
PUBLIC FACILITIES

EXISTING CONDITIONS

The community is served by three elementary schools, one junior high, and one senior high school (see **Table 5** and **Figure 22**) all of which are within the Crawford Attendance Area. Only one of these schools, Hardy Elementary, is located within the planning area. These schools offer education at levels kindergarten through grade 12. In recent years two public school facilities, Montezuma Elementary and Muir Elementary, have been closed due to a declining enrollment. The Montezuma facility is presently leased by the university for offices, classrooms, parking and storage. The university has leased the site for ten years (1986-1996). The Muir facility is presently leased for three years (1988-1991), as a mental health day treatment center. **Table 5** shows the enrollment and capacities of the public schools presently serving the community. Please note that school capacity represents the maximum use of space based on 30 students per classroom. This method disregards special program requirements and provides a maximum usage number for baseline purposes.

TABLE 5
Public School Facilities

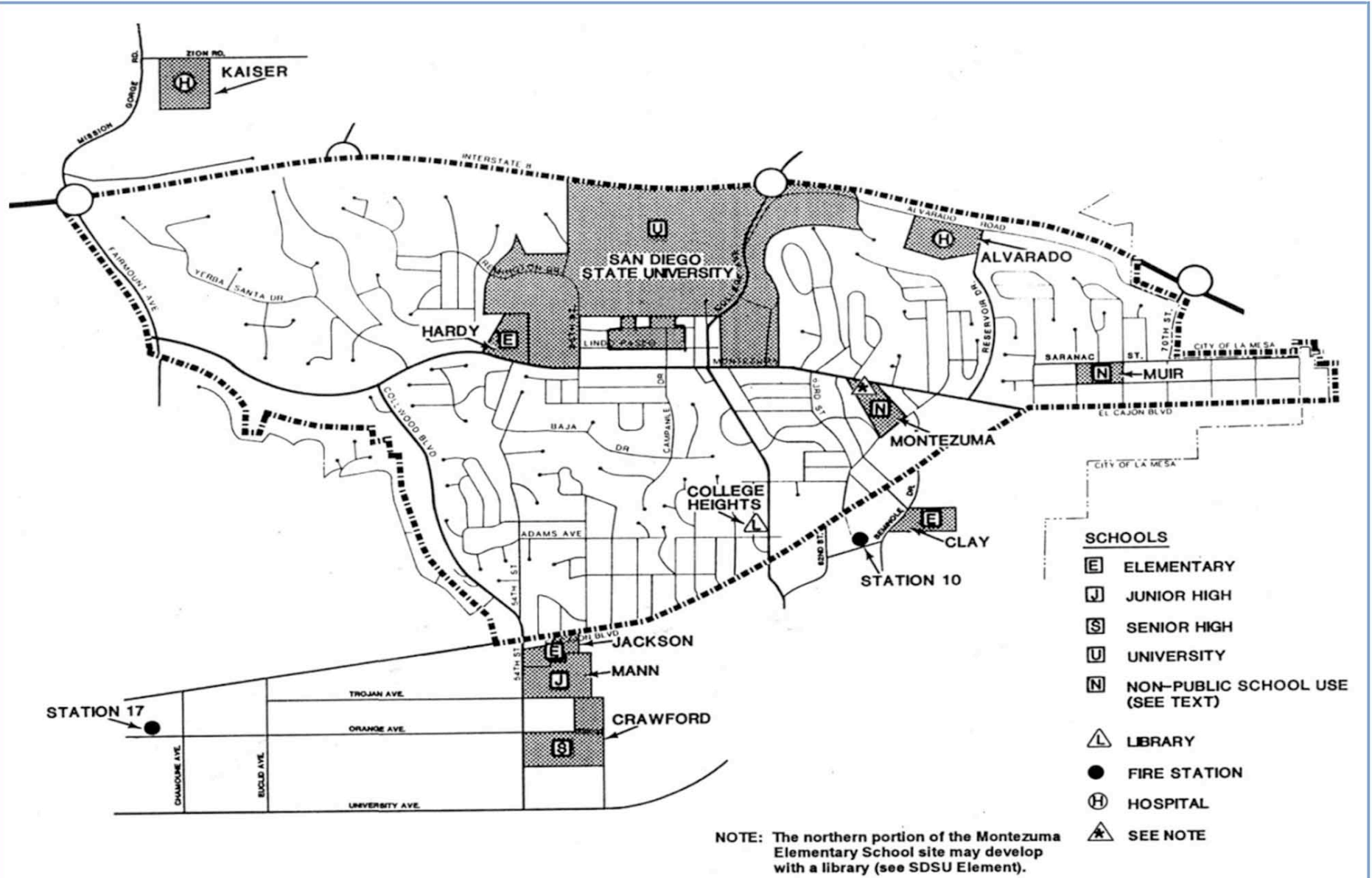
School	Oct. 1986 Enrollment	1987	Est. Enrollment 1990	School Capacity
Elementary				
Hardy	307	306	326	420
Clay	356	356	378	360
Jackson	692	722	750	840
Middle				
Mann	1,392	1,384	1,422	2,106
Senior High				
Crawford	1,689	1,697	1,725	2,153

Sites not used as public schools: Montezuma Elementary leased to San Diego State University, Muir Elementary - Leased to Mental Health Systems

Source: San Diego Unified School District

The San Diego Unified School District "Long Range Facilities Master Plan" 1986-2000 projects growth at elementary schools within the Crawford Attendance Area through the year 2000. Between 1991 and 1995 this growth will be met by existing facilities and double session kindergartens as well as the addition of five portable classrooms. Between 1996 and 2000 no new additional facilities will be required. The plan calls for the reexamination in 1995 of the Montezuma school to determine the need to return this school to use as a public school.

