Center resident ratepayers and a low interest loan from the state. The Woods

Valley Ranch Service Area is identified on the Valley Center MWD Wastewater Service Areas and Facilities map (as shown in Figure 10).

#### *Existing and Planned Collection and Treatment Systems (WVRWRF)*

The WVRWRF collection system consists of 5.2 miles of sewer pipelines with the primary size of 8-inch polyvinyl chloride (PVC) pipe, 109 manholes and 274 sewer laterals. WVRWRF's effluent discharge is entirely Title 22, or reclaimed or recycled water. All recycled water is disposed of as irrigation for the Woods Valley golf course. Current flows are approximately 45,000 GPD. The maximum discharge of recycled water to irrigate the golf course is approximately 225,000 GPD. Beyond that, further distribution of irrigation within the golf course and common areas of planned developments would be needed. Additional improvements, such as additional wet weather storage, would also be required.

*The VCMWD South Village Master Plan (Amendment No.4)*, dated May 2020, prepared by VCMWD and Dudek Environmental discuss the planned expansion of WVRWRF in two future phases 3 (3a & 3b), and 4. Phase 3 and 4 are planned to:

- Increase the reclamation capacity to 3,000 EDU
- Convert the solids disposal from thickening to dewatering. This conversion will greatly reduce cost of haul and disposal of solids.
- Build three lift stations:
  - 1) Orchard Run Lift Station that will serve the new planned communities Bear Peak, Orchard Run and Park Circle
  - 2) North Village Lift Station that will serve the major commercial area in the North Village
  - 3) Butterfield Trails Lift Station that will serve a proposed 71-unit residential development
- Complete the ultimate build-out of the WVRWRF: 44.10 million gallons of storage (increase of 20.25 million gallons).
  - 1) Phase 3 proposes 2.50 million gallons of storage on Orchard Run Lot 144
  - 2) Phase 4 propose 17.75 million gallons of storage on an undetermined site
- Recycled Water transmission main from the WVRWRF to the Orchard Run storage facility

Table 3 below summarizes the planned expansion resulting in an increased availability in EDU's in the WVRWRF service area.

**Table 3: Woods Valley Ranch Water Reclamation Facility Phasing**

	Capacity (EDUs)	Cumulative Capacity (EDUs)	EDU Capacity Requirement (gpd per EDU)	Cumulative Capacity (gpd)
<b>Phase 1 – Original Construction</b>	280.0	280.0	250	70,000
<b>Phase 2 Expansion*</b>	1,095.0	1,375.0	200	275,000
<b>2020 Master Plan Update</b>	152.0	1,527.0	175	267,225
<b>Phase 3A Expansion</b>				
<b>Touchstone Community Facilities District (CFD)</b>	218.5	1,745.5	175	305,463
<b>Balance of Phase 3A Expansion</b>	365.5	2,111.0	175	369,425
<b>Phase 3B Expansion</b>	582.0	2,693.0	175	471,275
<b>Phase 4 Expansion</b>	307.0	3,000.0	175	525,000
*Phase 2 Expansion was completed in 2017. Source: Valley Center Municipal Water District South Village Master Plan (Amendment No. 4)				

#### *Existing Treatment Capacity (WVRWRF)*

The WVRWRF has a capacity of 275 thousand gallons per day (0.275 MGD), with current use of approximately at 4.5 thousand gallons per day (0.0045 MGD). The WVRWRF is currently at its maximum capacity of 1527 equivalent dwelling units (EDUs) based on 175 GPD/EDU. Planned expansion associated with phases 3 and 4 expansion (described above) will increase capacity up to its ultimate planned service to 3000 EDUs.

*The Valley Center Municipal Water District South Village Master Plan Amendment No. 4* (May 2020) estimates an allocation of 691 EDU between the proposed Orchard Run, Bear Peak, and Park Circle residential developments and an additional 71 EDU for the Butterfield Trails development. An undefined EDU allocation is also mentioned for the future commercial development in the North Village.

#### *Lower Moosa Canyon Reclamation Facility (VCMWD)*

The Lower Moosa Canyon Water Reclamation Facility is an approximately five-acre site operated by VCMWD and located on Circle R Drive, east of I-15. Lower Moosa Canyon Water Reclamation Facility includes two percolation ponds located roughly two miles northwest of the treatment plant. The Lower Moosa Canyon WRF Service Area is generally located on the westerly side of the Valley Center CPA, along a portion of the I-15 Corridor. The service area boundary is identified on the Valley Center MWD Wastewater Service Areas and Facilities map (as shown in Figure 10).

#### *Existing Collection and Treatment Systems*

The Lower Moosa Canyon Water Reclamation Facility Collection System consists of 21.6 miles of vitrified clay pipe (VCP) and PVC pipe, which is primarily a gravity sewer collection system. The collection system has pipe sizes ranging from 8 inches to 18 inches, with 500 manholes and over 2,200 sewer laterals. The sewer system has two sewer lift stations, 2,600 feet of force mains, 4.1 miles of low-pressure pipe, and a wastewater Septic Tank Effluent Pump (STEP) that serves one of the subdivisions.

Two percolation ponds consist of approximately 11 acres. Percolation ponds serve as wastewater effluent, or recycled water storage facilities and are built strategically in areas where permeable material allow treated waste water to safely seep into the ground. See Figures 10 through 14 below for a map of Lower Moosa Canyon Reclamations collection, treatment, and storage facilities.

### *Existing Treatment Capacity*

The Lower Moosa Canyon Water Reclamation Facility has a capacity of 440,000 GPD, with current use of approximately 350,000 GPD. VCMWD has indicated that there are no plans to expand the facility, due to available capacity to serve future development in this area.

### **Sewer System Management Plan (SSMP) Findings**

In 2006, the State Water Resources Control Board issued a state-wide order (ORDER NO. 2006-0003) that required operators of state sewerage systems to facilitate proper funding and management of sanitary sewer systems. Each wastewater district, agency, or municipality must develop and implement a Sewer System Management Plan (SSMP). The State Water Resources Control Board requires that SSMPs must be self-audited at least every two years and updated every five years from the original adoption date by the agency's governing board. A SSMP was created for VCMWD and outlines VCMWD's management, operation, maintenance, and goals of sanitary sewer systems, while taking into consideration risk management and cost benefit analysis. The SSMP also contains an Overflow Emergency Response Plan with standard procedures for immediate response to sewer spills.

The *VCMWD SSMP*, dated March 2019 requires the Lower Moosa Canyon Water Reclamation Facility and WVVWF sewer collection facilities (i.e. sewer mains, manholes) to be video-recorded every five years in order to identify any issues with the collection system. This requires an average of 5.5 miles of video inspection per year and is performed by District staff. VCMWD continues to monitor the pipe capacities and pump stations for deficiencies or deterioration, as well as providing redundant backup power sources.

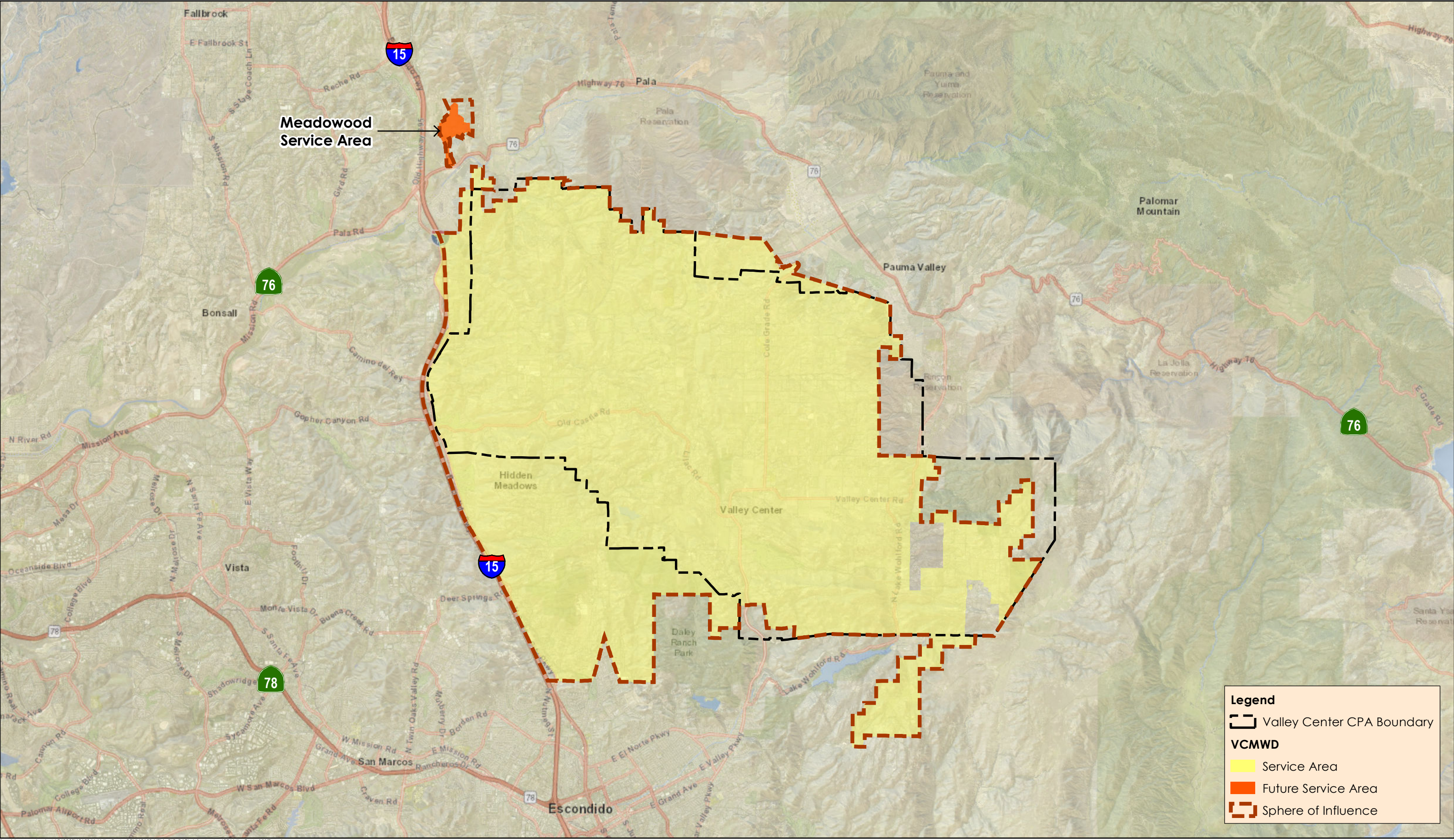
VCMWD utilizes the following operations systems and services to ensure all systems are running to their full potential:

- Computerized Maintenance Management;
- Sewer Pipeline Cleaning Program;
- Manhole Maintenance Program;
- Force Main/Valve Maintenance Program;
- Low Pressure Collection System Maintenance;
- Lift Station Maintenance and Operation Plan;
- System Inspections/Video Inspection Maintenance and Operation Plan; and,
- Operation and Maintenance Performed by Contractors and Support Departments.

In addition, staff reviews and makes recommendations to modify the VCMWD SSMP after an unexpected Sanitary Sewer Overflow (SSO) event.

The VCMWD SSMP is a living document that is periodically updated and enhanced to ensure its effectiveness. VCMWD staff reports these findings to the VCMWD Board on an annual basis and any recommendations to modify the VCMWD SSMP would be made at that time.





