



Calls are assigned a priority based on the type of incident and level of urgency. Priority 1 is the highest priority and normally includes officer assistance and or vehicular pursuit calls. Priority 2 calls include injured persons, robbery in progress, bomb threats, carjacking, rape and stolen vehicles. Priority 3 includes assaults, prowlers, disturbances, tampering with vehicles, and burglary alarms. Priority 4 calls are the lowest priority and include calls not listed above. They typically are comprised of security checks, animal noise disturbances, traffic stops, harassing phone calls, illegal dumping, and abandoned vehicles.

Response times are generally used as guidelines to measure adequate levels of service. According to the SDSD non-priority calls within the unincorporated areas is approximately 30 minutes, while priority calls are approximately 16 minutes. Of course, response times vary by command areas. The Warner Ranch project area is situated within the Valley Center command area and is located approximately 15 miles from the project area. Average response times from this command area are 19 minutes for priority calls to 33 minutes for non-priority calls.

### **Law Enforcement Infrastructure Analysis**

As mentioned the Valley Center substation provides law enforcement services to approximately 22,000 residents. Using an estimated 2.88 persons per household, the 780 units added by the project could increase the population as much as 2,245 people within the Valley Center command area. Based on this increase it is anticipated there will be an increase in service demands.

In 2011, Valley Center received 7,364 calls for service, had 430 FBI Index Crimes, and made 560 arrests. Based upon this past enforcement activity it is reasonable to anticipate a 10% increase in enforcement activity. As such, the Warner Ranch Specific Plan team has received correspondence from Lt. Michael D. McClain that indicates that the project would require two additional sworn personnel to meet law enforcement services generated by the project. However, no new or expanded facilities would be necessary for the increase in service. In addition, SDSD staff has provided design recommendations that would further assist in reducing policing concerns and are outlined in the memorandum attached as Appendix A.9. These recommendations have been incorporated into the project design. It is anticipated that tax revenues generated by the buildout of the project would offset the cost of the two additional sworn personnel.

## **Law Enforcement Opportunities and Constraints**

### **Opportunities:**

- Opportunity to consider funding strategies to provide additional policing services when needed

### **Constraints:**

- The Warner Ranch project would increase demand for policing services beyond what can be provided by existing staffing.

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# 10 **Public Services** **Educational**

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## **REGULATORY OVERVIEW**

The provision of educational facilities and services are mandated by the State Department of Education and administered by the San Diego County Board of Education and the San Diego County Office of Education, which is a public agency with land use authority that is separate from the County of San Diego. The County Offices of Education and the San Diego County Board of Education provide a support infrastructure for local schools and districts while acknowledging each school board's responsibility to represent and serve their community. The day-to-day development of facilities and delivery of instruction is generally the responsibility of the County's 42 local school districts. Student populations in the unincorporated areas of the County have generally experienced steady growth rates depending on the particular community or area that the school facility is located. Because the County of San Diego does not have jurisdiction over the land use decisions of public schools, its responsibility for school facilities is limited to review and comment on projects for proposed schools.

The Warner Ranch project is located within the Bonsall Unified School District (BUSD) boundaries which will provide the necessary educational facilities and services.

School districts have been authorized by law since January 1, 1987, to impose developer fees to mitigate the impact created by new development within a school district's boundaries on the district's school facilities. Because developer fees are imposed on new development within a school district, the fees collected may only be expended to accommodate students generated from new development. .

Specifically, Education Code 17520 et seq. authorized the collection of developer fees; Government Code section 65995 et seq. establishes the types of fees and rates; Government Code 66000 sets the process for appeal. All school districts may adopt Level 1 fees pursuant to Education Code section 17620 et seq. and Government Code section 65995.

On January 25, 2012, the State Allocation Board (SAB) approved a substantial inflationary increase applicable to "Level 1" developer fees. Based on application of the Marshall & Swift Eight California Cities Index for construction costs, SAB adjusted the Level 1 fee to \$3.20 per square foot for residential development and



\$.51 for commercial development. Pursuant to Government Code section 65995, the fee may be increased in every even year. Because there was no inflationary increase in 2010, the fee had remained at the prior levels of \$2.96 and \$.47 for the past four years. School districts can now take action locally to implement the Level 1 increase. Both Fallbrook Union High School District and Bonsall ~~Union~~ Unified School District have increased their developer fees accordingly.

