

## 4.4 PUBLIC FACILITIES

### Existing Conditions

#### A. Fire Protection

The City Fire Department provides fire protection in Lemon Grove. The City presently maintains one fire station located at 7853 Central Avenue. The department is staffed by 21 full-time professional fire fighters and two fire chiefs, comprising two fully-staffed engine companies. Station equipment includes three pumpers. The service standard established for the department is a six minute response time. The Fire Department is presently meeting this service standard (pers. comm., Dale Chamberlin, Fire Marshall, 3/7/95).

In addition to fire protection services provided by the City Fire Department, the City has mutual aid agreements for fire service with the City of La Mesa, the City of San Diego and the San Miguel Fire District. In first alarm situations, City of San Diego Station #10 located at 4605 Sixty-Second Street and San Miguel Station #14 located at 8853 Troy Street would respond. City of San Diego Station #10 consists of one pumper, one aerial truck, eight full-time fire fighters and one Battalion Chief. San Miguel Station #14 includes one pumper, one office emergency truck and nine full-time fire fighters. Figure 4.4-1 illustrates the location of the Lemon Grove and San Miguel Fire Stations, as well as other public service facilities.

#### B. Law Enforcement

Law enforcement for the City of Lemon Grove is contractually provided by the San Diego County Sheriff's Department. The Lemon Grove Substation, which also provides service to portions of the adjacent unincorporated areas of the County, is located at 3240 Main Street (Figure 4.4-1). A total of 90 officers and support staff are currently assigned to the Lemon Grove Sheriff's Station. Through the established contract, the City receives the services of ten patrol officers (six officers with a relief factor of 1.64 for a total of ten patrol officers available to serve during the week). The patrol officers work a rotating shift system comprised of seven-day/relief shifts. Two officers patrol the City during each shift, and additional law enforcement services are provided by two traffic officers, three detectives, two community service officers and one crime prevention specialist. A summary of the law enforcement units assigned to the City is provided in Table 4.4-1.

The City uses service standards to insure that public safety is adequately protected. The service standard established for the City of Lemon Grove is five minutes for priority one calls and eight minutes for priority two calls (pers. comm., D. Yount, City of Lemon Grove, 4/6/95). Table 4.4-2 summarizes the response times according to the type of priority call for 1994. The response time standard for priority one calls was met in 1994, but the response time standard for priority two calls was not met.

**TABLE 4-4.1**  
**Lemon Grove Law Enforcement Services**

Type of Unit	Number of Units
Patrol	6
Traffic	2
Traffic Motorcycle	2
Detective	3
Community Service Officers	2
Crime Prevention Specialist	1

Note: Additional units, including homicide, SWAT, and ASTREA are available as required.  
Source: County Sheriff's Department, 1995

