

3.7 PUBLIC SERVICES AND UTILITIES

3.7.1 INTRODUCTION AND METHODOLOGY

This section discusses the public services and utilities necessary to serve the proposed project, and includes an analysis of potential project impacts to fire and police protection services, parks and recreation, school facilities, wastewater treatment facilities, stormwater drainage facilities, domestic water supply resources, and solid waste disposal and recycling.

Potential project impacts associated with an increased demand on fire, police and recreational facilities were evaluated per correspondence with personnel from the Del Mar Fire Department and the San Diego County Sheriff's Department. Impacts to school facilities were analyzed pursuant to correspondence with school district personnel. Finally, impacts associated with solid waste production and disposal and recycling facilities were analyzed by considering whether there is sufficient landfill capacity to receive solid waste generated by the proposed project, during construction and following build out, and the ability of the proposed project and City programs to meet State-mandated recycling requirements.

3.7.2 EXISTING CONDITIONS

Fire Protection

Fire protection services are provided throughout the City of Del Mar by the Del Mar Fire Department ("Fire Department"). Annually, the Fire Department protects nearly five thousand full-time residents and over three million fairgrounds' visitors.¹

The Fire Department consists of one fire station located on the San Diego County Fairgrounds at 2200 Jimmy Durante Boulevard. The Fire Department is staffed with a combination of full-time and paid-call personnel. Personnel are comprised of nine full-time staff (three captains, three fire engineers and three firefighters) and seven part-time student firefighters/paramedics, totaling 16 staff. At all times there are at least four personnel on duty. The fire station currently has one front line pumper, one reserve pumper, one front line rescue unit and one utility pickup truck.² The Fire Department utilizes an integrated 800 MHz radio system and contracts with the Rancho Santa Fe Regional Dispatch Agency for 24-hour dispatch services. The 800 MHz radio system is also used by Del Mar's Public Works and Lifeguard staff members and by the San Diego County Sheriff's Department.³

The responsibilities of the Fire Department include fire suppression and protection, emergency medical services, vehicle accidents, rescue, and hazardous material incidents. The area served includes over 2.5 square miles and more than 1,600 structures. The areas covered include the City of Del Mar and surrounding areas such as San Diego, Solana Beach, Encinitas, and the Rancho Fire Protection District. In the fall of 2003, the Fire Department entered into a contract

¹ See, <http://www.delmar.ca.us/City/Government/FireDept.htm>, accessed October 2, 2006.

² Communication with Tom Wolf, Captain, Del Mar Fire Department, October 3, 2006.

³ See, <http://www.delmar.ca.us/City/Government/FireDept.htm>, accessed October 2, 2006.

with the City of Solana Beach for fire chief services. This arrangement enables the two cities to share the services of both a Fire Chief and a Deputy Fire Chief for day to day management and emergency responses to major incidents.⁴

The Fire Department's response time goal, which is calculated from the time an emergency call is placed, is to arrive within 5 minutes ninety percent of the time. This goal is currently being met by the Fire Department, and the response time to the project site would be approximately 30 seconds. Additionally, the fire flow requirement to the project site is 3,000 gallons per minute.⁵

Police Protection

The San Diego County Sheriff's Department ("Sheriff's Department") provides law enforcement services through contract for the cities of Del Mar, Encinitas and Solana Beach. These services are rendered by deputy sheriffs and professional staff from the Encinitas Sheriff's Station. The Sheriff's Department provides the above-mentioned cities with a wide range of municipal law enforcement services, including helicopters, a bomb/arson squad, Special Enforcement Detail ("SED") team, canine units, modern crime lab facilities, and one of the nation's most modern law enforcement radio communications networks. The Encinitas Sheriff's Station includes a number of divisions that provide day-to-day law enforcement, including:

- Patrol Division: Investigation of crimes and apprehension of criminal offenders;
- Traffic Division: Vehicle Code enforcement and traffic control;
- Investigations Unit: Comprised of detectives responsible for working general crime cases against persons and property;
- COPPS Unit ("Community Oriented Policing"): Comprised of deputies contracted to provide high profile law enforcement ;
- Crime Prevention Unit: Providing public education for crime reduction;
- Community Service Officers: Providing parking enforcement, reporting illegal activities, and providing public information services and
- Explorer Program: Providing a volunteer program for teens through the Fire Department.

