

# VIA DE LA VALLE

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## Public Facilities Financing Plan

City of San Diego  
Engineering and Development

JANUARY 1986

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(R-86-949)

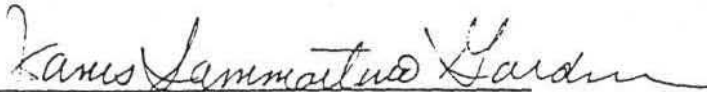
RESOLUTION NUMBER R- 264537

ADOPTED ON NOV 25 1985

BE IT RESOLVED, by the Council of The City of San Diego, that the "VIA DE LA VALLE PUBLIC FACILITIES FINANCING PLAN" dated November 14, 1985, a copy of which is on file in the office of the City Clerk as Document No. RR- 264537 is hereby adopted.

APPROVED: JOHN W. WITT, City Attorney

By



Janis Sammartino Gardner  
Deputy City Attorney

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11/18/85  
Or.Dept:E&D  
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**Amendment and Revision**

**to**

**VIA DE LA VALLE**

**Public Facilities  
Financing Plan**

*Approved by  
Council  
7/30/96.*

**February 1996**

Amendment and Revision to Via de la Valle Public Facilities Financing Plan

The Via de la Valle public facilities is being amended and revised to add Area 6 of the Via de la Valle Specific Plan.

Pages 16, 17 and Table 3 have been amended and revised as follows:

VIA DE LA VALLE  
PUBLIC FACILITIES FINANCING PLAN

SUMMARY:

On April 24, 1984, the City of San Diego adopted the Via de la Valle Specific Plan by Resolution Nos. 260557 and 260558. Required public facilities and services, recreation and open space needs, and transportation improvements are set forth in the Plan. Due to the small size of the project (approximately 123.5 gross acres, a large portion of which is on slopes of 25% or greater and required to be preserved in the Specific Plan) the Planning Commission determined on January 5, 1984 to delete project phasing. The Public Facilities Financing Plan, therefore, sets forth the funding sources for required facilities utilizing a current year of need. Certain improvements may be postponed to future specified years of need by agreement between the City and project developers.

AUTHORITIES:

The San Diego Progress Guide and General Plan sets forth the City's development goals and objectives through the year 1995. Properties within the Via de la Valle Specific Plan area are designated planned urbanizing and shown for residential use by

the General Plan due to their proximity to existing developments in the City, County of San Diego, and City of Del Mar.

Council Policy 600-28, "Requirements for Development Approval in Planned Urbanizing Areas", requires that a community facilities financing program be adopted by the City Council. This financing program is required to set forth the methods and sources of financing all needed improvements within a community.

Council Policy 600-10 establishes a policy to insure that needed public services will be available concurrently with the need. Development plans are required to include implementation sections setting forth measures which will be taken to insure that needed public services are provided. The proponent must present evidence satisfactory to the appropriate body that the required public services will in fact be provided concurrent with need.

DEVELOPMENT FORECAST:

As noted above, due to the small size of the planning area, the Via de la Valle Specific Plan deleted project phasing. The approximately 123.5 gross acres are divided among four ownerships and will yield a mixed residential development of approximately 279 attached and 117 detached dwelling units. A "Summary of Dwelling Units" by Specific Plan Area showing equivalent dwelling units is attached as Table 1. This financing plan consists of a

list of existing public facilities, a description of future public facility needs, and a plan for financing these facilities.

EXISTING PUBLIC FACILITIES:

1. Library - The library facilities located closest to the Via de la Valle planning area are operated by the County of San Diego. The Solana Beach branch is located on Highway 101, approximately 1½ miles from the site. The Del Mar Branch is located on Camino Del Mar, approximately 2 miles from the project area.

A new 13,000 square foot library facility is planned on a 1.5 acre site in the North City West area. Participation in funding of this branch facility is discussed in the section "Future Facility Needs and Financing Strategy".

2. Fire Protection - Fire Protection to the Via de la Valle properties will be provided by the City of San Diego Fire Department. The nearest City Fire Station is located at the corner of Mercado Drive and Del Mar Heights Road, 2.7 miles south of the planning area on Interstate 5. The City Fire Department does have a service back-up agreement with the surrounding communities. The City of Del Mar and the Fire Districts serving Solana Beach and Rancho Santa Fe will provide emergency fire services to the Via de la Valle properties, upon request.

A new 3,000 square foot, four-man fire station facility is planned for the North City West area on Del Mar Heights Road west of Torrey Pines High School. Participation in the funding

of this facility is discussed in the section "Future Facility Needs and Financing Strategy".

3. Public Parks - The park facilities located closest to the Specific Plan area are operated by the County of San Diego. The La Colonia Neighborhood Park is located  $\frac{1}{2}$  mile west of the plan area on Stevens Avenue. The park facility is four acres in size and includes a playground, picnic area and sports playing field. The San Dieguito County Park is classified by the County of San Diego as a regional park. It is located approximately  $\frac{3}{4}$  mile north of the plan area on Linea Del Cielo. The park is 122 acres and includes playgrounds, extensive picnic facilities, lawn area and hiking trails, through the natural terrain.

The La Colonia and San Dieguito Parks satisfy the Progress Guide and General Plan minimum standards for park facilities for new development.

