

## 3.6 Public Services

The following section provides a summary of the potential public services impacts caused by implementation of the proposed Project. The public services evaluated in this section are fire protection and emergency services, law enforcement, schools, and parks and recreation.

In 1993, the Otay Ranch PEIR was adopted and provided a program-level analysis of the existing conditions, potential impacts, and mitigation measures related to public services for the entire Otay Ranch area, including the Project site. The Otay Ranch PEIR identified potential significant impacts related to police protection, fire protection, emergency medical service, schools, library service; and parks, recreation and open space. The PEIR concluded that the potential public-services-related impacts, other than water supply, could be mitigated to below a level of significance by conducting additional studies during implementation of subsequent Otay Ranch village-specific planning.

### 3.6.1 Existing Conditions

The provision of public services is primarily driven by population growth and employment opportunities in local communities and cities. For the Project area, the City of Chula Vista and the Jamul-Dulzura Community Plan Area would be the primary geographic areas affected by increased demand for public services resulting from the proposed Project.

#### 3.6.1.1 *Fire Protection and Emergency Services*

The Otay Ranch PEIR concluded that implementation of the Otay SRP would result in potentially significant impacts related to fire protection and emergency facilities because of the increase in demand for these services caused by the increase in the Otay Ranch population. As a result, the Otay Ranch PEIR identified mitigation measures, which reduced the potential impact to a less-than-significant level. The analysis and discussion in the Otay Ranch PEIR relating to the provision of fire protection and emergency services are incorporated by reference in this EIR.

Information on fire protection and emergency services is provided in the Otay Ranch Resort Village FPP, which is included as **Appendix C-21** of the Resort Village Specific Plan (Dudek 2014). Analysis of potential impacts and mitigation measures associated with wildland fires is provided in Section 2.6, Hazards and Hazardous Materials.

The Project site is within the San Diego RFPD, which operates fire stations in the south and east county. Initial emergency fire response to the Project site is currently provided from Fire Station 36 at 14145 Highway 94 in Jamul. The driving distance to the Project site from Fire Station 36 is approximately 10 miles, and the approximate response time to the Project site is 12 to 13 minutes. Fire Station 36 currently responds to approximately two calls per day, staffs three full-time firefighters, and has the following apparatus:

- Two structural fire engines
- One brush fire engine
- One rescue squad truck

- One light and air unit

In addition, CVFD Station #8 is located at the intersection of Otay Lakes Road and Woods Drive, approximately 6,500 feet west of the Project's nearest entrance. Station #8 houses a staffed engine company ~~and a reserve engine~~. The approximate travel time to the Project site is ~~3-2~~ to ~~4-2.5~~ minutes to the western edge of development. The closest ladder truck is housed at CVFD Station #7 on La Media Drive and Santa Venetia, approximately 3.0 miles west of the Project site, within a 10-minute driving time. Station #7 houses a reserve engine. The closest Wildland/Urban Interface Pumper fire engine is located at CVFD Fire Station #2 at 80 East J Street, approximately 10 road miles from the Project site. A brush engine is located at Fire Station #6 at 605 Mt. Miguel Road, approximately 3.6 miles from the west entrance of the Project site.

The Village 13 proposed pProject will be required to provide a fire station (County Station 34) and an ALS, Type I structural fire engine company staffed with 3 career firefighters. An additional Type III Wildland fire engine staffed with 3 career firefighters will be relocated to the Village 13 - County Station 34. Further enhancing the emergency medical response ambulance will provide for an ALS ambulance located at the Village 13- County Station 34. County Station 34 would be able to provide the following response to emergency calls in the proposed Project-Village 13: 7 firefighters on the scene in less than 5 minutes, 10 firefighters on the scene in 7 to 8 minutes (assuming automatic aid with the City of Chula Vista is in place), and 17 firefighters on the scene in 15 to 17 minutes.

### San Diego County General Plan Safety Element

The Safety Element of the County General Plan includes Goals and Policies for fire hazards that focus on establishment of “defensible space” between highly combustible wildlands and developed properties in order to improve survivability of structures in the event of a wildland fire. Goals and Policies that are particularly relevant to the Project are shown in **Table 3.6-1**. With a gross residential density of just over 1 du/acre, the Project would be classified as an SR-1 Semi-Rural Residential Area, for which Safety Element specifies an emergency fire response travel time<sup>56</sup> standard of five minutes from the fire station to the farthest dwelling unit of the development for the first responding engine (San Diego County General Plan 2011c).

#### **3.6.1.2 Law Enforcement**

The Otay Ranch PEIR concluded that implementation of the Otay SRP would result in potentially significant impacts related to law enforcement facilities because of the additional demand for law enforcement that would be generated by the increased Otay Ranch population. As a result, the Otay Ranch PEIR identified mitigation measures, which reduced the potential impact to a less-than-significant level. The analysis and discussion in the Otay Ranch PEIR relating to the provision of law enforcement are incorporated by reference in this EIR.

The Project site is currently served by the San Diego County Sheriff's Department from the Imperial Beach station located at 845 Imperial Beach Boulevard. This station serves the Project

<sup>56</sup> Per the Safety Element, “travel time” does not represent total response time, which would include call processing time and turnout time and would typically add two to three minutes to the travel time.

area, City of Imperial Beach, and unincorporated portions of San Diego County including Bonita, Sunnyside, Lincoln Acres, Otay Mesa, and Proctor Valley. The Imperial Beach Station consists of 26 contracted (in whole or part) sworn personnel. The Traffic Division consists of one traffic sergeant, one motorcycle traffic deputy, two traffic investigators, and four community service officers. The Imperial Beach Station's Detective Unit consists of three detectives, four patrol sergeants and 11 patrol deputies. A school resource officer and four civilian personnel are also assigned to the Imperial Beach Station. A satellite office located at 900 Seacoast Drive is staffed by two deputies (County Sheriff's Department 2011).

