6 PUBLIC FACILITIES, SERVICES, AND SAFETY

An essential component for accomplishing Encanto Neighborhoods' potential as a scenic, vibrant, and healthy community is a strong foundation of public facilities and services. This element includes policies regarding the public and quasi-public facilities to foster development of a livable and sustainable community in Encanto Neighborhoods.

GOALS

1. Police and fire safety facilities that meet the current and future needs of the community
2. Public facilities and services that are available and accessible to the public
3. A long term construction and maintenance plan for reliable systems of water, wastewater, storm water, and sewer facilities that serve the existing and future needs of the community
4. Minimal exposure to hazardous materials and sound levels.
5. Medical facilities that meet the current and future needs of the community.
6. Improve and stimulate investments in this area.

TABLE 6-1: PUBLIC FACILITIES, SERVICES AND SAFETY TOPICS ALSO COVERED IN OTHER PLAN ELEMENTS

PUBLIC FACILITIES AND SERVICES TOPIC AREAS	LAND USE	MOBILITY	RECREATION	CONSERVATION AND SUSTAINABILITY	ARTS AND CULTURE
Police and fire services		X			
Schools, community centers, and libraries	X		X		X
Water and wastewater				X	
Steep slopes				X	

Among the guiding principles of this Plan is to foster high educational attainment for the younger generations by creating additional educational and employment opportunities. Schools and training facilities promote student learning and employment skills. Police and fire services protect property and enhance personal safety. The infrastructure system--including wastewater, water supply, and storm water conveyance -- ensures that growth and development are responsibly managed and accommodated.

The Public Facilities, Services and Safety element has ties to other Community Plan elements. Land use designations (Land Use Element) mark where community facilities and parks are located and determines how much growth is expected- and in turn, the level of public services that will be needed. Public facilities are important sites of existing or potential joint use for recreational activities (Recreation). Steep slopes—a safety consideration for buildings—also have scenic and open space value discussed in the Conservation and Sustainability element. See Table 6-1.

6.1 Public Facilities and Services

Police and Fire Services

Facilities for fire and police emergency services affect planning goals for livability and safety. The growing population in Encanto Neighborhoods may result in increased need for fire, medical, security, and emergency services. Commercial and community development in the Village District may likewise raise demand. Over time, the City Police and Fire departments may need to build up staff levels, equipment, and facilities to meet these greater demands.

Police Services

The Police Department groups neighborhoods in the city into nine divisions. Encanto Neighborhoods are part of the Southeastern Division; the headquarters is located in the Skyline community east of Encanto Neighborhoods, and serves a population of over 175,000.

As growth and development occur, police capacity will have to be evaluated to ensure that station locations and staffing levels are adequate to maintain acceptable levels of service.

Fire Services

The Fire Department provides emergency/rescue services, hazard prevention and safety education to ensure the protection of life, property and the environment. This includes education about managing brush in order to protect properties from wildfires in canyon areas. There is one fire station in Encanto Neighborhoods, as shown in Figure 6-1: Station 12 just east of I-805 on Imperial Avenue.

The Fire Department recommends locations for additional fire stations to serve existing development and expected new growth areas. The Department has identified a new fire station in the Encanto Neighborhoods as a critical priority, ranking it fifth among 19 needed new stations. This station is slated to be developed in the vicinity of 65th Street and Broadway. The Fire Department will continue to monitor their performance and needs both at a citywide scale and through detailed mapping of local needs as the planning period progresses.

Schools, Libraries, and other Community Facilities

K-12 Schools

Encanto Neighborhoods have at least 17 public, private, and charter schools that serve as places for student learning and as centers for the community. Over 9,900 students attend elementary, middle, and high schools in the community. The great majority of public school students qualifies for free or reduced priced lunch, and on average 41 percent of students are English Language Learners.

Meeting Projected School Demand

The existing capacity of each school is approximate, estimated based on current class size ratios. Enrollment in 2013-14 is lower than estimated capacity at all of the public schools serving Encanto Neighborhoods. In total, there is an estimated available capacity for 5,304 additional students, though the amount of available capacity ranges from school to school. The potential increase in students from the number of future additional housing units could result in the need for new or expanded school facilities, depending on where growth occurs.