## **Educational Services Analysis**

Bonsall Unified School District - Proposition BB, which was approved in the fall of 2012, created a new K-12 Bonsall Unified School District (BUSD) from the existing K-8 Bonsall Union Elementary School District and a portion of the Fallbrook Unified High School District. Instead of sending students to Fallbrook High School, high school age students of the project area would attend the newly created Bonsall High School which will be located on at Sullivan Middle School. There are four schools that provide K-8 educational services within the school district boundaries. They are Bonsall West (K-5), which is situated 17.1 miles to the west; Bonsall Elementary (K-8) which is 11.6 miles to the west; Vivian Banks Charter (K-5) located approximately 1 mile to the east; and Sullivan Middle (6-8) which is approximately 10 miles to the west. (See Figure 10.1) The newly created Bonsall High School will provide services for grades 9-12. Students would be bussed to the appropriate school as determined by school district officials.

The district uses a blended generation rate of 0.36 students per dwelling. Based upon the total number of units planned for the Warner Ranch project approximately 280 new students could be introduced into the district. The district has indicated that they currently operating below estimated capacity. However, they district has expressed that this could change due to new development in the district boundaries

Conclusion The Warner Ranch project team met with representatives from the Bonsall Unified School District that provides service to the project area. Based on school generation rates and projected enrollment/capacity of existing schools, it is anticipated that developer fees will be collected to mitigate any impacts created by the Warner Ranch project. Attached as Appendix A.5 are the School Availability Letters for each of the districts.