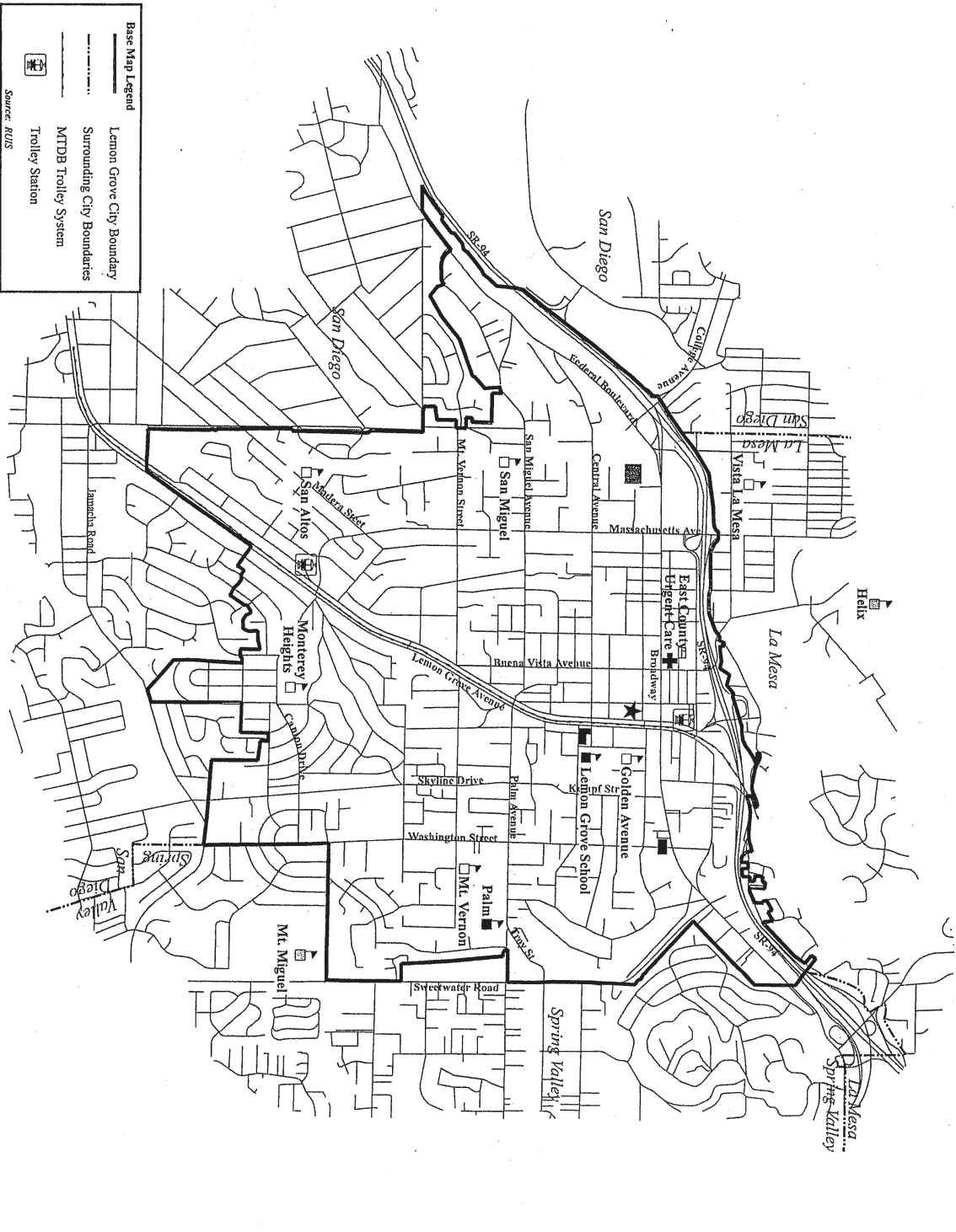
**TABLE 4-4.2**  
**1994 Response Times for the Lemon Grove Sheriff Station**

Priority	Response Time
1	5.0 minutes
2	9.1 minutes

Note: The total City of Lemon Grove calls received in the 1994 calendar year was 12,538.  
Source: County Sheriff's Department, 1995

### C. Schools

School facilities for the City of Lemon Grove are provided by the Lemon Grove School District (LGSD) and the Grossmont Union High School District (GUHSD). The LGSD currently operates six elementary schools, two middle schools, one special day class education (Madera), and one Home Study Program for kindergarten through eighth grades. Student capacity for the district is 4,286 students, based on 30 students for each permanent classroom. Enrollment for the LGSD as of February 1995 was 4,305 students, which is just over 100 percent of the LGSD capacity. Table 4.4-3 provides a detailed breakdown of the recent LGSD school enrollments and capacities. To accommodate recent increases in students, the LGSD presently leases 19 relocatable (portable) classrooms. The approved, but not yet built, Chollas Navy Housing Facility in the City of San Diego is expected to generate additional 443 students within the LGSD. As a result, the LGSD is considering an additional facility at the Vista La Mesa Elementary School.