O'Farrell Academy, Gompers Middle, and Horton Elementary School are three of the schools that serve the many families and school-age children in Encanto Neighborhoods

New classroom buildings are currently planned at Horton Elementary and Encanto Elementary schools, and a new high school is planned to be constructed directly east of O'Farrell Academy. While the school district does not currently plan any additional new school projects in Encanto Neighborhoods beyond those funded by approved bond funding, it is likely that additional school capacity will need to be added during the planning period, both to replace aging facilities and to accommodate additional students generated by new development.

In the interest of coordinated planning, the Plan policies promote ways in which school facilities can contribute to neighborhood livability and revitalization; coordinate with adjacent parks and community facilities; improve safety and walkability; and enhance access to education for neighborhood residents. As sites are developed and new housing is constructed, it will be essential to work with the school district to ensure that adequate facilities are available.

Public Libraries

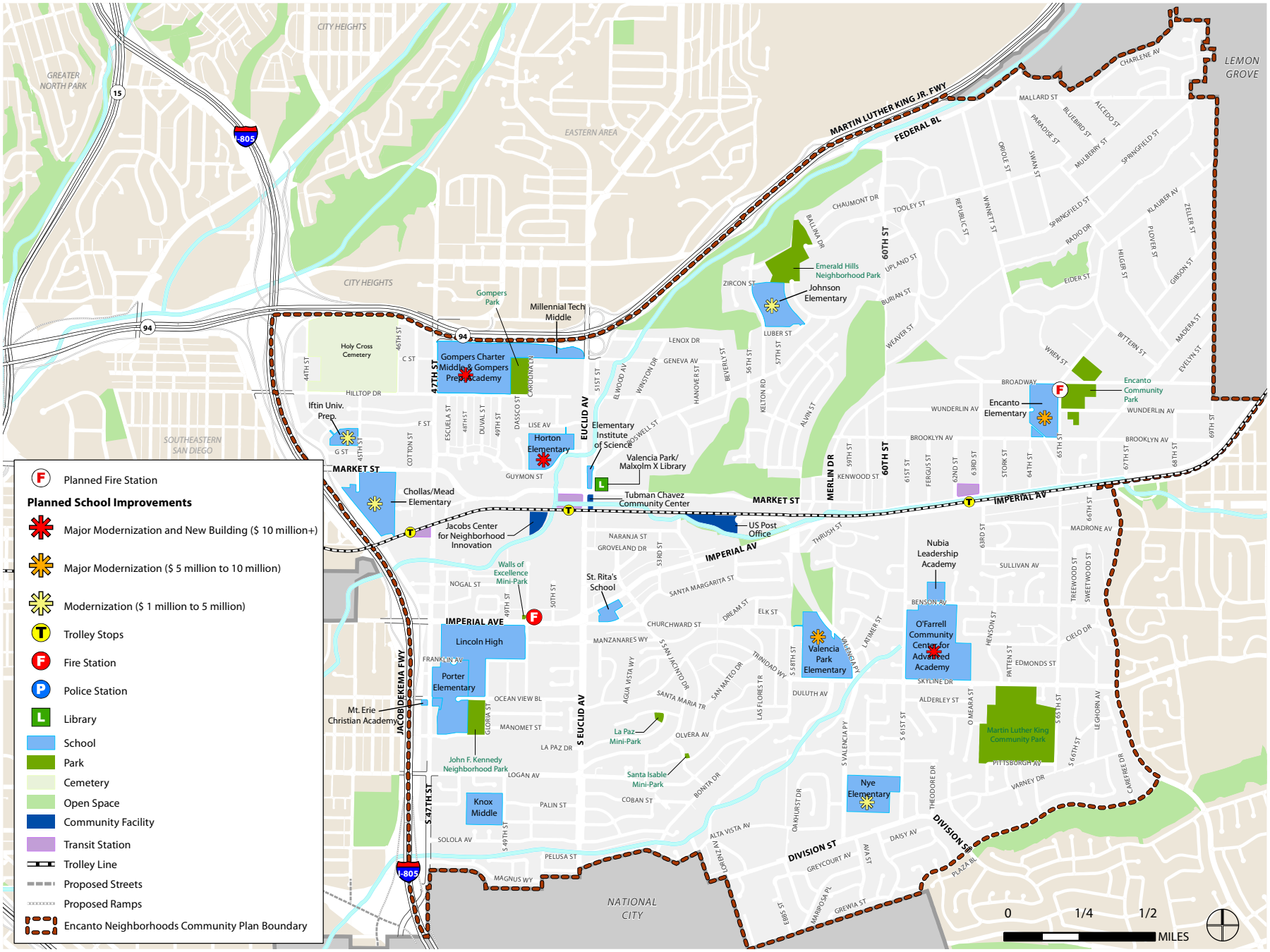
The San Diego Public Library system provides adult and family literacy assistance through the READ/San Diego program and computer and internet access services in addition to book lending. There is one branch library in Encanto Neighborhoods, the Valencia Park/Malcolm X Library (26,000 square feet), and others just outside the community. San Diego's Central Library (366,673 square feet), is located at the intersection of Park Boulevard and K Street in Downtown. The Central Library supports the entire 35-branch public library system within the city.

