## 2.4 Public Facilities Element

*Goal:*

*Provide infrastructure and public facilities to accommodate planned growth in East Otay Mesa.*

### 2.4.1 Introduction

This element describes the infrastructure and public facilities proposed for East Otay Mesa. Infrastructure and public services include water supply, wastewater, reclaimed water, and storm water. Public facilities and services include wastewater collection and treatment; storm water drainage; dry utilities; fire protection; emergency medical services; law enforcement; and solid waste disposal. Water and reclaimed water facilities have not been addressed in this plan. The Otay Water District (OWD) has adopted a Master Plan that provides for such facilities in the Specific Plan Area.

### 2.4.2 Wastewater Collection and Treatment

*The EOMSMD, encompassing approximately 2,500 acres, shall provide the necessary sewer service to accommodate planned development.*

The County approved the formation of the East Otay Mesa Sewer Maintenance District (EOMSMD) in June of 1999 to provide an institutional mechanism for wastewater management and operations for development within the East Otay Mesa Specific Plan Area. The EOMSMD, encompassing approximately 2,500 acres, shall provide the necessary sewer service to accommodate development.

The County acquired 1.0 million gallons per day (mgd) of sewer treatment capacity from the Spring Valley Sanitation District for East Otay Mesa. The 1.0 mgd of (wastewater) capacity will be sufficient to support approximately 400 acres (net) of industrial development. This represents about one-fourth of the projected total capacity needed (4.0 mgd) for the ultimate build-out of East Otay Mesa, SubAreas 1 and 2.

In order to transmit project wastewater, East Otay Mesa shall connect to existing wastewater collection sewers in the City of San Diego Metro system. The southern watershed of the Specific Plan Area generally drains to the Otay International Center Line, currently stubbed near the southwestern corner of the planning area. The northern portion of the Specific Plan Area drains toward the Donovan State Prison Line, currently stubbed at the State of California Donovan Correctional Facility. Some of the tributary basins within the East Otay Mesa Specific Plan SubArea 1 will require pump stations to convey sewage to the City of San Diego's facilities. A map of the Specific Plan Area wastewater mains shall be maintained by the EOMSMD.

### 2.4.3 Storm Water Drainage

Storm water runoff will inevitably increase as permeable ground is transformed into impervious rooftops, parking lots, and streets. Accordingly, storm water drainage facilities for East Otay Mesa shall be designed to mitigate flood and water quality impacts per County and State requirements.

From a regional perspective, the existing northerly and westerly watersheds within the project limits drain to either the Otay River, within County jurisdiction, or the City of San Diego, respectively.

The Clean Water Act strictly regulates non-point source storm water pollution in the waters of the United States. In California, the Clean Water Act is administered by the State Water Resources Control Board (SWRCB), which issues Construction and/or Industrial Permits to discharge storm water. In an industrial area, the primary source of non-point pollution is oil from automobiles deposited on roads and parking lots. All storm water runoff in East Otay Mesa shall be in compliance with County and State Best Management Practices requirements. Best Management Practices include but are not limited to the following:

- Minimize the number of street cul-de-sacs and incorporate landscaped areas to reduce their impervious cover.
- Reduce overall lot imperviousness by promoting alternative driveway surfaces and shared driveways that connect two or more lots together.

- Reduce the overall imperviousness associated with parking lots by providing compact car spaces, incorporating efficient parking lanes and using pervious materials in spillover parking areas.
- Lower parking requirements where mass transit is available.
- Conserve trees and other vegetation at each site by planting additional vegetation, clustering tree areas and promoting native and native compatible plants.
- Direct rooftop runoff to pervious areas such as yards, open channels or vegetated areas and avoid routing it to the roadway storm water conveyance system.
- Provide storm water treatment for parking lot runoff using bioretention areas, filter strips and/or other practices that can be integrated into required landscaping areas and traffic islands.

### 2.4.4 Dry Utilities

*Utility lines shall be underground in roadways with the exception of the 69 kV electrical lines and the 230 kV line on the eastern portion of the Specific Plan Area.*

Dry utilities include electrical power, natural gas, telephone, and cable television. San Diego Gas and Electric Company provides electrical power and natural gas. Telephone service is provided by Pacific Bell. Service connection points currently terminate at the western boundary of the site. Utility lines shall be underground in roadways with the exception of the 69 kV electrical lines and the 230 kV line on the eastern portion of the Specific Plan Area. Other facilities such as transformers shall be located in underground vaults or screened.