# WARNER RANCH PROJECT LOCATION

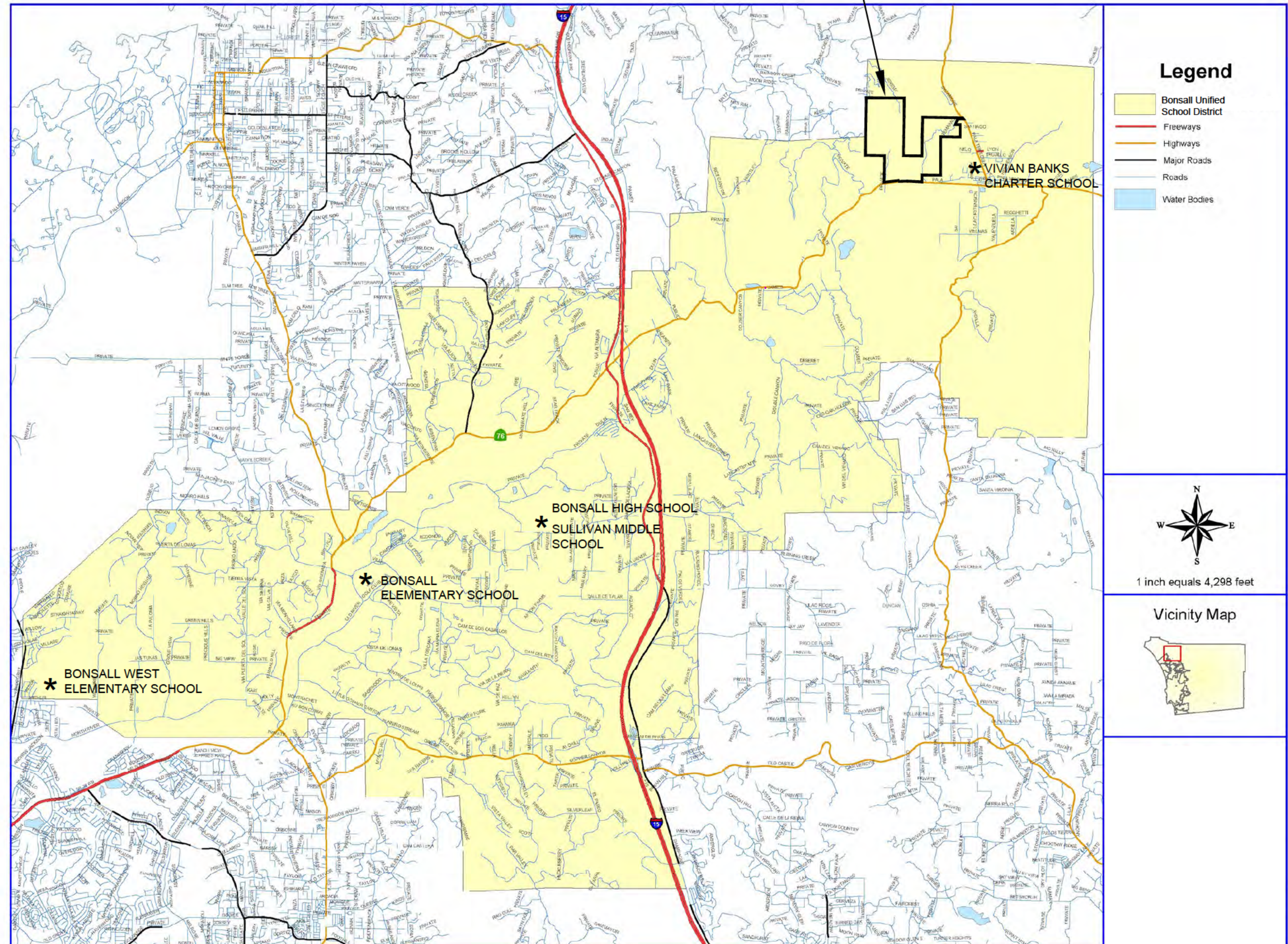


Figure 10.1 - Bonsall Unified School District Boundary and School Locations



## **Educational Opportunities and Constraints**

### **Opportunities:**

- The Warner Ranch project will impact these facilities and payment of fees at the building permit stage will be required in accordance with Education Code Section 17620 to mitigate this impact

### **Constraints:**

- The Warner Ranch project will impact existing school facilities and will be required in accordance with Education Code Section 17620 to mitigate this impact.

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# 11 **Public Services**

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## **Parks/Trails/Open Space**

### **Regulatory Overview**

Multiple federal, State and local regulations exist to ensure recreational facilities are adequate within the County. Federal regulations include the National Trails System Act of 1968, which governs the California Recreational Trails Plan.

State regulations include the Quimby Act, which requires recreational facilities for new subdivisions; Government Code Section 65910, which requires counties to adopt an open space ordinance; the Landscaping and Lighting Act of 1972, which enables counties to acquire land for parks and recreation; the Little-Used Open Space Maintenance Act, which allows governments to levy assessments to maintain open space; SB1685, which authorizes open space districts to levy special assessments for open space purposes; the Open Space Easement Act of 1974, which establishes standards for cities and counties to acquire open space; the Conservation Easement Act of 1979, which enables counties to acquire perpetual easements for the conservation of open space; the Chappie-Z'berg Off-Highway Motor Vehicle Law of 1971, which gives OHMVR authority over OHV use within California; and the Off-Highway Motor Vehicle Recreation Act of 2003, which creates management standards for existing and future off-highway vehicle areas. In addition, grants from State and County bond sources are available to fund park and recreational facilities in urban areas and funding for maintenance of those facilities would be provided through property assessments and taxes.

Local regulations that exist to ensure recreational facilities are adequate within the County include the DPR Strategic Plan, which establishes objectives for managing environmental resources within the County; the MSCP, which is a regional conservation effort for habitat preservation; the RPO, which helps protect sensitive lands and prevent their degradation; Zoning Ordinance Section 4900, which promotes the availability of outdoor areas in San Diego County; DPLU Policy CP-15, which establishes criteria to assist in the evaluation of proposals for recreational areas; BOS Policies, which establish guidelines, procedures, fee rates and objectives for recreational areas within the County; the PLDO, which requires in-lieu dedication fees for new development; the CTP and CTMP, which set standards for the development and management of guidelines for regional trails, community trails, and pathways; the Trails Ordinances, which specify allowed uses and activities on County trails; the County's Bicycle Transportation Plan, which guides the development of bicycle facilities in the unincorporated area; and the Trail Defense and Indemnification Ordinance.

Outlined below are descriptions of several of the regulations that specifically govern and directly pertain to the Warner Ranch project area.