Community Centers and Other Facilities

Community facilities often provide meeting rooms, education and recreation classes, cultural events, and generally serve as important centers for children, teenagers, and adults. The Elementary Institute of Science, located on the northeast corner of Euclid Avenue and Market Street adjacent to the Malcolm X Library, offers after-school and summer programs for teens and children in science, technology, and the environment. The Encanto Recreation Center, located at 65th Street and Wunderlin Avenue, hosts a variety of recreation opportunities and events for the community. The George L. Stevens Senior Center, located within the O'Farrell neighborhood, provides educational, recreational and social services for seniors. The Boys and Girls Club located on Imperial Avenue just to the east of the Encanto Neighborhoods, and the Jackie Robinson Family YMCA, located on YMCA Way to the west, both provide after-school programs in academics, character development and healthy lifestyles. Market Creek Events & Venues provides indoor meeting and event space at the Joe and Vi Jacobs Center and adjacent outdoor event spaces, including the Market Creek Amphitheater.

The Plan policies identify how new and enhanced community facilities in Encanto Neighborhoods may be located in highly-accessible locations and coordinated with mixed-use development or as part of clusters of community uses.

FIGURE 6-1: EXISTING AND PLANNED PUBLIC FACILITIES IN THE ENCANTO NEIGHBORHOODS



Valencia Park/Malcolm X Library, the Elementary Institute of Science, and the Martin Luther King, Jr. Recreation Center serve residents of Encanto Neighborhoods.

Policies

Police Services

P-PF-1: Reduce incidence of criminal activity within Encanto Neighborhoods. Also see General Plan section PF-E related to police service and Urban Design section UD-A for crime prevention through design.

P-PF-2: Continue Neighborhood Watch Programs.

P-PF-3: Maintain close relationship with neighborhood organizations and have a continuing exchange of information with patrol officers.

P-PF-4: Promote the development of Community Alert Programs where they do not presently exist.

P-PF-5: Maintain a community relations program between police and residents.

P-PF-6: Ensure that development projects provide adequate lighting, visibility for surveillance, and gradations between public and private spatial territories. Also see Crime Prevention Through Environmental Design in the Urban Design Element.

Fire Services

P-PF-7: Maintain a high level of fire protection throughout Encanto Neighborhoods.

- Support regular upgrading of the fire stations in Encanto Neighborhoods as necessary to adequately respond to fires and emergencies.
- Develop new fire stations as needed to support population growth and continue to monitor response times.
- Support the renovation of Fire Station #12 located at 4964 Imperial Avenue.
- Modernize and/or replace facilities and equipment to meet the needs of the community as fire fighting technology improves.
- Support efforts by the City to educate and inform the community regarding fire prevention techniques.

K-12 Schools

P-PF-8: Work with the school district to transform school facilities in Encanto Neighborhoods into neighborhood focal points with a strong image and identity.

- Encourage full community use of school facilities during non-school hours for educational, recreationalm and cultural purposes.
- Pursue joint use agreements to make school facilities are made available for community use.
- Acquire excess public school district or private school property within Encanto Neighborhoods to reserve the property for public use.

Library

P-PF-9: Support the extension of library hours, expansion of book and periodical collections, and hiring of additional staff as necessary to provide adequate access to a full range of published materials.

P-PF-10: Ensure that future library services provide the necessary resources for Encanto Neighborhoods residents.

