

6.0 PUBLIC SERVICES AND FACILITIES

6.1 SCHOOLS

Mission Valley as a whole is served by eight elementary schools, five junior high schools, and four senior high schools located in communities bordering Mission Valley. The specific plan area is served by Carson Elementary School, Montgomery Junior High School, and Kearny High School.

Although no universities or community colleges are located or planned within the specific plan area, National University, University of San Diego, San Diego State University, San Diego City College, San Diego Mesa College, and Grossmont College are relatively close to the area.

School locations are illustrated in Figure 6.1.

The residential development proposed by the Specific Plan would create multi-family dwelling units. Because the number of those units is uncertain, it is currently unknown if the need to reopen previously closed school facilities would be required.

Student generation rates per household are not available for the Mission Valley community because of the relatively low number of residential units and their recent construction. According to the San Diego City School District, the best estimate for student generation would be the rate for new condominium development in north University City. This rate ranges be-

tween 0.5 and 1.5 elementary students per household and is the lowest rate for multi-family development in the City.

Because no public schools currently exist or are planned within the Mission Valley community, both the availability of schools and the distance of the schools to residential development are of concern.

The developers will reach an agreement with the San Diego City School District on the provision of private funds for school facilities and for access to existing facilities, if considered necessary by the school district, as a condition of approval of future Subdivision Maps.

6.2 PARK FACILITIES

The developer will comply with Council Policy 600-11, "Credit for Park and Recreation Facilities provided by Subdivisions," and accepts full responsibility for the provision of private neighborhood recreational facilities (Neighborhood Parks) in accordance with the standards of the Progress Guide and General Plan. These facilities may include any of an extensive inventory of facilities that are normally provided in standard Neighborhood Parks. According to existing City Council Policy, the developer will not be required to provide standard Neighborhood Parks so long as all the facilities required are provided in the private recreational facilities. This will permit flexible development of facilities and activity

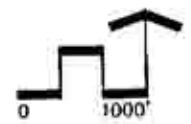
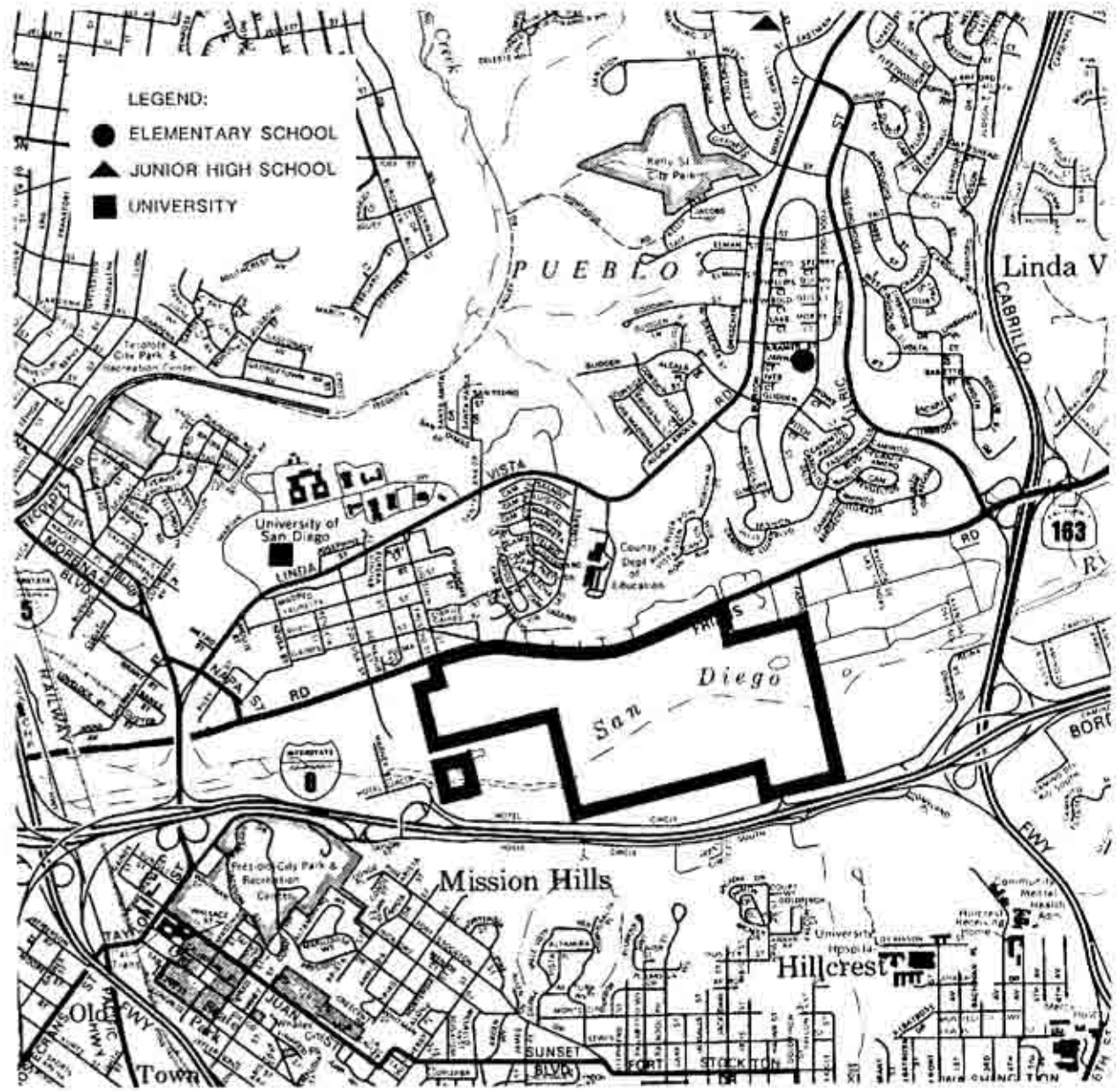


FIGURE 6.1

LEVI - CUSHMAN
SPECIFIC PLAN

SCHOOL LOCATIONS
 LEVI-CUSHMAN SPECIFIC PLAN/95

centers in keeping with the needs and interests of various groups in different areas.