California State Government Code 66477 (The Quimby Act) This code specifies that new subdivisions can be required to dedicate land or pay a fee in-lieu of dedication for local parks at a level of three acres per 1,000 population. Up to five acres per 1,000 population can be required if the current local park acreage exceeds the three acre level. These fees cannot be used for regional serving improvements. The County implemented the Quimby Act by adopting the PLDO. Revenues generated through the Quimby Act cannot be used for the operation and maintenance of park facilities.

Government Code Section 65910 This regulation requires that every California County must adopt an open space zoning ordinance. Section 2800 of the County Zoning Ordinance meets this regulation.

The Landscaping and Lighting Act of 1972 The Landscaping and Lighting Act enables cities, counties, and special districts to acquire land for parks, recreation, and open space. A local government may also use the assessments to pay for improvements and maintenance to these areas. In addition to local government agencies (i.e., counties and cities), park and recreation facilities may be provided by other public agencies, such as community service districts, park and recreation districts, water districts, etc. If so empowered, such an agency may acquire, develop, and operate recreation facilities for the general public.

Open Space Easement Act of 1974 Cities and counties may acquire open space easements pursuant to the Open Space Easement Act. Land must remain within an easement in perpetuity or, alternatively, for at least ten years. An easement's term is automatically extended each year by an additional 12 months. Under certain circumstances, open space easements may be abandoned. Privately dedicated open space easements for mitigation purposes are dedicated in perpetuity and cannot be abandoned.

The Conservation Easement Act of 1979 The Conservation Easement Act enables a city, county, district, or nonprofit organization to acquire perpetual easements for the conservation of agricultural land and open space, or for historic preservation. Unlike open space easements, there is no procedure for non-renewal of conservation easements and there is no expiration date. In establishing an easement, a landowner and local agency agree upon the permitted land uses within the conservation area. The easement is binding upon successive owners of the land.

County of San Diego Department of Parks and Recreation (DPR), Strategic Plan The mission of the County of San Diego DPR is to provide opportunities for high quality parks and recreation experiences and to preserve regionally significant

natural and cultural resources. The DPR Strategic Plan discusses what DPR does, including how it implements programs and achieves objectives.

County of San Diego Code of Regulatory Ordinances Sections 810.101-810.114, Park Lands Dedication Ordinance (PLDO) This ordinance requires that, as a condition of approval of specified types of development, the applicant shall dedicate land, pay fees in lieu of, or a combination of both, pursuant to the provisions defined in the ordinance for neighborhood and community park or recreational purposes to serve future residents of such development, unless the development qualifies for an exemption as defined in the ordinance.

County of San Diego Code of Regulatory Ordinances Sections 86.601-86.608, Resource Protection Ordinance (RPO) The RPO protects sensitive lands and prevents their degradation and loss by requiring the Resource Protection Study for certain discretionary projects. It also preserves the ability of affected property owners to make reasonable use of their land subject to the conditions established. It is the intent of the ordinance to increase the preservation and protection of the County's unique topography, natural beauty, diversity, and natural resources and a high quality of life for current and future residents of the County of San Diego.

Natural Communities Conservation Planning Act. The NCCP is a joint effort between the federal, state, and local jurisdictions to establish significant open space preserves that will protect a number of sensitive "target" species. Many jurisdictions, including the County of San Diego, have adopted Habitat Conservation Plans (HCPs, such as the County MSCP) with areas designated for varying degrees of protection and long-term conservation. In this area, the NCCP requires the project obtain a Habitat Loss Permit for the loss of coastal sage scrub. These regulations are applied through the County's Habitat Loss Permit Ordinance and the project must be designed to comply with NCCP Section 4(d) findings, as follows: the habitat loss that occurs as a result of the project must not preclude connectivity between areas of high habitat values, preclude or prevent the preparation of the subregional NCCP, nor appreciably reduce the likelihood of survival and recovery of listed species in the wild; and finally, the habitat loss must be minimized and mitigated to the maximum extent practicable.

Multiple Species Conservation Program (MSCP) The MSCP is a comprehensive, long-term habitat conservation program. The MSCP was developed to comply with the federal Endangered Species Act and the State Natural Communities Conservation Planning Act. It is a unique regional conservation effort that works across political boundaries and targets 172,000 acres of natural resource areas within 12 jurisdictions for conservation. The MSCP is important to recreation because it conserves San Diego's natural areas and quality of life and supports compatible recreation uses within the preserve areas while accommodating



future growth by streamlining building regulations. MSCP documents regulate uses where sensitive biological resources occur. For example, Section 1.9 of the Subarea Plan addresses recreational uses within MSCP preserves.