In addition to these parks, there are a variety of city and county public parks in various sizes located within a  $3\frac{1}{2}$  mile radius of the Specific Plan area. The largest of these facilities is the Torrey Pines State Reserve. The park is located south of Del Mar. The facilities include hiking trails with information trail markers, a small museum and an underwater park for skin diving and scuba diving enthusiasts.

In addition, a 17-acre community park and recreation building are planned for the North City West area. Participation in the



funding of this facility is discussed in the section "Future Facility Needs and Financing Strategy".

4. Police Protection - The City of San Diego Police Department provides police protection for the planning area. The closest substation is located in University City at Eastgate Mall. This substation is the center of operations for Northern San Diego. Police protection is presently provided by the City of San Diego for the commercial establishments on Via de la Valle, west of the Specific Plan area.

5. Schools - The Specific Plan area is within the Solana Beach Elementary School District, for elementary school, and the San Dieguito School District, for junior high school and senior high school. This development is expected to generate approximately 150 school age children. The elementary school children will attend two schools. Grades K through third grade will attend Solana Vista Elementary School, 1.5 miles from the site, and grades four through six will go to Skyline Elementary School, 1.4 miles from the site. The upper grade students will attend Earl Warren Junior High School (1.5 miles) and Torrey Pines High School (3.3 miles). It is forecast that adequate capacity to accommodate the project's students will be available. Individual development projects will be subject to the requirement that developers enter into secured agreements with each district to ensure the payment of school fees.

6. Utilities - The existing public utility systems are shown on Figure 1.

7. Transportation - Primary regional access to the Via de la Valle properties is via Interstate 5. The Specific Plan area is approximately 1,200 feet east of the Interstate 5 interchange with Via de la Valle. Access to the freeway is very convenient.

Via de la Valle, which fronts the Specific Plan area properties, provides the major surface circulation route. This street provides the connection to community shopping, entertainment and recreation facilities in Del Mar and Solana Beach to the west and Rancho Santa Fe to the east. Via de la Valle also connects to El Camino Real, which will provide future access to the south to San Dieguito Road and the North City West Community. At some time in the future, it will be necessary to widen El Camino Real and construct a second bridge across the San Dieguito River. Participation in the funding of this bridge widening is discussed in the section "Future Facility Needs and Financing Strategy".

San Andres Drive provides local circulation. This road runs north - south, providing the connection to Via de la Valle and the Solana Beach community to the north. The area west of San Andres Drive has public access from San Andres Drive and Avocado Place.

Figure 2 shows existing transportation facilities.

FUTURE FACILITY NEEDS AND FINANCING STRATEGY:

The following is a catalogue of the facilities required for

the Via De La Valle Specific Plan area. Property owners will be required to enter into a Development Agreement prior to recording of final map and the issuance of building permits, or other agreement acceptable to the City, securing participation in the funding of these facilities. The established fees (see Table 3) will be collected at building permit issuance.

1. Library - As noted, a 13,000 square foot library facility will be provided within the North City West area in the Town Center. The estimated cost of the facility, including land, furnishings and books, is Two Million Seven Hundred Ninety Thousand Dollars (\$2,790,000.00). Although properties within the Via de la Valle Specific Plan area are not within the area of benefit defining the Facilities Benefit Assessment District for North City West, these properties are in the area of service for the facility and will receive benefit for their contribution. It is, therefore, appropriate for these properties to participate in the funding.

Table 2 shows the method for spreading the participation in the funding of this facility among the Via de la Valle Specific Plan area property owners.

2. Fire Protection - A 3,000 square foot four-man fire station facility is to be provided within the North City West area on Del Mar Heights Road near the Torrey Pines High School. The estimated cost of this facility is Six Hundred Ninety-Eight

Thousand Two Hundred Dollars (\$698,200.00). This estimate includes the design, building and apparatus.

Although properties within the Via de la Valle Specific Plan area are not within the area of benefit defining the Facilities Benefit Assessment District for North City West, these properties are in the area of service for this facility and will receive benefit for their contribution. It is, therefore, appropriate for these properties to participate in the funding. Table 2 shows the method for spreading the participation in the funding of this facility among the Via de la Valle Specific Plan area property owners.

3. Park - A 17-acre park will be provided within North City West in the Town Center area. This facility will include a recreation building, pool, and related facilities. The cost of this community park is estimated to be Six Million Eight Hundred Seventy Thousand Dollars (\$6,870,000.00).

Although properties within the Via de la Valle Specific Plan area are not within the area of benefit defining the Facilities Benefit Assessment District for North City West, these properties are in the area of service for this facility and will receive benefit for their contribution. It is, therefore, appropriate for these properties to participate in the funding. Table 2 shows the method for spreading the participation in the funding

of this facility among the Via de la Valle Specific Plan area property owners.

4. Transportation Facilities -

(a) El Camino Real Bridge, a 42-foot wide bridge, is proposed for the north bound lanes of the future 98-foot wide El Camino Real to cross the San Dieguito River along the western boundary of Fairbanks Country Club. The bridge will cost One Million Three Hundred Six Thousand Nine Hundred Ten Dollars (\$1,306,910.00). Via de la Valle will contribute Twenty-One Thousand Four Hundred Thirty-Three Dollars (\$21,433.00) as its share. The methodology used for determining the cost distribution is shown in the Methodology For Spreading Costs.