### 2.4.5 Public Safety

**Fire Protection and Emergency Medical Services**

Fire protection is intended to be provided by the Rural Fire Protection District (RFPD). Nearly all of the East Otay Mesa is included in their boundaries. Properties outside the District boundary shall annex to the District as a condition of development approval. Currently, no permanent fire protection facilities exist within the East Otay Mesa; however, a site for a future station has been dedicated to the District at Otay Mesa Road and Alta Road. The District's nearest permanent station is Engine 66 in Jamul, with a 40-minute response time. The RFPD, the City of San Diego, City of Chula Vista,

County of San Diego, and Donovan State Prison are signatories to a County Mutual Aid Agreement. The closest station, Engine 65, is at the Donovan Prison. Although their primary responsibility is to protect the prison, they will respond to calls outside of the prison through this Mutual Aid Agreement. The closest permanent facility, Station 43, is operated by the City of San Diego at Otay Mesa and La Media Roads and is located approximately 2.4 miles from the eastern edge of the Specific Plan boundary.

There is a need to establish a full-time fire and emergency medical service presence in East Otay Mesa. Initially, it may be cost-effective for the Rural Fire Protection District to contract with either the City of San Diego or the City of Chula Vista, both of which have stations closer than the Jamul station. As projects develop, the District shall require developers to form and annex into a Community Facilities District to augment District revenues for ongoing service costs.

Capital facilities shall be funded through contributions to the County's Fire Mitigation Fee program, with impact fees payable at building permit issuance. It has been projected that the standard amount of impact fees will be sufficient to pay for the needed fire station and equipment. However, the problem of timing still needs to be resolved by the District.

Ideally, fire protection will be an area of cooperation and mutual support between the Rural Fire Protection District and the surrounding cities. As the County develops a comparable presence on the Mesa, both stations on the Mesa will realize significant service improvements and cost savings by coordinating equipment, staffing, training, and other needs. Either city could also be instrumental in providing transitional support until there is sufficient demand in the County area to justify full-time staffing.

**Law Enforcement**

The San Diego Sheriff's Department performs law enforcement patrol duties for the East Otay Mesa unincorporated area of the County. Currently, no Sheriff facilities exist within East Otay Mesa. The nearest station is the Imperial Beach Station, located approximately 9.5 miles west of East Otay Mesa. On occasions, there are Sheriff's jail vehicles in the area transporting prisoners to the jail facilities, however, most of the patrol functions are carried out by one of the two to three patrol units assigned to the entire Otay Mesa area.

There is a need to locate a Sheriff's substation in the East Otay Mesa area after the onset of development. Initially, the facility could be less than 1,000 square feet to accommodate the needs of one of the three patrol units working 12.5-hour shifts. At build-out, the substation will need to be expanded up to 4,000 square feet to accommodate the needs of more units that will be needed to respond to calls for service.

## 2.4.6 Solid Waste Disposal

Private operators, under non-exclusive franchise with the County, provide solid waste and recycling collection services for East Otay Mesa. The solid waste disposal facility that currently serves East Otay Mesa is the Otay Landfill. The current closure date for the landfill is estimated to be 2028.

In recent years, the County initiated a program to reduce solid waste sent to landfill facilities and maximize recycling of materials. The County's ordinance regarding the management of solid waste was amended in 1998 to include recycling requirements for commercial and industrial recyclables. The ordinance requires that industrial businesses separate the following materials for recycling: dirt, land clearing brush, asphalt, concrete, sand, and rock. Office buildings and hospitality facilities are also required to recycle materials appropriate to the use such as: aluminum, corrugated cardboard, paper, glass jars and bottles, etc. Businesses in East Otay Mesa shall comply with County standards and guidelines in order to minimize solid waste generated from the area. Recycle containers shall be required to be located in the

interior of a site or behind solid walls per the Design Guidelines contained in this Specific Plan.

### 2.4.7 Facility Financing

The Specific Plan proposes that public facilities in East Otay Mesa be financed through the equitable participation of all benefiting property owners through conditions of development approval placed on individual parcels that require public facilities and services to the extent needed to serve its demand. In cases where over-sizing is needed for future demand, the County will consider reimbursement agreements, off-site dedications and/or improvements, bonding, or lien contracts to ensure that facilities will be provided concurrent with need.

*The property owners have the primary responsibility of implementing the required infrastructure and public facility improvements.*

The property owners have the primary responsibility of implementing the required infrastructure and public facility improvements. Implementation shall include developer exactions, formation of a Local Improvement District(s), impact fees, and Special Districts (e.g., the Sanitation District).

Operation and maintenance costs of these facilities will be financed in several ways: (1) through the County General Fund, (2) by user fees from established utility service providers, (3) by taxes or assessments established by a County Service Area or Local Improvement District, and/or (4) by user fees and benefit fees established by Special Districts to augment their general operating budgets for specific services.