

---

## **6.0 PUBLIC FACILITIES AND INFRASTRUCTURE**

### **6.1 SUMMARY**

Public services and facilities include capital facilities (streets, sewers, storm drains and drainage facilities, water, gas and electric utilities) and governmental services (schools, fire and police services, and other governmental services). A goal of the North 101 Corridor Specific Plan is to insure adequate public services and facilities based on the planned types and levels of land use.

Street, alley, pedestrian and streetscape improvements are outlined in the Circulation chapter of the plan. A survey of other existing utility systems was conducted to gauge the need for improvements, based both on age of facilities and demand for additional capacity based on planned area development. The sewer systems were found adequate. Overshadowing other utility needs, however, is the storm drain system. An adequate drainage system needs to be designed and installed to replace the virtually non-existent system today and resolve flooding problems.

So fundamental is the needed storm drain system, that it should be designed and engineered before any other street improvements are engineered or installed. Substantial cost savings may be realized by joint design and installation of drainage, streetscape and other improvements, and a major objective of the specific plan is to define and coordinate all capital improvements. Another infrastructure objective is to underground overhead utilities consisting of electricity, telephone and cable TV lines. The opportunity exists for additional cost savings by coordinating and combining undergrounding with other needed capital facility improvements.

The city, county, and other governmental agencies provide a broad range of public services. Service levels are planned based on projected population and intensities of land use. Police and fire services will not be negatively impacted by the land use changes in the specific plan. This includes the existing system of fire hydrants, which are judged ample in terms of location, capacity and pressure. The elementary and secondary school districts will experience some impact as a result of the proposed specific plan land use. The existing Paul Ecke Central Elementary School on Vulcan Avenue is planned to continue in operation.

Perhaps the greatest challenge for the specific plan regarding public facilities is providing the funding for needed improvements. Substantial capital costs will be involved in needed street, alley, bicycle, pedestrian sidewalk/path, and streetscape improvements, as well as the major storm drain system for the area. Substantial savings can be realized by coordinating all improvements and combining and sharing their funding. The specific plan provides cost estimates for all capital improvements and summarizes potential funding sources to enable subsequent detailed capital facility programming to choose and carry out the best options, as discussed in Chapter 10.

## **6.2 PUBLIC SERVICES AND FACILITIES**

### **6.2.1 INTRODUCTION**

The impacts upon public services created by the North 101 Corridor Specific Plan are minimal. This section of the plan looks at the effect of land use changes to fire service, police service, the county library, school districts, and other public services.

Public services are citywide services provided for the protection, health, and safety of the community's individuals. School and library facilities also are a part of the public facilities. The general plan makes provisions for each of these public services. This specific plan specifically addresses public services and points out any necessary changes to each service as a result of the North 101 Corridor Specific Plan.

### **6.2.2 FIRE SERVICES**

Fire protection to the planning area is provided by the Encinitas Fire Department through Station No. 3 located at 801 Orpheus Avenue. Currently, response time for the plan area is meeting level of service standards. Implementation of the specific plan will not significantly impact the fire services in the area. Existing citywide fire service impact fees should ameliorate any changes to service demand created by changed development intensities in this plan.

### **6.2.3 POLICE SERVICES**

Police protection is provided by the San Diego County Sheriff's Department under contract with Encinitas. The Sheriff's Department Substation, located at 175 North El Camino Real, currently serves the plan area.

Public Safety Element Policy 1.11 of the general plan states the city's goal of one 24-hour deputy per 10,000 residents. Current service levels exceed this standard by providing six 24-hour units per 10,000 residents. Police service will not be impacted significantly as no significant changes to existing development patterns and intensities are taking place.

### **6.2.4 LIBRARY FACILITIES**

Existing library services are provided by the 4,100 square-foot Encinitas Branch of the County Library located at 540 Cornish Drive. Another branch library is located in Cardiff at the Cardiff Towne Center which totals 1,540 square feet. Existing library facilities do not meet county library standards which is calculated as 0.35 gross square feet of library space per person. Based on a 2010 population projection of 65,600, the City of Encinitas will need library facilities totally approximately 22,960 square feet.. These additional facilities will be needed to serve the entire city as well as the specific plan area.

### **6.2.5 SCHOOL FACILITIES**

The specific plan area is served by the Encinitas Union School District, San Dieguito Union High School District, and Mira Costa Community College District. The individual schools serving the specific plan area are Paul Ecke Central Elementary School, Oak Crest Junior High School, San Dieguito High School Academy, La Costa Canyon High School and Mira Costa Community College.

The proposed specific plan build-out could potentially add 166 elementary students based on generation rates of .39 students/single-family dwelling unit and .20 students/multi-family dwelling unit. The specific plan could potentially add 77 junior high students and 160 high school students based on generation rates of .12 students/dwelling unit and .25 students/dwelling unit. These projections are based on the net difference between existing conditions and specific plan build-out of residential units.

The school districts currently collect school impact fees assessed on new development to provide financing for future facilities, however, the current fees do not adequately meet the districts' need for financing the facilities generated by new development. A mitigation agreement with developers will be required to address the impact of development on the school districts and to identify the additional financing of school facilities.