One deputy patrol, one traffic patrol and one motor patrol per 24 hours is assigned to the City of Del Mar. These personnel are based out of the Encinitas Sheriff's Station located at 175 North El Camino Real, Encinitas. To augment the various division activities, the Sheriff's Department utilizes the services of trained volunteer citizens. The members of the Law Enforcement Reserves assist in Patrol Division operations and work numerous special events. The Senior

⁴ Ibid.

⁵ Communication with Tom Wolf, Captain, Del Mar Fire Department, October 3, 2006.

Volunteer Patrol consists of local residents who provide assistance both in the station's office and on the streets with high profile patrols and other duties. Equipment assigned to the City of Del Mar includes two police cars and one motorcycle. (Communication with San Diego County Sheriff's Department, October 3, 2006.) The Sheriff's Department currently meets the response times outlined by SANDAG.⁶

Schools

The project site is located in the Del Mar Union School District ("Del Mar District") and the San Dieguito Union High School District ("San Dieguito District"). The Del Mar District provides public education for students in grades kindergarten through sixth within its 15-square mile attendance area. The Del Mar District maintains and operates seven elementary schools in the City of Del Mar and in the Carmel Valley area of the City of San Diego. An eighth elementary school in the School # 8 attendance area is currently being built. (Del Mar Union School District, Elementary Attendance Areas Boundary Map, May 2005.) The San Dieguito District educates students in the cities of Encinitas, Solana Beach and Del Mar. Unincorporated neighboring areas, such as La Costa, Olivenhain, Rancho Santa Fe, Fairbanks Ranch, and Carmel Valley, are also served. The San Dieguito District includes four comprehensive middle schools for grades seven through eight, and four comprehensive high schools for grades nine through twelve. (See <http://www.sduhsd.k12.ca.us/html/aboutdistrict.html>, accessed October 6, 2006.)

Sources of funding for capital improvements and operations originate with school facilities fees, state funding, and local funding. Currently, the Del Mar and San Dieguito Districts assess development fees for commercial/office development at a rate of \$0.195 per square-foot of development for elementary schools and \$0.225 per square-foot of development for high schools.⁷

Parks and Recreation

The City of Del Mar's major parks are Powerhouse Community Park and Seagrove Park, and are located between 15th and 18th Streets on Coast Boulevard. Seagrove Park, at the base of 15th Street, becomes Powerhouse Park, which then stretches northward to 18th Street. Additionally, the City provides tennis courts for public use, located at 21st Street off of Court Street east of Camino Del Mar.

Storm Water Drainage Facilities

An 18" reinforced concrete pipe ("RCP") municipal storm drain extends under San Dieguito Drive adjacent to the project site. Additionally, an 18" to 24" corrugated metal pipe ("CMP") extends across Jimmy Durante Boulevard from the project site.⁸

⁶ Communication with Brian McCauley, Administrative Sergeant, Encinitas Sheriff's Station, October 2, 2006.

⁷ Communications with Linda Luce, Facilities Construction Coordinator for the Del Mar District, and Lucienne McCauley, Accounting Technician for the San Dieguito District, October 2, 2006.

⁸ Communication with Tamara O'Neal, PSMJ, October 13, 2006.

Domestic Water Supply

Domestic water supply is provided to the City of Del Mar by the San Diego County Water Authority ("SDCWA"), who purchases water from the Metropolitan Water District in Los Angeles. The water is a mixture of Colorado River water and water from northern California.⁹

SDCWA is willing and able to service the proposed project with potable water.¹⁰ There is an existing 20" DI water line adjacent to the project site beneath San Dieguito Drive. Additionally, a water line is located along the project site that transitions from 8" DI at the intersection of Jimmy Durante Boulevard and San Dieguito Drive to 8" PVC and the 6" AC southwest along Jimmy Durante Boulevard.

Wastewater Treatment

Wastewater treatment for the City of Del Mar is provided by the City of San Diego and sewage is directed to the Point Loma Wastewater Treatment Plant. City staff has indicated that there is adequate capacity within the wastewater system to serve the proposed project.¹¹ Currently, there is an existing 4" force main sewer line located along San Dieguito Drive and Jimmy Durante Boulevard. Additionally, an 8" line along San Dieguito Drive terminates just southeast of the project site, and another 8" line extends along the southern boundary of the project site.