**Legend**

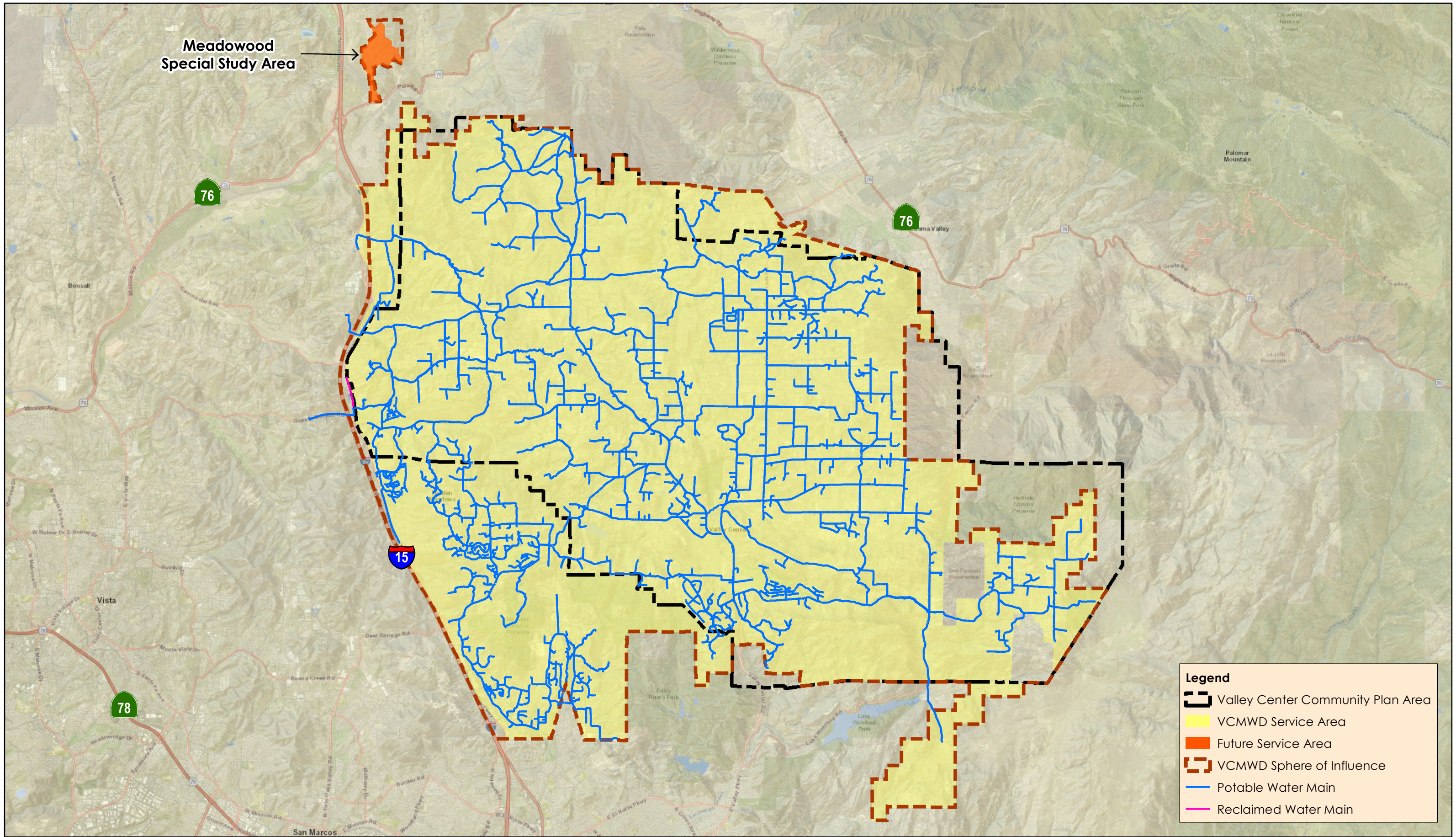
- Valley Center CPA Boundary
- VCMWD**
- Service Area
- Future Service Area
- Sphere of Influence



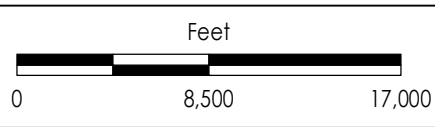
Date of Exhibit: 8/4/2021  
SANGIS/SANDAG Aerial Imagery: 2017  
ESRI World Street Map

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**Figure 8: Valley Center Municipal Water District**  
Valley Center CPU





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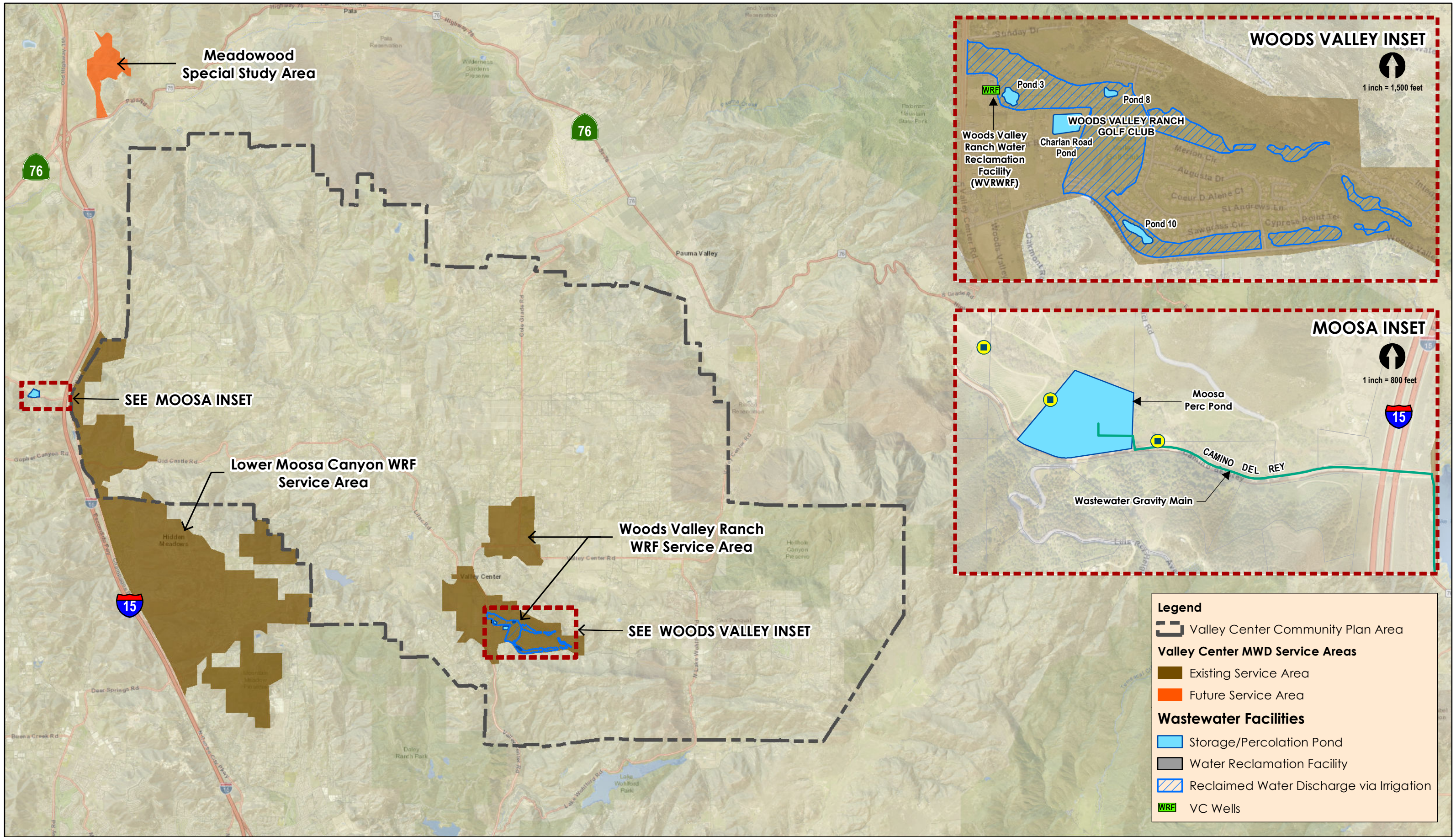


Date of Exhibit: 8/4/2021  
VCMWD Water Mains: 12/2019  
SANGIS/SANDAG Aerial Imagery: 2017  
ESRI World Street Map

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**Figure 9: Valley Center MWD - Water Mains**  
Valley Center CPU

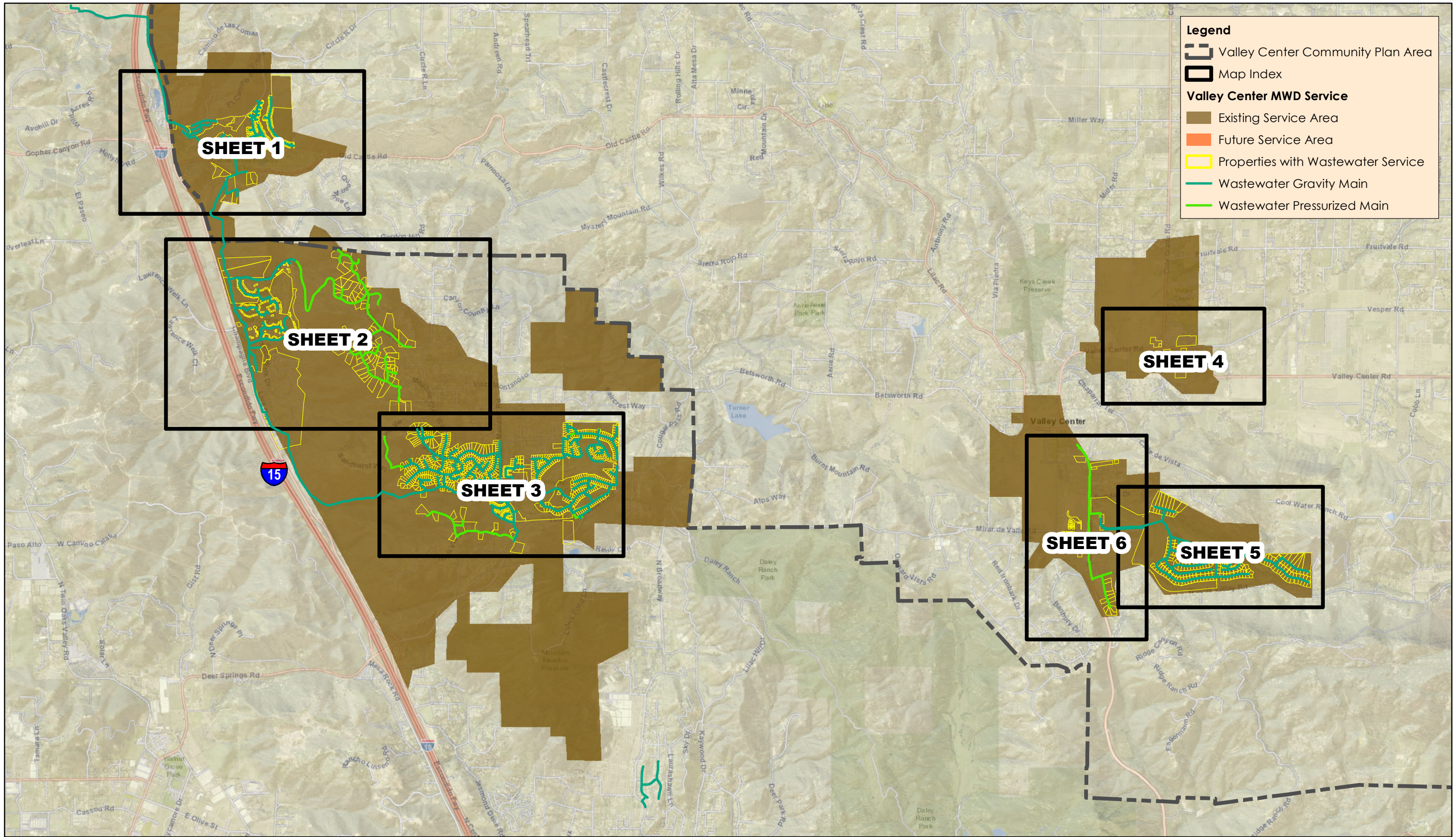




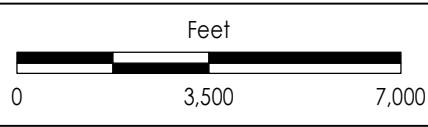
**Figure 10: Valley Center MWD - Wastewater Service Areas and Facilities**

