

3.11 Public Services and Utilities

This section provides information regarding public services and utilities available for the Project impact footprint. For the purposes of this analysis, public services are defined as fire protection, police protection and waste management, and utilities are defined as storm water drainage, water, gas and electric services. It is important to note that schools and sewer service do not apply to the Proposed Project since the Project would not generate any new students and would not utilize the existing sewer system.

3.11.1 Regulatory Framework

3.11.1.1 State

California Fire Code

The California Fire Code (CCR Title 24, Part 9) contains general safety provisions, building and equipment design features, and operational standards related to fire safety. Chapter 49 of the California Fire Code includes specific requirements for wildland-urban interface fire areas, including minimum standards to be included in Fire Protection Plans for proposed projects.

3.11.1.2 Local

County Consolidated Fire Code

The 2017 Consolidated Fire Code includes County amendments to the 2016 California Fire Code and applies to both ministerial and discretionary projects. The County CFC includes requirements for permits and inspection for construction, equipment use, and maintenance of buildings, structures, and premises.

San Diego County General Plan Policies

The General Plan Land Use Element includes a Community Services and Infrastructure section which includes policies addressing water supply, wastewater collection and treatment, solid waste management, schools, libraries and telecommunication services.

San Diego County Water Authority Urban Water Management Plan

SDCWA's 2015 Urban Watershed Management Plan update provides for a comprehensive planning analysis at a regional level and includes water use associated with accelerated forecasts for municipal and industrial sector demand projections. SDCWA utilizes the SANDAG regional growth forecast to calculate future demands within their service area. This provides for consistency between San Diego County planning efforts and SDCWA demand projections, thereby ensuring that adequate supplies are being planned for existing and future water users.

3.11.2 Environmental Setting

3.11.2.1 Public Services

Fire Protection

The Project site is located in County Service Area (CSA) 135; however, fire and emergency services for the Project would, for the near future, be provided from City of San Diego (SDFD) Fire Station 43 located at 1590 La Media Road. The expected emergency travel time from this station is 6.6 minutes. Additionally, the California Department of Forestry (CDF) has the responsibility for wildland fires in East Otay Mesa.

The County requested the Project applicant prepare a Fire Protection Plan to comply with CCR Title 24, Part 9 (California Fire Code), the County CFC and CCR Title 14 “State Responsibility Area (SRA) Fire Safe Regulations.” The Conceptual Fire Protection Plan is contained in Appendix K of this EIR. The Project site is located in “High” and “Very High” Fire Safety Severity Zones. A future permanent fire station would be co-located with the Sheriff’s station at the southeastern corner of the intersection of Otay Mesa Road and Enrico Fermi Drive which will be much closer to the Project site than SDFD Station 43. Timing of the permanent station would be determined by the San Diego County Fire Authority (SDCFA) and based on need within the area and would take into consideration how much land is in use or permitted in unincorporated East Otay Mesa. The permanent station would be operational within 24 months of when need is established. Funding for the new fire station would be accomplished through the applicant(s) participation in a Sheriff-Fire community facilities district (CFD) for developing properties within the East Otay Mesa area.

Police Protection

Police protection for the Project area is provided by the San Diego County Sheriff’s Department (Sheriff). The nearest station to the Proposed Project is the Imperial Beach Station, located approximately 9.5 miles west of East Otay Mesa. From this station, the Sheriff serves an area of approximately 4,200 square miles providing generalized patrol services as well as law enforcement investigative services.

According to response time standards established in the Public Facility Element of the County’s General Plan, the minimum response times for areas such as the EOMSP area are 8 minutes for priority calls and 16 minutes for non-priority calls. Considering its average response times, the Imperial Beach station is able to adequately serve the EOMSP area. Response times to the area are under eight minutes for first priority calls (Parker 2006).

Although response times are currently adequate for the Project area, the Sheriff’s office has indicated that it will ultimately need an approximately 6,000-sf facility in the East Otay Mesa area to adequately serve the area (Mays, pers. comm. 2008). The Sheriff’s office has indicated in conversations with the East Otay Mesa property owners that an interim station (e.g. office trailer) is required to adequately serve the area in the near-term. An interim Sheriff’s station was constructed and occupied at the intersection of Otay Mesa Road and Enrico Fermi Drive in October 2009. A permanent Sheriff’s station will be co-located with a future fire station at the southeastern corner of the intersection of Otay Mesa Road and Enrico Fermi Drive. Timing of the

permanent station would be determined by the Sheriff's office and based on need within the area; the need determination would occur by October 2019 and would take into consideration how much land is in use or permitted in unincorporated East Otay Mesa. The permanent station would be operational within 24 months of when need is established. Funding for the new police substation would be accomplished through the applicant(s) participation in a Sheriff-Fire CFD for developing properties within the East Otay Mesa area.

3.11.2.2 Utilities

Gas and Electric Services

Gas and electric services would be provided by SDG&E. The Project site contains an overhead transmission line (and several metal towers) located within a 120-foot wide SDG&E easement that generally bisects the Project impact footprint from northwest to southeast. A 20-foot-wide natural gas pipeline easement that was formerly within or parallel to the noted SDG&E easement has been relocated, and now extends generally parallel to the western and southern site boundaries along the perimeter of the Project impact footprint. Electrical conduits were installed in Calzada de la Fuente (Energy Center Way) and extend onto the entrance of the Project site.

Stormwater Drainage

The Project impact footprint is generally undeveloped, with no known local drainage facilities present. Refer to Subchapter 3.2, Hydrology/Water Quality, for a discussion of stormwater/drainage conditions relating to the Proposed Project.

Water Services

The Project impact footprint is located within the OWD; however, it is not currently located within the OWD's southern service area (Improvement District 22), which is an assessment district used to fund infrastructure. The EOMSP Final EIR indicated that those portions of the specific plan area (below the 700-foot contour) not located within OWD's southern service area would probably be included in Improvement District 22 in the future and the decision to expand the boundaries of Improvement District 22 would be at the discretion of OWD. In a letter dated January 9, 2020 provided to the applicant, OWD stated that the Project would be required to annex parcels of the project site into Improvement District 22.

Solid Waste Management

The County DEH is responsible for regulating and monitoring solid waste activities in San Diego County. There currently are five permitted active landfills in San Diego County: Borrego, Miramar, Otay, Ramona and Sycamore landfills. The closest landfill, Otay, is located approximately nine miles from the Project impact footprint. The maximum permitted capacity at the Otay Landfill is approximately 62.3 million cubic yards (mcy), and the remaining capacity in November 2006 was approximately 33.1 mcy. Average daily intake at Otay is approximately 5,830 tons. Operations at the Otay Landfill are anticipated to end by 2028 (CalRecycle 2013).

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