- Legend**
- Fire Station
  - ★ Sheriff's Station/City Hall
  - Elementary School
  - ▣ Middle School
  - ▢ High School
  - ▧ Library
  - ▩ County Social Services Office
  - ⊕ Medical Facility
- Other Legend(s)**
- ▬ Lemon Grove City Boundary
  - - - - - Surrounding City Boundaries
  - ▣ MTDB Trolley System
  - ▣ Trolley Station
- Source: City of Lemmon Grove, 1995.*



**Figure 4.4-1**  
**Public Services Facilities**

**TABLE 4-4.3**  
**Current School Enrollments and Capacities**

School	Enrollment	Capacity	Percent Capacity
<b>Elementary (K-5)</b>			
Golden Avenue	502	519	97%
Madera School	17	17	100%
Monterey Heights	515	540	95%
Mount Vernon	450	480	94%
San Altos	415	420	99%
San Miguel	563	570	99%
Vista La Mesa	438	480	91%
<b>Middle School (6-8)</b>			
Lemon Grove	743	690	108%
Palm	662	570	116%
LGSD Subtotal	4,305	4,286	100%
<b>High School (9-12)</b>			
Helix High School	2,086	1,903	110%
Mount Miguel High School	2,028	2,083	97%
GUHSD Subtotal	4,114	3,986	103%
Total	8,419	8,272	102%

Enrollments for LGSD schools are as of February 1995.

Enrollment for GUHSD schools are Fall 1994.

Sources: Lemon Grove School District, 1995  
Grossmont Union High School District, 1995

Lemon Grove School District Board Policy #713 regulates student transportation. According to the policy, transportation is provided to elementary schools for students in kindergarten through third grades living more than three-quarter mile from their respective schools. Exceptions to this policy are made where the health and safety of children would be endangered. Due consideration is also given to unique situations such as transportation to special classes. The district presently operates 13 school buses of various ages and capacities.

The GUHSD operates two high schools (Mount Miguel and Helix High Schools) that serve the City of Lemon Grove. Total District capacity is 18,983 students. Enrollment for the GUHSD for Fall 1994 was 20,561 students, 108 percent of capacity. Capacity for the two high schools serving the City of Lemon Grove is 3,986 students (Table 4.4-3). Enrollment for the same period for the high schools was 4,114 students, 103 percent of capacity. Table 4.4-3 provides a detailed breakdown of the GUHSD school enrollments and capacities. Figure 4.4-1 illustrates the locations of schools serving the City.

The GUHSD has a total of ten buses serving an area of 560 square miles. Bus transportation is provided to students living 3.0 miles or more from their respective schools, and an additional 30 transportation vehicles are available for students with special needs. Helix and Mount Miguel High Schools are "walking" schools. No bus service is provided for these schools except for students with special needs.

In 1986, AB 2986 amended Section 53080 of the California Government Code to allow school districts to collect impact fees from developers of residential and commercial/industrial building space. Both school districts levy fees for new development to provide classroom facilities for additional students. Effective June 26, 1994, the LGSD began collecting \$1.07/square foot for residential development and \$0.17/square foot for commercial and/or industrial development. The GUHSD is not a unified school district, and therefore receives a portion of the development fees paid to the feeder school districts. The GUHSD receives \$0.65 per square foot of new residential development and \$0.11 per square foot of new commercial and/or industrial development from the LGSD.

The number of students predicted to be generated by residential development is based on student generation rates established by each school district. The LGSD utilizes a student generation rate of 0.435 elementary and middle school students generated per household, and the GUHSD utilizes a high school student generation rate of 0.12 students per household (pers. comm., Richard Tighe, LGSD, 3/8/95; pers. comm., Jan Harris, GUHSD, 3/9/95). Based on the Comprehensive Study of the Impact of Development on the LGSD and Fee Program Justification prepared by Recht Hausrathe and Associates in March 1993, the LGSD enrollment will increase by 1,540 students during the 17-year period from 1993 to 2010. According to GUHSD's long range student enrollment projections, the number of students enrolled in grades 9-12 (not including special education and continuation students) will increase by 7,503 students between the time period from 1993 to 2005.