### Law Enforcement Response Standards

#### County Sheriff's Department

The San Diego County Sheriff's Department classifies calls for services into the following four categories:

- Priority 1: Life-threatening situations, serious injury vehicle accidents, plane crashes, etc.
- Priority 2: Felony crimes-in-progress, domestic violence, rape, missing persons-at-risk.
- Priority 3: Incomplete 911 calls, persons under the influence, found juveniles, etc.
- Priority 4: Assaults, cold crime reports, disturbances, vandalism, trespass, etc.

The Sheriff's Department uses two measures to determine if its responses to calls are meeting response time standards. "Received to Arrival" measures the time between when the communications center receives the call and when the deputy arrives on the scene. "Dispatched to Arrival" measures the time between when the call is dispatched from the communication center and when the deputy arrives on the scene. For analysis purposes, the "Received to Arrival" measure is used in this EIR because it most closely represents overall response times for law enforcement services.

According to the Otay SRP, the proposed Project is required to provide law enforcement services such that (1) 84 percent of Priority 1 emergency calls are responded to within 7 minutes; (2) an average response time of 4.5 minutes or less is maintained for all Priority 1 calls; (3) 62 percent of Priority 2 urgent calls are responded to within 7 minutes; and (4) an average response time of 7 minutes or less is maintained for all Priority 2 calls. Response times for service calls were collected from the San Diego County Sheriff's Department. These are presented as response times for 100 percent of calls received. Using the Otay SRP threshold listed above, the Imperial Beach Station ~~did not meet~~met the response time thresholds for Priority 1 calls, but not for ~~and~~ Priority 2 calls ~~in~~ ~~2008~~from July 1, 2014 through June 30, 2015 for the portions of unincorporated San Diego County served by the Imperial Beach Station ([County Sheriff's Department 2015](#)).

#### **3.6.1.3 Schools**

The Otay Ranch PEIR concluded that implementation of the Otay SRP would result in potentially significant impacts related to schools because of the additional demand for schools that would be generated by the Otay Ranch student population. As a result, the Otay Ranch PEIR identified

mitigation measures, which reduced the potential impact to a less-than-significant level. The analysis and discussion in the Otay Ranch PEIR relating to the provision of schools are incorporated by reference in this EIR.

The proposed Project site would be served by two school districts. The Chula Vista Elementary School District (CVESD) would provide elementary education (grades K–6) for the Project site, and the Sweetwater Union High School District (SUHSD) would provide middle school and high school education (grades 7–12) for the Project site.

The Otay SRP located an elementary school site within Village 15 to serve students from both Villages 15 and 13; however, Village 15 was acquired by conservation agencies for open space purposes, and development of a school would no longer occur within that area. The nearest existing elementary schools are Arroyo Vista Elementary and Salt Creek Elementary, which are approximately 1.6 and 1.2 miles west of the Project site, respectively. To ensure school services are available, the Project proposes to replace the Village 15 elementary school site by reserving a 10-acre elementary school site within the Project site.

The SUHSD completed High School #13 (Olympian High School), which opened in September 2006, and Middle School #12 (Montgomery Middle School) which opened in 2013. In addition to these recently constructed schools, Eastlake Middle School, ~~and Eastlake High School, and High Tech High School~~ are located to the west approximately 1.2 miles, ~~and 2.3 miles, and 2.6 miles,~~ respectively, from the Project site. [Additionally, High Tech Elementary, Middle, and High Schools in Chula Vista are public charter schools located roughly 2.6 miles west of the Project site.](#) Further, the Village 8 West SPA Plan and Tentative Map, in the City of Chula Vista, were approved in 2013 and included a middle school site.

#### **3.6.1.4 Parks**

The Otay Ranch PEIR concluded that implementation of the Otay SRP would result in potentially significant impacts on park and recreation services because of the additional demand for regional and local parkland, open space, and recreational facilities. As a result, the Otay Ranch PEIR identified mitigation measures, which reduced the potential impact to a less-than-significant level. The analysis and discussion in the Otay Ranch PEIR relating to the provision of park and recreation services are incorporated by reference into this EIR.

##### Existing Local Park Facilities

Within Otay Ranch, the nearest existing park facilities to the Project site are located west of Hunte Parkway. They are as follows, in order of proximity:

- Salt Creek Community Park (24 acres), which features a gymnasium, basketball and tennis courts, sports field, skate park, open green space, and picnic areas (2.0 miles);
- Mountain Hawk Neighborhood Park (12 acres), which features an amphitheater, basketball court, open green space, and picnic areas (2.2 miles); and

- Montevelle Community Park (29 acres), which features a gymnasium, basketball and tennis courts, sports fields, skate park, open green space, and picnic areas (3.1 miles).

These parks are all located in the City of Chula Vista, and are not part of the park provision for the proposed Project ~~Village 13~~BI nor are they counted in the acreage for the park provision.