(b) Via de la Valle is the primary link between the project area and Interstate 5. It is classified as a four lane future primary arterial street east of San Andres Drive. North half improvements of the street will be constructed along the specific plan frontage per primary arterial standards concurrent with the development of the Specific Plan properties.

Lomas Santa Fe, Inc., the owner of property within Specific Plan Area 1, has obtained aproval of TM 84-0412. Pursuant to said TM, Lomas Santa Fe, Inc. will be constructing off-site improvments to Via de la Valle including improvement of the northerly half of Via de la Valle adjacent to the Specific Plan boundaries and storm drain improvements to carry drainage

from the north side of Via de la Valle to the south edge of the new roadway. Figure 3 shows the limits of Improvements to Via De La Valle. These improvements are also shown on City Engineer's construction drawing Nos. 21810-3-D, 21810-15-D, 21810-17-D through 21810-20-D. It is estimated that the cost of these improvements will be Five Hundred Twenty-One Thousand Six Hundred Seventy-Six Dollars (\$521,676.00).

Lomas Santa Fe, Inc. and the City of San Diego will negotiate entering into a Transportation Facilities Reimbursement Agreement whereby all benefited properties will share in the cost of these improvements by paying a predetermined fee at building permit issuance to reimburse Lomas Santa Fe, Inc. for its initial expenditure to complete the facilities.

Access to the development in Area 5 of the Specific Plan area will include the construction of an additional 12 feet of dedication and street improvements with an appropriate transition.

(c) San Andres Drive provides the primary access street into the Specific Plan area. Existing improvements vary between 32 and 40 feet of paving between Via De La Valle and Highland

Drive. San Andres Drive should function adequately as a two-lane collector.

Lomas Santa Fe, Inc., the owner of property within Specific Plan Area 1, has obtained approval of TM 84-0412. Pursuant to said TM, Lomas Santa Fe, Inc. will be constructing off-site improvements to San Andres Drive southerly of the Specific Plan area and north of Via de la Valle. These improvements shall consist of widening San Andres Drive five feet on each side to a 50-foot wide paved roadway within the existing 60 foot right-of-way. Other improvements to San Andres Drive include relocation of franchise entities, fire hydrants, water meters, and a storm drain inlet. Easements will be obtained for the relocated utilities outside the existing 60-foot street right-of-way.

Figures 4 and 4a show the limits of improvements to San Andres Drive. These improvements are also shown on City Engineer's construction drawing Nos. 21810-3-D, 21810-15-D, 21810-17-D through 21810-20-D. The estimated cost of these improvements is Ninety-Two Thousand Six Hundred Eighty-Nine Dollars (\$92,689.00).

Lomas Santa Fe, Inc. and the City of San Diego will negotiate entering into a Transportation Facilities Reimbursement Agreement whereby all benefited properties will share in the cost of these improvements by paying a predetermined fee at building

permit issuance to reimburse Lomas Santa Fe, Inc. for its initial expenditure to complete the facilities.

(d) Avocado Place provides access to Specific Plan Area 1a and is, for the most part, a narrow dirt road in the County of San Diego.

Lomas Santa Fe, Inc., the owner of property within Specific Plan Area 1a, has obtained approval of TM 84-0412. Pursuant to conditions imposed on that approval, Lomas Santa Fe, Inc. will be dedicating that portion of Avocado Place within its subdivision and improving the street within the 34 feet dedication with curb at a ten-foot curb-to-property-line distance. That portion of Avocado Place within the County, and adjacent to and just westerly of the subdivision boundaries, shall be graded by Lomas Santa Fe, Inc. to six foot width. Additional paving shall be provided by Lomas Santa Fe, Inc. in a manner satisfactory to the Director of the County Department of Public Works, so as to result in a paved roadway with a total width of 28 feet, with an AC berm and two-foot wide graded shoulder. Avocado Place shall also be improved by Lomas Santa Fe, Inc. offsite westerly and northerly from the subdivision within the County to Highland Drive to provide a graded width of 40 feet and 28 feet of AC paving, with AC berms on both sides, to the satisfaction of the Director of the County Department of Public Works.



5. Sewer - The Specific Plan area will be served by Metropolitan Sewer System. A pump station and force main are to be constructed. The new pump station, force main and gravity sewer main to be constructed will connect to the Fairbanks Country Club Development. An existing sewer connection to the Solana Beach Sanitation District will remain to serve areas along Via de la Valle adjacent to Interstate 5.

The Specific Plan calls for construction and financing of the above-needed improvements by property-owner formation of an assessment district. Formation of such an Assessment District, providing a mechanism for funding the sewer improvements via the "Improvement Bond Act of 1915", Division 10 of the Streets and Highways Code of the State of California, was authorized by San Diego City Council Resolution No. 262316 on January 14, 1985. The estimated cost of the sewer facilities is One Million Three Hundred Nine Thousand Two Hundred Ten Dollars (\$1,309,210.00).

Lomas Santa Fe, Inc., by agreement with the City, will undertake construction of the sewer system in the event the Assessment District fails to meet a construction schedule acceptable to Lomas Santa Fe, Inc. In the event that Lomas Santa Fe, Inc. undertakes construction of the system, a reimbursement agreement may be entered into whereby Lomas Santa Fe, Inc. may consider reimbursement from benefited properties for a percentage of the cost of the sewer improvements.