## **D. Libraries**

The San Diego County Library operates one library in Lemon Grove, located at 8073 Broadway (Figure 4.4-1). The library is 9,000 square feet (SF) in size and maintains approximately 50,000 volumes.

The County's minimum acceptable facilities goal is 0.35 SF and 2.0 volumes per resident served by the library. Based on the 1995 estimated City population of 25,175, the Lemon Grove Library should be a minimum of 8,811 SF and have no fewer than 50,350 volumes. The Lemon Grove Library meets this goal in size, but has slightly fewer volumes than the County standard. However, in addition to the 50,000 volumes, the Lemon Grove Library also includes a user catalog, a circulation documentation file, access to the County Library's collection (over 700,000 volumes including those in the Lemon Grove Library), and special collections. Special collections include "Homeworker Help" (a reference collection), books on tape, audio and video cassette rentals, and spanish language collections. Other items and services available through the library include use of the 1,000 SF community room, a copy machine, and a video cassette recorder.

## **E. Emergency Medical**

Emergency medical services are provided by the East County Urgent Care Center, located at 7586 Broadway. The Center has nine beds and is staffed with one doctor and two nurses who currently attend 25 to 45 people daily.

The City of Lemon Grove is within the Grossmont Hospital District. Sharp Grossmont Hospital, located approximately three miles northeast of the City, at 5555 Grossmont Center Drive, La Mesa, is the primary provider of hospital health care for residents of Lemon Grove. The hospital maintains 450 beds and currently operates at 50 percent of its capacity. It is a full-service facility that provides surgery, obstetrics, pediatrics, hemodialysis, physical and psychiatric rehabilitation, occupational and speech therapy, intensive care, laboratory services, radiology services and social services. In addition to Grossmont Hospital, Lemon Grove is also served by the Alvarado Community Hospital located three and one-half miles northwest of the City at 6655 Alvarado Road, San Diego. Alvarado Community Hospital has 231 beds and a current occupancy rate of approximately 56 percent. The nearest trauma center is Mercy Hospital, located approximately eight miles west of the city at 4077 Fifth Avenue, San Diego.

Ambulance service is provided by Hartson Medical Services with offices located at 9573 Chesapeake Drive in the City of San Diego. The ambulance provides paramedic services and operates from the Lemon Grove Fire Department at 7853 Central Avenue in Lemon Grove.

### **Threshold of Significance**

According to California's General Plan Guidelines and CEQA Guidelines, a project will normally have a significant impact to public facilities if it will:

- Induce substantial growth or concentration of population beyond the capacity of existing or planned facilities;
- Increase demand for fire, police, schools, and libraries to such a degree that accepted services standards are not maintained; or
- Interfere with emergency response or evacuation plans.

More specifically, the proposed General Plan will result in a significant impact to public services and facilities if it will:

- Increase the demand for fire protection services such that the department is prevented from meeting its response time goal of six minutes for emergency calls;
- Increase the demand for law enforcement services such that the department is prevented from achieving its goal of responding to priority one calls in five minutes and priority two calls in eight minutes;
- Increase the student population such that the capacity of existing school facilities is exceeded;
- Increase the demand for library services such that it exceeds the service standard of .35 SF and 2.0 volume per resident; or
- Increase the demand for emergency medical services such that the availability and quality of medical service provided by the local hospitals is significantly diminished.

### **Impacts**

#### **A. Plan-wide**

##### **Fire Protection**

Implementation of the proposed General Plan will result in new development in the City of Lemon Grove. The proposed plan will add a maximum of 1,220 dwelling units and approximately 876 thousand SF of non-residential building space to the planning area (Table 3.3-2). Population growth will correspond to the construction of new single- and multi-family residential uses, mixed-use development and public/institutional uses. Due to this expansion of the urban area and increased population, it is expected that the demand for fire protection services will increase. As the demand for fire protection services increase, the response times to emergencies may exceed departmental standards. Additional staff and equipment will be required for the City Fire Department to maintain its emergency response standards.