Otay Valley Regional Park - OVRP is a joint venture between the County and the cities of Chula Vista and San Diego. Its first phase of development provides recreational areas, trails, and habitat preserves along approximately 4 miles of the Otay River from the South Bay Wildlife Refuge at the south end of San Diego Bay to just west of I-805. Future phases will continue parkland acquisitions and improvements east to the Otay ~~Lakes~~Reservoirs. While much of it is still in private ownership, it is envisioned to eventually encompass approximately 9,000 acres of active and passive recreational opportunities. Areas bordering Upper and Lower Otay ~~Lakes~~Reservoirs in the Project area are proposed to be designated as “open space/preserve” by the OVRP Concept Plan, with trails that would eventually link to the San Diego Bay through the Otay River Valley and also go north from the Project area to Proctor Valley (County of San Diego 1997a).

#### County Park Land Dedication Ordinance (PLDO)

The County PLDO requires dedication of land or payment of an in-lieu fee for the provision of neighborhood or community parks that provide active recreational uses. The Recreation Element of the County General Plan specifies that neighborhood parks should be 5 to 20 acres and community parks should be 20 to 100 acres. For land within the Otay Community Planning Area, the dedication requirement is 373.74 square feet per dwelling unit or payment of an in-lieu fee of \$5,870 per dwelling unit (County of San Diego 2010b). For the proposed 1,938 dwelling units, the dedication requirement would be 16.63 acres or the in-lieu fee would be \$11,376,060.

The Otay SRP requires 3 acres per 1,000 residents of dedicated land and improvements. SANDAG estimates the average persons per household in the 91914 zip code to be 3.59. This would yield a total Project population of 6,957 residents and a requirement to dedicate and improve 20.9 acres of neighborhood and/or community parks.

#### Open Space and Recreation Uses

In addition to the above local park standards, the Otay SRP also requires 12 acres per 1,000 residents of “other passive or active recreation and open space areas” and 15 acres per 1,000 residents of “regional park and open space.” Based on an estimated Project population of 6,957 residents, the 12-acre standard requires 83.5 acres of recreational open space and the 15-acre standard requires 104.4 acres of regional park and open space, for a total of 187.9 acres.

#### **3.6.1.54** *Libraries*

The Otay Ranch PEIR concluded that implementation of the Otay SRP would result in potentially significant impacts to library facilities because of the additional demand created by implementation of the project. As a result, the Otay Ranch PEIR identified mitigation measures, which reduced the potential impact to a less-than-significant level. The analysis and discussion in

the Otay Ranch PEIR relating to the provision of library facilities are incorporated by reference into this EIR.

### Existing Library Facilities

The County of San Diego has five library facilities serving the South County area. The facilities are located in Bonita, Imperial Beach, Lincoln Acres, Spring Valley, and Rancho San Diego. Bookmobile service provides circulation and distribution in rural areas. The Project site lies within the service area of the Rancho San Diego County library.

### **3.6.2 Analysis of Project Effects and Determination as to Significance**

The following significance thresholds for public services are based on Appendix G of the State CEQA Guidelines for Public Services. A significant impact to public services would occur if the Project would do the following:

Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- Fire protection and emergency services;
- Law enforcement facilities;
- Schools;
- Parks.

#### ***3.6.2.1 Fire Protection and Emergency Services***

The Otay Ranch PEIR identified the need for additional fire and emergency services and identified two new fire station locations: one in Rancho del Rey and one in the eastern territories of Otay Ranch. Mitigation measures in the PEIR required the following:

- The preparation of a fire master plan to demonstrate that facilities would achieve emergency response times of 7.0 to 10 minutes to 85 percent of the residences.
- Preparation of a Public Facilities Financing Plan (PFFP).
- Fire protection service facilities to be provided concurrent with need.

The fire and emergency response times of 7.0 to 10 minutes would not be consistent with current County emergency travel time requirements. The requirements for preparation of a PFFP and to provide fire protection facilities concurrent with need would still be applicable to proposed Project.

### Guidelines for the Determination of Significance

A significant public services impact would occur if implementation of the Project would do the following:

- Requires or results in the construction or expansion of fire and emergency services facilities in order to maintain acceptable service ratios, response times, or other performance standards, the construction of which could cause significant environmental effects.

### Rationale for Selection of the Guideline

The significance threshold for Fire Protection and Emergency Services is based on Appendix G of the State CEQA Guidelines for Public Services.

### Analysis

Implementation of the proposed Project would increase the demand for fire and emergency services resulting from the conversion of vacant land to urban uses, including single-family and multi-family homes, resort and commercial uses, a school, and parks. The Otay SRP planned for a fire station to be located within Village 15. Because Village 15 was acquired by conservation agencies for habitat preservation, development of a fire station would no longer occur within that area. Thus, to ensure that fire protection services are available, the Project reserves a 2.1-acre Public Safety Site, which could house a fire station and a law enforcement storefront. As depicted in **Figure 1.0-1**, the public safety site would be located in the Village Core, across from the elementary school site.

Using the [San Diego County Fire Authority's \(SDCFA\), \(previously called the RFPD\)](#)'s estimate of 82 annual calls per 1,000 population, the Project's estimated 6,957 residents, 400 resort guests, 300 resort employees, 100 retail employees, and 50 employees at the school site would generate approximately 640 calls per year (about 1.8 calls per day), 85 percent of which (1.5 calls per day) are expected to be medical emergency calls (in fact, CVFD call volumes suggest as many as ~~97.5~~[83.4](#) percent of all calls are not fire related). Without additional fire and emergency response facilities, the ~~RFPD-SDCFA~~ would be unable to accommodate this additional call volume and meet the County's travel response time standard. [SDCFA's dispatch or call processing time requirement is 80 seconds, and the turnout time requirement is an additional 80 seconds.](#)

The Fire Protection Plan proposes the Project site be served on an interim basis by a temporary, on-site ~~RFPD-SDCFA~~ fire station to be located within the western portion of the Project. Prior to the issuance of the first building permit in the Resort or Eastern development areas, a permanent on-site ~~RFPD-SDCFA~~ fire station would be available on the Public Safety Site.

