# 6 PUBLIC FACILITIES, SERVICES, AND SAFETY

An essential component for accomplishing Southeastern San Diego's potential as a scenic, vibrant, and healthy community is a strong framework of public facilities and services. This element includes policies regarding the public and quasi-public facilities that foster development of a livable and sustainable community in Southeastern San Diego.

## GOALS

1. Police and fire safety facilities that meet the current and future needs of the community.
2. Public facilities that serve and are freely available and accessible to the general public.
3. A long term construction and maintenance plan for reliable systems of water, wastewater, stormwater, gray water and sewer facilities that serve the existing and future needs of the community and region.
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 | |

This element addresses the spectrum of facilities and services which enhance Southeastern San Diego's livability. Schools and training facilities promote student learning and employment skills; among the Plan's guiding principles is to ensure that Southeastern San Diego's families are well-served by schools, and to provide opportunities for education and job training for all community members. Police and fire services and the infrastructure system—including wastewater, water supply, and storm water conveyance—ensures that growth and development are responsibly managed and accommodated.

As illustrated in Table 6-1, Public Facilities, Services and Safety element has ties to other 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 Element). Steep slopes—a safety consideration for buildings—also have scenic and open space value discussed in the Conservation and Sustainability element.

## 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 Southeastern San Diego may result in increased need for fire, medical, security, and emergency services. Commercial and community development in the Village areas may likewise raise demand. Over time, the City Police and Fire departments may need to increase staff levels, equipment, and facilities to meet these greater needs.

#### Police Services

The Police Department groups neighborhoods in the city into nine divisions. The portion of the community west of I-15 is part of the Central Division, which is headquartered at 2501 Imperial Avenue and serves over 103,000 residents in Southeastern San Diego and surrounding areas. The area east of I-15 is part of the Southeastern Division; this headquarters is located in the Skyline community and serves a population of over 175,000.

As growth and development occur, police capacity will 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 are two fire stations within or near the Planning Area: Station 19 just east of I-15 on Ocean View Boulevard and Station 7 in Barrio Logan just west of I-5 (see Figure 6-1.)

Southeastern San Diego has among the City's highest concentrations of incidents, and much of the community is identified as a "hot spot" for all incidents. At the same time, virtually all of Southeastern San Diego is within four-minute engine travel, and within 8-minute travel for three engines, one truck and one battalion chief. There are no Very High Wildfire Risk Zones as identified by the California Department of Fire and Forestry in the community.

The Fire Department will continue to monitor its 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

Home to many families and school-age children, Southeastern San Diego includes at least 16 public, private, and charter schools that serve as places for student learning, but also centers of the community. Over 6,900 students attend elementary and middles schools in Southeastern San Diego. As of 2013, all public school students in this community are considered economically disadvantaged, qualifying for free or reduced priced lunch, and on average three-quarters of students are English Language Learners. There are no public high schools in Southeastern San Diego, so students must travel outside the community to attend high school.

*King-Chavez/Memorial, Kimbrough, and Sherman Elementary serve some of Southeastern San Diego's many school-age children.*

## 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 Southeastern San Diego. In total, there is an estimated available capacity for 4,747 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.

While the school district does not currently plan any additional new school projects in Southeastern San Diego beyond those funded by approved bond propositions, 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 point to 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.