Zoning Ordinance (ZO) Section 4900 – Usable Open Space Regulation These regulations promote the availability of outdoor areas for leisure and recreation throughout San Diego County by establishing requirements for minimum areas of usable open space for residential developments with three or more dwelling units per lot or building site. The provisions for usable open space include standards for surfacing, location, size and shape, accessibility, openness, screening, and maintenance of the required usable open space.

Ordinance No. 9701 (N.S.): An Ordinance Amending Sections 81.312, 81.402, 81.403, 81.609, 81.703 and 81.706 of the San Diego County Code Relating to Subdivision Improvements In this ordinance the BOS finds and determines that there is a significant demand for recreational trails throughout the unincorporated area of the County, but that there are not enough trails to meet this demand. The Board further finds that there is a need to provide trails for recreational, non-motorized use trails and that the provision of these trails will benefit the public. The Board further finds that the Subdivision Ordinance should be amended to provide for the dedication and improvement of trails in conjunction with the approval of major and minor subdivisions and revised maps, and provides amendments to the ordinances listed above.

San Diego County BOS Policy J-37, Landscape Maintenance Districts The purpose of this policy is to define priorities and criteria for formation of Landscape Maintenance Districts and zones utilizing Landscape and Lighting Act proceedings (Streets and Highways Code, Section 22500, et seq.) for needs other than street lighting.

## **Park Infrastructure Analysis**

There are several types of recreational facilities found within San Diego County that are owned, operated and/or maintained by County DPR. These include local parks, regional parks, preserves, and County trails.

In order to address a diverse range of conditions within various communities, the amount and type of local parks are tailored to an individual community's needs. For example, some communities may want larger, community parks while others may prefer an extensive system of smaller, neighborhood parks. The acreage goal identified for local parks in the General Plan Update is 10 acres per 1,000 residents. Typically there are three different types of local parks within the County. They are mini-parks, neighborhood parks and community parks.

Mini-parks are generally small specialized facilities that serve a limited population who live, work or shop in a distinct area. They are typically less than one acre in size. Mini-parks generally offer active, child-oriented recreation, such as tot lots and picnic benches, combined with passive recreational uses.

Neighborhood parks serve a residential area, and should be located to minimize walking distances for residents. They typically range in size from five to ten acres, and may be associated with other public use facilities such as a school. Neighborhood parks provide both active recreation areas and/or facilities, such as game courts and jogging trails, and passive recreational areas such as family picnic areas and benches.

Community parks serve the community as a whole. They typically range in size from 20 to 50 acres and may be associated with other public use facilities such as a school. Community parks typically contain recreation areas including a community center, athletic fields, or facilities of special interest to the community. Smaller community parks may be located within or near town centers, where they can be used as common recreation and gathering areas by the community.

Regional parks serve all County residents and visitors. They are usually larger than 200 acres, but smaller facilities may be appropriate for specific sites of regional interest. Regional parks often include educational components, such as an interpretive center or self-guided trails, as well as a variety of passive and active recreational uses. Most regional parks contain open space, natural resources, cultural resources and multi-use trails. The County's acreage goal for regional park facilities identified in the General Plan Update is 15 acres per 1,000 residents.

Preserves include areas of environmental significance and beauty. The dual purpose of preserves is to protect sensitive environmental resources and to make these resources available for public recreation opportunities. However, typically only minimal improvements such as trails, parking and restroom facilities are found in preserves. Some preserves 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 resource.

The primary purpose of trails is to provide the recreation, transportation, health, and quality of life benefits associated with walking, hiking, mountain biking, and horseback riding throughout the County's varied environments. Trails also provide accessibility and connectivity to scenic and recreational areas. Trails are typically located away from vehicular roads and are primarily recreational in nature but can also serve as an alternative route for non-motorized transportation. They are soft-surface facilities for single or multiple use by

pedestrians, mountain bicyclists and equestrians. Trail characteristics vary depending on location and user types.

Pathways are non-motorized transportation facilities located within a parkway or road right of way. Typical pathway width is 10 feet with decomposed granite or natural tread surface material. Pathways are intended to serve both circulation and recreation purposes. They provide a different experience from trails and are not an equivalent substitute; however, pathways help make critical connections and are an integral part of a functional trail system.