Valley Center CPU





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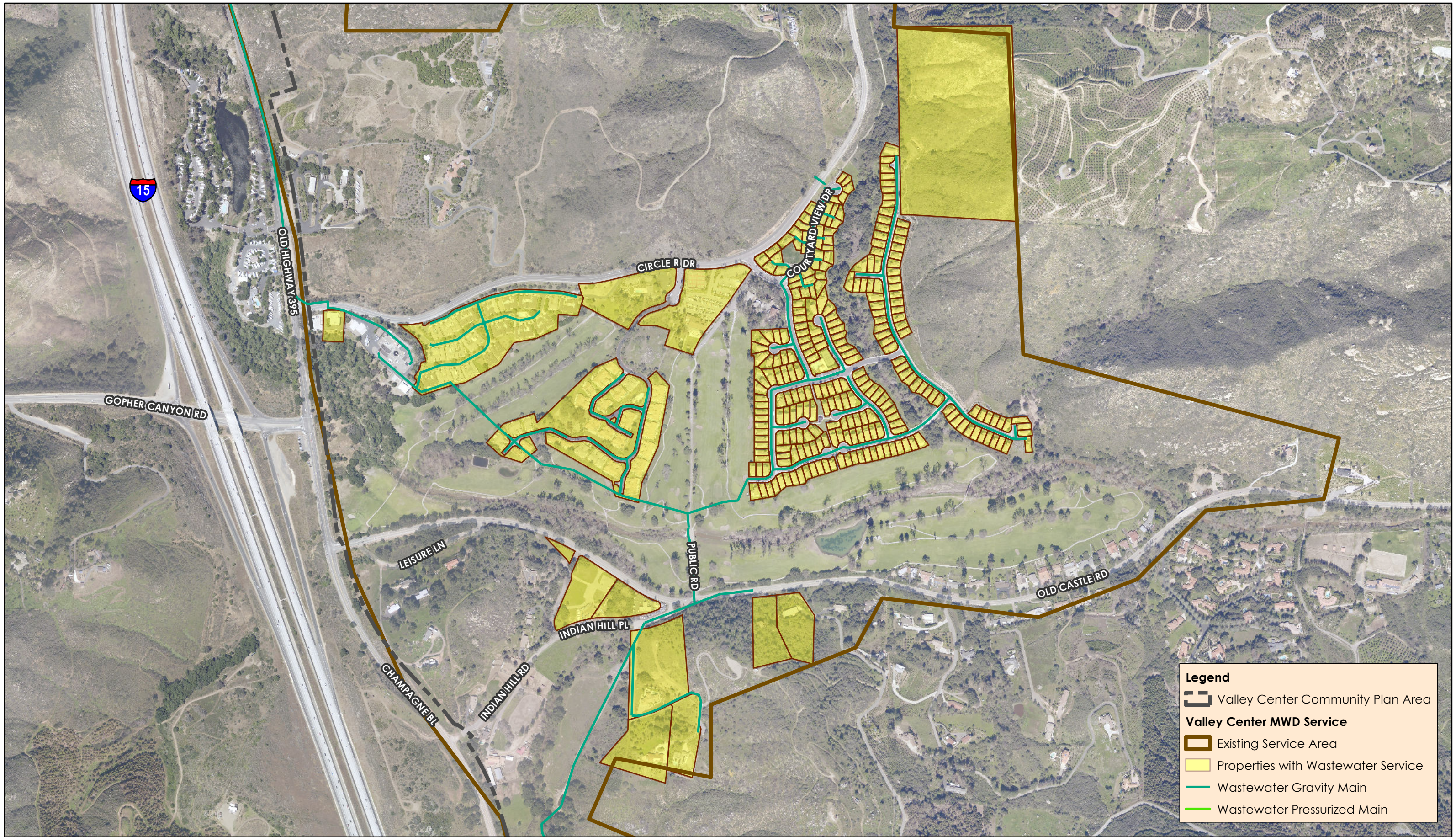
Date of Exhibit: 8/4/2021  
 VCMWD Water Mains: 12/2019  
 SANGIS/SANDAG Aerial Imagery: 2017  
 ESRI World Street Map

**Figure 11: Valley Center MWD - Properties with Wastewater Service (Index for Sheets 1-6)**

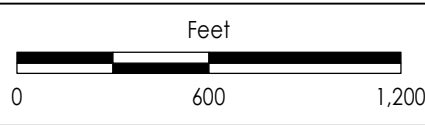
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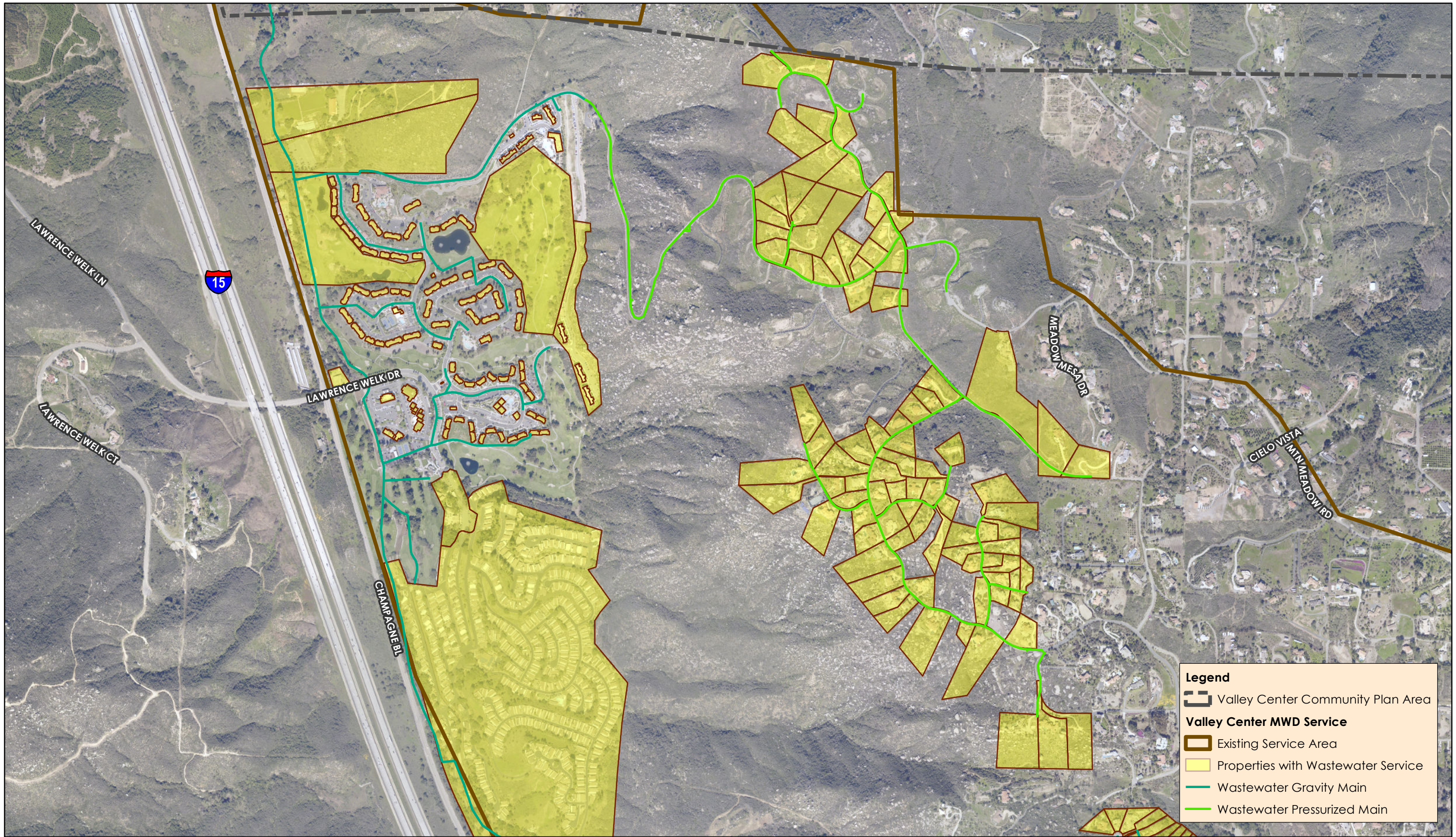
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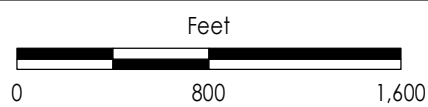
Date of Exhibit: 8/4/2021  
 VCMWD Water Mains: 12/2019  
 SANGIS/SANDAG Aerial Imagery: 2017  
 ESRI World Street Map

