

4.11 Public Services and Utilities

4.11.1 Thresholds of Significance

A significant impact to public services and utilities would occur if Project implementation would:

1. Result in substantial adverse physical impacts associated with the provision of or need for new or physically altered governmental facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance service ratios, or response times or objectives for fire protection, police protection, schools, or other public facilities.
2. Require construction of new gas or electric facilities or expansion or relocation of existing facilities, either of which would cause significant environmental effects.
3. Require construction of new storm water drainage facilities or expansion of existing facilities, either of which would cause significant environmental effects.
4. Lack availability of sufficient water supplies to serve the Project from existing entitlements and resources.
5. Lack availability of sufficient permitted landfill capacity to accommodate the Project's solid waste disposal needs.
6. Not comply with Federal, State, and local solid waste statutes and regulations.

Guideline Nos. 1 through 6 are based on Appendix G of the CEQA Guidelines, and the Public Facilities Element of the EOMSP. These guidelines are intended to ensure that adequate public utilities and services are available for local residents.

4.11.2 Proposed Project

4.11.2.1 *Analysis of Project Effects and Determination as to Significance*

Public Services (Guideline No. 1)

Fire Protection

Fire protection services for the Proposed Project would be provided through the SDFD. A Project Facility Availability Form dated January 2020 noted that the Project impact footprint is eligible for service and located within the SDFD district, and the closest responding station is Station 43 at 1590 La Media Road(Appendix O). It concluded that fire protection facilities would be adequate to serve the Project, and the expected emergency travel time would be 6.6 minutes which is less than the 10 minute emergency travel time required outside of the EOMSP Village Area. In addition, the Initial Study determined that altered fire protection services or facilities for the Proposed Project would not be necessary, and the Project would not require the construction of new or physically altered fire protection facilities. For this reason, it can be concluded that Proposed Project impacts to fire protection services would be less than significant.

Police Protection

Police protection services for the Proposed Project would be provided through the County Sheriff's Department. The Initial Study concluded that altered police services or facilities for the Proposed Project would not be necessary, and the Proposed Project would not require the construction of new or physically altered police protection facilities. For this reason, it can be concluded that Proposed Project impacts to police protection services would be less than significant.

Schools

The Project site is located in both the San Ysidro School District and Sweetwater Union High School District. The Proposed Project, however, would not include the development of any residences or other population-generating component. Therefore, the Project would not increase the student population in the area, and no impacts to schools would occur.

Other Public Facilities

The Proposed Project would not include the development of any residences or other population-generating component. Therefore, the Project would not increase the population in the area, and no impacts to other public facilities (e.g., libraries, parks, health centers) would occur.

Gas and Electric Facilities (Guideline No. 2)

Gas and electric services would be provided to the Project impact footprint by SDG&E. As discussed in Subchapter 3.11, electrical conduits were installed in Calzada de la Fuente (Energy Center Way) and extend onto the entrance of the Project site and no offsite improvements would be required. Proposed Project construction and operations would use only minimal amounts of electricity and gas and would not require new gas or electric facilities or expansion of existing facilities.

The Project Applicant has been coordinating with SDG&E throughout the Project planning process. Proposed mining operations would not affect transmission line facilities within the on-site SDG&E easement described above, based on the fact that a 50-foot setback from the on-site towers, as required by SDG&E, would be maintained. The relocated natural gas line easement is just inside of the Project impact footprint, along its western and southern boundaries; similarly, potential impacts to the gas line located along the western and southern boundaries of the Project impact footprint would be avoided through project design measures described in Subsection 2.3.1.4 and Section 9.2.7 of this EIR. For this reason, Project impacts to gas and electric facilities would be less than significant.

Stormwater Drainage Facilities (Guideline No. 3)

The Proposed Project design does not include a substantial storm drain system, as the impact footprint generally would not encompass permanent structures such as paved roads and buildings that require extensive storm drain facilities. Proposed drainage structures are all located within the Project impact footprint and would include a series of swales, brow ditches, and/or berms to collect and convey runoff into appropriate areas including detention basins and existing drainage outlet points. Less than significant impacts related to the capacity of existing or planned storm drain

systems would result from implementation of the Proposed Project. Refer to Subchapter 4.2, Hydrology/Water Quality, for a more detailed discussion.

Water Supply (Guideline No. 4)

As noted previously, the Project impact footprint is located within the OWD; however, it is not currently served by the OWD's southern service area (Improvement District 22). Policy PF-1 of the Public Facilities Element of the EOMSP requires development proposals to provide water service to meet the needs of development in East Otay Mesa. A Service Availability Letter from OWD dated January 2020 identified adequate water resources were available for the Proposed Project with annexation into Improvement District 22 (Appendix O). As the Proposed Project design includes provision for annexation to OWD, it can be concluded that Proposed Project impacts to water supply would be less than significant.