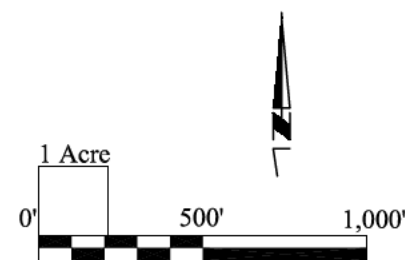
As mentioned The Quimby Act, or the Park Lands Dedication Ordinance (PLDO) specifies that new subdivisions may be required to dedicate land or pay a fee in-lieu of dedication for local parks at a level of three acres per 1,000 population. Up to five acres per 1,000 population can be required if the current local park acreage exceeds the three acre level. This ordinance requires developers to dedicate land, or pay or guarantee an in-lieu fee for the provision of local park facilities. These fees may be used for local-serving active recreation in regional parks.

For the Warner Ranch project the PLDO requires 426.02 sq. ft. of parkland to be dedicated per dwelling unit, which comes to a total of approximately 7.63 acres. This total is based on the 780 dwelling units that are proposed for the Warner Ranch project area. The Warner Ranch project proposes 4.23 acres of public park area and 7.69 acres of private park area (See Figure 11.1). The public park which is situated near the project entrance is designed as a neighborhood park (see Figure 11.2). The park includes both active and passive recreational uses. Active recreational uses include a ball field, open grassy area, basketball court as well as play ground equipment. Passive recreational areas include family picnic areas a bbq area and benches. The public park is not proposed to be lighted or used for night time activities. Lighting will be limited to statutory safety requirements only. It also must be noted that the design of the public park is conceptual and is subject to the final review and approval of the Department of Parks and Recreation. Final design and amenities may be changed due to this review and approval. However, the final design will be in substantial conformance to the plan approved by the BOA during the project approval process.

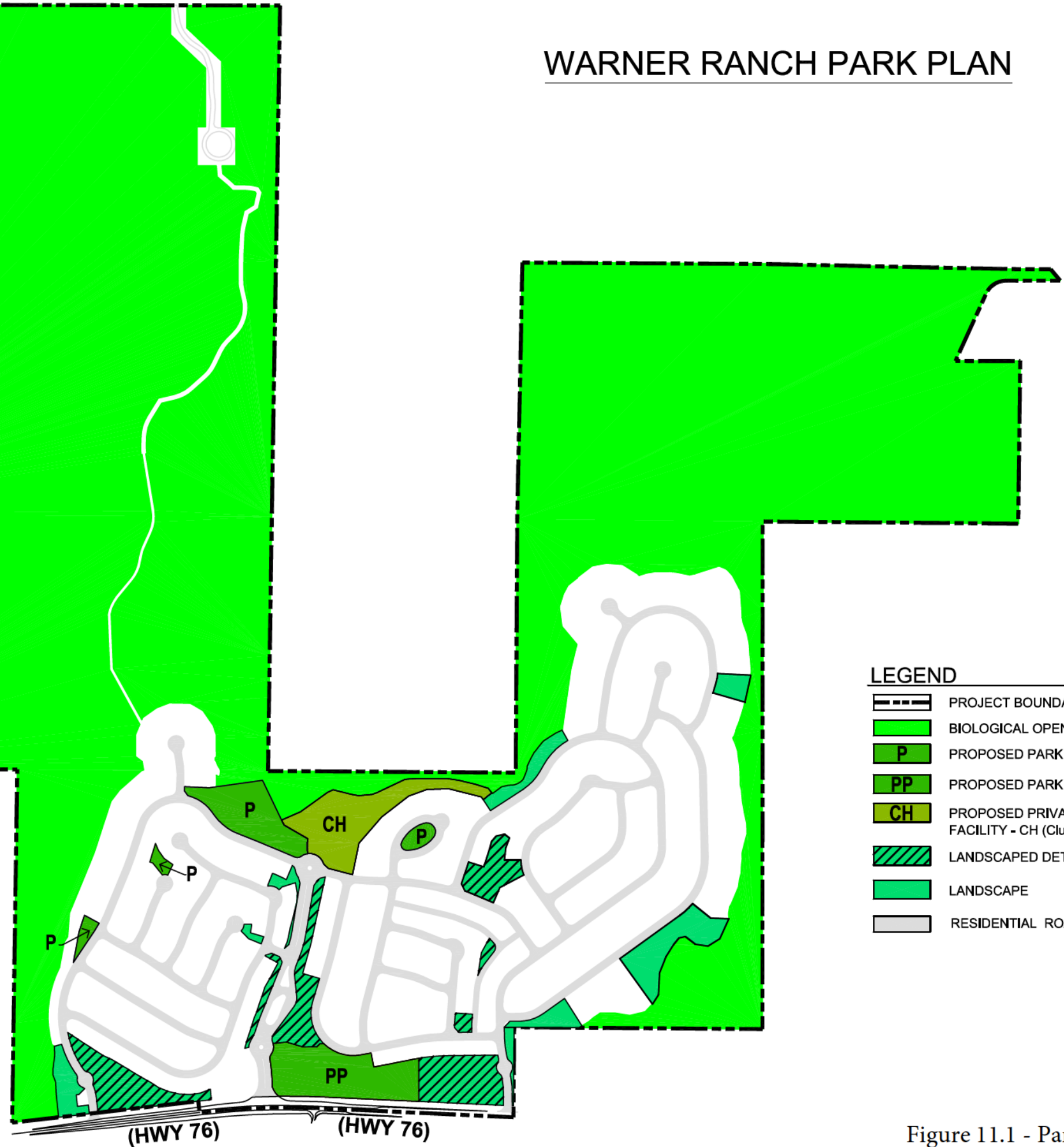
The PLDO also allows qualified private park area to be counted towards public parkland dedication at a 50% rate. After consultation with County Department of Parks and Recreation staff, the total parkland dedication, including public and private parkland, for the Warner Ranch project would be approximately 5.89 acres, (See Table 11.1 below) which is shy of the required (7.63 acres) net parkland acreage as required by County's PLDO. (See Figures 11.3 and 11.4) The balance will be a paid in lieu fee.