Solid Waste and Recycling

Waste Management provides solid waste services for the City of Del Mar by offering curbside trash pickup and optional recycling pickup. Solid waste generated from the Riverview Office project will be hauled to the Sycamore Canyon Landfill in San Diego, which is owned and operated by Allied Waste Industries, Inc. The Landfill has a permitted maximum disposal of 3,965 tons per day, and, as of 2006, had a remaining capacity of 22,859,481 cubic yards. The California Integrated Waste Management Board anticipates a closure date of December 31, 2031 for the Sycamore Canyon Landfill.¹²

Natural Gas

San Diego Gas & Electric ("SDG&E") provides natural gas service to the proposed project area. A natural gas line is located along Jimmy Durante Boulevard.

Electricity

SDG&E also provides electricity service to the proposed project area. Overhead electrical lines are located along the southeast side of Jimmy Durante Boulevard. Additionally, an overhead electrical line is located along the project's frontage on the southwest side of San Dieguito Drive.

⁹ Communication with Victor Sturm, City of Del Mar Public Works Department, October 10, 2006.

¹⁰ Ibid.

¹¹ Ibid.

¹² California Integrated Waste Management Board website, accessed October 3, 2006.

However, the project proponent will utilize underground utility lines if feasible, upon further coordination with SDG&E staff.

Telephone

AT&T provides telephone service to the proposed project area.

Libraries

The Del Mar Branch of the San Diego County Library is located at 1309 Camino Del Mar in the City of Del Mar. The Del Mar Branch is 4,700 square feet and had a collection size of 28,490 (including books, magazines, newspapers, and media material) as of 2005.13

3.7.3 THRESHOLDS OF SIGNIFICANCE

The City of Del Mar has adopted threshold criteria which are derived from Appendix G of the CEQA Guidelines. Impacts to public services and utilities would be significant if the proposed action would result in any of the following:

- (A) Would the project 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 following public services (**Threshold A**):
 - i. Fire protection?
 - ii. Police protection?
 - iii. Schools?
 - iv. Parks?
 - v. Other public facilities?
- (B) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board (**Threshold B**).
- (C) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects (**Threshold C**).

13 Communication with Sandy Housley, Reference Coordinator at the Vista Regional Reference Center, October 3, 2006.

- (D) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects (**Threshold D**).
- (E) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed (**Threshold E**).
- (F) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments (**Threshold F**).
- (G) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs (**Threshold G**).
- (H) Comply with federal, state, and local statutes and regulations related to solid waste (**Threshold H**).
- (I) Increase 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 (**Threshold I**).
- (J) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment (**Threshold J**).

3.7.4 ENVIRONMENTAL IMPACTS

3.7.4.1 Threshold A: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered government 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 following public services:

i. Fire protection?

The proposed Riverview Office project is located within an existing fire protection service area. The Fire Department has determined existing staff and equipment needs are sufficient to meet the demands of the development.¹⁴ The development of the Riverview Office project would result in an incremental increase in the local demand for fire services. The project is not expected to generate a significant number of additional emergency calls per year. Potential hazards and medical emergencies can be adequately addressed with the types of equipment already found at

¹⁴ Communication with Tom Wolf, Captain of the City of Del Mar Fire Department, October 3, 2006.

the City's fire station. Additionally, the proposed project's internal circulation network would provide access to the project site from major roadways and would facilitate any necessary community evacuation plans. Response times to the project site are currently being met; therefore, impacts to fire protection services would be less than significant.

ii. Police protection?

The proposed Riverview Office project is located within an existing police service area. The development of the Riverview Office project would result in an incremental increase in demand on police services when combined with the demand associated with anticipated population growth and other potential development projects within the project vicinity. However, given the scale of the project and because it is infill development, it is not anticipated that the project would reduce the response times of the Sheriff's Department, or otherwise require the construction of new facilities and the addition of law enforcement personnel.

iii. Schools?

As the project does not propose residential uses, no direct increase in student population would be generated by the Riverview Office project. However, the project will be required to pay school impact fees as set forth by the Del Mar and San Dieguito Districts. The proposed project would also be required to pay state mandated school facilities fees, at a total of \$0.42 per commercial square-foot, in order to offset any indirect impacts to students generated by new employees with school age children who relocate to the Districts.

iv. Parks?