Solid Waste (Guideline Nos. 5 and 6)

The landfills currently operating in the County for public use are either privately owned and operated, federally owned and operated, or are operated by the City of San Diego. The Sycamore, Otay, and Borrego landfills are owned and operated by private companies. Las Pulgas and San Onofre landfills are owned and operated by the U.S. Marine Corps (USMC), and the Miramar Landfill is owned and operated by the City of San Diego on leased U.S. Department of the Navy land. The USMC-operated landfills are not available for public disposal. The Initial Study concluded that the Proposed Project, which would generate a minimal amount of solid waste such as trash from office and maintenance activities, would deposit all waste at one of the permitted, active solid waste facilities within the County. In addition, an IDEFO is proposed as part of Phase 4 of the Proposed Project as described in Subsection 2.3.1.2. The IDEFO would be operated in accordance with CalRecycle regulations relating to the operation of an IDEFO (Title 14, Natural Resources, Division 7, Chapter 3). Prior to any fill activities associated with the IDEFO, the owner/operator would submit an Enforcement Agency Notification to the County of San Diego LEA along with an Operations Plan. The LEA would inspect the IDEFO on a quarterly basis.

The IDEFO would result in a beneficial impact as it would provide an additional receiver site for inert material that would otherwise be hauled to local landfills. As such, impacts relating to solid waste and compliance with solid waste statutes and regulations would be less than significant.

4.11.2.2 Significance of Impacts Prior to Mitigation

All public services and utilities impacts would be less than significant.

4.11.2.3 Mitigation Measures

Because no significant impact would occur, no mitigation measures would be required.

4.11.2.4 Conclusion

Based on the discussions provided above, potential Project-specific and cumulative impacts to public services and utilities associated with implementation of the Proposed Project would be effectively avoided or reduced to less than significant levels through conformance with the

established guidelines and regulatory requirements. Accordingly, no mitigation measures would be required.

4.11.3 Extraction to Natural Grade Alternative

4.11.3.1 Analysis of Project Effects and Determination as to Significance

The Extraction to Natural Grade Alternative would involve the same operations and the same footprint as the Proposed Project but would only be extracted to natural grade elevation and the timeframe of operation would be shorter (20 years versus 120 years for the Proposed Project). Since this alternative is similar to the Proposed Project with respect to public service and utility requirements, it can be assumed that this alternative would, similar to the Proposed Project, also result in less than significant impacts to public services and utilities with respect to fire and police protection, schools, gas and electric facilities, stormwater drainage facilities, water supply or solid waste.

4.11.3.2 Significance of Impacts Prior to Mitigation

All public services and utilities impacts would be less than significant.

4.11.3.3 Mitigation Measures

Because no significant impact would occur, no mitigation measures would be required.

4.11.3.4 Conclusion

No significant impacts relating to public services or utilities would occur as a result of implementation of the Extraction to Natural Grade Alternative and, therefore, no mitigation would be required for the Extraction to Natural Grade Alternative.

4.11.4 Extraction to Varying Depth Alternative

4.11.4.1 Analysis of Project Effects and Determination as to Significance

The Extraction to Varying Depth Alternative would involve the same operations and the same footprint as the Proposed Project and would consist of four phases consistent with Phases 1 through 4 of the Proposed Project, except that the extraction depth would be reduced to between 50 feet and 200 feet below the existing grade (the Proposed Project would extend to a depth of approximately 525 feet below the existing grade). Phase 1 would include site preparation and the construction of the processing plant. Phase 2 would include cutting the landform to the natural grade elevation that exists along the western perimeter of the site and extraction of material that would extend to a maximum pit floor elevation between 580 feet and 630 feet AMSL. Phase 3 would extend below the Phase 2 area, extracting material to a maximum pit floor elevation between 380 and 530 feet AMSL. Phase 4 would involve backfilling the pit with inert fill material and compacting the material to form pad areas. Since this alternative is similar to the Proposed Project with respect to public service and utility requirements, this alternative would also result in less than significant impacts to public services and utilities with respect to fire and police protection, schools, gas and electric facilities, stormwater drainage facilities, water supply or solid waste.

4.11.4.2 Significance of Impacts Prior to Mitigation

All public services and utilities impacts would be less than significant.

4.11.4.3 Mitigation Measures

Because no significant impact would occur, no mitigation measures would be required.

4.11.4.4 Conclusion

No significant impacts relating to public services or utilities would occur as a result of implementation of the Extraction to Varying Depth Alternative and, therefore, no mitigation would be required for the Extraction to Varying Depth Alternative.

4.11.5 No Project/Existing Plan Alternative

4.11.5.1 Analysis of Project Effects and Determination as to Significance

In accordance with the EOMSP, the No Project/Existing Plan Alternative would include the development of industrial uses on approximately 62 acres and the development of 12 dwelling units on 254 acres, which equates to a density of approximately one unit per 20 acres. The EOMSP recognized that implementation of the Specific Plan would generate substantial new demand for public services and utilities in the Public Facilities Element of the EOMSP.