6. Schools - The Specific Plan area is within the Solana Beach Elementary School District for the elementary school and the San Dieguito School District for the junior high school and senior high school. The development of the Specific Plan area is expected to generate approximately 150 school age children. Impact fees will be paid by agreement between the districts and the developers in accordance with the "Schools Master Plan" for North City West.

7. Water - Water service will be provided to the Specific Plan area on an interim basis by the Santa Fe Irrigation District. A contract currently in existence between the District and the City will be amended to provide for this service. A water main located to the west of Interstate 5 has been provided in the FY 1986 Capital Improvement Program of the City of San Diego. The upper elevations of the Specific Plan area will require a pump station and hydropneumatic system with two pressure reducing valves. These facilities will be provided by the Lomas Santa Fe, Inc., the owner of property within Specific Plan Area 1.

The ultimate water service system, at an estimated cost of Two Million Six Hundred Seventy-One Thousand Dollars (\$2,671,000.00), will service the area from the City of San Diego's Del Mar Heights area. Service will require extension of two pipelines on both sides of Interstate 5. The mains will

connect to the existing 18-inch pipeline located in Jimmy Durante Boulevard and the 20" Via De La Valle pipeline.

The proposed pipelines will be funded by developers and the developers will also be required to reimburse the City of San Diego for any portion of the ultimate water system which will be constructed from funds advanced from the City's Capital Improvement Program.

METHODOLOGY FOR SPREADING COSTS:

1. Facilities Required For Calculations:

- (a) Fire station - FY 1986 cost: \$ 698,200.00
- (b) Library - FY 1986 cost: \$ 2,790,000.00
- (c) Community Park with recreation building and swimming pool  
- FY 1986 cost: \$ 6,870,000.00
- (d) El Camino  
Real Bridge - FY 1986 cost: \$ 1,306,910.00

2. Equivalent Dwelling Units (EDUs):

Fairbanks Country Club has a total of 341 EDUs for all facilities while North City West has 9413 EDUs for the library and community park, and 11,279 EDUs for the fire station. The higher EDU count for the fire station is due to the fact that North City West includes both industrial and commercial properties as well as residential.

Via de la Valled has 259 EDUs for the Specific Plan area; 259 single family units with an EDU factor of 1.

3. Calculations For Costs Per EDU:

(a) Fire Station - \$ 1,644,700

Total EDUs:	NCW	-	16,354
	FCC	-	341
	<u>VDLV</u>	-	<u>259</u>

TOTAL EDUS \$ 1,644,700. = \$ 97 per EDU  
16,954

(b) Library - 6,283,462

Total EDUs:	NCW	-	14,370
	FCC	-	341
	<u>VDLV</u>	-	<u>259</u>

TOTAL EDUS 14,970

\$ 6,283,462. = \$420 per EDU  
14,970

(c) Community Park -\$ 16,941,800

Total EDUs same as for library, i.e. 14,970

\$ 16,941,800. = \$1,132 per EDU  
14,970

(d) El Camino Real Road and Bridge - \$ 14,945,000

Via de la Valle's share:

They have 339 ADTs out of 25,000 ADTs

$$\frac{339}{25,000} = 1.36\% \times \$14,945,000. = \$203,252 \text{ as}$$

Via de la Valle's share

$$\frac{\$203,252.}{259} = \$785 \text{ per EDU}$$

(e) Police Station - \$ 5,909,767

Total EDU's same as for Fire Station, i.e. 16,954

$$\frac{\$5,907,767}{16,954} = \$348 \text{ per EDU}$$

(f) Total EDU costs for Via de la Valle:

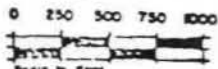
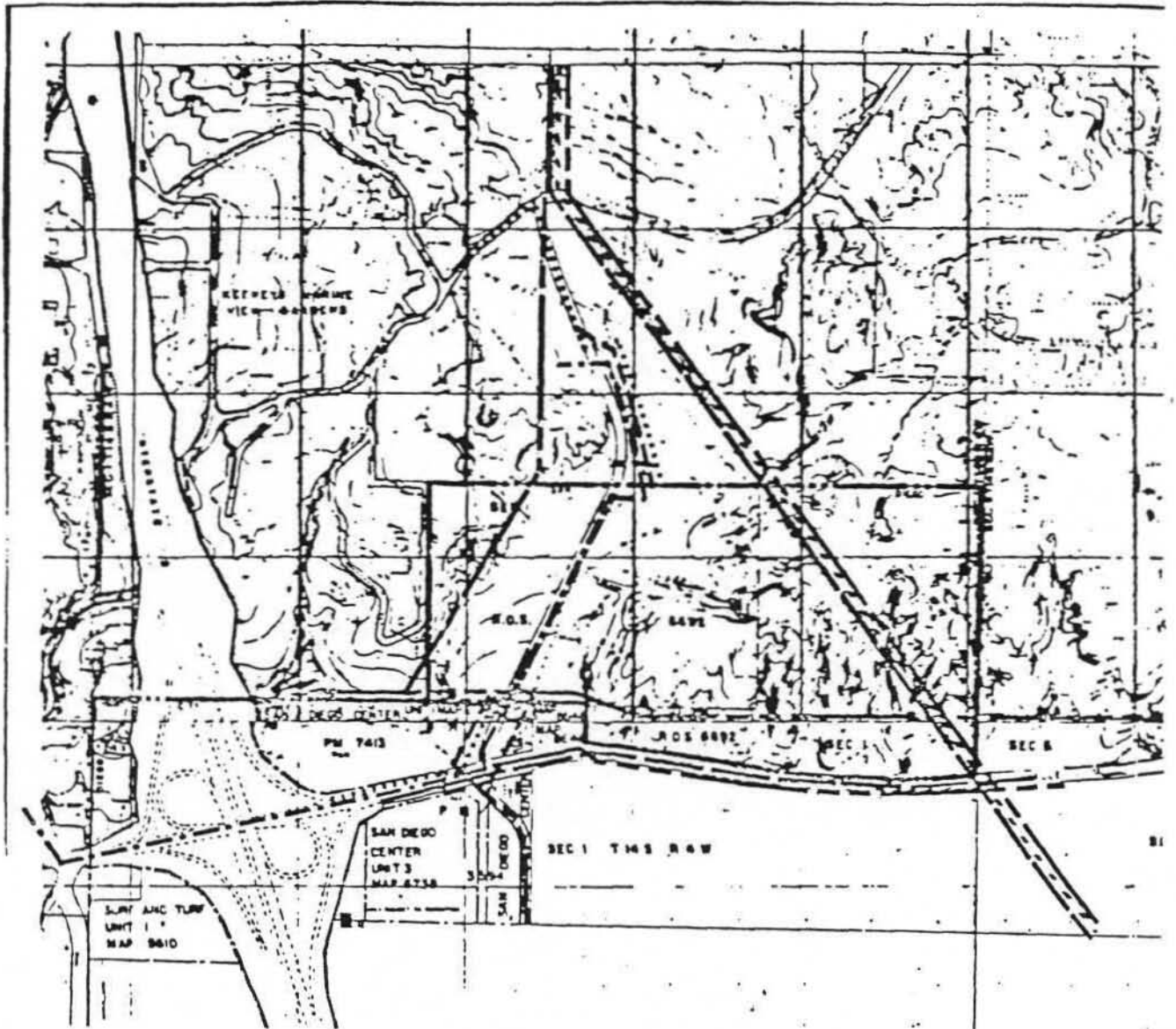
(1)	Fire Station	- \$	97
(2)	Library	-	420
(3)	Community Park	-	1,132
(4)	ECR Bridge Share	-	785
(5)	Police Station	-	<u>348</u>
	Subtotal		\$2,782
(6)	2% Administration Cost		<u>56</u>
	Total		\$2,838

(g) Total costs for Via de la Valle:








$$259 \text{ Total EDUs} \times \$2,838/\text{EDU} = \$735,042$$

Total Via de la Valle contribution

FIGURE 1



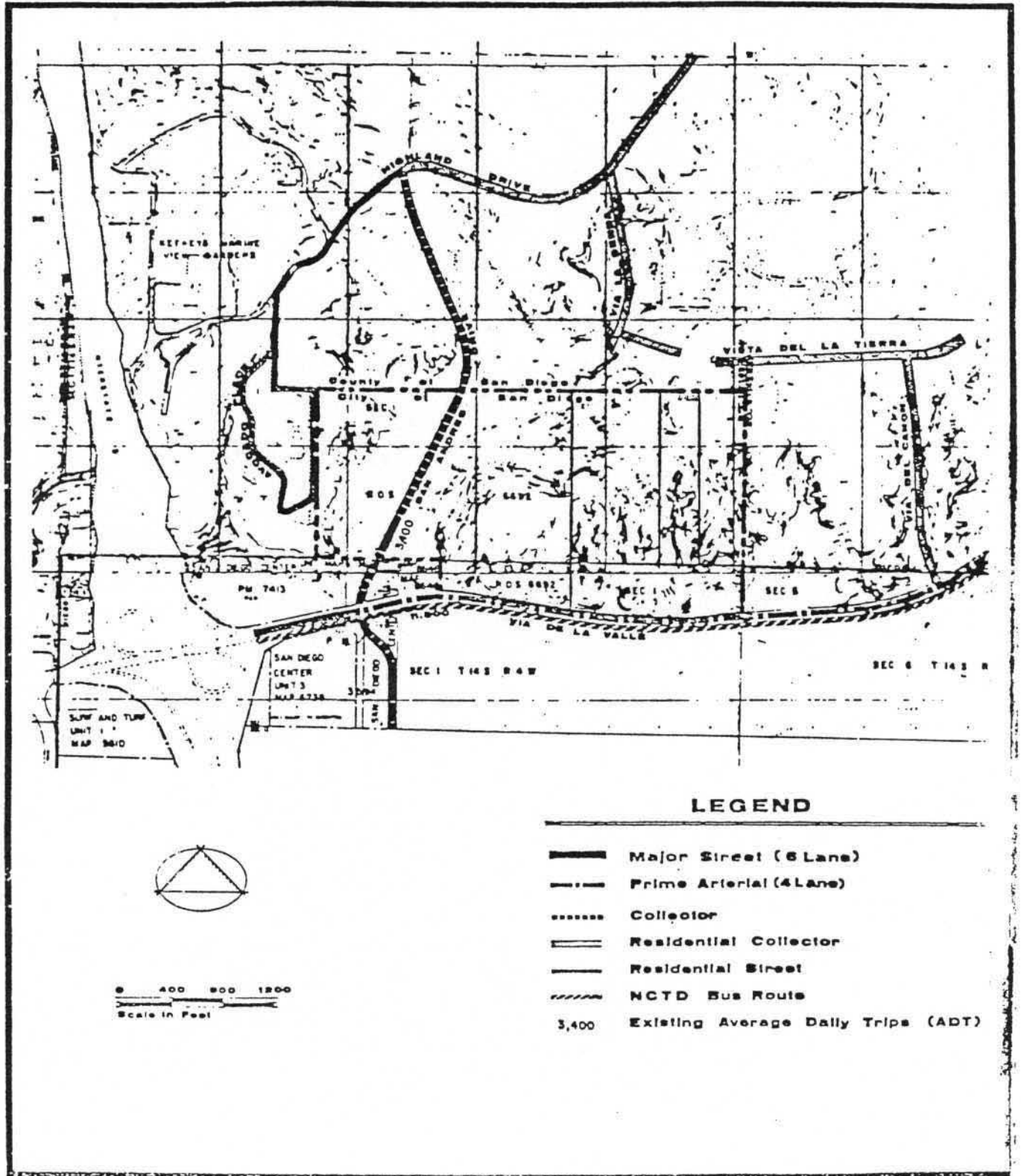
**LEGEND**

-  Storm Drain
-  Sewer
-  Water
-  Liquid Fuel Line
-  Electric Lines
-  Gas Lines
-  Property Boundary

**PUBLIC UTILITIES**

Via De La Valle Planning Area

FIGURE 2



LEGEND

- Major Street (6 Lane)
- Prime Arterial (4 Lane)
- Collector
- Residential Collector
- Residential Street
- NCTD Bus Route
- 3,400 Existing Average Daily Trips (ADT)