## Higher Education

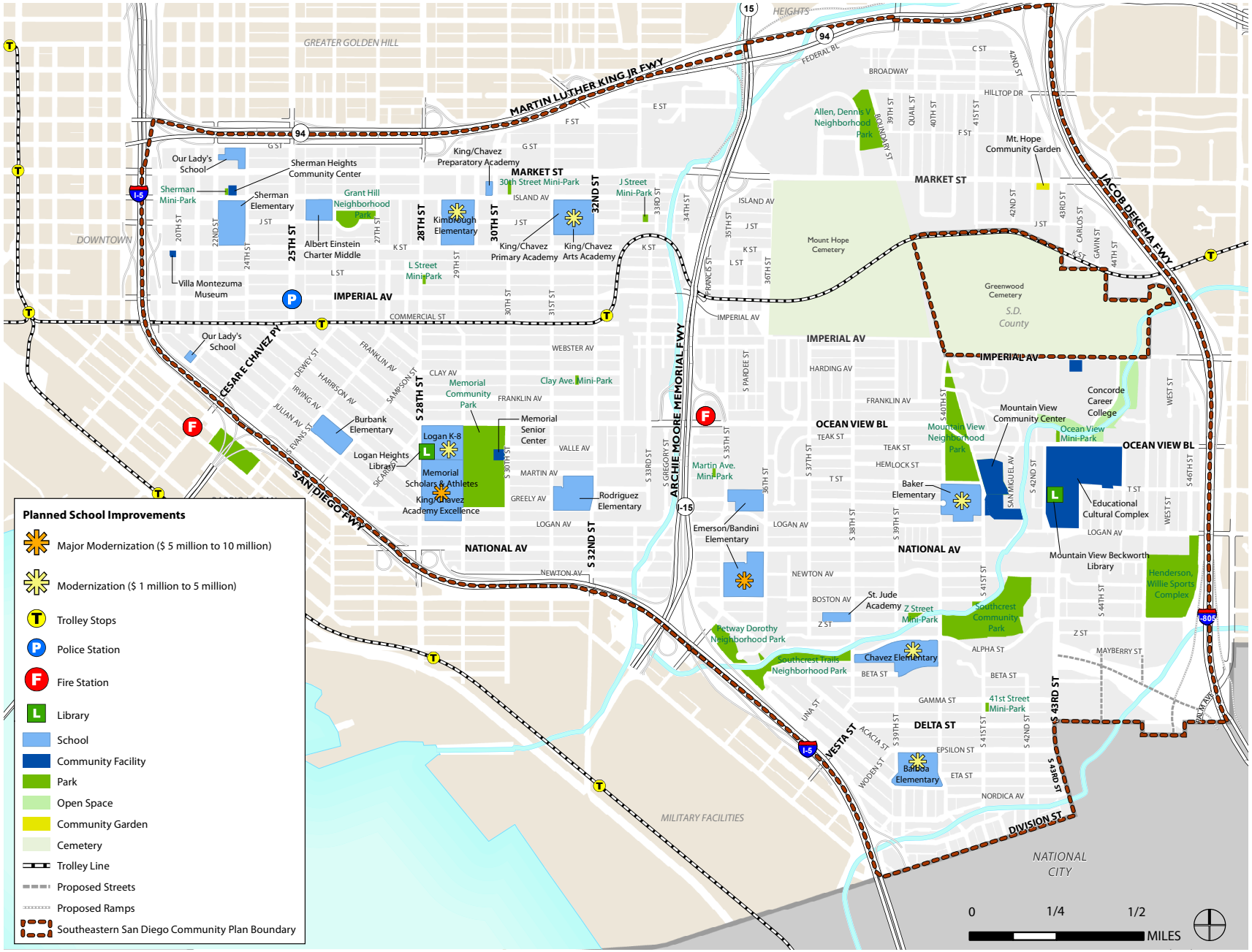
San Diego Continuing Education's Educational Cultural Complex, located at 4343 Ocean View Boulevard, provides opportunities for professional development, technical skills training, and college preparation. The school offers a variety of non-credit courses and certificate programs in business, computers, English as a Second Language, GED preparation, health care, and other disciplines. As the adult education division of San Diego Community College District, Continuing Education serves over 90,000 students each year from six campuses around San Diego.

South Metro Career Center, located at 4389 Imperial Avenue, provides job search and career development resources such as GED completion, resume development and career counseling.

## 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 are two branch libraries in Southeastern San Diego: Logan Heights Library and Mountain View/Beckwourth Library. The 25,000-square foot Logan Heights branch opened in 2009, making it the newest branch in the system, while a remodel was recently completed at the 8,000-square foot Mountain View branch. San Diego's central public library is located at the intersection of Park Boulevard and K Street in downtown, accessible by trolley for many Southeastern San Diego residents. The new library opened in September 2013.

## FIGURE 6-1: Existing and Planned Public Facilities in Southeastern San Diego



*Sherman Heights Community Center, the Logan Heights Library, and the Educational Cultural Complex serve residents of Southeastern San Diego.*

The Mountain View/Beckwourth branch library falls short of the San Diego Public Library system's standard to build or expand library facilities at a minimum of 15,000 square feet. This branch's service population approximately matches the system's standard service area of 45,000 for each branch; the Logan Heights library, by contrast, currently serves only an estimated 28,000 and can sustain a greater degree of population growth.