### Law Enforcement

Similar to fire protection services, population growth will correspond to an increased demand for law enforcement services. As the demand for law enforcement services increases, the response times to priority one and two calls may exceed the Sheriff's standards. Additional staff and equipment will be required for investigative and crime prevention purposes.

### Schools

Implementation of the proposed General Plan will result in larger student enrollment and increased demand for schools in both the Lemon Grove School District and the Grossmont Union High School District. As illustrated in Table 4.4-3, the elementary, middle, and high schools within the two school districts that serve Lemon Grove are currently very close to or have exceeded capacity. While the LGSD is considering an additional facility at the Vista La Mesa Elementary School, which would reduce the existing and already planned demand on the other school facilities, the capacity may still be exceeded.

The LGSD and the GUHSD student generation factors were used to calculate the maximum number of additional students that will result from buildout of the planned dwelling units identified in the existing Lemon Grove General Plan. Table 4.4-4 summarizes the projected student population growth in City with implementation of the proposed General Plan. The net change in development between existing and buildout under the proposed General Plan will result in approximately 531 elementary school- and 531 middle school-age students, and a total of 146 high school students. Buildout under the proposed General Plan will add a combined total of 1,208 students.

School facilities will require expansion to increase the capacity and adequately accommodate new students from implementation of the proposed General Plan.

### Libraries

As the proposed General Plan is implemented, new residential, mixed-use, commercial, and industrial uses will be developed. The population of the City will increase by an estimated 3,589 people (Table 3.3-2). Therefore, the demand for library services will increase including the need for additional library space, staff, books and programs.

The County's minimum acceptable facilities goal is 0.35 SF and 2.0 volumes per resident served by the library. As noted previously, the existing library generally meets this standard. However, to comply with the County's goal, the projected population increase will require an additional 1,256 SF of library area and an additional 7,178 volumes. Implementation of the proposed General Plan will require a net increase in library space of 1,067 (1,256 SF required area less the existing 189 feet of area that currently exceeds the County's standard).



**TABLE 4.4-4  
Projected Student Enrollment**

District	Existing Student Enrollment <sup>1</sup>	Net Increase in Dwelling Units <sup>2</sup>	Student Generation Factor	Student Increase
Lemon Grove School District (Elementary and Middle Schools)	4,305	1,220	.435	1,062 (531 in elementary and 531 in middle schools)
Grossmont Union High School District	4,114	1,220	.12	146

1 Total enrollment for LGSD as of February 1995.

Total Enrollment for GUHSD schools that are serving Lemon Grove as of Fall 1994.

2 Represents the change between existing development and implementation of the proposed General Plan (see Table 3.3-2).

Sources: Lemon Grove School District, 1995  
Grossmont Union High School District, 1995

### Emergency Medical Services

Implementation of the proposed General Plan will result in a larger population and increased demand for medical services from local hospitals. However, because the emergency facilities that serve Lemon Grove are not operating significantly below capacity, it is expected that these facilities will be able to accommodate the demands of future growth within Lemon Grove. Thus, it is expected that implementation of the proposed General Plan will not have a significant impact on medical services.

## **B. STAs and Other Development Areas**

### Downtown Village (STA I)

STA I is planned for primarily mixed-use development with some commercial, institutional and park uses. The mixed-use and public/institutional uses will generate some residential population. There will be a proportionate increase in demand on services from the increased population generated by the proposed uses in this area of the City. New non-residential development will not impact schools or libraries but will increase demand for police and fire protection as well as emergency medical care.

### Massachusetts Station (STA II)

STA II is planned for mixed-use development. Development of this STA will generate some residential population. There will be a proportionate increase in demand on services from the proposed uses in this area of the City. New non-residential development will not impact schools or libraries but will increase demand for police and fire protection as well as emergency medical care.

### Regional Commercial (STA III)

STA III is planned for retail commercial use. No residential population is planned for this area. There will be demand for fire protection, law enforcement and emergency medical services for the commercial uses, but there will be no additional demand on schools and libraries from this STA.