The Long Range Facilities Master Plan is used by the school district to determine long range needs of the school district as a whole. The master plan projects growth within the district and identifies specific strategies used to accommodate that growth, as well as constraints on



Public Facilities **22**
 College Area Community Plan **FIGURE**



those strategies. An important fact for all community members to remember is that the school system is designed to provide school facilities for a district-wide population, not just a community population. Community members wishing to learn more about the future of school facilities throughout the district or within the Crawford Attendance Area should consult the Long Range Facilities Master Plan.

The College Area Community Plan also makes recommendations regarding the use of school sites serving the community. Most of these recommendations are intended to help assure that school sites will remain as public serving facilities when needed and will be developed in a manner compatible with surrounding neighborhoods.

RECOMMENDATIONS: SCHOOLS

1. The community should work with the San Diego Unified School District to implement whatever changes are appropriate to assure that public schools adequately meet community needs.
2. The Montezuma School site should retain its R1-5000 zoning until a decision is made by the school district regarding re-opening the School.

Public involvement must play a major role in determining future use of this site and, if the site is developed for private use, any future development must be compatible with surrounding development.

- a. The Montezuma School site should be reserved primarily for future educational or recreational uses. When the lease with the university expires, the southern portion of the school site could be returned to use as a school or developed as a public park in conjunction with the existing Montezuma Park site. The remaining portion of the site (adjacent to Montezuma Road) could be developed with a new library.

If renewed, the university's lease for the school site should accommodate a return of the site to educational or recreational use.

3. The Hardy School site should be rezoned to R1-5000 with the Institutional Overlay Zone applied.
 - a. The Hardy School should remain open as a public school serving the College Area community.
 - b. In the event that Hardy School is closed, the site should be reserved for public recreational facilities.
4. The Muir School site should be rezoned to MR-3000 with the Institutional Overlay Zone applied as well. Until the school is re-opened for public educational use, it should be used as a community serving facility.

The College Area community is served by the eastern division substation. There is no police substation or a community relations office within the boundaries of the community. The community is also served in part by the university police who are responsible for public

safety on the campus and who work closely with the San Diego Police Department in monitoring off-campus student activities. The university police patrol the area immediately to the south of the university and respond to problems involving students in this area.

Perhaps the most pressing public safety problem in the community is the prostitution activity along El Cajon Boulevard. That activity as well as the attendant drug and loitering problems have hindered the rehabilitation of El Cajon Boulevard and caused nuisance problems for residents, churches and businesses within the El Cajon Boulevard corridor. The Police Department and business and property owners have been working together to eliminate this problem and are strongly committed to achieving that goal.

A second police problem has been sexual assault of women on or near the university campus and in the El Cajon Boulevard corridor. While these assaults are relatively few in number, the serious injury to the victims of such a crime has made this problem one of great concern to students, residents and police. Increased vigilance on the part of police, and rape awareness and prevention training provided on-campus have been the responses to these assaults.

A third police issue in the community is the nuisance of loud student parties. Fraternity and sorority houses are adjacent to single-family neighborhoods, and many students rent houses in single-family neighborhoods. Consequently, any late night parties with loud noise and large numbers of people arriving at and leaving parties disturb other residents in a neighborhood. The university police and the San Diego Police Department are working with the university administration, the College Area Community Council and other community residents to discourage late night and loud parties. The designation of multi-purpose area and the Single-family Rental Overlay Zone both help to prevent loud parties in single-family neighborhoods by regulating the location of student-oriented housing.

RECOMMENDATIONS: POLICE

1. The Police Department and community property owners should continue their joint efforts to eliminate prostitution from El Cajon Boulevard.
2. The university should continue to support and sponsor education programs for rape awareness.
3. The San Diego Police Department, in conjunction with the university police, should continue to expand nighttime foot patrols in areas with concentrated pedestrian traffic.
4. The San Diego Police Department, the university police and the university administration should continue to cooperate in the enforcement of City noise ordinances.

EXISTING CONDITIONS: FIRE PROTECTION

Station No. 10 at 4605 62nd Street and Station No. 17 at 4206 Chamoune Avenue provide the necessary fire protection to the community (see **Figure 22**). Station No. 10 is a relatively new facility and is the Fourth Battalion Headquarters. The station houses a Battalion Chief, a truck company and an engine company. The Battalion Chief at the facility oversees seven other stations in the central area of the City. Station No. 17 houses an engine company and a

paramedic unit. There are no immediate plans to build another fire station or to enlarge the existing facilities.