**Figure 12: Valley Center MWD - Properties with Wastewater Service (Sheet 1 of 6)**  
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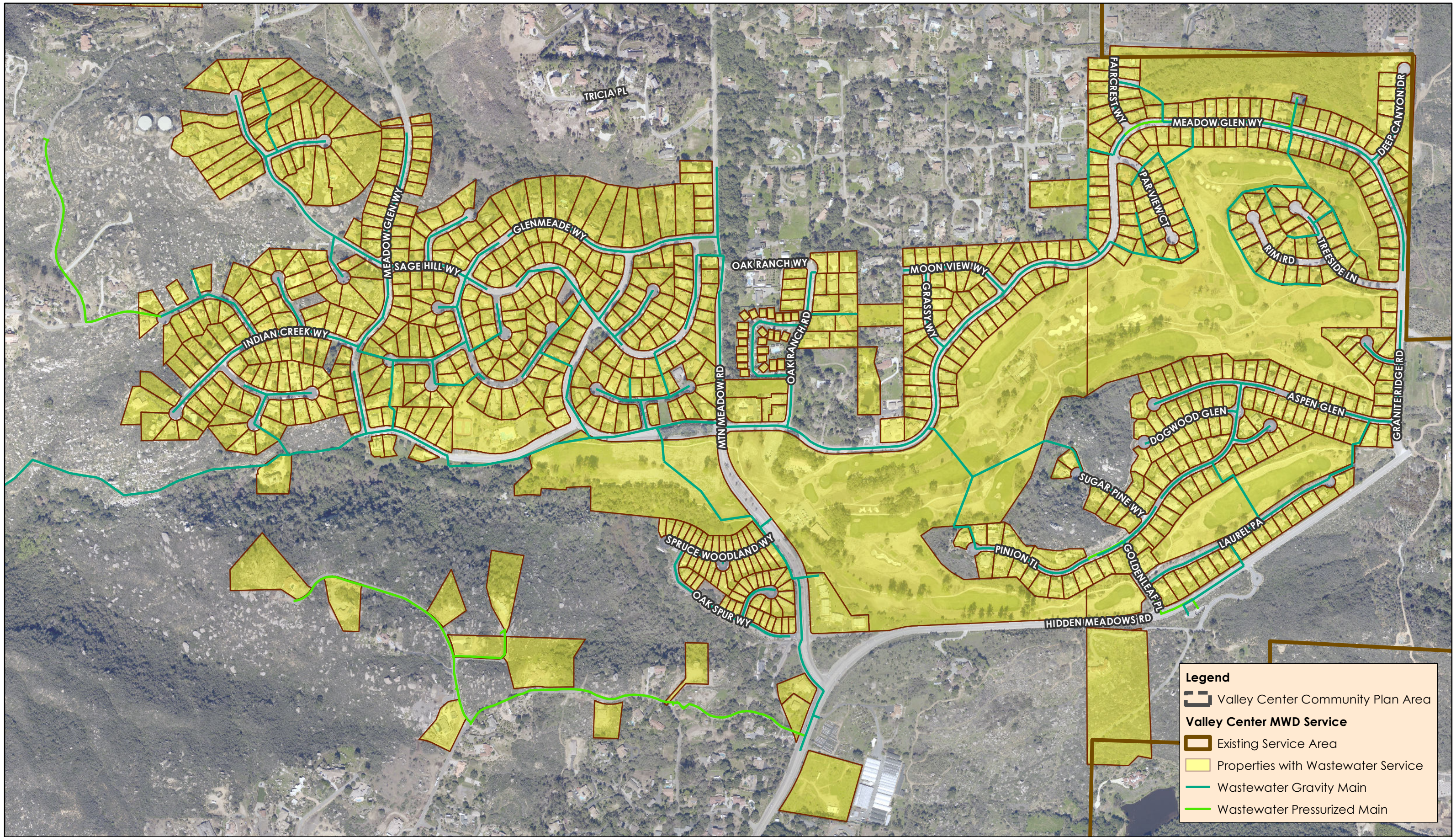


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 VCMWD Water Mains: 12/2019  
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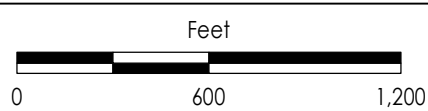
**Figure 13: Valley Center MWD - Properties with Wastewater Service (Sheet 2 of 6)**  
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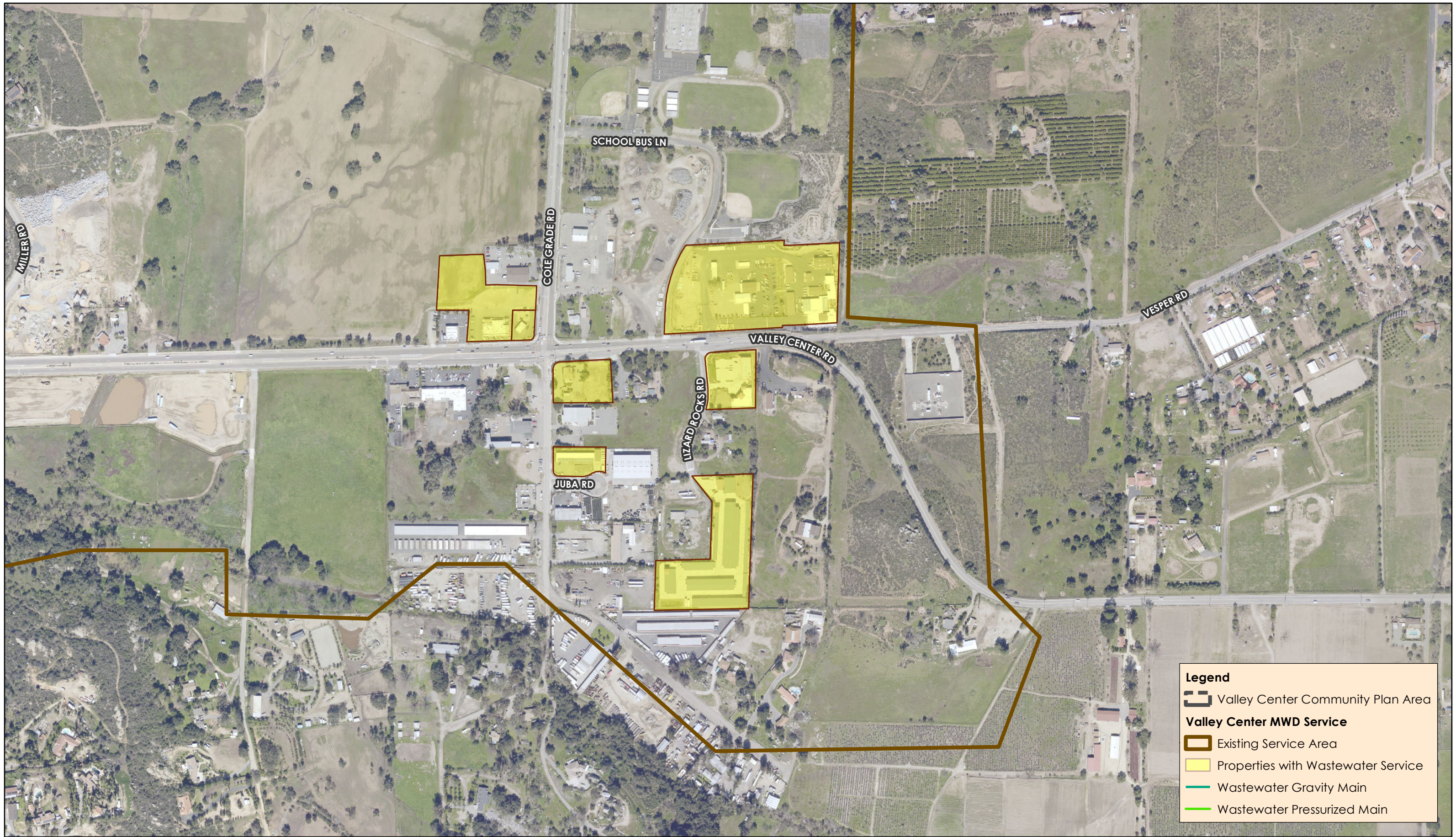
Date of Exhibit: 8/4/2021  
 VCMWD Water Mains: 12/2019  
 SANGIS/SANDAG Aerial Imagery: 2017  
 ESRI World Street Map

**Figure 14: Valley Center MWD - Properties with Wastewater Service (Sheet 3 of 6)**

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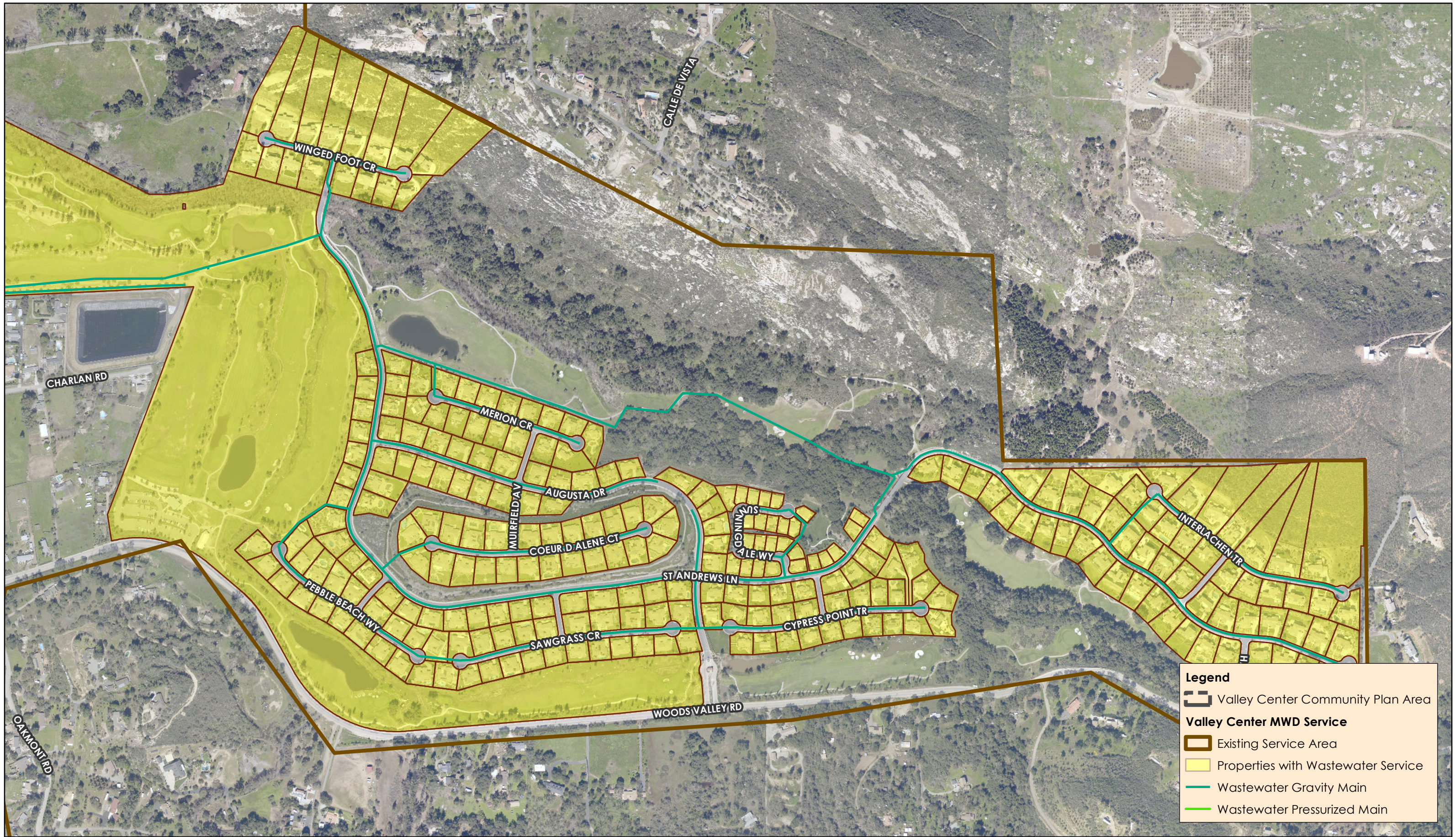




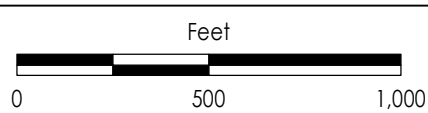
**Figure 15: Valley Center MWD - Properties with Wastewater Service (Sheet 4 of 6)**