Community Centers and Other Facilities

P-PF-11: Support a strong nucleus of community facilities in the Euclid and Market Village District. Explore options for the Tubman-

Chavez Multicultural Center, including integration of new community space with a mix of housing and businesses.

P-PF-12: Consider a location in the Encanto Park or Imperial Avenue/62nd Street area for a future community center or senior center to provide a gathering place and service point clustered with other community uses.

6.2 Infrastructure

Water, Wastewater, and Storm Water Infrastructure

Potable Water

Encanto Neighborhoods include some larger transmission water mains, including the 36", 42", and 48" Otay Second Pipeline generally travelling north-south in 60th Street, Brooklyn Avenue, Otay Street, and Woodman Street; the 36" Otay Mesa Bonita Connection Pipeline in Imperial Avenue between Otay Street and Euclid Avenue; and the 36" and 24" Bonita Pipeline in Imperial Avenue and Euclid Avenue. The remaining piping within Encanto Neighborhoods is 6" through 12", well interconnected, and provides local water distribution.

The water service system for Encanto Neighborhoods can be rated well because of the available working pressures in the water system both for daily domestic use and for fire hydrant flow capacities. The most recent City of San Diego Urban Water Management Plan (2010) concludes that sufficient water supply is available to meet the projected water demands for the city through the year 2035. [to be updated following water supply assessment as part of EIR].

Wastewater

Station #1, located on East Harbor Drive, collects all of the wastewater from the Encanto Neighborhoods. It has an average daily flow of 75 million gallons via the 8-mile South Metro Interceptor pipeline.

Replacement and maintenance of wastewater pipeline and facilities has been taking place on an ongoing basis as identified in the City's Capital Improvements Program. Ensuring that adequate sewer capacity is available to meet future needs is an essential part of the community planning process. The future needs of Encanto Neighborhoods must be combined with projected needs across the service area to determine if additional capacity is required or if projected demand can be accommodated by the existing system or other means or technologies.

Storm Drainage

Storm drains are designed to handle normal water flows, but occasionally during heavy rain, flooding will occur. Storm water pollution affects human life, aquatic plant and animal life. Oil and grease from parking lots and roads, leaking petroleum storage tanks, pesticides, cleaning solvents, and other toxic chemicals can contaminate storm water and be transported into water bodies and receiving waters.

A Comprehensive Load Reduction Plan (CLRP) was prepared for the Chollas Hydrologic Sub Area (HSA) (Chollas watershed), part of the San Diego Bay watershed. The City of San Diego will use this CLRP to develop watershed implementation programs, evaluate their effectiveness, and make adjustments over the anticipated 20-year implementation period.

Stormwater swales and preserved open space (top and middle) allow water to infiltrate, preventing polluted runoff from entering streams.

The Municipal Storm Sewer System Permit (MS4 Permit), issued by the San Diego Regional Water Quality Control Board (RWQCB), requires all development and redevelopment projects to implement storm water source control and site design practices to minimize the generation of pollutants. Additionally, the Permit requires new development and significant redevelopment projects that exceed certain size threshold to implement Structural Storm Water Best Management Practices (Structural BMPs) to reduce pollutant in storm water runoff and control runoff volume.

The MS4 Permit is re-issued every five years, typically imposing more stringent requirements on a wider range of development. These requirements are adopted in the City's Land Development Manual; Storm Water Standards Manual and apply to both private development and public improvements.

There is an increased reliance on Low Impact Development (LID) strategies to meet the MS4 Permit requirements and total maximum daily load as well. Examples of LID techniques are bioretention cells, green roofs, porous pavement, infiltration basins and biofiltration planters.

Public Utilities, Wireless Communications Facilities, and Street lights

Gas and Electricity

Gas and electricity are provided in Encanto Neighborhoods by the San Diego Gas & Electric Company (SDG&E). Electric transmission tie-in lines traverse the community and connect local residents and businesses with the power grid.

Electricity is carried in overhead wires along many streets in Encanto Neighborhoods. The City has formally adopted a policy for the undergrounding of overhead utility lines to protect public health, safety, and general welfare. The Plan reinforces citywide efforts to place utility lines underground. See General Plan Policies PF-M.1 through PF-M.4 for further guidance.