**6.2.6 PARKS**

The specific plan area is served by the 2.7-acre Orpheus Park located at 482 Orpheus Avenue , the 9.3-acre Paul Ecke Sports Park located at 400 Saxony Road , and the proposed 12.9-acre Moonlight Beach Park Master Plan located at Moonlight Beach between B and C Streets in downtown Encinitas. The City recognizes the need for additional parks and is currently evaluating potential park sites.

**6.2.7 OTHER SERVICES**

It is not anticipated that other public services such as hospitals, utilities, and general city administration will be impacted by the provisions of the North 101 Corridor Specific Plan.

**6.3 INFRASTRUCTURE**

**6.3.1 INTRODUCTION**

The infrastructure is the physical, built structure and facilities of the City. It includes improvements to roadways, lighting, sewers, water and utilities. City services are provided by means of the infrastructure. Infrastructure in an area can add to the value of the land and thus increase the economic viability of an area. The ability of a community to provide these services is directly related to the expansion of the community. Limited infrastructure means limited growth.

For purposes of this plan, infrastructure will include, water, drainage, sewer, gas, electric, telephone, and cable. Infrastructure is essential to the North 101 Corridor Specific Plan because it will provide the means for plan implementation to take place. Without adequate infrastructure in place, development will have to provide certain facilities or be postponed.

Two factors determine the adequacy of existing infrastructure. The age of existing infrastructure, compared to its lifespan, delineates the need for infrastructure replacement. Also, the capacity of a facility relevant to projected growth has been analyzed and capacity limits have been determined. This specific plan outlines the need for infrastructure replacement and expansion in the North Highway 101 corridor.

### **6.3.2 WATER DRAINAGE/STORM DRAINS**

The City of Encinitas provides storm water drainage for the planning area. The existing storm and surface water drainage system serving the North 101 corridor and adjacent neighborhoods is a combination of surface street/alley drainage and underground drain pipes.

The general area is plagued with localized low points in many streets and alleys without adequate drainage facilities to alleviate rainfall and runoff. Linear sumps are located along Vulcan Avenue, the railroad tracks and North Highway 101, and impact many businesses in Leucadia. Except for vertical seepage pits that were installed years ago and are now ineffective, virtually no drainage facilities exist in the area to relieve ponding conditions caused by the sump areas.

An Engineering Feasibility and Cost Estimate study was completed for the Highway 101 Corridor Drainage Improvements Project in May 1995. The report evaluated three alternatives for constructing a trunk line storm drain system to relieve the community of Leucadia from flooding conditions caused by ponding water. The alternatives were evaluated based on cost, constructibility, geotechnical conditions and site constraints.

### **6.3.3 SEWER SYSTEM**

The North 101 Corridor Specific Plan area is served by the City of Encinitas and the Leucadia County Water District. All sewage in the North 101 Corridor Specific Plan area flows north to the Encina processing plant. The existing lines provide adequate capacity for any expected growth scenario.

### **6.3.4 WATER SERVICE**

The specific plan area is served by the San Dieguito Water District. The main water lines in the existing distribution system are 12" diameter pipes and feeder lines are 6" or 8" diameter pipes. Most pipes are made of asbestos cement and do not need to be replaced. Under normal conditions water supply in this area is adequate, however during a drought, cutbacks may be required. Water service for the build-out of the area as now proposed in the specific plan is currently sufficient except as noted below.

The water pipe flowing west along La Costa Avenue to Vulcan Avenue, extending south to Andrew Avenue, will be upgraded from a 6" to a 12" diameter pipe. Being a medium priority project, the upgrade will be extended beyond five years, or evaluated sooner, if development occurs in the immediate area.

Storage capacity for the entire water district is insufficient. According to the build-out projections in the Water District's Master Plan, 28 million gallons (mg) of water will need to be stored by 2014. Existing storage is at 5.5 mg, with a 7.5 mg reservoir currently under construction and another 7.5 mg reservoir in the early design stage. No potential sites for increased storage are located in the specific plan area. Storage capacity is a region wide water district issue and is beyond the scope of the specific plan.

**6.3.5 GAS SERVICE**

Gas service for the specific plan area is provided by San Diego Gas and Electric (SDG&E). According to staff from the Gas System Planning Section of SDG&E, gas pressure in the specific plan area is adequate to serve the area. Some older gas mains exists, but no replacement is anticipated at this time, and none are scheduled for replacement in the near future. No anticipated problems are foreseen with build-out of the specific plan.

**6.3.6 ELECTRIC SERVICE**

San Diego Gas and Electric (SDG&E) also provides power to the specific plan area. All existing primary electric lines are above ground. Although no problems are foreseen with build-out of the specific plan, the undergrounding of all primary electric lines is proposed and should be coordinated with proposed streetscape improvements.

Rule 20A, replacement of overhead with underground electric facilities, requires the utility company to pay a portion of undergrounding. This includes undergrounding of electric facilities that are in the general public interest, that have adopted an ordinance creating an underground district that meets scenic criteria and that extend for a minimum distance of one block or 600 feet whichever is lesser.

**6.3.7 TELEPHONE SERVICE**

Pacific Bell provides service for the North 101 corridor by existing aerial lines and there is adequate capacity. Changes and growth are based on historical observation and changes in trends and no age problem has been identified.

Pacific Bell has its lines on San Diego Gas & Electric poles, and if San Diego Gas and Electric is undergrounding lines then the phone company will also underground lines. Although the phone company does not have a 20A program, they are required to match San Diego Gas and Electric's 20A funds for undergrounding.

**Blank Page**