Valley Center CPU





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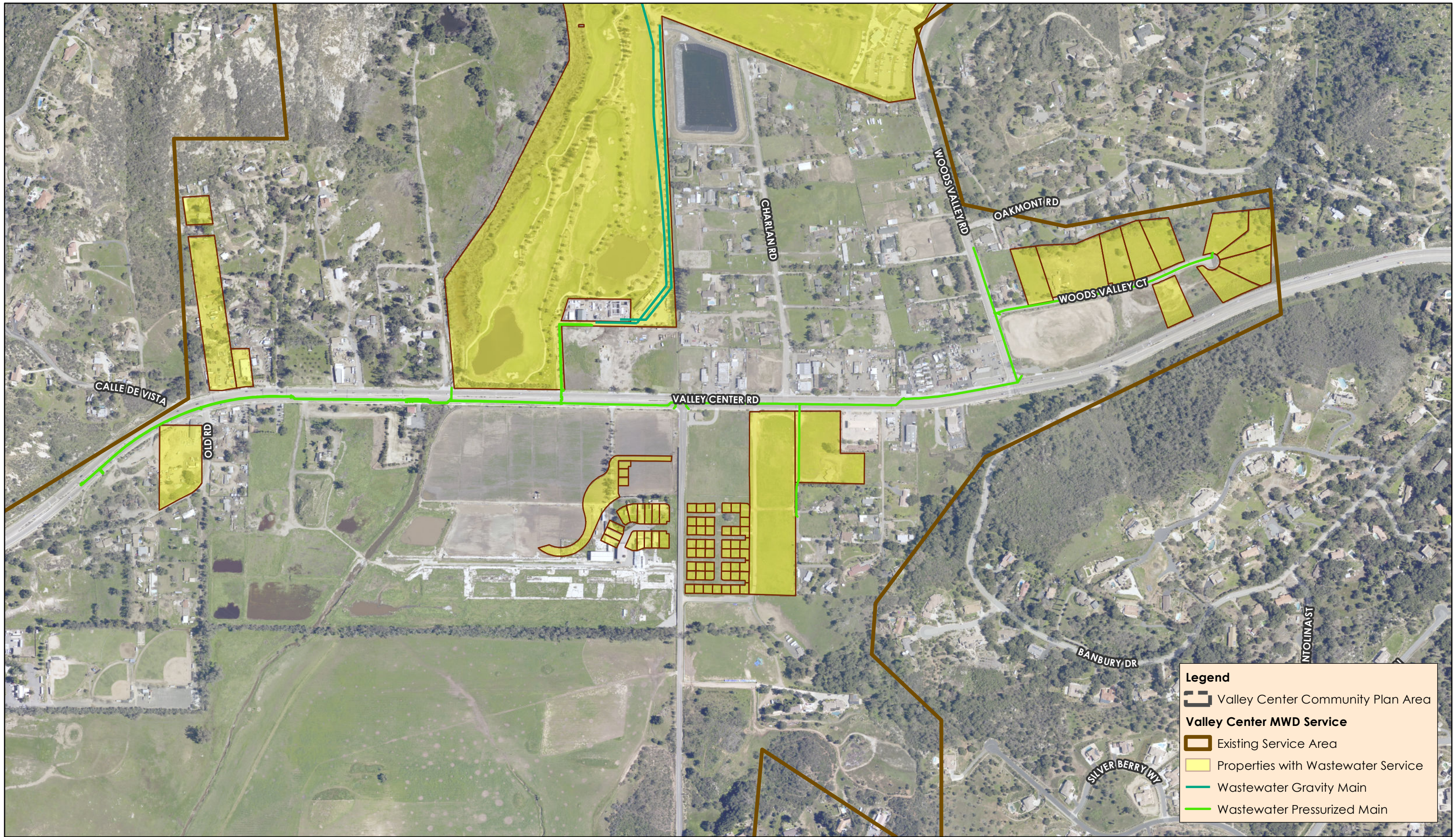


Date of Exhibit: 8/4/2021  
 VCMWD Water Mains: 12/2019  
 SANGIS/SANDAG Aerial Imagery: 2017  
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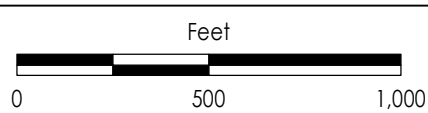
**Figure 16: Valley Center MWD - Properties with Wastewater Service (Sheet 5 of 6)**  
 Valley Center CPU

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Date of Exhibit: 8/4/2021  
 VCMWD Water Mains: 12/2019  
 SANGIS/SANDAG Aerial Imagery: 2017  
 ESRI World Street Map

**Figure 17: Valley Center MWD - Properties with Wastewater Service (Sheet 6 of 6)**  
 Valley Center CPU

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## Parks & Recreation

The RICK Team and County staff spoke with County of San Diego Parks and Recreation representatives on November 19, 2019 to discuss the status of current parks and recreation facilities, determine any plans for future park development or expansion of existing facilities, development opportunities, and discuss other park information. Additional park information was obtained from other sources.

### Agency Responsibilities

There are several overlapping parks agencies that relate to the Valley Center CPA. The following section describes these agencies, their roles and responsibilities and any facilities located within or near the Valley Center CPA.

#### National Park Service (NPS)

The NPS manages the 417 parks of the National Park System. The NPS also helps administer dozens of affiliated sites, the National Register of Historic Places, National Heritage Areas, National Wild and Scenic Rivers, National Historic Landmarks, and National Trails. National parks emphasize strict preservation of pristine areas and focus on protecting natural and historic resources.

Additions to the National Park System are generally made through acts of Congress, and national parks can be created only through such acts. However, the President has authority, under the Antiquities Act of 1906, to proclaim national monuments on lands already under federal jurisdiction.

The Valley Center Community Plan Area (CPA) does not contain any national parks or sites however; the Pacific Crest National Scenic Trail is the closest member of the National Park service, located approximately 38 miles east of the Valley Center CPA. Other notable members of the National Park Service include Cabrillo National Monument, located approximately 45 miles south of the CPA, Juan Bautista De Anza National Historic Trail, and Joshua Tree National Park, the closest National Park to the CPA; located approximately 128 miles northeast.

#### United States Forest Service

The Valley Center CPA does not contain any national forests. However, the Cleveland National Forest (CNF) is located east of the CPA. The Cleveland National Forest is the southern-most National Forest in California and consists of 460,000 acres of forestlands and recreational opportunities.

#### California Department of Parks and Recreation

The California Department of Parks and Recreation (CDPR) manages 280 park facilities. CDPR serves to protect and preserve culturally and environmentally sensitive structures and habitats, threatened plant and animal species, ancient Native American sites, historic structures and artifacts. The state park system includes state parks, state natural reserves, state historic parks, state historic monuments, state beaches, state recreation areas, state vehicular recreation areas, state seashores and state marine parks. Within the system are natural and cultural Preserves, lakes and reservoirs, coastal beaches, historic homes, Spanish era adobe buildings, lighthouses, ghost towns, museums, visitor centers, conference centers, and off-highway vehicle recreation areas. More specifically, the State Park system oversees more than 340 miles of coastline, 970 miles of lake and river frontage, 15,000 campsites, and 4,500 miles of trails and experiences up to 67 million visitors a year.

The California Department of Parks and Recreation has no property ownership nor facilities in the Valley Center Community Plan Area. The closest state park is Palomar Mountain State Park, located approximately 25 miles northeast of Valley Center.

#### [County of San Diego Department of Parks and Recreation \(DPR\)](#)

The County of San Diego Department of Parks and Recreation (DPR) manages and regulates parks within the County of San Diego. The park system features more than 100 locations across 50,000 acres of land, including 36 local day-use parks, 19 regional parks, nine camping parks, a number of open space preserves and several registered historic sites. There are also approximately 350 miles of trails. DPR includes a Parks Advisory Committee that assists in advising the Board of Supervisors, the Chief Administrative Officer and the DPR on programs, issues and long-range budget items pertaining to the department. Members of the Parks Advisory Committee are appointed by the Board of Supervisors.

DPR manages three open space preserves within the Valley Center CPA: Hellhole Canyon Preserve, Knollwood Preserve and Keys Creek Preserve.

#### [Transfer of Assets: Valley Center Parks and Recreation District and County Department of Parks and Recreation](#)

The Valley Center Parks and Recreation District (VCPRD) was formed as a community services district in 1966. Prior to 2021, the VCPRD provided park and recreation services to Valley Center constituents using funding from annual property taxes on parcels within its approximately 66 square mile service area. On July 15, 2019, the Valley Center Parks and Recreation District (VCPRD) Board of Directors took action to formally investigate and pursue the transfer of its assets and management functions to the County of San Diego Department Parks and Recreation (DPR). On June 16 2020, VCPRD enacted Resolution No. 2020-175 in which they requested LAFCO to take proceedings to dissolve the Valley Center Parks and Recreation District with recommended terms. On March 15, 2021, a LAFCO Certificate of Completion was recorded to dissolve the Valley Center Community Services District (VCPRD) and form County Service Area (CSA) No. 138 Valley Center Parks and Recreation. At the time of this report, the County's Department of General Services was working on transferring four of the parks into County ownership. Robert Adams Park will be leased from the Valley Center-Pauma Unified School District and operate as a DPR park. In the first year of ownership, County DPR will prioritize facility maintenance to bring the parks up to DPR standards. Work will include updating ADA access, repairing parking lots and walkways, replacing deteriorated park amenities, upgrading utilities, vegetation management, and planting trees.

#### [County of San Diego Parks Master Plan – Valley Center Summary of Findings](#)

The County of San Diego Parks Master Plan (Master Plan) serves as a guiding document for the acquisition and development of future parks and recreation facilities within the unincorporated areas of San Diego County. The purpose of the Master Plan is to document the current conditions and analyze park shortages and distribution inequities in a way that is consistent with DPR approved plans and policies. The Master Plan is intended to assist in the development of initiatives that will be supported by the community and lead to improvements and expansion within the park and recreation system. The current Master Plan was adopted in 2016 and DPR staff have initiated an update of the 2016 Master Plan and anticipates completion in 2020.

Per the 2016 Master Plan, the Valley Center CPA had a total population of 19,404 people over 55,225 acres of land (approximately 0.4 persons per acre). The Master Plan incorrectly assumed parks at the site

of the former Aerie Park (Master Plan assumed 41 acres) and a joint use park at Valley Center High School (Master Plan assumed 24 acres). Since the Master Plan, the Park Circle mixed use development received discretionary approval. This development will include a public park. It is anticipated that population density will continue to increase over the next 25 years, with a higher number of residents aged 70 years or older. Overall, the plan identified a need to provide opportunities for running, jogging, fishing, road biking, mountain biking, camping, and hiking. The Master Plan suggests that Valley Center consider a CPA-wide increase in parks and recreation services and fees. Additionally, the Master Plan projected an increase in residents ages 70 and older, therefore, providing exercise opportunities like fitness programs, would be beneficial.