There are no current plans to expand the Mountain View/Beckwourth branch library, this should be undertaken during the planning period. A new or expanded library at this location could be developed in partnership with the adjacent Educational Cultural Complex, strengthening this area as the cultural and community node for the eastern half of Southeastern San Diego.

### Community Centers and Other Facilities

Southeastern San Diego is served by the Sherman Heights Community Center and the Mountain View Community Center. These centers provide meeting rooms, education and recreation classes, and cultural events, and serve as important centers for children, teenagers, and adults. Memorial Park features a Senior Center, while a Neighborhood House facility is located directly south of the Mountain View Community Center. The non-profit Jackie Robinson Family YMCA, located just north of Imperial Avenue and west of I-805, provides a technology center and child care, in addition to fitness and wellness services.

## Policies

### Police Services

**P-PF-1:** Reduce incidence of criminal activity within Southeastern San Diego. Also see General Plan section PF-E related to policy service and Urban Design section UD-A for Crime Prevention through Environmental Design.

- Continue Neighborhood Watch Programs.
- Maintain a close relationship with neighborhood organizations and have a continuing exchange of information with patrol officers.
- Promote the development of Community Alert Programs where they do not presently exist.
- Maintain a community relations program between police and residents.
- Ensure that development projects provide adequate lighting, visibility for surveillance, and gradations between public and private spatial territories.

### Fire Services

**P-PF-2:** Maintain the high level of fire protection throughout Southeastern San Diego.

- Support efforts by the City to educate and inform the community regarding fire prevention techniques.
- Support regular upgrading of the fire stations within Southeastern San Diego as necessary to adequately respond to fires and emergencies.

### K-12 Schools

**P-PF-3:** Work with the school district to transform school facilities in the Southeastern San Diego into neighborhood focal points with a strong image and identity.

- Encourage full community use of school facilities during non-school hours for educational, recreational, and cultural purposes.
- Pursue joint use agreements to make school facilities available for community use.
- Acquire excess public school district or private school property within the Southeastern San Diego to reserve the property for public use.

**P-PF-4:** Coordinate with the San Diego Unified School District to develop joint-use park facilities on school campuses throughout the community.

**P-PF-5:** Maintain and enhance the availability of community college and other higher education programs in the community.

### Public Libraries and Community Centers

**P-PF-6:** Support the extension of 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-7:** Ensure that future library services provide the necessary resources for Southeastern San Diego residents.

**P-PF-8:** Work with community institutions such as the Sherman Heights Community Center, the Boys and Girls Club, and the YMCA to maximize availability and programming of the respective facilities in the community.

## 6.2 Infrastructure

### Water, Wastewater, and Storm Water Infastructure

#### Potable Water

While Southeastern San Diego is at the end of the water system pipeline, there are several large diameter transmission mains within the community. Three 30" diameter pipelines—the 28th Street Pipeline, the Bonita Pipeline, and the Commercial Street Pipeline—create a large looping system through the north half of the community. A 24" and 16" pipeline in 30th Street and a 16" pipeline in 36th Street provide means to convey water to the southern portions of Southeastern San Diego. The remaining piping within the community is 12" and smaller and provides local water distribution. Lots are generally small and the water distribution system is well interconnected. Generally, the water service system for the community can be rated well because of the available working pressures in the water system. 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

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

*Stormwater swales and permeable paving (top and middle) allow water to infiltrate, preventing polluted runoff from entering streams (bottom).*

Southeastern San Diego 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 through other means or technologies.

### Storm Drainage

Storm drains are designed to handle normal water flow, but occasionally during heavy rain, flooding will occur. Storm water pollution affects human life as well as 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.

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 and in the 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 Southeastern San Diego 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. SDG&E has a large maintenance and operations center in the community on 33rd Street north of Market Street.