Wireless Communications Facilities

The Municipal Code regulates development of Wireless Communications Facilities (WCFs), while the City's WCF Guidelines provide guidance to stakeholders involved in the design and development of WCFs in the City of San Diego. See General Plan Policies PF-L.1 through PF-L.13 for further guidance.

Street Lights

Some parts of Encanto Neighborhoods lack adequate street lighting, which is important to improve safety for pedestrians, vehicles, and property at night. Street lighting will be strategically added in the community during the planning period.

Policies

Water, Sewer and Stormwater Infrastructure

P-PF-13: Implement water improvements programs so there are systematic improvements and gradual replacement of water and sewer facilities throughout the community. (Also see General Plan PF-F.6 PF-G.2, PF-H.3, and PF-I.1.)

- Support capital improvements to the system where replacement lines are needed and encourage the systematic improvement of water and sewer lines in the community.

- Continue routine maintenance of the water and sewer facilities within the community.
- Collaborate with other departments when funding and siting improvements to coordinate timing and replacement of infrastructure.
- Upgrade infrastructure for water and sewer facilities and institute a program to clean the storm drain system prior to the rainy season.
- Install infrastructure that includes components to capture, minimize, and/or prevent pollutants in urban runoff from reaching San Diego Bay and Chollas Creek. (See also Urban Runoff Management in the Conservation and Sustainability Element.)

Public Utilities

P-PF-14: Buffer the physical and visual impacts of energy facilities on adjacent uses through the use of art, landscaping or screening, while maintaining access to energy facilities for repair and maintenance.

P-PF-15: Beautify the streetscape and encourage building façade improvements to utility facilities with prominent street frontage.

P-PF-16: Expedite the undergrounding of overhead utility lines.

P-PF-17: Require that utilities be undergrounded as part of new development or other infrastructure projects.

Maintenance Assessment District and Property and Business Improvement District

P-PF-18: Support programs in Encanto Neighborhoods where property owners assess themselves for the benefit of public enhancements beyond the general services provided by the City. These enhancements include but are not limed to: landscape, lighting, streetscape improvements and maintenance, security, signage and banners, street furniture.

6.3 Health and Safety

Geologic and Seismic Hazards

Southern California is one of the most seismically active regions in the United States, with numerous active faults and a history of destructive earthquakes. Damage to structures and improvements caused by a major earthquake will depend on the distance to the epicenter, the magnitude of the event, the underlying soil, and the quality of construction. Although there are no known active faults within Encanto Neighborhoods, the area is still subject to potential ground shaking due to faults just outside the area.

Fault Lines

San Diego is located about 100 miles west of the San Andreas Fault, the predominant earthquake hazard in the state. It is closer to several large active faults capable of producing intense ground shaking (active faults are defined as those known to have been active during Holocene time within the past 11,000 years.) These include the San Jacinto, Elsinore, Coronado Bank, and San Diego Trough faults, among others.

Ground Shaking

Ground movement during an earthquake can vary depending on the overall magnitude, distance to the fault, focus of earthquake energy, and type of geologic mate-

Telecommunication towers are a highly visible landmark (top). Street lighting will be strategically added in the community during the planning period. Bottom photo: Sam Hodgson.

The community's many steep slopes can be a potential hazard if the slope becomes unstable. Open space on hillsides and canyons provides habitat and visual relief, and also poses fire hazards.

rial. The composition of underlying soils, even those relatively distant from faults, can intensify ground shaking. All of Southern California is located within Seismic Zone 4, the highest seismic zone and subject to ground shaking.

Encanto Neighborhoods' location places it at some risk of ground shaking. The Uniform Building Code requires that near-source velocity effects be considered in the design of buildings within 10 kilometers (approximately 6.2 miles) of a Type B fault, as defined by Near Source Shaking Zones. As shown on Figure 6-2, only the northwestern corner of Encanto Neighborhoods is subject to this requirement.

Liquefaction

Liquefaction is a phenomenon whereby unconsolidated and/or near-saturated soils lose cohesion as a result of severe vibratory motion. The relatively rapid loss of soil shear strength during strong earthquake shaking results in temporary, fluid-like behavior of the soil. Soil liquefaction causes ground failure that can damage roads, pipelines, underground cables, and buildings with shallow foundations. Liquefaction more commonly occurs in loose, saturated materials. Portions of the community along the South Branch and the Emerald Hills and Encanto branches of Chollas Creek, accounting for about 178 acres or five percent of the community, are considered to have some liquefaction potential.