Construction of the proposed project will not disrupt or prevent public access to any of the parks within the City of Del Mar on a short-term or long-term horizon because the location of the proposed project will not interfere with access routes to the park facilities. The project also does not involve a housing component that would result in a demand for additional park services or increased use of existing parks. In addition, the project does not propose recreational facilities or require new recreational facilities that might otherwise produce environmental impacts. . Therefore, the proposed project's impacts on park facilities will be less than significant.

v. Other public facilities?

The proposed project does not involve a housing component that would result in the need for additional library services. The Del Mar Branch

Library currently has adequate library floor area to accommodate the needs of existing residents and any new employees who relocate to the area. Therefore, the project would not significantly affect existing library facilities.

SDG&E has indicated that it has the capability to serve the proposed project with natural gas service *via* a gas line along Jimmy Durante Boulevard. In addition, SDG&E has indicated that it has the capability to serve the proposed project with electricity service *via* electricity lines along Jimmy Durante Boulevard and San Dieguito Drive.¹⁵ Thus, the project would not have a significant impact on the existing electrical and natural gas systems in the project's vicinity.

AT&T has indicated that it has the ability to serve the proposed project with telephone service.¹⁶ This service would not have a significant adverse impact on AT&T's existing telephone system.

3.7.4.2 Threshold B: Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

The project's sewer service needs will be provided by the City of San Diego. The City of San Diego's Point Loma Wastewater Treatment Plant is operated in accordance with the applicable wastewater treatment standards set by the Regional Water Quality Control Board ("RWQCB"). City staff has indicated that there is adequate capacity within the wastewater system to serve the proposed project.¹⁷ Treatment of effluent from the project is anticipated to be routine and is not expected to exceed the wastewater treatment requirements of the RWQCB.

3.7.4.3 Threshold C: Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

The project would connect to an existing 20" DI water line that is adjacent to the project site, beneath San Dieguito Drive. Onsite connections would be installed during site development to provide adequate water supplies to the Riverview Office project. As indicated by the Del Mar Irrigation District, existing facilities are adequately sized to service the proposed project.¹⁸ Therefore, aside from construction of onsite water facilities, existing facilities within San Dieguito Drive would adequately service the proposed project.

The proposed project's wastewater would be conveyed to the Point Loma Wastewater Treatment Plant *via* onsite infrastructure improvements and the City's existing public sewer system facilities. The project will increase the total amount of wastewater needing treatment.

¹⁵ Communication with John Bassoe, SDG&E, October 23, 2006.

¹⁶ Communication with Benny Pepe, AT&T, October 30, 2006.

¹⁷ Communication with Victor Sturm, City of Del Mar Public Works Department, October 10, 2006.

¹⁸ *Ibid.*

This increase, however, will not exceed the current capacity of the City of San Diego's Point Loma Wastewater Treatment Plant.

3.7.4.4 Threshold D: Would the project require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Section 3.3, Water Quality and Hydrology, indicates that the proposed project would increase the amount of impervious surfaces within the local area. The project will incorporate the use of permeable parking, in the form of porous pavement, in order to decrease stormwater runoff. Beneath the porous pavement surface, a stone reservoir will be utilized to store surface runoff while infiltrating it into the subsoil. By utilizing this parking surface, runoff is infiltrated directly into the soil, and additionally receives some natural water quality treatment. The use of this parking surface material will continue to allow groundwater recharge, reduce the amount of land necessary for traditional stormwater management, reduce pollutants in stormwater runoff, and help to alleviate flooding and contamination to nearby water sources. Although the existing drainage pattern would be altered and the rate of runoff would increase with construction of the proposed project, the change in the drainage patterns and increase in the rate of runoff would not result in flooding on- or offsite. The project runoff would be conveyed into an existing storm drain system adjacent to the project site. The amount of runoff entering the storm drain system would not negatively impact the system as stated above. Therefore, the alteration in the drainage patterns and increased rate of runoff would not result in flooding on- or offsite, and impacts would be less than significant.

3.7.4.5 Threshold E: Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

The project's water lines would connect to the City's systems located along Jimmy Durante Boulevard or San Dieguito Drive. The existing water supply facilities have sufficient capacity to serve the maximum level of development permitted and proposed at the project site. All necessary infrastructure will be appropriately designed and constructed to serve the proposed development. In addition, as indicated by the City's Public Works Department, adequate water supplies are available to service the proposed project.¹⁹ Onsite facilities and system designs would ensure that the required fire flow level of 3,000 gallons per minute would be achieved. Therefore, impacts related to water services would be less than significant.