**TRANSPORTATION FACILITIES**  
Via De La Valle Planning Area

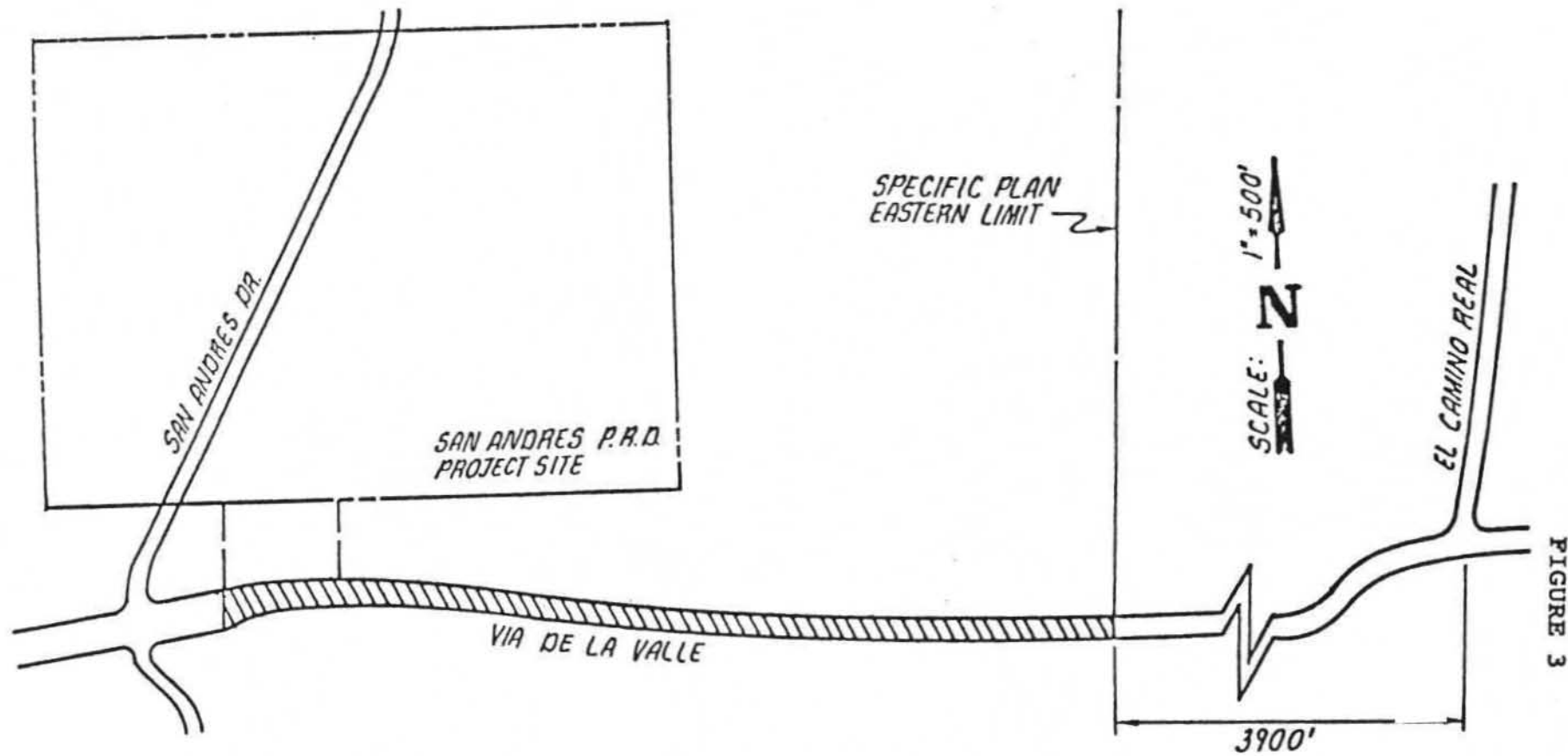



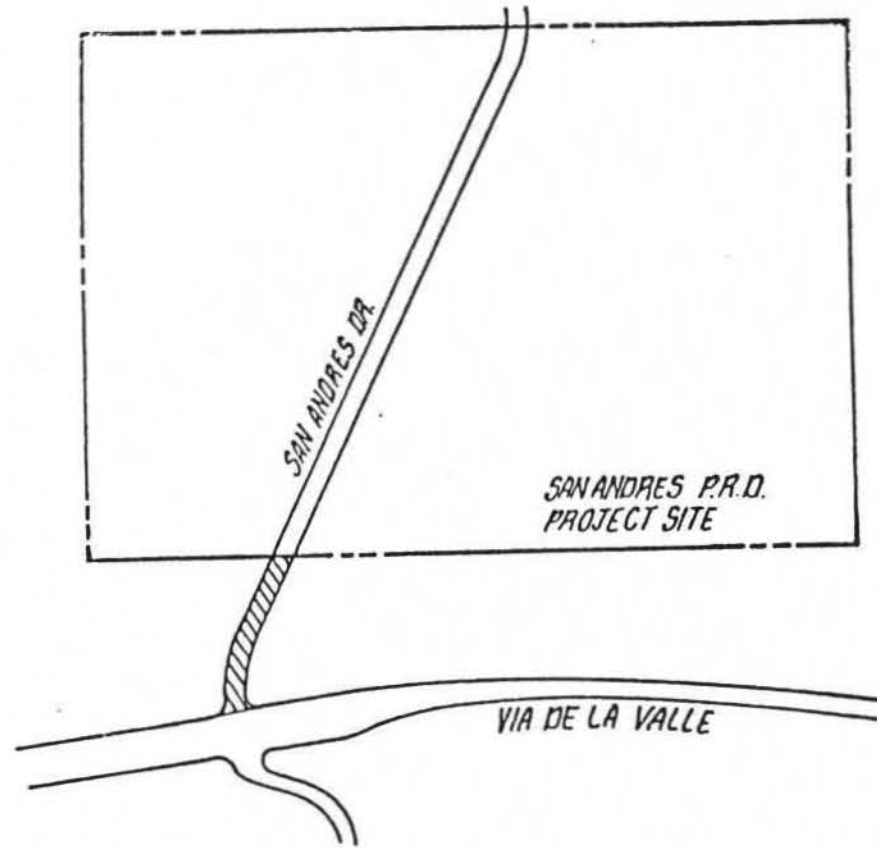
FIGURE 3

VIA DE LA VALLE - LIMITS OF IMPROVEMENTS

 LIMIT OF IMPROVEMENTS



SCALE: 1" = 500'



