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## **PUBLIC FACILITIES ELEMENT**

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### **PRIMARY PUBLIC FACILITIES GOAL**

Establish and maintain a high level of public facilities and services to meet community needs.

### **OBJECTIVES**

1. Provide public facilities and services in accordance with City standards.
2. Maximize the use of existing public facilities for community activities.
3. Increase safety through measures such as the addition of street lighting at appropriate locations.

### **DISCUSSION**

#### **Schools**

Public education is provided by the San Diego Unified School District. Table 8 shows schools within the community, existing and projected enrollment figures, and operating and total enrollment capacities. Operating capacity represents the program demands on classroom configuration at the school. It takes into account magnet and other special programs which require smaller numbers of students per classroom. Total or as-built 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.

There are five magnet schools in the community. They are: Freese and Fulton Elementary Schools, Keiller Middle School, Bell Junior High School and Morse Senior High School. Magnet schools offer enriched or special programs and are attended by students outside the school's attendance area boundary. Encanto and Valencia Park Elementary Schools, located in the Southeast San Diego community, also serve the area.

In September 1986, two new schools, Bethune Elementary and Zamorano Elementary, were opened which alleviated over-enrollment in most of the community's elementary schools. Only Freese Elementary currently exceeds its operating capacity. However, according to enrollment projections, Bethune, Zamorano and Boone Elementary Schools are expected to exceed their total, or as-built, capacities by 1990.

Bell Junior High School currently exceeds its operating capacity based on the school's current programs. A site just north of Penn Elementary School has been reserved for an additional junior high school. The beginning of construction is anticipated in 1990-1991.