The ~~RFPD-SDCFA~~ has stated that the 2.1-acre Public Safety Site reserved within the Project would provide adequate space for a station sufficient to serve the Project site within the required five-minute travel time [for first responding engines](#). A Response Time Analysis has been prepared and is included in the Fire Protection Plan (Appendix 21). The entire project site can be served [by the](#)

first responding engine within the five minutes response standard from the proposed Public Safety Site.

~~RFPD's~~ SDCFA's facility requirements for the fire station would include housing for four on-duty firefighters and reserve personnel, office space, training room and meeting rooms, and adequate space for any necessary equipment. Construction of a fire station on-site has been assumed as part of this proposed Project and has been analyzed throughout this EIR. In addition, noise emanating from sirens and/or emergency generators would be temporary in nature and are expected to meet all County Noise Ordinance requirements. Therefore, the future construction and operation of the proposed fire station would not have any additional impacts beyond those identified in this EIR.

Therefore, with implementation of the temporary and permanent fire stations described herein, the proposed Project would have a *less than significant impact* to the provision of fire protection and emergency services.

### **3.6.2.2 Law Enforcement**

#### Guidelines for the Determination of Significance

A significant public services impact would occur if implementation of the Project would do the following:

- Requires or results in the construction or expansion of law enforcement facilities in order to maintain acceptable service ratios, response times, or other performance standards, the construction of which could cause significant environmental effects.

#### Rationale for Selection of the Guideline

The significance threshold for Law Enforcement is based on Appendix G the State CEQA Guidelines for Public Services.

#### Analysis

##### County Sheriff's Department

The proposed Project would result in an increased demand for law enforcement services and would increase the difficulty of meeting existing response time thresholds because deputies would be required to travel additional distances to respond to calls for service at the Project site. The County Sheriff has estimated, based on Chula Vista's experience of 1.38 annual calls for service per housing unit, that the Project's proposed 1,938 dwelling units would result in 2,674 annual calls for service and, therefore, would require six additional patrol deputies (San Diego County Sheriff's Department 2008).

The County Sheriff indicated that its current Imperial Beach station facilities are inadequate to house existing staffing levels and would be unable to accommodate additional personnel. However, as discussed above, the proposed Project reserves a 2.1-acre Public Safety Site that could

house a sheriff's storefront. Based on communication received from the San Diego County Sheriff's Department, the proposed 2.1-acre Public Safety Site would provide approximately 300 square feet of space, which is adequate space for a sheriff's storefront sufficient to serve the Project site. Alternatively, the project could include a storefront facility within the Multiple Use site. Construction of a County Sheriff's storefront on-site has been assumed as part of this proposed Project and has been analyzed throughout this EIR. Therefore, the future construction of the proposed storefront would not have any additional impacts beyond those identified in this EIR.

Potential impacts associated with the construction of the sheriff's storefront at the Public Safety Site or Multiple Use site have been analyzed as a part of the proposed Project and are included within the analyses presented throughout this EIR. Therefore, construction of the proposed sheriff's storefront would not result in any additional significant impacts beyond those identified throughout this EIR. Therefore, the proposed Project would have a *less than significant impact* resulting from the provision of law enforcement services by the County Sheriff's Department.

### 3.6.2.3 Schools

#### Guidelines for the Determination of Significance

A significant public services impact would occur if implementation of the Project would do the following:

- Requires or results in the construction or expansion of school facilities in order to maintain acceptable service ratios or other performance standards, the construction of which could cause significant environmental effects.

#### Rationale for Selection of Guidelines

The significance threshold for Schools is based on Appendix G of the State CEQA Guidelines for Public Services.

#### Analysis

California Government Code Section 65995 and Education Code Section 17620 authorize school districts to levy a fee, charge, dedication or other requirement against any construction of school facilities for the purpose of funding the construction or reconstruction of school facilities. Pursuant to Government Code Section 65996, payment of developer's fees would fully mitigate school impacts.

Alternatively, the applicants may fully mitigate impacts on K–12 schools through the execution of a school mitigation agreement with both school districts. The terms of any agreement the Project applicants may enter into with CVESD in the future to fund the construction of an on-site school would be an alternative to the payment of school fees. The state Education Code Section 17620(b) limits the County's authority to "not issue a building permit ... absent certification by the appropriate school district that any fee, charge, dedication, or other requirement levied by the

governing board of that school district has been complied with...” Any mitigation agreement would be subject to future negotiation by the applicants with the school district.

### Elementary School

CVESD uses a student generation rate of 0.4114 elementary students per single-family dwelling unit and 0.3481 elementary students per multi-family dwelling unit. It is estimated that the 1,938-unit (1,881 single-family and 57 multi-family units) Project would generate approximately 794 elementary school students. CVESD indicated that it prefers to construct elementary schools to serve 800 students. As of 2011, total enrollment for CVESD was 27,484 students, and the district had a total capacity of 30,459 students. At this time, the school district was operating at 90.2 percent capacity (CVESD 2011).