Steep Slopes and Landslide Hazards

Steep slopes can introduce the risk of landslides or slope failure. Slope failure is dependent on topography and underlying geologic materials, as well as factors such as rainfall, excavation, or seismic activities which can precipitate slope instability. Earthquake motions can induce significant horizontal and vertical dynamic stresses along potential failure surfaces within a slope.

The community includes some very hilly topography, especially in the northeastern part of Encanto Neighborhoods, and on both sides of Imperial Avenue (which follows the canyon through which the Encanto branch of Chollas Creek flows.) Areas with slopes of 15 percent or greater are shown in Figure 6-2. Only the southeastern part of the community, generally east of Valencia Parkway and south of Broadway, is considered by the Development Services Department to have underlying geology that produces a slide prone formation. This area covers 917 acres, or 24 percent, of the community.

Other Geologic Hazards

Soils in approximately half of Encanto Neighborhoods, covering 1,970 acres, are considered to have a favorable geological structure and low risk. These areas, generally south of Market Street between Euclid Avenue and Valencia Parkway, comprising 743 acres or about 20 percent of the community, is underlain by soils that are considered to have an unfavorable geologic structure, with low to moderate risk. There may be potential geological hazards including soil erosion, expansive soils, settlement and subsidence that may require further study.

Flooding Hazards

Flood risk is a consequence of rainfall characteristics, topography, water features, vegetation and soil coverage, impermeable surfaces, and urban stormwater management infrastructure. The Federal Emergency Management Agency (FEMA) creates Flood Insurance Rate Maps that identify the 100-year and 500-year floodplains

for the purpose of informing flood insurance necessity.

As Figure 6-2 shows, portions of the community along the branches of Chollas Creek and other drainages are located within the FEMA-designated 100-year and 500-year flood plains. The flood zones include undeveloped land along the creeks, as well as parks, schools, residential, commercial, and industrial areas. In these areas, new structures must be reasonably safe from flooding by placing habitable floors above the base flood level among other measures. Overflow of the stormwater drainage system could also be a potential source of flooding. Proposed development must not interfere with routine channel maintenance, and will be required to include features that promote stormwater infiltration.

Fire Hazards

Fire protection service is described in Section 6.1. The natural environment throughout San Diego presents considerable demands on fire and rescue services under various conditions and can also affect response times. In Encanto Neighborhoods, the presence of large areas of open space on hillsides and canyons in close proximity to low-density residential development served by streets that do not necessarily meet current standards presents a particular challenge. The City augments its own forces with Automatic Aid agreements with adjoining jurisdictions, and Mutual Aid agreements with County, State, and federal government agencies.

The open space on hillsides and canyons in Encanto Neighborhoods provide important recreational and habitat opportunities for the community, but also pose a fire hazard.

Hazardous Materials

Hazardous Materials Releases

The Plan does not expand the area of industrial operations, and is not likely to result in increased generation of hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or wastes. However, soil and/or groundwater that has been impacted by releases of hazardous materials may be disturbed during future development activities, potentially increasing the exposure of sensitive receptors in residential populations to constituents of concern. The Plan policies are designed to maintain community health and safety. Please also refer to the Conservation and Sustainability Element for water quality discussion and policies.

Policies

Geologic and Seismic Hazards

P-PF-19: Implement all seismic-safety development requirements for areas subject to potential liquefaction.

P-PF-20: Work closely with developers to provide publicly accessible open spaces where active faults are found and development cannot take place.

Flooding Hazards

P-PF-21: Protect property from flooding while retaining the natural appearance of drainage areas to the extent feasible.

P-PF-22: Provide flood control in undeveloped portions of the drainage basin to ensure the safety of structures and active land uses upon development.

P-PF-23: Accomplish flood control within the Chollas Creek waterway through the use of natural and/or landscaped facilities. Prohibit the use of concrete channels.

Fire Hazards

P-PF-24: Ensure the City's Brush Management Plan is implemented on a continuous basis to reduce the threat of fire to homes near canyons and other open space areas.