3.7.4.6 Threshold F: Would the project result in determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Wastewater treatment for the City of Del Mar is provided by the City of San Diego, and sewage is directed to the Point Loma Wastewater Treatment Plant. City staff has indicated that there is

¹⁹ *Ibid.*

adequate capacity within the wastewater system to serve the proposed project.²⁰ Therefore, the project will not result in significant impacts to the wastewater treatment provider tasked with servicing the project.

3.7.4.7 Threshold G: Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

Potential impacts relative to waste generation include construction debris, recycling efforts, and potentially hazardous waste generation. Because the project site is vacant and no demolition activities are planned, development of the proposed project is not anticipated to result in an exceptionally large amount of construction-related waste generation. Construction waste would be equivalent to that normally associated with new development and would not substantially affect the Sycamore Canyon Landfill. Therefore, potential impacts associated with solid waste generation and disposal are considered less than significant.

Landfill capacity estimates are generated through the use of several data. The land use designations contained within a General Plan provide landfill capacity planning staff with an estimate of the type and density of land uses reasonably anticipated throughout a landfill's service area. The proposed project would be serviced by the Sycamore Canyon Landfill. Anticipated uses in the Riverview Office project are typical of urban areas, and would not violate any federal, state, or local statutes or regulations related to solid waste. As discussed in **Section 3.1, Landform Alteration and Aesthetics**, the proposed project is consistent with the City of Del Mar's General Plan land use designations for the site, the underlying assumption made to estimate this project's landfill contribution would have been included for the land uses of the proposed project. Potential impacts associated with local landfill capacity are, therefore, considered less than significant.

Waste Management will be responsible for hauling construction waste and debris and operational refuse to the Sycamore Canyon Landfill. Waste Management provides a recycling program, which would service the proposed project. Excess construction materials will be separated onsite for reuse/recycling or proper disposal (*e.g.*, concrete and dirt). During grading and construction, separate bins for the recycling of construction materials and brush shall be provided onsite to allow Waste Management ease of transport. The anticipated solid waste products are typical of commercial uses, and would not violate any federal, state, or local statutes or regulations related to solid waste.

3.7.4.8 Threshold H: Would the project comply with federal, state, and local statutes and regulations related to solid waste?

The City is required by the California Integrated Waste Management District ("CIWMD") to divert 50% of its waste stream away from landfills. (AB 939.) Information obtained on the CIWMD website indicates that that the City of Del Mar has diverted between 35 and 58 percent of its solid waste between the years of 1995 and 2004. As indicated above, under Threshold #7, the City of Del Mar's commercial recycling program, implemented by Waste Management,

²⁰ Ibid.

would enable future businesses within the Riverview Office project to conveniently access recycling mechanisms. This commercial recycling program is utilized throughout the City and influences the City's diversion rates. Further, the proposed project would include onsite bin/storage areas for recyclable items that are too large for curbside recycling receptacles. These onsite bins which would provide further opportunities to recycle, thereby reducing the amount waste disposed of at the Sycamore Canyon Landfill.

3.7.4.9 Threshold I: Would the project increase 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?

Threshold J: Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

As discussed in Threshold 1(iv) above, the introduction of two office buildings would not result in an additional demand for new or expanded park and recreational facilities. Additionally, the proposed project will not accelerate the rate at which existing facilities will physically deteriorate. The project does not propose the addition of new or expanded recreational facilities, the environment will not be adversely affected. Therefore, the project would create a less than significant impact on regional recreational facilities.

3.7.5 LEVEL OF SIGNIFICANCE PRIOR TO MITIGATION

Impacts to public services and utilities resulting from the implementation of the proposed project are considered to be less than significant.

3.7.6 MITIGATION MEASURES

No significant impacts to public services and utilities would occur; therefore, no mitigation measures are required.

3.7.7 RESIDUAL IMPACTS/LEVEL OF SIGNIFICANCE AFTER MITIGATION

No significant impacts to public services and utilities would result from implementation of the proposed project. Therefore, no mitigation measures are required, and the impacts to public services and utilities resulting from the project are considered less than significant. As such, the proposed project would not result in any significant unavoidable impacts relative to the provision of public services.