As stated above, the proposed Project reserves a 10.0-acre site adequate for an elementary school. For new development projects, CVESD’s standard practice is to either construct a school on the reserved site to accommodate 800 students, or the district will install additional relocatable classrooms at existing elementary schools based on net baseline eligibility and available funding. Arroyo Vista and Salt Creek Elementary have paved and open areas around the schools that could accommodate relocatable classrooms if that option is pursued. According to California State load factors of 25 students per classroom, the capacity for Arroyo Vista is 850 students, and the enrollment capacity for Salt Creek Elementary is 950 students. Actual class sizes will vary based on the number of students enrolled per grade, and so both schools are currently operating above this estimated capacity. As of July 2015, Arroyo Vista had 995 students enrolled, and Salt Creek had 985 students enrolled (August 7, 2015 Personal Communication with Carolyn Scholl, CVESD District Office Planning Department). As stated in the CVESD 2011 School Facilities Needs Analysis,<sup>57</sup>; “The primary financing mechanism authorized in the mitigation agreements is the formation of a CFD. The District can then issue bonds to construct school facilities with repayment of the bonds being accomplished through the levy of a special tax on properties within the CFDs. These developments, which are subject to the special tax, are considered Mitigated Developments as they have provided adequate funding and support to the CVESD facilities program since 1986, the first year that a CVESD CFD was taxed.” Therefore, while the school district is operating at nearly its total capacity, and the specific schools analyzed are at capacity, CVESD will be able to accommodate the students generated by the proposed Project either on-site or at existing school locations and the Project impact to CVESD would be *less than significant*.

Construction of a new elementary school on-site by CVESD has been analyzed as a part of the proposed Project and is included in the analyses presented throughout this EIR. For instance, Section 2.9 – Traffic, included estimated average daily trips from the proposed school site. These trips were further analyzed as part of Section 2.2 – Air Quality, 2.7 – Noise, and 3.8 – Climate Change. If CVESD decides to install relocatable classrooms at existing elementary schools, an analysis of any environmental impacts of such a project would be conducted by CVESD.

<sup>57</sup> [http://www.cvesd.org/DISTRICT/Documents/Business%20Services%20and%20Support%20\(Angie\)/SFNA%20\(Final,%20June%202011\).pdf](http://www.cvesd.org/DISTRICT/Documents/Business%20Services%20and%20Support%20(Angie)/SFNA%20(Final,%20June%202011).pdf).

The proposed Project would either pay school fees as stated above or the Project applicants would enter into an agreement with CVESD to mitigate the Project impact in lieu of the statutory school fees.

Because potential impacts associated with the construction of a new elementary school on-site have been analyzed as part of the proposed Project and are included in the analyses presented throughout this EIR, construction of the proposed elementary school would not have any additional impacts beyond those identified in this EIR and impacts to CVESD elementary schools would be *less than significant*.

### Middle and High Schools

Using a student generation rate of 0.1216 middle school and 0.2291 high school students per single-family dwelling unit, and 0.0516 middle school and 0.1057 high school students per multi-family dwelling units, it is estimated that the proposed Project would generate approximately 232 middle school students and 437 high school students. [As of 2014, SUHSD's total enrollment was 37,748, and total capacity of the school district was 50,347. This put the student enrollment of the district at 75 percent of its total capacity \(SUHSD 2014\).](#)

SUHSD's Olympian High School opened in September 2006, ~~High Tech High School in 2009~~, and Montgomery Middle School [opened](#) in 2013. [As of August 2014, Olympian High School was operating at 96.42 percent capacity, Eastlake Middle School was operating at 87.35 percent capacity, and Eastlake High School was operating at 97.32 percent \(SUHSD 2014\).](#) SUHSD is currently in the design phase for a new high school within Otay Ranch Village 11, although no planned construction or completion date has been scheduled. [Although existing school facilities are operating at near capacity](#), SUHSD anticipates that these new schools will be able to accommodate the students generated by the proposed Project. The analysis of any impacts of the construction of these off-site schools would be conducted by SUHSD.

The proposed Project would either pay school fees as stated above or the Project applicants would enter into an agreement with SUHSD to mitigate the Project impact in lieu of the statutory school fees. As discussed above, payment of statutory school impact fees would mitigate the proposed Project's impact to SUHSD's middle schools and high schools to *less than significant*.

### 3.6.2.4 Parks

#### Guidelines for the Determination of Significance

A significant public services impact would occur if implementation of the Project would do the following:

- Requires or results in the construction or expansion of parks and recreation facilities to maintain acceptable service ratios or other performance standards, the construction of which could cause significant environmental effects.
- Increases the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.

### Rationale for Selection of Guidelines

The significance thresholds for Parks are based on Appendix G the State CEQA Guidelines for Public Services.

### Analysis

#### Parks and Recreation Facility Construction or Expansion

##### *Local Parks*

As discussed above, the proposed Project would be required to dedicate 16.63 acres of neighborhood or community parks pursuant to the County PLDO or pay an in-lieu park fee. The County ordinance allows the development of private parks, but reduces the parkland dedication credit for private parkland to 50 percent of the park acreage. The proposed Project achieves the local park standard by the improvement of nine parks with gross developable acreages ranging from 1.3 acre to 10.3 acres, for a total of 28.6 gross acres of private and public parkland. Each park contains active play areas such as soccer fields, open lawn areas, and basketball courts. The County PLDO requirement would be satisfied in full by the dedication of 16.6 (net) acres of public parks and an additional credit of 2.95 acres of private parkland (based on a 50 percent credit for 5.9 (net) acres of private parkland), for a total of 19.55 acres. **Table 3.6-2** shows the Project's proposed parks and improvements planned for each. Parks P-1, 2, 3, 4, 5, and 8 are proposed to be public and P-6, 7, and 9 are proposed as private parks.

The County PLDO requirement would be 16.63 acres and would be required to be improved by the developer. The current land plan for the proposed Project includes improvement of 21.9 net acres of public neighborhood parks, which would fully comply with the County PLDO requirement, as well as the Otay SRP requirement of 20.9 acres based on providing 3 acres/1,000 residents.