The Master Plan also provides level of service calculations to determine how many acres of park land serve the Valley Center CPA. This park land could be outside of the Valley Center CPA. The Master Plan used the following steps to determine how many acres truly serve the Valley Center CPA:

1. *Classification of parks based on (1) local or regional park type and (2) ownership. Local parks generally include smaller facilities free for the public, while regional parks tend to be larger facilities that draw visitors from across the region and often charge a fee for admittance.*
2. *Creation of drive-distance buffers (drivesheds) around each park based on the surrounding road network using a three-mile driveshed for local parks and 10-mile driveshed for regional parks.*
3. *Calculation of the percentage of driveshed for each park, based on CPA boundaries.*
4. *Application of a weighted calculation to the total park acreage, based on the percent of driveshed located within each CPA.*

At the time that the Master Plan was written, the Master Plan identified seven local parks (approximately 110 acres) and five regional parks (approximately 74 acres) that serve the Valley Center CPA. The parks offer a range of amenities including playgrounds, soccer fields, baseball/softball fields, picnic areas, and other special facilities. The Master Plan incorrectly assumed a park facility at the location of the former Aerie Park and a joint use park at Valley Center High School. These incorrect assumptions limit the value of references to Master Plan details on the percentage of the population within a 0.5-mile walking distance and within three-mile and 10-mile driving distances of local parks. Using a 10-mile driveshed around all regional parks, 72.9% of the population is served. The 10-mile driveshed covers a larger portion of the community and provides regional park facilities for the majority of CPA residents.

Per the Master Plan, the existing park standard is three acres per 1,000 residents for local parks, and 10 acres per 1,000 residents for regional parks. The existing park goal is 10 acres per 1,000 residents for local parks and 15 acres per 1,000 residents for regional parks.

The Master Plan states that the Valley Center CPA existing local park standard is met and exceeded by 52.02 acres; however, the CPA is experiencing an approximately 84-acre deficit of local park facilities to meet the existing park goal. It should be noted that the Master Plan relies on incorrect assumptions of park facilities at the location of the former Aerie Park and at Valley Center High School. Therefore, the community is experiencing a deficit of local park facilities in relation to the standard as well as in relation to the goal, from what the Master Plan notes. Additionally, despite its proximity to five regional County parks, the CPA is experiencing an approximately 120 and 217-acre deficit of regional park acreage to meet the standard and goal, respectively.

The Master Plan identified 279 vacant parcels, totaling approximately 2,030 acres, as having potential for future park development in the Valley Center CPA based on land ownership and buildable topography (less than 15% slope). The significant amount of vacant land in Valley Center could be converted into parks to meet the current deficiencies. The Master Plan also states that future standards rely on the ability of developers to meet the acreage expectations for half of new housing units constructed.

### Requirements for New Development per County Ordinance

There are a number of requirements put in place by the County of San Diego for new development to provide appropriate park land dedications. The following summarizes the County ordinances, and applicable County of San Diego Board of Supervisors policies.

#### Ordinance No. 10554 (N.S) - Park Land Dedication Ordinance (PLDO)

The PLDO requires that developers dedicate parkland to meet the standard of three acres per 1,000 residents for all new development or pay an in-lieu fee. The County of San Diego Board of Supervisors Policy F-26 establishes the guidelines and procedures for the acquisition and development of parkland with fees and interest derived from the PLDO in order to maximize possible park acreage and recreational opportunities for present and future County residents. The in-lieu fee is calculated based on the number of dwelling units and includes the cost of acquiring and developing future park and recreation facilities to meet the standard of three acres per 1,000 residents. The County provides a list of the fee to be paid per dwelling unit within each Local Park Planning Area (LPPA). All fees collected in an LPPA must be spent in that park planning area. Similar to the CPAs, there are 24 LPPAs; however, the boundaries for the LPPAs are broader than the CPAs. Requirements for parkland dedication and in-lieu fees in Valley Center differ depending on the type of development (single family, multi-family, and accessory uses). DPR reviews and conditions all residential discretionary projects to either dedicate park land or payment of park impact fees (or a combination of both) as a condition of approval to ensure consistency with the PLDO. Dedication of park land is preferred over payment of park impact fees, and, as noted previously, the in-lieu fee is calculated based on the number of dwelling units and includes the cost of acquiring and developing future park and recreation facilities to meet the standard of three acres per 1,000 residents (Table 4).

**Table 4: Parkland Dedication Fees per Dwelling Unit**

Residential Description	Square Feet of Park Land to be Dedicated Per Dwelling Unit/Lot	Total Park Impact Fees Per Dwelling Unit
Single Family Unit	386.81	\$5,385
Multi-Family Unit	215.62	\$4,288
Accessory Dwelling Unit	196.02	\$3,772
<i>Source: County of San Diego, Department Parks and Recreation</i>		

A full list of these requirements and impact fees can be found on the County of San Diego Parks and Recreation [website](#).

#### Board of Supervisors Policy I-44 – Procedure for Designing New County-owned Local Parks

The purpose of this policy is to establish a procedure to involve the public through Community Planning and Sponsor Groups, County Service Area Advisory Committees, Revitalization Committees, designated



advisory groups, or other user groups when the DPR or an applicant for subdivision or development project designs a new local park.

The formal permitting process for residential subdivisions and development projects provides opportunity for the general public to review and provide input. Public park design is not often highlighted when subdivision or development projects are shared with a community. This policy provides a procedure to ensure that DPR, and applicants for subdivision or development projects solicits community input on the design of new local parks.

#### [Board of Supervisors Policy G-19 – Design Guidelines and Standards for County Parks and Recreational Facilities](#)

The purpose of this policy is to establish principles and objectives for the design, construction and improvement of parks and recreational facilities.

The creation of design guidelines and standards for County-owned, leased parks and recreational facilities stem from Board Policy G-15, adopted in 1990, that established design standards for County Facilities and Property. The goals and objectives of Board Policy G-19 are to maximize the life of facilities, set environmental standards, and promote conservation of resources.

#### [Board of Supervisors Policy G-6 – User Fees County Parks and Recreation Facilities](#)

The purpose of this policy is to define a policy for charging fees for the use of County operated parks and recreation facilities and to establish certain group exemptions to said policy.

#### [Joint Exercise Power Agreements \(JEPAs\)](#)

A JEPA is a formal, legal agreement between two or more public agencies that share a common power and want to jointly implement programs, build facilities, or deliver services. Community Planning and Sponsor Groups in the County of San Diego may recommend park improvements on land owned by another public agency, such as a city, parks and recreation district or school district. In these cases, the County would consider and, if appropriate, would enter into a JEPA with the applicable public agency. The following are the JEPAs within the Valley Center CPA.

##### [County of San Diego and Valley Center – Pauma Unified School District](#)

On May 4, 1993, the County of San Diego and the Pauma School District (presently known as the Valley Center – Pauma Unified School District) entered into a JEPA in the amount of \$100,000 for construction of park and recreation improvements at Pauma School. The Board subsequently approved an amendment to the agreement in the amount of \$13,500 for construction of fencing improvements at the school and recognize the new legal name of the District. The agreement and amendment were funded with Pala/Pauma Valley PLDO funds, which paid for a portion of the Maxine Theater at Valley Center High School. More specifically, funding for the proposed agreement was provided by PLDO funds consisting of \$50,000 from the Valley Center Local Park Planning Area and \$25,000 from the Pala/Pauma Valley Local Park Planning Area. An additional \$2,000 of available funds was authorized by the Board for staff costs to administer the agreement. The operations and maintenance of the Maxine Theater is now the responsibility of the Valley Center – Pauma Unified School District.

## Existing Facilities Overview

There are four local parks and three open space preserves located within the Valley Center CPA boundary. All local parks and open space preserves are managed by DPR. Existing trails in the CPA include the Heritage Trail along Valley Center Road in the Villages and the multiple trails of the Hellhole Canyon Open Space Preserve.

**Table 5: Parks and Preserves**

Parks	Ownership	Acres <sup>1</sup>
<b>Valley Center Community Park</b> <ul style="list-style-type: none"> <li>Athletic Fields</li> <li>Community Hall</li> </ul>	DPR	23
<b>Robert Adams Park (leased from school district)</b>	Leased from school district	12
<b>Cole Grade Park</b> <ul style="list-style-type: none"> <li>Multi-Purpose field</li> <li>Scibilia Field</li> </ul>	DPR	2
<b>Park Circle Public Park (planned - discretionary approval)</b>	Community Facilities District (CFD)	2.6
<b>Star Valley Park (existing parkland; to be developed with active park facilities)</b>	DPR	44
<b>Total</b>		<b>37 acres<sup>2</sup></b>

Preserves	Ownership	Acres
<b>Hellhole Canyon Preserve</b>	DPR	1,898
<b>Keys Creek Preserve</b>	DPR	192
<b>Knollwood Preserve</b>	DPR	21
<b>Total</b>		<b>2,111 acres</b>
<sup>1</sup> County of San Diego Parks Master Plan and other sources.		
<sup>2</sup> Does not include Star Valley Park or Park Circle as these Parks are not developed.		

## Local Parks

Smaller local parks may be located within or near town centers, where they can be used as common recreation and gathering areas by the community. The local parks within the Valley Center CPA include:

### Robert Adams Community Park

Robert Adams Community Park is located on Cole Grade Road, north of Valley Center Elementary School. The park is approximately 12 acres and is leased from the Valley Center – Pauma Unified School District. The park offers a wide range of amenities and facilities including; a community pool, tennis courts, a volleyball court, a horseshoe pit, a new covered picnic area, stage, dance floor and gazebo for events such as weddings and quinceañeras.

The lease expired in July 2020 and the Valley Center Pauma School District and Valley Center Community Service District entered into a two-year lease extension for Adams Park. The new lease will expire on June 30, 2022.

#### [Cole Grade Park and Scibilia Field](#)

Cole Grade Park and Scibilia Field are also located on Cole Grade Road, south of Valley Center Elementary School. The park features athletic/ball fields used for local leagues. Combined, the park and fields are approximately two acres.

#### [Valley Center Community Park](#)

Valley Center Community Park is located on Lilac Road near the Valley Center Road intersection. The park is approximately 23 acres and includes the Valley Center Community Center, five ball fields, playground equipment, a small skate park, and the Pavilion. The Pavilion includes a 25-foot gazebo, covered stage and dance area, lighting, and is available to rent for weddings, parties, dances, reunions, concerts, and other events.

#### [Star Valley Park](#)

Star Valley Park is located between Valley Center Road and Vesper Road, just east of the North Village. The park site is approximately 44 acres and its use is currently limited to special events. In the coming years, DPR will be working with the community to plan for the development of active and passive recreation amenities for the park.

#### [Park Circle](#)

Park Circle is a residential development, which has discretionary approval and is currently in the condition satisfaction/implementation phases. The development is located in the South Village. The development will include a 2.6-acre public park with operations and maintenance provided by a Community Facilities District (CFD).

### [Open Space Preserves](#)

Open space preserves include areas of environmental significance and preservation. The dual purpose of preserves is to protect biological, cultural, and historical resources, as well as community character, and (in some cases) to make these resources available for public recreation opportunities. Minimal improvements such as trails, parking, and restroom facilities are typically found in preserves. Some preserves may also provide interpretive or educational amenities. Preserves vary in size depending on the resources being protected, and public access can be limited according to the sensitivity of the resources. Open space preserves within the Valley Center CPA include:

#### [Hellhole Canyon Preserve](#)

Hellhole Canyon Preserve is located in the eastern portion of Valley Center and is approximately 1,898 acres. The preserve includes a range of recreational activities such as hiking, equestrian trails, and bicycle trails.