 ELEMENTARY

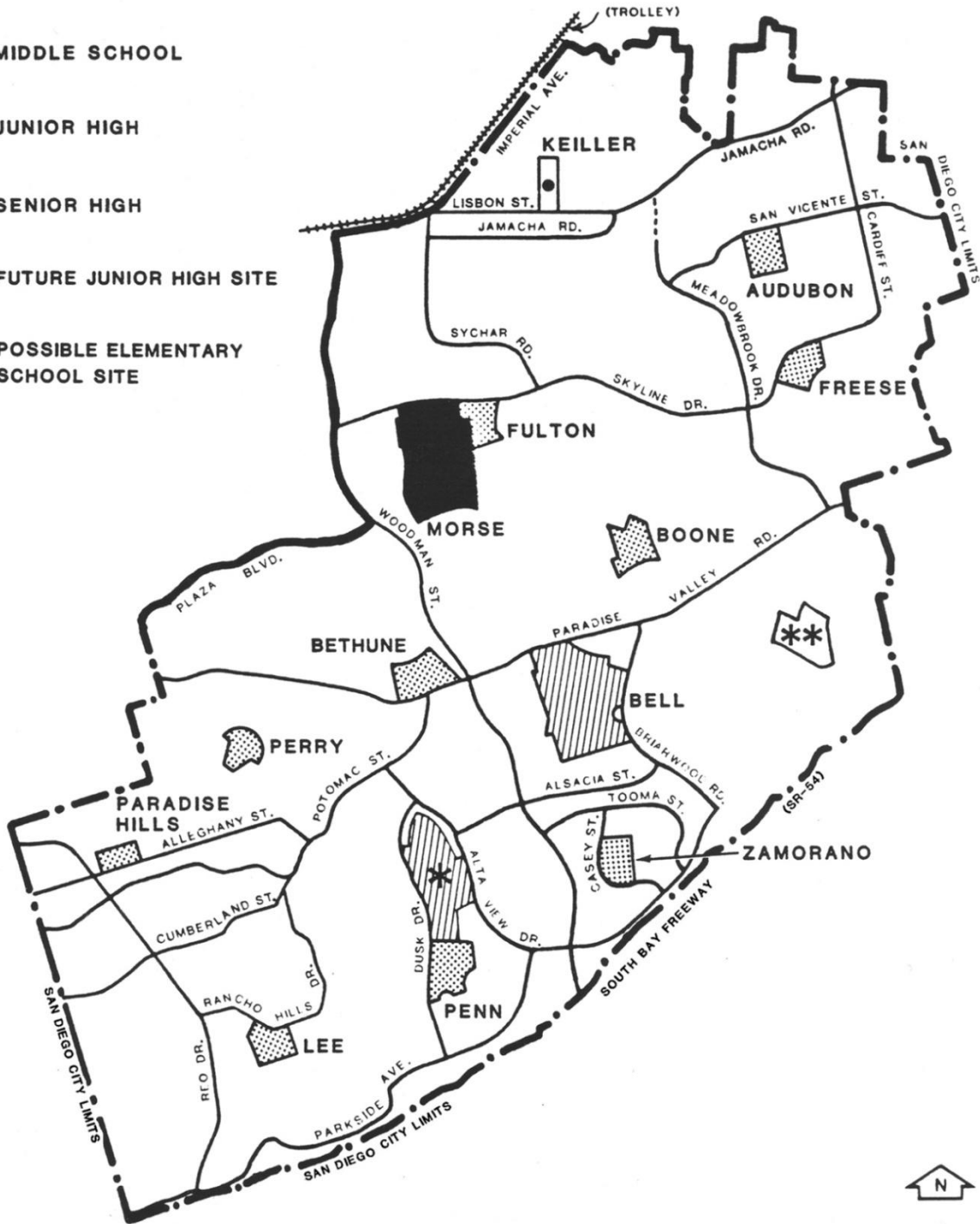
 MIDDLE SCHOOL

 JUNIOR HIGH

 SENIOR HIGH

\* FUTURE JUNIOR HIGH SITE

\*\* POSSIBLE ELEMENTARY SCHOOL SITE



Schools  
Skyline-Paradise Hills Community Plan

**19**  
FIGURE

**TABLE 8  
PUBLIC SCHOOL ENROLLMENT**

School	October 1986 Enrollment	Estimated Projected Enrollments		Capacity 1986	
		1987	1990	Operating	Total
<b>Elementary</b>					
Bethune	953	1,048	1,134	*	960
Freese	717	737	807	654	930
Robert Lee	816	835	909	816	930
Paradise Hills	962	988	1,106	990	1,170
Penn	899	939	1,014	1,170	1,050
Boone	981	1,140	1,190	1,044	1,110
Fulton	635	743	839	720	900
Audubon	773	757	889	810	900
Perry	742	773	842	1,080	1,020
Zamorano	936	1,104	1,114	*	960
<b>Middle School (6<sup>th</sup> to 8<sup>th</sup> grade)</b>					
Keiller	653	701	848	608	978
<b>Junior High (7<sup>th</sup> to 9<sup>th</sup> grade)</b>					
Bell	2,303	2,435	1,618	1,665	2,730
<b>Senior High</b>					
Morse	2,124	2,135	2,246	2,309	3,000

\* Figures not available from the school district.

The San Diego Unified School District's Long-Range Facilities Master Plan, completed in January 1987, presents strategies and financing methods for accommodating almost a 40 percent increase in student enrollment throughout the district by the year 2000. The Plan recommends new school construction, multi-track year-round schools and double-session kindergarten as the primary solution strategies; additional recommended strategies include portable classrooms and boundary changes.

Multi-track year-round schools are recommended for all of the elementary schools in Skyline-Paradise Hills by 1991. Double-session kindergarten is also recommended for all elementary schools except Freese and Fulton, which are magnet schools. Keiller Middle School and Bell Junior High are recommended for multi-track year-round school beginning in 1988-1989. Morse High School is planned to accommodate student enrollment increases by converting from grades 9-12 to 10-12 with the ninth grade moving to the new junior high facility.

## **Alternative Uses for School Sites**

School sites should be zoned at the density of surrounding residential development and should be placed in the Institutional Overlay Zone. This will ensure adequate review before the sites are considered for other uses. In the event that any school sites are declared surplus, first priority should be given to acquisition or lease of the sites for park use. If a site is found to be unnecessary or undesirable for park use or another public use, the site should be developed at the density of the underlying residential zone in a manner compatible with the surrounding neighborhood.

The Paradise Hills Elementary School site and the Audubon Elementary School site are currently zoned R-3000. These sites should be rezoned to R1-5000 so that in the event the sites are no longer needed for educational or other public use, they will be developed at a density compatible with existing neighborhoods.

An 18-acre site south of Paradise Valley Road and east of Briarwood Road is owned by the school district and has been reserved for a possible future elementary school site. Because the site lies partially on the former Sweetwater Landfill, it is recommended that this parcel be rezoned to R1-40,000. That area which is on the landfill site should remain undeveloped or used for passive recreational use only. If the School District determines that the site will not be used for a school, the portion of the site that is not impacted by the landfill should be developed with a clustered residential development. A rezone may be necessary to achieve this density depending on the amount of acreage available for development; however, a community plan amendment would not be required.