Impacts from construction of local park areas have been addressed as part of the proposed Project and have been analyzed throughout this EIR. Mitigation measures have been included, where applicable, to avoid or reduce impacts from construction and operation of the proposed Project to less-than-significant levels. Therefore, construction and operation of the proposed park and recreation areas would not have any additional impacts beyond those identified in this EIR, and impacts from construction of local parks would be *less than significant*.

##### *Open Space and Recreation Uses*

In addition to improved neighborhood parks, the proposed Project contains approximately 144 acres of internal open space, and 1,089.0 acres of Preserve land.

Approximately 1,233 acres (66 percent) of the 1,869-acre Project site are designated open space or Preserve. Open space is generally internal to the Project site, usually consisting of manufactured slopes and the fuel modification zone, which would be maintained by a homeowners' association

or maintenance district. Preserve land is either undisturbed lands or restored habitats set aside for dedication to the public in satisfaction of the Otay Ranch RMP conveyance requirement.

As stated in Section 3.6.1.4, the Otay SRP requires 12 acres per 1,000 residents of “other passive or active recreation and open space areas” and 15 acres per 1,000 residents of “regional park and open space” that would be in addition to the local park acreage. Based on the estimated Project population of 6,957 residents as stated in Section 3.5.1.1 of this EIR, the 12-acre standard requires 83.5 acres of recreational and open space areas, and the 15-acre standard requires 104.4 acres of regional park and open space, for a total of 187.9 acres. Both open space and Preserve lands are used to satisfy the park and open space dedication requirements in the Otay SRP. The combination of 1,233 acres of open space and Preserve lands included as part of the proposed Project would result in approximately 190.2 acres of open space and Preserve lands per 1,000 Project residents. This ratio of open space and Preserve lands to the anticipated population would exceed the requirements identified above. As such, impacts to open space and Preserve lands would be *less than significant*.

The proposed Project also would include a pathway and trail system accessible to bicycles and pedestrians. The locations of these trails are depicted in **Figure 1.0-09**. A typical pathway would be 10 feet in width, consist of a soft paved path, and have a split-rail fence as required. Trails dedicated to the County of San Diego would be non-motorized, multi-use, and conform to County of San Diego trail design guidelines.

In the open space Preserve areas north of the development area, the Project does not propose to construct new trails; rather, the Project would connect to existing dirt roads. Trails internal to the proposed Project and along Otay Lakes Road would be constructed with roadway improvements for the Project. As discussed above, construction of park and recreation facilities, including trails, has been analyzed as part of the proposed Project throughout this EIR and mitigation measures have been identified that would avoid or reduce impacts to less-than-significant levels. Therefore, construction of these park facilities would not have any additional impacts beyond those identified in this EIR.

#### Parks and Recreation Facility Deterioration

As stated above in Section 3.6.2.4 of this EIR, the proposed Project would provide 28.6 acres (gross) of public and private neighborhood parks and 1,233 acres open space and Preserve lands, which would provide adequate park land and recreational facilities within the Project site boundaries to meet the anticipated recreational needs of Project residents. Therefore, existing neighborhood and regional parks or other recreational facilities would not be subject to substantial physical deterioration due to increased use resulting from development of the proposed Project. Impacts related to existing neighborhood parks and regional parks or other recreational facilities would be *less than significant*.

### 3.6.2.54 *Libraries*

#### Guidelines for the Determination of Significance

A significant public services impact would occur if implementation of the Project would do the following:

- Requires or results in the construction or expansion of library facilities to maintain acceptable service ratios or other performance standards, the construction of which could cause significant environmental effects.

#### Rationale for Selection of Guidelines

The significance threshold for libraries is based on Appendix G the State CEQA Guidelines for Public Services.

#### Analysis

At buildout the proposed project would result in an incremental increase in the local demand for library facilities. The Otay SRP and Facility Implementation Plan identify a threshold standard of 350 square feet of adequately equipped and staffed library facilities per 1,000 residents for projects in the County. The proposed project would generate demand for approximately 2,435 square feet of additional library facilities. While the Resort Village Specific Plan would allow for civic facilities, such as a library, the proposed project does not specifically include the development of a library. If a branch library were to be constructed in the Multiple Use district of the site, the construction impacts would be consistent with other project site construction which is evaluated in the various topical sections in Chapters 2 and 3 of this EIR, along with mitigation measures to address significant impacts.

However, the Project site lies within the service area of the Rancho San Diego library which has capacity to serve the proposed project [personal communication from Charles Jarman, Facilities & Collection, Principle Librarian, San Diego County Library, 02/26/2015].

In addition, as discussed in the EUC SPA Plan, a site for a future 36,758-square-foot library has been approved within the Civic Core of the EUC SPA Plan Area. The planned library in the Civic Core of the EUC would provide sufficient library space for Otay Ranch residents. Further, the planned University site in Otay Ranch ~~is likely to~~ may also include a library that would provide additional library facilities to Otay Ranch residents. These planned library facilities in addition to the Rancho San Diego County library would be able to provide acceptable service to existing patrons and meet future demand associated with the project. Thus, impacts to library facilities as a result of the proposed project would be ***less than significant***.