Hazardous Materials

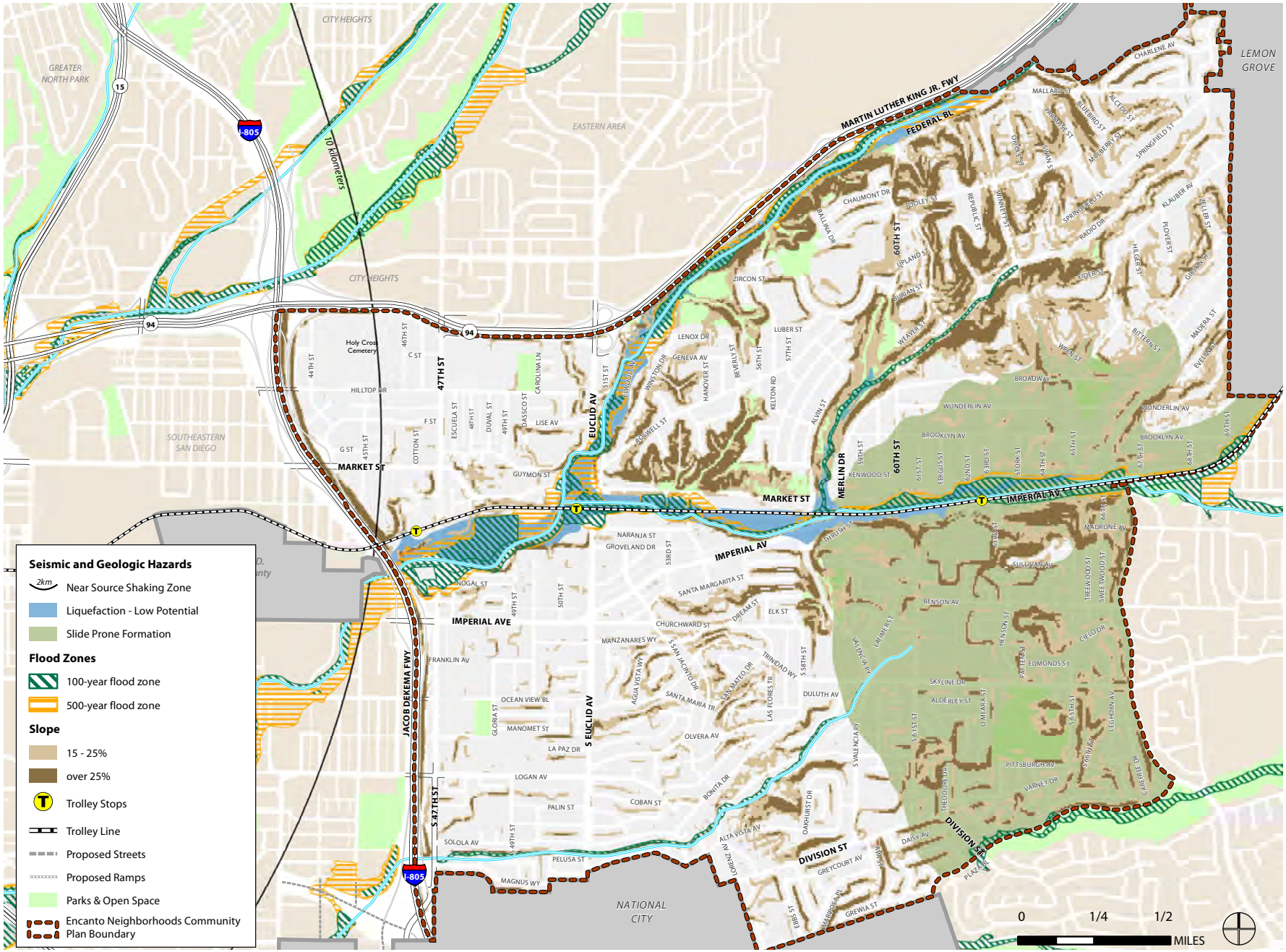
P-PF-25: Require documentation of hazardous materials investigation addressing site and building conditions during the review of development projects.

P-PF-26: Avoid supporting on-site remediation of contaminated soil if the process causes external air and water quality impacts to the surrounding environment.

P-PF-27: Ensure that sites designated as contaminated comply with all state regulations.

P-PF-28: Seek funding sources specifically targeted at contaminated site remediation.

FIGURE 6-2: GEOLOGICAL, SEISMIC AND FLOODING HAZARDS



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