Electricity is carried in overhead wires along many streets in Southeastern San Diego, resulting in negative visual conditions. 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

Southeastern San Diego lacks adequate street lighting throughout the community. Street lighting 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-9:** Implement Structural and Non-Structural BMP's contained in Appendix A of the Comprehensive Load Reduction Plan, Chollas Watershed BMP Representation Summary.

**P-PF-10:** 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 the routine maintenance of the water and sewer facilities within the community.
- Collaborate with neighborhood organizations and other entities 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 add/or prevent pollutants in urban runoff from reaching San Diego Bay and Chollas Creek.

### Public Utilities

**P-PF-11:** Buffer the physical and visual impacts of energy facilities on adjacent uses through the use of adequate landscaping and screening, while maintaining access to energy facilities for repair and maintenance.

**P-PF-12:** Beautify the streetscape and encourage building façade improvements to utility facilities with prominent street frontage.

**P-PF-13:** Expedite the undergrounding of overhead utility lines and coordinate with the commercial revitalization program.

**P-PF-14:** 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-15:** Support programs in Southeastern San Diego where property owners assess

*Adequate street lighting is an important factor in providing safety and comfort at night. Street lighting will be strategically added in the community during the planning period. Bottom photo: Sam Hodgson.*

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

### Geological 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 Southeastern San Diego, the area is still subject to potential ground shaking due to faults just outside the community.

#### 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.

Active faults underlie parts of Downtown San Diego, and include associated Alquist-Priolo Fault Zone areas. The Alquist-Priolo Earthquake Fault Zoning Act regulates development on or near active fault traces to reduce the hazard of fault rupture and to prohibit the location of most structures for human occupancy across these traces.[1] The Alquist-Priolo zone does not extend into Southeastern San Diego. Surface fault rupture, however, is not necessarily restricted to the area within an Alquist-Priolo Zone.

#### 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 material. 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.

The community's location, directly east of faults, places it at risk of ground shaking. The Uniform Building Code requires that near-source velocity effects need to 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 6-3, nearly all of Southeastern San Diego is subject to this requirement.

1 A "structure for human occupancy" is defined by the Alquist-Priolo Act as any structure used or intended for supporting or sheltering any use or occupancy that has an occupancy rate of more than 2,000 person-hours per year.

### 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 Southeastern San Diego along the Main and South Branches of Chollas Creek, accounting for about 360 acres or 12 percent of the Planning Area, are considered to have some liquefaction potential.

### Steep Slopes

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. Southeastern San Diego includes some steep (15 percent or greater) slopes in the Sherman Heights, Grant Hill, and Stockton neighborhoods. However, none of the community is considered to have landslide risk.

### Other Geologic Hazards

Other than the seismic risks described above, Southeastern San Diego's soils are considered to have a favorable geological structure and low risk. However, there may be other potential geological hazards including soil erosion, expansive soils, settlement and subsidence. These issues 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 Southeastern San Diego along the Main and South Branches of Chollas Creek 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 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. The City augments its own forces with Automatic Aid agreements with adjoining jurisdictions, and Mutual Aid agreements with County, State, and federal government agencies.

*Parts of Southeastern San Diego, especially along Chollas Creek, have steep slopes that can present a hazard if the slope becomes unstable due to earthquakes, extensive rainfall, or excavation.*

## Hazardous Materials

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 have 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. See Section 2.8: Environmental Justice for a comprehensive discussion of public health.

## Policies

### Geological and Seismic Hazards

**P-PF-16:** Implement all seismic-safety development requirements for areas subject to potential liquefaction.

**P-PF-17:** Work closely with developers to provide publicly accessible open spaces where active faults are found and building cannot take place.

### Flooding Hazards

**P-PF-18:** Protect property from flooding while retaining the natural appearance of drainage areas to the extent feasible.

**P-PF-19:** Provide flood control in undeveloped portions of the drainage basin to ensure the safety of structures and active land uses upon development.

**P-PF-20:** Use natural and/or landscaped facilities for flood control in the Chollas Creek system. Prohibit the use of concrete channels.

### Fire Hazards

**P-PF-21:** Maintain a high level of fire protection throughout the Southeastern San Diego community.

- 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.