## **Police**

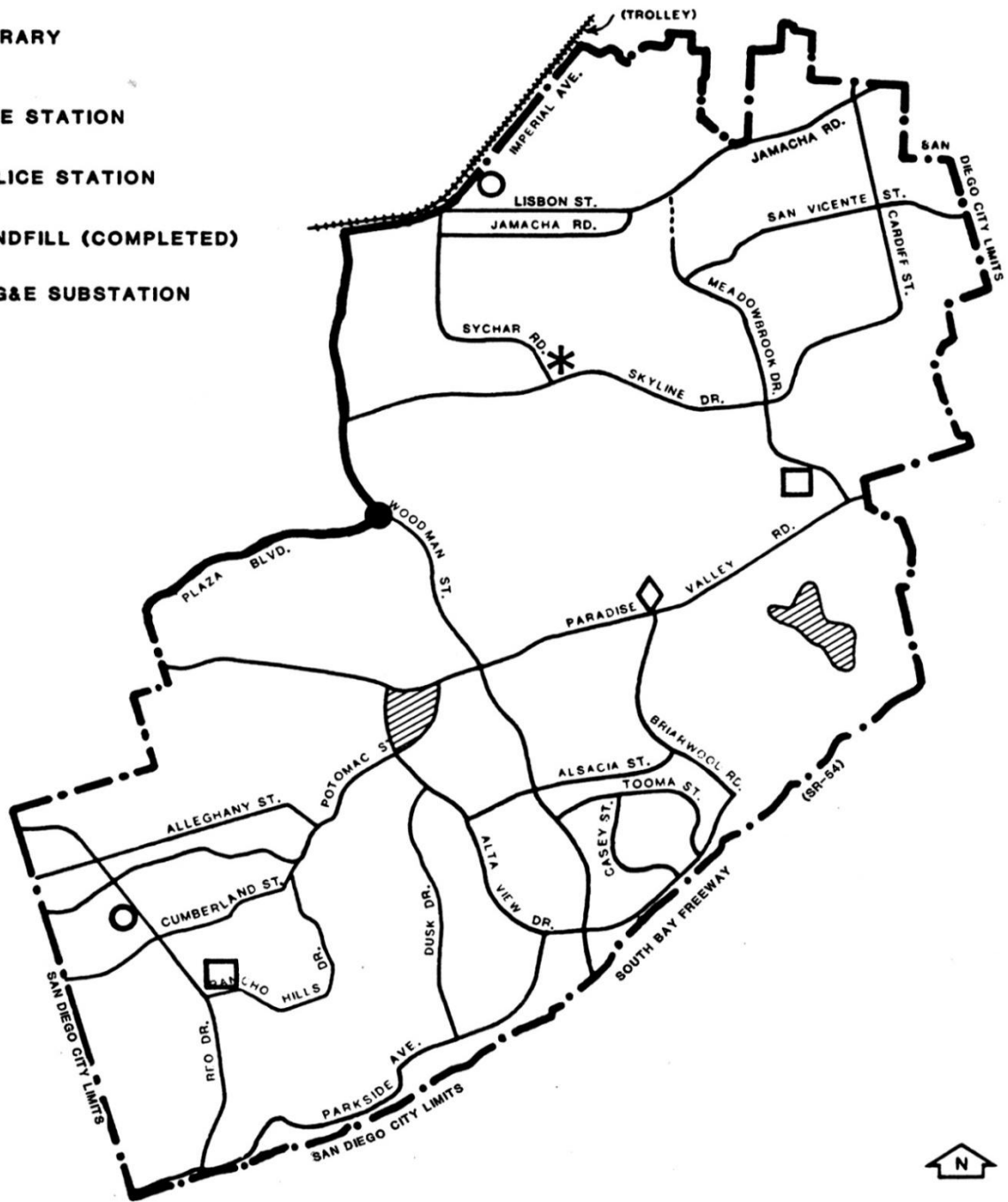
Police protection for the community is provided by the Southeastern Area Substation of the San Diego Police department, located at Skyline Drive and Sychar (Figure 20). Service to the community is in two police beats: Beat 411, the southern beat including Paradise Hills, South Bay Terraces and the southern half of North Bay Terraces; and Beat 412, the northern beat including Skyline, Lomita, Jamacha and the northern part of North Bay Terraces. During the day, there is one designated one-person patrol unit per beat. In the evening, the designated patrol increases to two-person coverage and the addition of two secondary units for each beat.

The Police Department heads a neighborhood watch organization called “Community Alert.” Its purpose is to involve residents with their own neighborhood in a self-protection program against crime through an unofficial watch program.

## **Fire Protection**

Fire protection in the community is provided by Engine Company 32, located at 484 Briarwood Road. There are many areas (demand zones) that cannot be reached by Engine 32 in six minutes or less. The six-minute response time is the Fire Department’s citywide guideline for response to residential areas.