#### [Keys Creek Preserve](#)

Keys Creek Preserve is approximately 192 acres and is located north of Lilac Road and west of Valley Center Road in Valley Center. DPR is currently in the process of developing a public access plan for the preserve, which is anticipated to include plans for trails. The approximately 148-acre property (APN 185-201-34 and 185-451-15) was acquired in 2016 by the County of San Diego



Department of Parks and Recreation (DPR). In 2017, DPR acquired an additional 44 acres (APN 185-201-33) adjacent to Keys Creek Preserve, bringing the total to 192 acres. Funding for these acquisitions was provided through the MSCP Acquisitions Fund and general purpose revenue.

#### Knollwood Preserve

Knollwood Preserve is located in the western portion of Valley Center and is approximately 21 acres. The preserve has restricted access where a permit is required to enter.

### Trails

Per the County of San Diego Community Trails Master Plan, community trails are defined as “local public facilities” in close proximity to residents that provide transportation, recreation, access, infrastructure, linkages, and safe routes throughout a community. Regional trails serve a different function, which are focused on the provision of long linear distances.

There is currently one existing trail located within the VCPRD boundaries. The Heritage Trail is 2.5-mile, tree-lined pathway that runs adjacent to Valley Center Road, between Woods Valley Road and Cole Grade Road. The trail serves joggers, walkers, wheelchair users, bicyclists, and equestrians with interpretive signs; and features benches, picnic tables, bike racks and hitching posts. Additionally, there are various trails at Hellhole Canyon Preserve, which is outside of the VCPRD boundaries but within the Valley Center CPA boundaries. Other notable trails in the vicinity of the Valley Center CPA include various trails at Daley Ranch and Lake Wohlford.

### Funding Opportunities

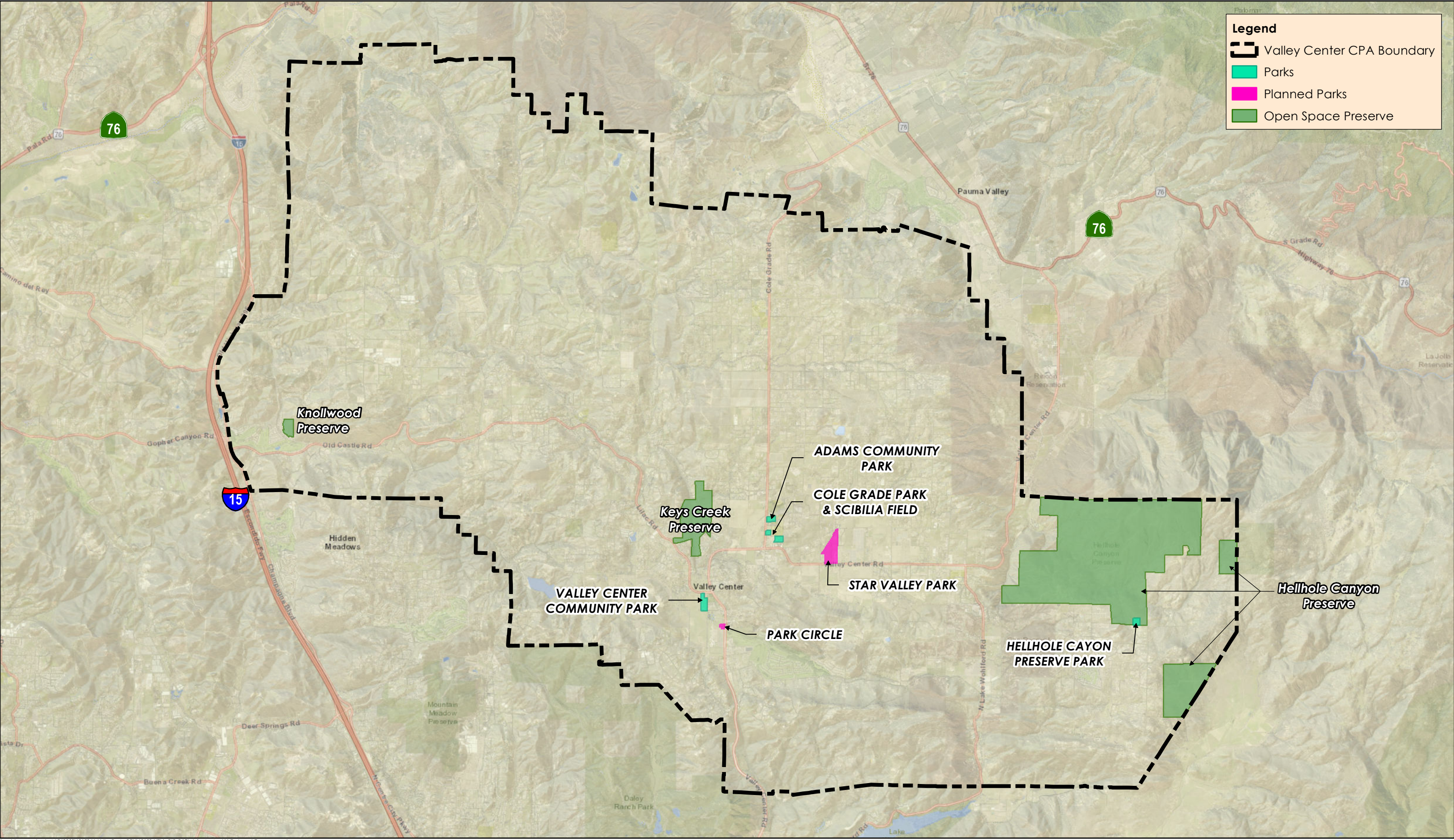
One of the biggest barriers to addressing the park shortage in the Valley Center CPA is funding. Per interviews with County DPR, parks in the Valley Center CPA are funded through the PLDO, CFDs, CSAs, JEPAs, and the General Fund. As discussed earlier in this report, park and recreation facilities and programs are now managed by the County’s Department of Parks and Recreation. CSA No. 138 was set up for the funding and management of Valley Center park and recreation facilities and programs.

PLDO Impact Fees accrue in the Valley Center PLDO account within the County via building permit fees. These funds are dedicated for new park improvements in the Valley Center community. Proposed park improvement projects must be community priorities as identified in the five-year priority lists submitted to the County by the Valley Center Community Sponsor Group and the CSA No. 138 Valley Center Parks and Recreation Citizen Advisory Committee.

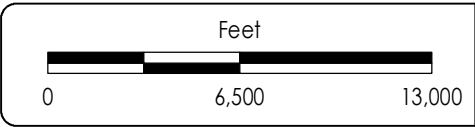
Through CSA No. 138, the County receives the property tax and applies the fund to the annual operations and maintenance budget. Additionally, the General Fund augments the annual operations and maintenance budget to meet shortfalls and operate the facilities at County standards. Furthermore, revenue generated from park use fees, also called “usage fees,” are used to support the annual operations and maintenance budget.

Now that the DPR has taken over park assets and management, a Facility Conditions Assessment is underway to identify the initial capital investment for all improvements that may be needed to align VCPRD facilities with DPR standards. This assessment would help to further identify where the needs are and where funding should be directed to update and improve parks and facilities in the Valley Center CPA.





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Date of Exhibit: 8/4/2021  
SANGIS/SANDAG Aerial Imagery: 2017  
ESRI World Street Map

J-19150 VIP  
**Figure 18: Parks and Preserves**  
Valley Center CPU







## Schools

The RICK Team and County staff spoke with Valley Center – Pauma Unified School District representatives on November 11, 2019 to discuss the status of the current school facilities, capacities and any plans for future development or expansion of existing facilities. Additional school information was obtained from other sources.

### Valley Center – Pauma Unified School District (VCPUSD)

VCPUSD serves approximately 4,000 students in grades pre-kindergarten through 12<sup>th</sup> grade in the communities of Valley Center and Pauma. The school district covers approximately 300 square miles in northern San Diego County and manages eight schools (Elementary, Middle and High School).

### Existing Facilities Overview

There are eight public schools located in the Valley Center – Pauma Unified School District, seven of which are located in the Valley Center Community Plan Area (CPA). Valley Center Primary School, Valley Center Elementary School, Valley Center Middle School, Valley Center High School, Oak Glen High School, Valley Center Prep School (Kindergarten through 12<sup>th</sup> grade), and Lilac School (Kindergarten through 6<sup>th</sup> grade). Pauma School (High School 9-12) is located just outside of the Valley Center CPA area.

There are six private schools located within the Valley Center CPA. Morning Star Ranch (Elementary & Middle School 1-9), Pine Glen Academy (Elementary, Middle and High School 1-12), San Diego Liberal Arts Academy (Elementary and Middle School 1-8), Angus Dei Academy (Elementary, Middle and High School 1-12), Regina Pacem Academy (Kindergarten through 12<sup>th</sup> grade) and Olive Tree Academy (Kindergarten through 12<sup>th</sup> grade).

### Enrollment Figures

The table below shows the current number of students, for the 2019-2020 school year, at each school within the Valley Center – Pauma Unified School District.

**Table 6: Valley Center – Pauma Unified School District Enrollment for the 2019-2020 Year**

Enrollment Figures	Number of Students
Valley Center Primary School	513
Valley Center Elementary School	514
Lilac School	479
Pauma School	240
Valley Center Prep School	66
Valley Center Middle School	908
Valley Center High School	1,168
Oak Glen High School	73
<b>Total</b>	<b>3,961</b>
<i>Source: Valley Center – Pauma Unified School District</i>	