### 3.6.3 Cumulative Impact Analysis

#### 3.6.3.1 Fire Protection and Emergency Services

The geographic scope for analysis of cumulative fire protection impacts includes the areas served by the Jamul Station of the RFPD. **Table 3.5-1** shows the SANDAG Series 12 2050 Regional Growth Forecast for these service areas. As shown, the population in the Jamul Subregional Area is expected to increase from 14,610 in 2008 to 29,191 in 2050, an increase of 14,581 residents. Total housing units are projected to increase by 4,090, and civilian jobs are projected to increase by 1,929 (SANDAG 2010). This projected growth within the Jamul SRA may require construction or expansion of fire protection facilities at the Jamul RFPD station or other RFPD stations.

Impacts to fire service facilities would not be cumulatively considerable, because the project includes the construction of a new fire station. Therefore, while the population in the surrounding area is projected to grow and place a strain on existing fire services, this project would not produce a significant contribution to this impact. The potential impacts associated with the construction of the fire station within the Project, which would be staffed by RFPD personnel, have been included in the analyses presented throughout this EIR, and mitigation measures have been included, where applicable, to avoid or reduce Project impacts to less than significant levels. Therefore, construction of the fire station would not have any additional impacts beyond those identified throughout this EIR and would not contribute to the need to construct or expand fire and emergency services facilities within the service area of the RFPD Jamul Station. Impacts related to the construction or expansion of fire protection facilities at the Jamul RFPD station or other RFPD stations not associated with the proposed Project would be analyzed under separate environmental analyses pursuant to CEQA.

Further, the Village 13 fire station would be deemed “must fill” station, meaning that, while this facility would be available to respond to calls for service within the project boundaries, it would only be used to respond to off-site calls in the event of a major incident. As such, the need to “back fill” the Public Safety Site by another RFPD truck is avoided and the remainder of the RFPD system would still be in service and available to respond to emergency calls for service.

#### 3.6.3.2 Law Enforcement

The geographic scope for analysis of cumulative law enforcement impacts include the areas currently served by the Imperial Beach Station. These areas are the City of Imperial Beach and unincorporated portions of San Diego County, including Bonita, Sunnyside, Lincoln Acres, Otay Mesa, and Proctor Valley. Future growth and development within these areas could require construction of additional law enforcement facilities within the service area for the Imperial Beach Station. Potential impacts associated with the construction of a sheriff’s storefront on the site of the proposed Project have been included as a part of the proposed Project and have been analyzed throughout this EIR; and mitigation measures have been included, where applicable, to avoid or reduce impacts. The Project would not require construction of any additional law enforcement facilities beyond those identified throughout this EIR and **would not contribute to cumulative law enforcement facility construction impacts.**

### 3.6.3.3 Schools

The geographic scope for the cumulative school impacts analysis includes the service areas of CVESD and SUHSD. CVESD serves the City of Chula Vista, Bonita, and portions of South San Diego. SUHSD serves the City of Chula Vista, Otay Mesa, Bonita, Imperial Beach, San Ysidro, National City, and portions of South San Diego.

The impact analysis above describes the potential for the proposed Project to impact the existing capacity of CVESD and SUHSD. As described in the analysis above, CVESD and SUHSD are responsible for constructing new facilities and expanding existing facilities to adequately provide services for the jurisdictions they serve. This type of analysis is cumulative in nature since it examines existing and projected school enrollments for each district, as well as potential students generated by the proposed Project and other new housing developments.

Potential impacts associated with the construction of a new elementary school located on the Project site have been analyzed as part of the proposed Project and are included in the analyses presented throughout this EIR. The Project would not require construction of any additional school facilities and would pay required school fees, which, pursuant to Government Code Section 65996, would fully mitigate the Project's contribution to potential cumulative school impacts. Therefore, cumulative impacts to schools would be *less than significant*.

### 3.6.3.4 Parks

The geographic scope for cumulative park and recreation impacts includes the unincorporated portions of San Diego County. As stated above in Section 3.6.3.1 and shown in **Table 3.5-1**, SANDAG population forecasts estimate that the population of Jamul subregional is projected to increase from 14,610 residents in 2010 to 29,191 residents by 2050. This growth will necessitate the development of additional park and recreation facilities distributed according to the locations of new development. The proposed Project is providing park land that would be adequate to meet the needs of its residents. Therefore, residents of the proposed Project would not overburden existing park and recreation resources or planned park and recreation resources needed to serve future growth.

Impacts related to the construction of additional park and recreation facilities within the Jamul SRA not associated with the proposed Project would be analyzed under separate environmental analyses pursuant to CEQA as those facilities are proposed for construction. It would be speculative for this document to attempt to identify potential environmental impacts of future projects that are unknown, unplanned, and for which detailed environmental analyses have not yet been conducted.

Construction and operational impacts of the Project's proposed park and recreation facilities have been included as a part of the proposed Project and have been analyzed throughout this EIR. Mitigation measures have been included, as needed, to avoid or reduce [these](#) impacts to less-than-significant levels. The Project would not require construction of any additional park facilities beyond those identified in this EIR and *would not contribute to any significant cumulative park and recreation facility impacts*.

### **3.6.4 Significance of Impacts Prior to Mitigation**

As discussed throughout sections 3.6.2 and 3.6.3, the proposed Project would not result in direct or cumulatively significant impacts to public services.

### **3.6.5 Mitigation**

As discussed above, implementation of the proposed Project would not result in any significant impacts to public services. Therefore, no mitigation is required.

### **3.6.6 Conclusion**

As described above, the Project was determined to avoid significant impacts to fire protection and emergency services, law enforcement, schools, and parks by a combination of payment of impact fees, dedication of land, and/or construction of facilities. Therefore, implementation of the proposed Project *would not result in any significant impacts* to public services.