The principal fire threat in the community is from brush fires in canyons. During the dry season and especially during Santa Ana conditions, fires in the canyons can present a serious danger. Residents in canyon areas can take a variety of steps to protect property from fires and should contact the Fire Department to learn what these steps are.

RECOMMENDATIONS: FIRE PROTECTION

1. The Fire Department should continue its program of community education on fire prevention.
2. Property owners in canyon areas should take steps to reduce the risk of fire on their property. It should be noted that fire protection is a function of a combination of measures, never just one measure alone. The following three protection measures should be considered:
 - a. Brush should be thinned to a level which lowers the fuel load in canyon areas, but preserves vegetative cover to prevent erosion and maintain an undisturbed appearance to canyon areas. Existing vegetation should be preserved as much as possible. Areas that have been disturbed by construction should be revegetated with drought tolerant plant materials. Non-invasive plants should be used in areas adjacent to native vegetation. Landscaping adjacent to natural canyons or open areas should be selected to be fire retardant while still being sensitive to impacts on native vegetation.
 - b. Fire retardant building materials, particularly roofing materials, should be used in new construction or remodeling of existing structures.
 - c. Fire retarding structures such as walls or swimming pools should be used to retard the spread of fires.
3. The City should continue to upgrade traffic signals with automatic devices which change the signals to give emergency vehicles the right-of-way.

EXISTING CONDITIONS: LIBRARY

College Heights Branch Library is the library facility serving the community. Located on College Avenue just north of Adams Avenue (see **Figure 22**), this branch contains approximately 25,800 volumes with a monthly circulation of approximately 7,000 volumes. Although this branch meets the General Plan standard recommending one branch library to serve 18,000 to 30,000, this branch is physically small with inadequate parking. At present, the City is exploring alternatives to design a new or expanded facility with adequate parking to serve the community. The Friends of the College Heights Library have suggested use of a portion of the Montezuma School site for a new library and the City is presently investigating acquisition of a 1.5-acre portion of this site.

RECOMMENDATIONS: LIBRARY

1. Service improvements at the College Heights Branch Library should include: extended hours, expanded book and periodical collection, additional staff to provide special programs.
2. The library site and the adjacent city-owned site to the south (former fire station) should be rezoned to MR-3000 with the Institutional Overlay Zone applied as well. If a new library site is found, reuse of the existing site should be for multifamily housing at a density of one unit per 3,000 square feet of lot space, in conformance with surrounding zoning.
3. Acquisition of a portion of the Montezuma School site or the construction of a new library facility should be pursued. If the school site is not available and no other new library sites can be located, the existing library should be remodeled and expanded onto the adjacent City-owned site. Adequate parking should be provided for any new or remodeled library.

EXISTING CONDITIONS: WATER AND SEWER SERVICE

The Montezuma Pump Station, supplied by the Trojan Pipeline from the Alvarado Filtration Plant, is presently the primary source of water for the project area. The City is currently planning to install a large transmission pipeline from the new California Water Authority Pipeline No. 4 in 70th Street to a point somewhere near Interstate 805 in the Mid-City area. This pipeline, now known as the El Cajon Boulevard Pipeline, will have the potential to provide significant support, in terms of water supply and pressure, to the project areas and is anticipated to be operational in the late 1990s. The extent of that support and the public facilities needed to provide that support, however, are still being determined.

Existing cast iron water mains and concrete sewer mains throughout the area are being replaced as part of an ongoing citywide replacement program. The replacement schedule is dictated by breaks and corrosion detection, and is prioritized amongst similar citywide needs.

RECOMMENDATION: WATER AND SEWER SERVICE

The City of San Diego utilizes standard thresholds for determining development impacts to the existing water and wastewater collection systems. The current standards are contained in the "Water-Sewer Planning and Design Guide" by the City of San Diego Water Utilities Department. Impacts on water service are considered significant if the project will: 1) result in greater population densities than currently exist; or 2) result in high water use activities.

The impacts related to potential alteration of the water and wastewater collection systems shall be addressed in a water and sewer study prepared for the redevelopment project area, in coordination with the City of San Diego's Water Utilities Department. The study shall examine the existing water and wastewater collection systems in the redevelopment project area to estimate the impact of proposed development. The amount of development required to initiate the water and wastewater study shall be established by the Executive Director of the Redevelopment Agency.

EXISTING CONDITIONS: HOSPITALS

Alvarado Medical Center is located within the plan area and provides a full range of hospital services, including emergency medical services to the area residents. The medical offices adjacent to the Alvarado Medical Center are a part of this hospital facility. They are well integrated into the complex and are linked by sidewalks and driveways to other parts of the medical complex. The 200-bed Kaiser Hospital near Zion Avenue and Mission Gorge Road also serves the plan area. Mount Helix General Hospital and Grossmont Hospital are within convenient distance in the City of La Mesa.

RECOMMENDATIONS: HOSPITALS

1. The community should monitor hospital facilities within and adjacent to the planning area to ensure adequate hospital service for community residents.
2. Development in the office area adjacent to Alvarado Medical Center should emphasize medically-oriented and university-related office.
3. A pedestrian circulation system linking office development with the medical center should be maintained.