SAN ANDRES DR. - LIMITS OF IMPROVEMENTS


 LIMIT OF IMPROVEMENTS

FIGURE 4

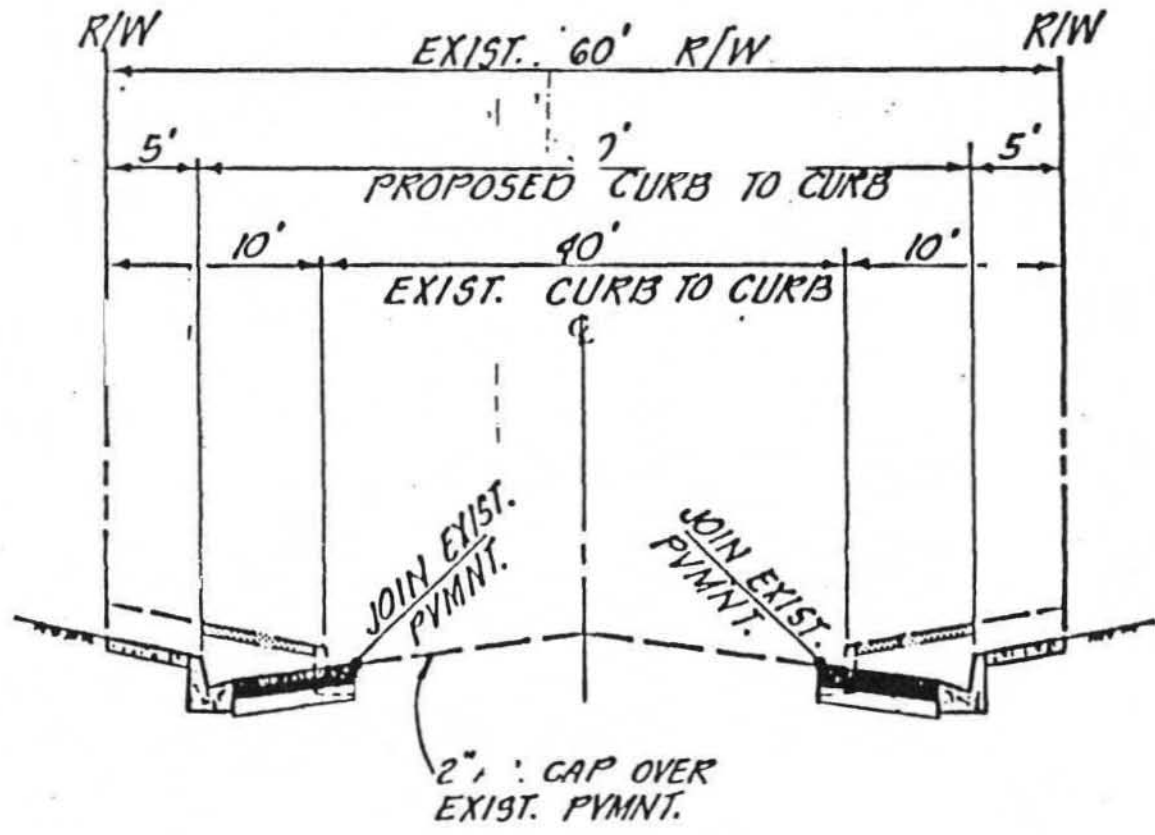


FIGURE 4A

**TYPICAL SECTION - SAN ANDRES DRIVE**

NO SCALE

TABLE 1  
 SUMMARY OF DWELLING UNITS  
 VIA DE LA VALLE SPECIFIC PLAN

Assessor's Parcel No.	Owner	Proposed Development	Specific Plan Area	M.F.D.U.	S.F.D.U.	E.D.U.
298-300-32	Lomas Santa Fe, Inc.	Unit No. 1 (T.M. 84-0412)	1b		5	5
298-300-33		Unit No. 2 (T.M. 84-0412)	1b		73	73
298-300-34		Unit No. 3 (T.M. 84-0412)	1a		9	9
		Unit No. 4 (T.M. 84-0412)	1b	100		70
		Unit No. 5 (T.M. 84-0412)	1b	<u>100</u>		<u>70</u>
		Total		<u>200</u>	<u>87</u>	<u>227</u>
298-300-03	Loma Fairview Project		2a	44		31
		Loma Fairview Project	2b		10	10
298-300-04	Alta Del Mar		3		10	10
298-300-05	Alta Del Mar		4		10	10
298-300-45	Bruce Henderson, T'EES and Roger R. Revelle		5	35		25
298-300-43						
		Total		<u>279</u>	<u>117</u>	<u>313*</u>

\*EDU calculation: 1SFDU = 1EDU; 1 MFDU = .7EDU

117 SFDU's X 1 = 117 EDU's

279 MFDU's X .7 = 196 EDU's

313 Total EDU's for VDLV

TABLE 2

I. Equivalent Dwelling Units (Per Community):			
Participating in Financing of Park, Fire Station and Library			
1.	Fairbanks Country Club	341 EDUs	
2.	North City West (Fire Station)	11,279 EDUs	
	(Park & Library)	9,413 EDUs	
3.	Via de la Valle Specific Plan	313 EDUs	
II. EDU Tabulation For Each Facility To Be Financed:			
1.	Fire Station	11,933 EDUs	
2.	Library	10,067 EDUs	
3.	Community Park	10,067 EDUs	
4.	El Camino Real Bridge	313 EDUs	
III. Facility Cost Per EDU			
1.	Fire Station	\$698,200/11,933	\$ 58.51
2.	Library	\$2,790,000/10,067	277.14
3.	Community Park	\$6,870,000/10,067	682.43
4.	El Camino Real Bridge Share	\$21,433/313	<u>68.48</u>
	TOTAL COST/EDU		\$1,086.56

IV. VIA DE LA VALLE SPECIFIC PLAN AREA EDU TABULATION

<u>Assessor's Parcel No.</u>	<u>Owner</u>	<u>Proposed Development</u>	<u>Specific Plan Area</u>	<u>M.F.D.U.</u>	<u>S.F.D.U.</u>	<u>E.D.U.</u>	
298-300-32	Lomas Santa Fe, Inc.	Unit No. 1 (T.M. 84-0412)	1b		5	5	
298-300-33		Unit No. 2 (T.M. 84-0412)	1b		73	73	
298-300-34		Unit No. 3 (T.M. 84-0412)	1a			9	9
		Unit No. 4 (T.M. 84-0412)	1b		100		70
		Unit No. 5 (T.M. 84-0412)	1b		100		70
SUBTOTAL				<u>200</u>	<u>87</u>	<u>227</u>	
298-300-03	Loma Fairview Project	Loma Fairview Project	2a	44		31	
		Loma Fairview Project	2b		10	10	
298-300-04	Alta Del Mar		3		10	10	
298-300-05	Alta Del Mar		4		10	10	
298-300-45	Bruce Henderson, T'EES and Roger R. Revelle		5	35		25	
298-300-43							
TOTAL				<u>279</u>	<u>117</u>	<u>313</u>	

TABLE 3

DEPOSIT RATES PER UNIT  
IN INFLATED DOLLARS

<u>Fiscal Year</u>	<u>Single Family</u>
1996	\$2,838
1997	2,895
1998	2,953
1999	3,012
2000	3,072
2001	3,133
2002	3,196