# WARNER RANCH PARK PLAN



**SHAPOURI & ASSOCIATES**  
 PROJECT MANAGEMENT SERVICES  
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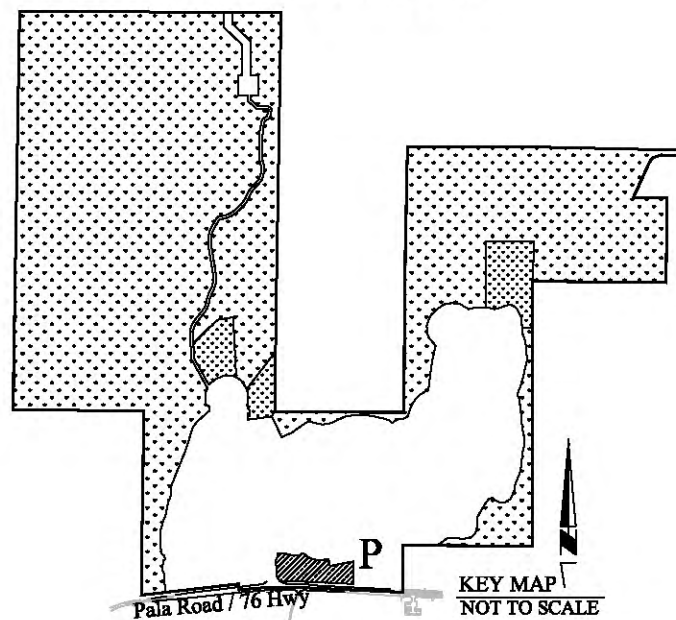
## LEGEND

- PROJECT BOUNDARY
- BIOLOGICAL OPEN SPACE AREA (Reference)
- PROPOSED PARK - P (HOA)
- PROPOSED PARK - PP (Public)
- PROPOSED PRIVATE RECREATIONAL FACILITY - CH (Club House)
- LANDSCAPED DETENTION BASIN
- LANDSCAPE
- RESIDENTIAL ROADS

Figure 11.1 - Parks and Open Space Plan



P- Public Park (Lot 605)



Conceptual Design Scheme of Public Recreational Area

Figure 11.2 - Conceptual Public Park Plan