This concept will apply throughout the project area and will assure that each resident has adequate privately provided park and recreational facilities. The provision for, and maintenance of, these private recreational facilities will be assured by deed restrictions on each individual parcel or by Conditions, Covenants, and Restrictions (CC&Rs). The residential developments could include patios, swimming pools, and tennis, basketball, and volleyball courts.

The population-based standard for neighborhood parks identified in the Recreation Element of the Progress Guide and General Plan requires a 10-acre park for a residential population of 3,500 to 5,000 and a community park of 20 acres for a residential population of 18,000 to 25,000.

With a buildout estimated at 1,329 units, the Levi-Cushman project will generate a population of approximately 3,325. Using City standards, this local population represents a requirement for about 7.8 acres of neighborhood park and 3 acres of a community park.

Because of the unique character of the LCSP project, it is inappropriate to treat it as if it were a traditional subdivision. As proposed, the project area includes a total of more than 75 acres within an open space network. This involves approximately

River Open Space: 40 acres of river channel;

Recreational Open Space: 5 acres of river buffer, 6 acres of park area (Parcels N, H, R, T);

Landscape/Project Open Space: 11 acres of landscaped building setback, 14 acres of individual parcel park/recreational area (10 percent of parcel area), and 14 miles of pedestrian paths and biking trails.

Using Park and Recreation Department categories, this means the LCSP area provides 40 acres of river open space, 11 acres of recreational open space, and more than 25 acres of landscaped or project open space.

This project not only provides park and recreational facilities equivalent to that required by the General Plan, but the LCSP open space network exceeds the land area requirement for both neighborhood and community parks. Open space and public access easements will be granted in perpetuity to the City for elements within the open space network.

Funding for the construction and maintenance of the entire open space network will be the responsibility of the project landowner and/or tenants. For the first five years after construction of the flood control facility, the river buffer, parks, and other areas on which open space and/or public access easements are granted, the developer will be responsible for all monitoring and maintenance. Following that period, monitoring and maintenance will be funded through one or more maintenance districts established within the project area.

This property is subject to payment of a park fee prior to the filing of the final subdivision map in accordance with San Diego Municipal Code Section 102.0406 et seq.

This property is also subject to a Building Permit park fee in accordance with San Diego Municipal Code Section 96.0401 et seq.

6.3 PUBLIC SERVICES AND UTILITIES

Sewer and water services will be provided by the City of San Diego Water Utilities Department. Water service is available in Friars Road at Fashion Valley Road from an existing 16" diameter line which will be looped and interconnected to existing smaller diameter distribution lines in Hotel Circle North through the proposed street system.

Sewer service will be provided by the 66" diameter North Mission Valley and 27" South Mission Valley trunk sewers. Sewer collector mains will be installed throughout the project as required and will connect to the existing trunk sewers. Encroachments into sewer easements with permanent structures will not be allowed. North Mission Valley trunk sewer may require replacement or paralleling in the foreseeable future. Therefore, a 50-foot-wide working easement and a new 25-foot permanent easement may be required by the City.

Existing public drainage facilities will be extended through the project within public storm drain easements in storm drain facilities designed according to City engineers' requirements. Storm drains will be installed within the project in a combina-

tion of public and private drainage systems in accordance with City design standards that keep building sites from flooding for up to 100-year frequency storm runoff.

Solid waste disposal for the LCSP area will be provided by the City of San Diego, which uses the Miramar landfill.

Electric service will be provided from existing systems adjacent to the site, primarily those in Friars Road. Initial feeds will originate at SDG&E's Old Town substation (Gaines at Napa), with future feeds coming from some combination of the Old Town substation and the Fashion Valley substation, or a new substation not yet sited.

Existing underground telephone systems in Friars Road are the principal source for the site. Pacific Bell's University Central Office (Sixth Avenue at University) is where dial tone will originate. One or more electronic equipment enclosures located on-site will be required by the utility to enhance pair availability.

The principal gas source for the site will be SDG&E's existing 20-inch transmission main in Friars Road. This main will adequately serve the site.

Cox Cable has existing systems in Friars Road from which this site will receive cable TV signal.

All sewer, water, gas, electric, telephone, and cable lines will be undergrounded.

Police and fire protection is provided to the project area by the City of San Diego Police Department Western Division at 5215 Gaines Street and the City of San Diego Fire Department Station 18 at 4676 Felton Street and Station 23 at 2190 Comstock Street. A new station is proposed for construction in 1988 and will be located in the east Mission Valley area. While that station can provide service to the LCSP area, an additional station is also proposed in the western Mission Valley area near the I-8/SR-163 interchange.

The specific plan area is in close proximity to the following City of San Diego libraries: the Linda Vista Branch at 6950 Linda Vista Road and the Mission Hills Branch at 4193 Park Boulevard.

Hospitals near the project area are Sharp Cabrillo Hospital at 3475 Kenyon; Alvarado Internal Medical Group, Inc., at 6367 Alvarado Court; Mercy Hospital and Medical Center at 4077 Fifth Avenue; and University Hospital, UCSD Medical Center, at 225 Dickinson Street.