**P-PF-22:** 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

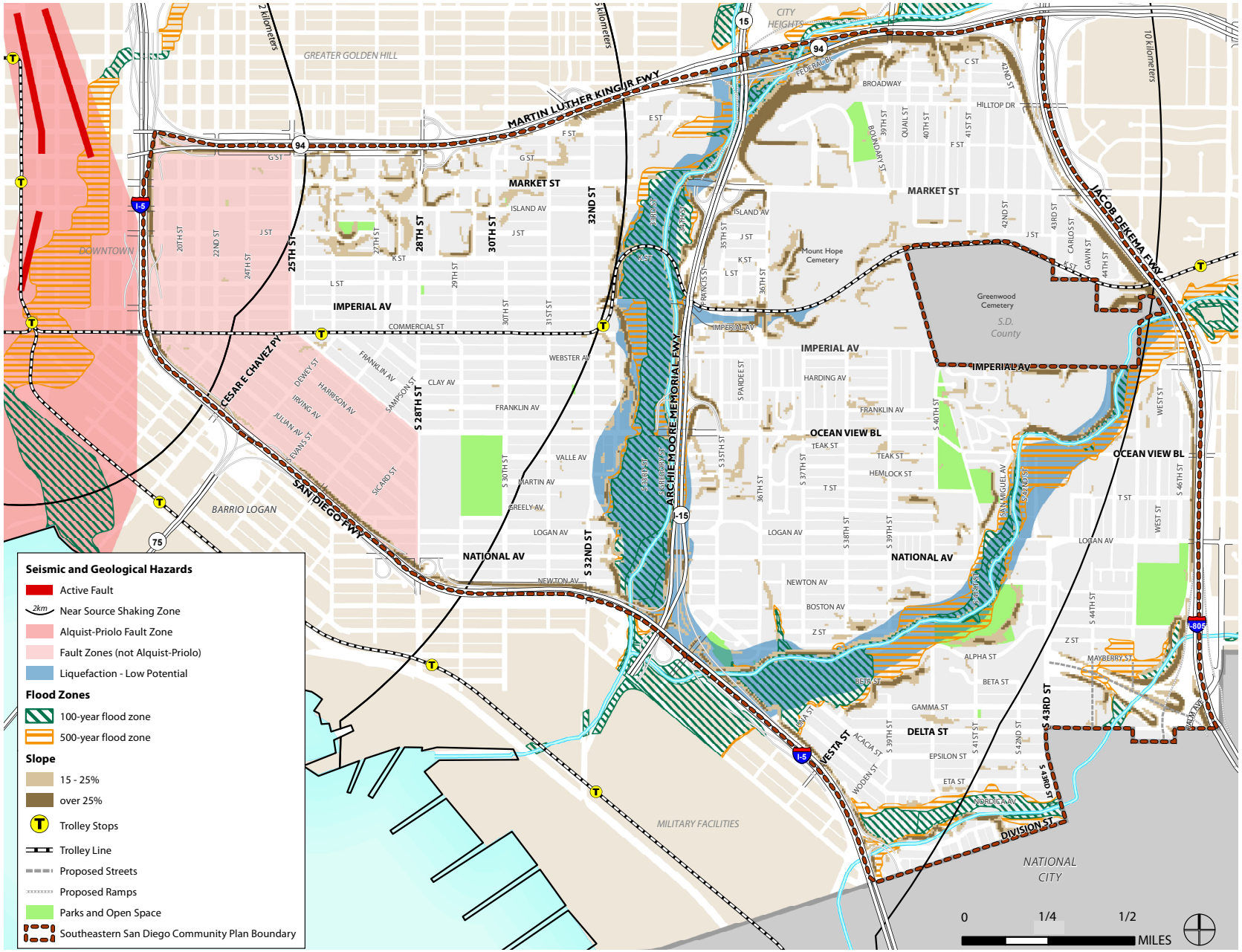
**P-PF-23:** Require documentation of hazardous materials investigations that address site and building conditions during the review of development projects.

**P-PF-24:** Avoid supporting on-site remediation of contaminated soil if the process causes external air and water quality impacts to the surrounding environment.

**P-PF-25:** Ensure that sites designated as contaminated comply with all state regulations.

**P-PF-26:** Seek funding sources specifically targeted at brownfield site remediation.

## FIGURE 6-2: Seismic, Geologic, and Flooding Hazards



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