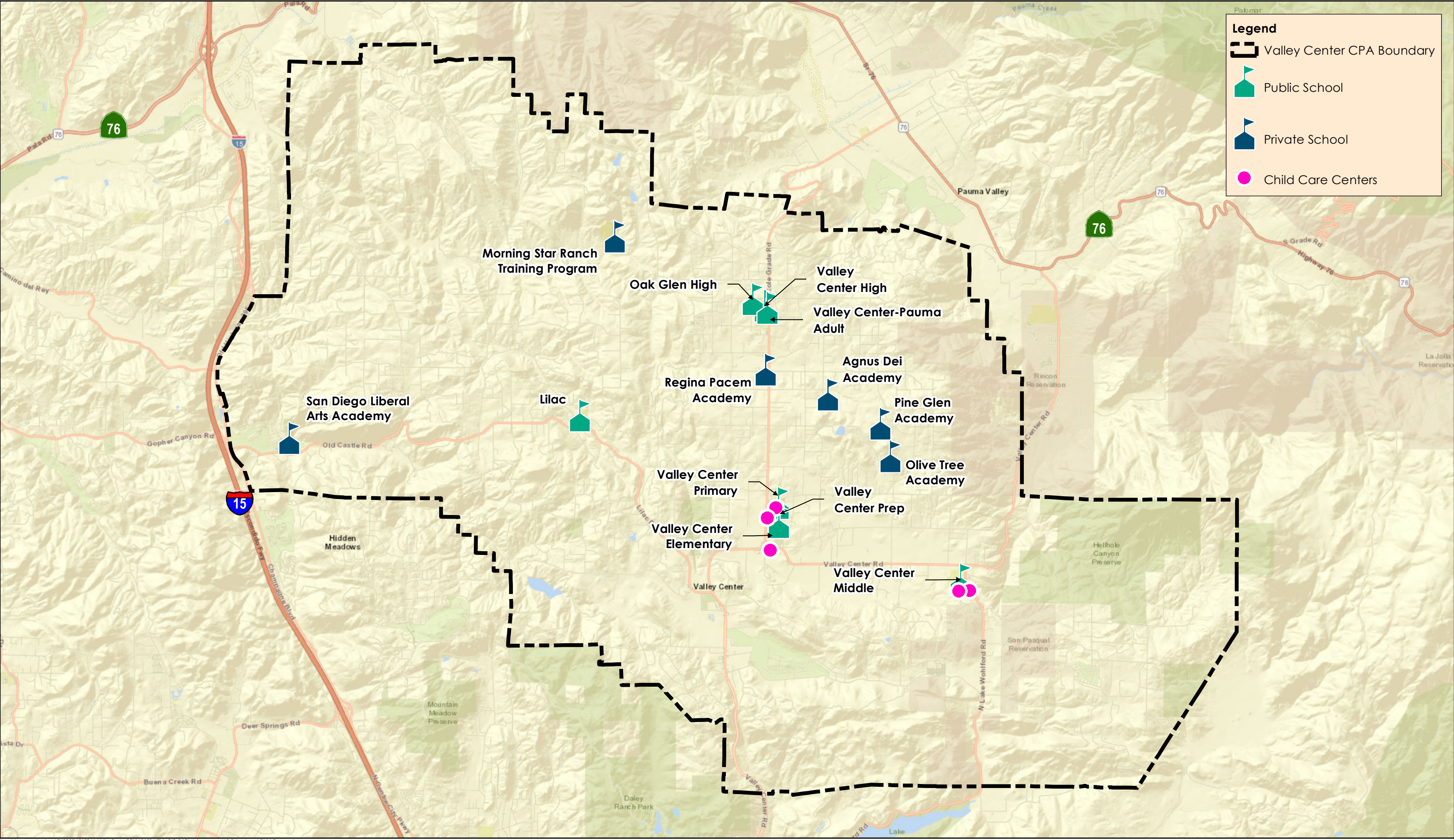
#### Future Expansion of Facilities

The Valley Center – Pauma Unified School District is currently working on a Long-Range Facilities Master Plan. The Master Plan will address facilities needs in the Valley Center area and is in response to increasing new development occurring in the Valley Center CPA, such as the Park Circle development.

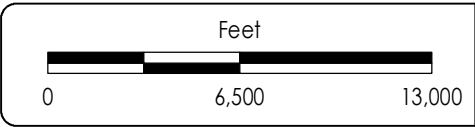
Per the discussion with the School District representatives, there are currently adequate facilities to serve the number of students in the Valley Center CPA. There are no projections at this stage to develop another school in the area, but it is anticipated that the middle and elementary schools may need expansions, pending the findings of the Master Plan. Future expansions may also be needed should a large residential development be proposed in the Valley Center CPA. When such a proposal is submitted, the School District will determine whether there is sufficient capacity based on the proposed development.

The Valley Center – Pauma Unified School District also recognizes that some of its facilities are outdated and may need to be modernized in the upcoming years.





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Date of Exhibit: 8/4/2021  
SANGIS Schools: 2/2019  
SANGIS Places (Child Care): 8/2019  
SANGIS/SANDAG Aerial Imagery: 2017  
ESRI World Street Map

**Figure 20: Public and Private Schools and Child Care Centers**  
Valley Center CPU



## Electricity and Natural Gas Service

### Existing Energy Distribution System Overview

The RICK Team corresponded with an SDG&E representative to discuss the existing facilities, capacities, and any plans for future development or expansion of existing facilities.

### Electricity & Natural Gas Provider

Electricity and Natural Gas services in Valley Center CPA is currently provided by San Diego Gas and Electric (SDG&E).

### Electricity Service Area

Specific existing electric service areas maps were not provided by SDG&E for the Valley Center CPA.

SDG&E noted that they are able provide service to the entire San Diego County and parts of Orange County. If power is needed to a new area, SDG&E would need to perform a load study. SDG&E engineering fees are required to recover the cost of the study.

### Existing Substation Coverage & Capacity

SDG&E's existing substation usage for Valley Center CPA has a system peak of 4,147 MW for 2019. SDG&E does not provide an average system usage.

SDG&E continues to provide, improve, replace, and expand the system capacity throughout the Valley Center CPA. As growth in the Valley Center CPA is planned in the future, SDG&E will adjust their capacities and service to accommodate this growth and will continue to monitor service loads and services. The location of substations and to which areas they serve is not provided for security reasons.

### Natural Gas Service Area

SDG&E operates a transmission gas line that runs north to south through the Valley Center CPA, as shown in Figure 20. These major transmission gas lines generally operate at pressures above 200 psi and transport gas from supply points to service areas.

A six-inch medium pressure gas main runs down Valley Center Road heading east to Lizard Rock Road. A three-inch medium pressure gas main runs on Lilac Road parallel for a portion with the transmission line discussed previously. The remaining natural gas availability was not provided by SDG&E.

### Planned Upgrades

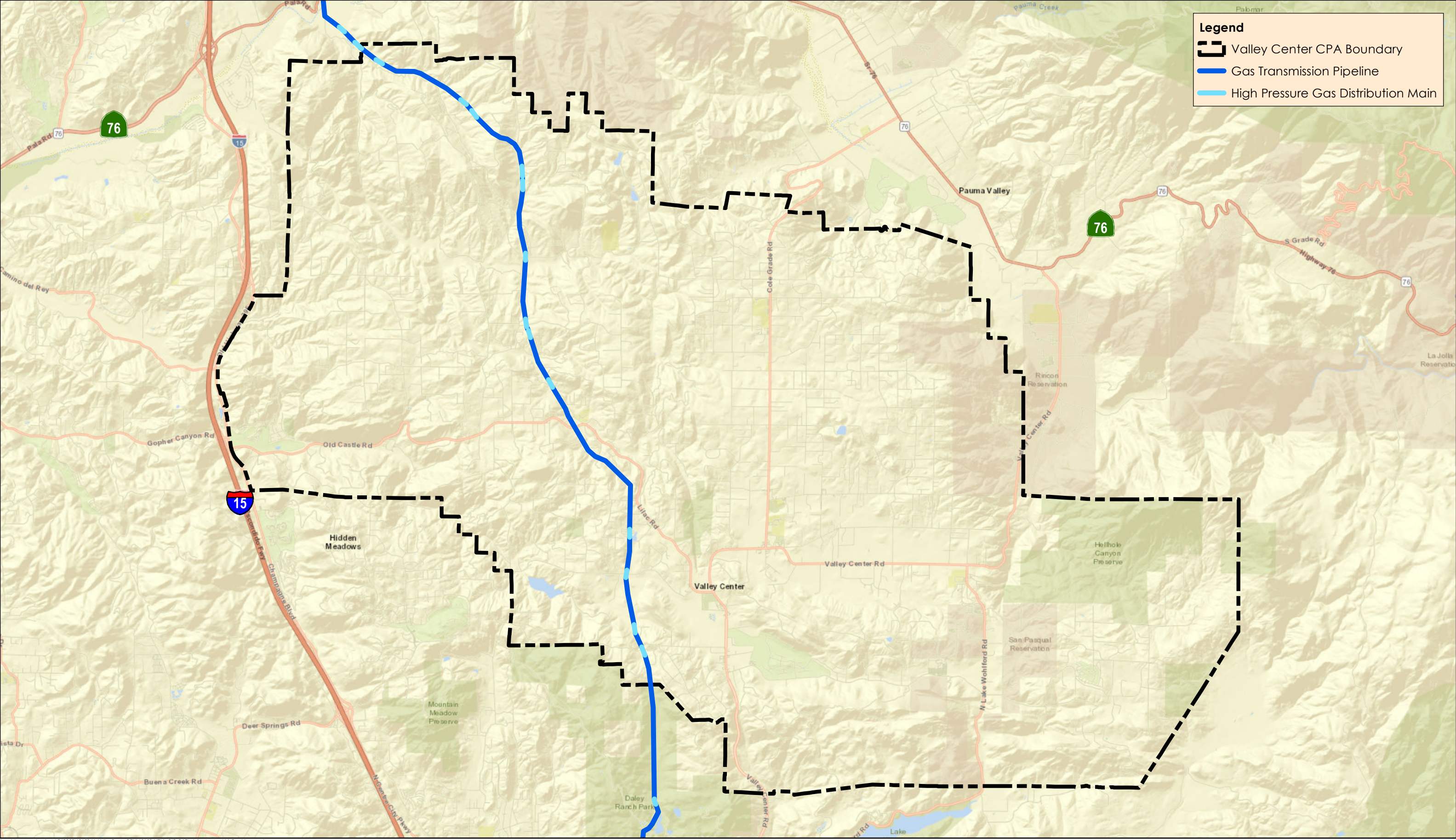
SDG&E continues to monitor each new development or project as applications are submitted and will determine and evaluate through their distribution planning group how the development will impact the system and what new services or expansion may be required. SDG&E has plans for three new circuits in SDG&E territory in 2020/2021.

### Current System Capacity within Valley Center CPA

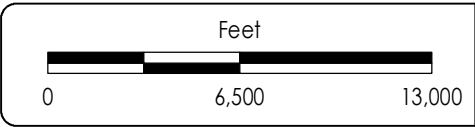
The SDG&E current service system can meet the existing capacity requirements. Should there be considerable growth in SDG&E's service area, incremental expansions will be required and planned for, not only for services but the required transformers, undergrounding lines, communication systems, easements, etc. will need to be identified early in the entitlement process. The size and densities will assist the distribution planning group to determine the size of the build out requirements to properly serve the

consumers. As stated previously, if power is needed to a new area, SDG&E would perform a load study and SDG&E engineering fees are required to recover the cost of the study.





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Date of Exhibit: 8/4/2021  
SANGIS/SANDAG Aerial Imagery: 2017  
ESRI World Street Map

J-19150 VIP  
**Figure 21: High Pressure Gas Pipeline**  
Valley Center CPU



## Landfill

The RICK Team and County staff spoke with County of San Diego Department of Environmental Health representatives on November 19, 2019 to discuss the current status of landfill capacity and determine if there are any plans for future landfills or expansion of existing facilities, and other landfill applicable information. Upon the conclusion of the meeting, the project team was directed to two other representatives that could provide additional detail related to landfills in Valley Center. The representatives referenced the County of San Diego Five-Year Review Report of the Countywide Integrated Waste Management Plan (CIWMP) and confirmed the landfill capacity. Additional information was obtained from other sources, including the San Diego County Landfills and Transfer Stations map and County of San Diego Five-Year Review Report of the CIWMP.

## Capacity Concerns

There are no capacity concerns. The current landfills have a 15-year capacity as stated in the County of San Diego Five-Year Review Report of the Countywide Integrated Waste Management Plan, dated in 2017. The 15-year capacity is based off the current population within the Valley Center District.

## Existing Landfills

Currently, there are six (6) landfills in the County of San Diego. The existing landfills are:

- Miramar (City of San Diego)
- Otay (Republic)
- Borrego (Republic)
- Las Poloas (US Marine Corps)
- San Onofre (US Marine Corps)
- Sycamore (Republic)

Currently, the Valley Center CPA utilizes landfills for their waste disposal. There are no public landfills in the North County. Residents can use transfer stations, which are processing sites for the larger landfills. The two existing transfer stations are in Carlsbad and Fallbrook.



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