Public Services Impacts (Guideline No. 1)

Fire Protection

The No Project/Existing Plan Alternative would result in an increased demand for fire protection services. In accordance with the Policy PF-9 of the EOMSP Public Facilities Element, adequate fire protection and emergency medical services shall be provided in East Otay Mesa concurrent with need. Because the new temporarily-located fire station has been constructed, impacts to fire services would be less than significant.

Police Protection

As discussed in subsection 3.11.1.2, 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 6,000-sf Sheriff's station will be co-located with a future 8,000-sf fire station at the southeast corner of the intersection of Otay Mesa Road and Enrico Fermi Drive. Timing of the permanent station will be determined by the Sheriff's office and based on need within the area; the need determination will occur between October 2014 and October 2019 and will take into consideration how much land is in use or permitted in unincorporated East Otay Mesa. The permanent station will 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. Because a new Sheriff's station is planned to be constructed in the project vicinity, demand for police services associated with this alternative would not be substantially affected, and less than significant impacts would occur.

Schools

It is assumed that the 12 dwelling units included under the alternative would not result in a significant impact on schools. In addition, the new homes would be assessed school impact fees to help offset any costs associated with the additional demand for public school facilities. Accordingly, impacts to schools would be less than significant under the No Project/Existing Plan Alternative.

Gas and Electric Facilities (Guideline No. 2)

Construction under this alternative would use only minimal amounts of electricity and gas and would not require new gas or electric facilities or expansion of existing facilities. After construction of this alternative, operations would require substantially more electricity and/or gas than the Proposed Project. Nonetheless, this alternative is unlikely to lead to the requirement of additional gas and electric facilities, or the expansion of existing facilities. Impacts are anticipated to be less than significant.

Any discretionary projects within the area would be required to go through detailed review of environmental impacts before any development is approved. Therefore, mitigation measures would be required for any significant impact associated with gas and electricity usage.

Stormwater Drainage Facilities (Guideline No. 3)

As discussed in Section 3.11.2.2, the Project site is generally undeveloped, with no known local drainage facilities present. According to the EOMSP, drainage facilities are needed to accommodate the runoff between three major watersheds in East Otay Mesa. Pursuant to Policy PF-6 of the Public Facilities Element of the EOMSP, a storm drain system shall be provided for East Otay Mesa that minimizes surface water degradation, reduces soil erosion, promotes natural beauty, and is otherwise consistent with the BMPs of the CWA. The construction and maintenance of these on-site facilities would be the responsibility of each individual property owner. Given that this alternative is only conceptual in design, it is assumed that the tentative map would include provisions for adequate on-site stormwater facilities that would be consistent with the BMPs of the CWA. For this reason, it can be concluded that no significant impacts related to the capacity of existing or planned storm drain systems would result from implementation of the Existing Plan Alternative. Refer to Subchapter 4.2 for a more detailed discussion.

Water Supply (Guideline No. 4)

As noted in Subchapter 3.11, *Public Services and Utilities*, the Project site is located within the OWD's southern service area (Improvement District 22). Policy PF-1 of the Public Facilities Element of the EOMSP requires development proposals to provide water service to meet the needs of development in East Otay Mesa. Therefore, no significant impacts to water supply would occur with implementation of the Existing Plan Alternative.

Solid Waste (Guideline Nos. 5 and 6)

Construction and operation of this alternative would result in substantially more solid waste than the Proposed Project. Nonetheless, solid waste impacts associated with the No Project/ Existing

Plan Alternative are anticipated to be less than significant; however, any discretionary projects within the area would be required to go through detailed review of environmental impacts before any development is approved. Therefore, mitigation measures would be required for any significant impact associated with solid waste.

4.11.5.2 *Significance of Impacts Prior to Mitigation*

All public services and utilities impacts would be less than significant. Nonetheless, any proposed land use would go through discretionary review to determine if any significant public services and/or utilities impacts would occur.

4.11.5.3 *Mitigation Measures*

Because no significant impact would occur, no mitigation measures would be required. Any discretionary projects would be required to go through detailed review of environmental impacts before any development is approved, and mitigation measures would be required for any significant public services and/or utilities impacts.

4.11.5.4 *Conclusion*

It is assumed that no significant impacts relating to public services or utilities would occur as a result of implementation of the No Project/Existing Plan Alternative and, therefore, no mitigation would be required for the No Project/Existing Plan Alternative.

4.11.6 No Project Alternative

4.11.6.1 *Analysis of Project Effects and Determination as to Significance*

There would be no development associated with this alternative, and, therefore, no impacts upon public services or utilities would be expected.

4.11.6.2 *Significance of Impacts Prior to Mitigation*

No public services and utilities impacts would occur.

4.11.6.3 *Mitigation Measures*

Because no significant impact would occur, no mitigation measures would be required.

4.11.6.4 *Conclusion*

There would be no development associated with this alternative. For this reason, no impacts upon public services or utilities would be anticipated, and, thus, no mitigation measures would be necessary.

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