- POST OFFICE
- LIBRARY
- ◇ FIRE STATION
- \* POLICE STATION
- ▨ LANDFILL (COMPLETED)
- SDG&E SUBSTATION



Public Facilities **20**  
 Skyline-Paradise Hills Community Plan **FIGURE**

Due to the community's location on the City limit boundary, fire protection in the community is augmented by automatic aid agreements with five neighboring jurisdictions: Spring Valley, Lemon Grove, La Mesa, Bonita-Sunnyside and National City. Under these agreements, fire protection support is provided to an area by the nearest engine company, regardless of district boundaries.

Even with automatic aid from these agencies, the six-minute response time is exceeded. Providing a level of service that is consistent with the rest of San Diego will require the addition of at least one new fire station and possibly the relocation of Engine Company 32. The appropriate locations will be determined by a response time analysis of potential sites within the community, conducted by the Fire Department.

Any new fire station proposed by the Fire Department should be reviewed by the Planning Department for location, design issues and compatibility with the surrounding neighborhood.

### **Post Office**

There are two postal substations within the community: one located on Reo Drive between Albemarle and Cumberland and one on Imperial Avenue at Lisbon Street. There is substantial patronage at this latter substation due to its accessibility to the Skyline community, neighboring Southeast San Diego and the adjacent commercial uses. Parking and traffic congestion in the parking lots and the adjacent streets is a problem. Any proposed relocation or expansion of the Imperial Avenue postal substation should be reviewed by the Planning Department. A location along the Trolley Corridor is recommended to minimize impacts to residential neighborhoods. Planning Department review is recommended to address issues such as compatibility with, and enhancement of, the Trolley Corridor, landscaping, minimizing impacts on pedestrian circulation, patron and service access, parking, lighting and noise impacts.

Recommendations for parking and circulation improvements for the Reo Drive substation are discussed in the Commercial Element under Reo Drive.

### **Libraries**

Library service is provided by the Paradise Hills branch library, located at 5922 Rancho Hills Drive, and the Skyline branch library, located at 480 South Meadowbrook Drive. The Paradise Hills library offers 17,300 volumes (as of Fiscal Year 1986) and has 3,875 square feet of service area. The Skyline library offers 15,400 volumes and has 4,400 square feet of floor area.

Standards set forth in the General Plan recommend that branch libraries serve 18,000 to 30,000 residents within a maximum service area radius of two miles. Branch libraries should have an eventual capacity of 4.4 volumes or more per square foot of service area. The two branch libraries meet these criteria. The City should continue the provision of library facilities at the present level of service, with services expanded as the community reaches its buildout population.

## **Water and Sewer Service**

The sewer trunk lines serving the community are located along Jamacha Road, Plaza Boulevard, Paradise Valley Road and Parkside Avenue. All sewage is processed at the Point Loma Treatment Plant.

A new trunk line to replace the trunk line in Plaza Boulevard, also known as the Highland Park Estates Trunk Sewer, is to be constructed in two phases. Phase I construction is scheduled for Fiscal Year 1987. Phase II design is planned for Fiscal Year 1993 with construction to commence in Fiscal Year 1994.

## **Gas and Electricity**

San Diego Gas and Electric's (SDG&E) Paradise Substation is located near Plaza Boulevard and Woodman Street. Two 69,000 volt transmission lines are also located within the community and require unobstructed access along the lines for patrol, maintenance, and repair. The substation is indicated on Figure 20.

## **Landfills**

There are two completed landfills in the planning area, which are illustrated on Figure 20. They are the Paradise Landfill (located at Paradise Valley Road and Potomac Street) and the Sweetwater Landfill (located south of Parkwood Drive east of Goode Street). Both contain normal refuse and trash (no hazardous substances).

The Paradise Landfill, completed in 1967, is presently the site of the Paradise Hills Park and Recreation Center. The landfill occupies 5.60 acres of the 13-acre property.

The Sweetwater Landfill was completed in 1960. Covering approximately 20 acres, the fill contains over one million cubic yards of refuse. A privately-owned and maintained open space area occupies the northern portion of this site. The San Diego Unified School District owns the southern portion of the site, which they have designated for a playing field for a possible future elementary school. This site should be rezoned to R1-40,000 as described in the discussion of school sites.

As with all refuse landfills, there is the likelihood of methane gas leakage and some ground settling. Due to the sensitivity of this land with respect to development, it is recommended that these areas remain undeveloped or reserved for passive recreational uses only.

## **Alternative Uses for Public Facility Sites**

The Institutional Overlay Zone should be applied to all publicly-owned land designated for public facilities. This will ensure adequate review before the sites are considered for other than institutional or public use.