**Table 3.6-1**  
**San Diego County General Plan Safety Element**  
**Fire Hazards Goals and Policies**

<b>GOAL S-3</b> <b>Minimized Fire Hazards.</b> Minimize injury, loss of life, and damage to property resulting from structural or wildland fire hazards.		
<b>POLICIES</b>		
<b>S-3.1</b>	<b>Defensible Development</b>	Require development to be located, designed, and constructed to provide adequate defensibility and minimize the risk of structural loss and life safety resulting from wildland fires.
<b>S-3.2</b>	<b>Development in Hillside and Canyons</b>	Require development located near ridgelines, top of slopes, saddles, or other areas where the terrain or topography affect its susceptibility to wildfires to be located and designed to account for topography and reduce the increased risk from fires.
<b>S-3.3</b>	<b>Minimize Flammable Vegetation</b>	Site and design development to minimize the likelihood of a wildfire spreading to structures by minimizing pockets or peninsulas, or islands of flammable vegetation within a development.
<b>S-3.4</b>	<b>Service Availability</b>	Plan for development where fire and emergency services are available or planned.
<b>S-3.5</b>	<b>Access Roads</b>	Require development to provide additional access roads when necessary to provide for safe access of emergency equipment and civilian evacuation concurrently.
<b>S-3.6</b>	<b>Fire Protection Measures</b>	Ensure that development located within fire threat areas implement measures that reduce the risk of structural and human loss due to wildfire. <i>Mitigation measures include, but are not limited to, the use of ignition resistant materials, multiple ingress and egress routes, and fire protection systems.</i>
<b>S-3.7</b>	<b>Fire Resistant Construction</b>	Require all new, remodeled, or rebuilt structures to meet current ignition resistance construction codes and establish and enforce reasonable and prudent standards that support retrofitting of existing structures in high fire threat areas.
<b>GOAL S-6</b> <b>Adequate Fire and Medical Services.</b> Adequate levels of fire and emergency medical services (EMS) in the unincorporated County.		
<b>POLICIES</b>		
<b>S-6.1</b>	<b>Water Supply</b>	Ensure that water supply systems for development are adequate to combat structural and wildland fires.
<b>S-6.2</b>	<b>Fire Protection for Multi-Story Development</b>	Coordinate with fire services providers to improve fire protection services for multi-story construction.
<b>S-6.3</b>	<b>Funding Fire Protection Services</b>	Require development to contribute its fair share towards funding the provision of appropriate fire and emergency medical services as determined necessary to adequately serve the project.

**Table 3.6-2  
Otay Ranch Resort Village Parks**

<b>Park</b>	<b>Conceptual Features</b>	<b>Acres (Gross)</b>	<b>Acres (net)</b>	<b>PLDO Credit</b>	<b>Total Credit</b>	<b>Maint. Entity</b>
<b>P-1</b> (Exhibit 36)	Two U-8 soccer fields, half basketball court, a big kids play structure, toddler climbing rocks, toddler play area, covered picnic pavilions/seating areas/benches	2.9	2.1	100%	2.1	CFD or County
<b>P-2</b> (Exhibit 37)	A U-8 soccer field, a big kid play structure, a toddler play structure, toddler climbing rocks, covered picnic pavilions/ seating area/benches, and two drinking fountain	1.7	1.6	100%	1.6	CFD or County
<b>P-3</b> (Exhibit 38)	Trail head, four U-6 soccer fields, two drop shot basketball courts, a big kid play structures, a play structure, covered picnic pavilions, open picnic area, seating areas/benches, and two drinking fountains	2.3	1.5	100%	1.5	CFD or County
<b>P-4</b> (Exhibit 39)	Three U-6 soccer fields, full basketball court, skateboard park, a toddler play structure, toddler climbing rocks, covered picnic pavilions, open picnic area, seating areas/benches, and two drinking fountains	2.2	1.5	100%	1.5	CFD or County
<b>P-5</b> (Exhibit 40)	One Softball field, two U-12 soccer field, two full basketball courts, gaga court, skateboard park, a big kid play structure, a toddler play structure, toddler climbing rocks, swing set, outdoor amphitheater, restrooms/comfort station, parking lot, two covered picnic pavilions, two open picnic areas, two seating areas/benches, and three drinking fountains	10.3	9.4	100%	9.4	CFD or County
<b>P-6</b> (Exhibit 41)	Four U-6 soccer fields, two drop-shot basketball courts, a big kid play structure, swing set, , three covered picnic pavilions, seven seating areas/benches, and two drinking fountains	2.4	1.4	50%	0.7	HOA
<b>P-7</b> (Exhibit 42)	U-10 soccer field, two half basketball courts, skate park, a big kid play structure, a toddler play structure, swing set, covered picnic pavilion, two open picnic areas, five seating areas/benches, and two drinking fountains	2.9	2.0	50%	1	HOA
<b>P-8</b> (Exhibit 43)	Two U-6 soccer fields, a toddler play structure, toddler climbing rocks, one covered picnic pavilion, two open picnic areas, five seating areas/benches, and two drinking fountains	1.3	1.0	50%	0.5	CFD or County
<b>P-9</b> (Exhibit 44)	A U-8 soccer field, a full basketball court, two drop-shot basketball courts, a big kid play structure, playground game area, two covered picnic pavilions, open picnic area, four seating areas/benches, and two drinking fountains	2.6	1.4	50%	0.7	HOA
<b>TOTAL</b>		<b>28.6</b>	<b>21.9</b>		<b>19.00</b>	
<b>Demand based on PLDO</b>					<b>16.63</b>	
<b>DIFFERENCE (acres over requirement)</b>					<b>2.37</b>	

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