### West Central Residential (STA IV)

STA IV is planned for single-family development. The residential designation will generate some additional population. There will be a proportionate increase in demand on services from the increased population generated in this area of the City.

### Federal Boulevard Automobile Sales District (STA V)

STA V is planned for automotive-oriented retail commercial use. No residential population is planned for this area. There will be demand for fire protection, law enforcement and emergency medical services for the commercial uses, but there will be no additional demand on schools and libraries from this STA.

### Skyline Commercial Center (STA VI)

STA VI is planned for primarily mixed-use development with some commercial, institutional and park uses. The mixed-use and public/institutional uses will generate some residential population. There will be a proportionate increase in demand on services from the increased population generated by the proposed uses in this area of the City. New non-residential development will not impact schools or libraries but will increase demand for police and fire protection as well as emergency medical care.

### Troy Street/SR-125 Planning Area (STA VII)

STA VII is designated primarily for the SR-125 right-of-way. Single-family residential use exists in this area, some of which may be eliminated by the construction of SR-125 facilities. Overall, there will be a decrease in demand on public facilities in this area because of the loss of residential use.

### Other Development/Land Use Changes

***Multiple-Family Residential Development.*** As shown in Table 3.3-2, implementation of the proposed General Plan will increase the multi-family residential population by 1,930. The increase in population within this land use designation will create a proportionate increase in demand on public services.

***Industrial and Commercial Areas.*** Industrial and commercial uses will require a proportionate share of fire protection, law enforcement and emergency medical services, but there will be no additional demand on schools and libraries from these areas of the City.

***Skyline Neighborhood Commercial Area.*** This area will convert existing commercial uses to single-family residential, which will increase the residential population in this area. Therefore, there will be a proportionate share of increased demand on public services from the increased population in this area of the City.

***Civic Center Concept Area.*** The majority of the Civic Center Concept Area will be devoted to retail commercial and public facilities. A small area will be designated for mixed-use development. The mixed-use and public/institutional uses will generate some residential population. There will be a proportionate increase in demand on services from the increased population generated by the proposed uses in this area of the City.

### Mitigation Measures

#### **A. Plan-wide**

The following mitigation measures are required to reduce impacts to the City's public facilities to less than significant. The mitigation measures correspond to applicable programs of the General Plan Implementation Manual, as noted.

#### Fire

***Mitigation Measure 4.4-1:*** The City shall continue to use service standards to determine the adequacy of emergency fire protection services. The standard is a six-minute response time. (General Plan Implementation Manual, Public Facilities Program #15).

***Mitigation Measure 4.4-2:*** The City shall expand the Fire Department staff and upgrade equipment as needed to maintain the service standard and safeguard public safety. Also, the City shall upgrade equipment as needed to ensure the safety of Fire Department staff and protect the public from fire hazards. (General Plan Implementation Manual, Public Facilities Program #16).

**Mitigation Measure 4.4-3:** The City shall continue mutual aid agreements with the fire departments in the surrounding communities. (General Plan Implementation Manual, Public Facilities Program #17).

#### Law Enforcement

**Mitigation Measure 4.4-4:** The City shall continue to use service standards to determine the adequacy of emergency law enforcement service. The standard is five minutes for priority one calls and eight minutes for priority two calls. (General Plan Implementation Manual, Public Facilities Program #18).

**Mitigation Measure 4.4-5:** When the City renews the service contract with the Sheriff's Department, the City shall make sure that the contracted staffing levels reflect local service standards, demographics and crime trends. (General Plan Implementation Manual, Public Facilities Program #19).

#### Schools

**Mitigation Measure 4.4-6:** The City shall work closely with the Lemon Grove School District to determine facility and service inadequacies and help develop appropriate strategies to remediate deficiencies. The City shall help assess impacts to schools from new development projects and require developers to coordinate the payment of school impact fees with the school districts. (General Plan Implementation Manual, Public Facilities Program #23).

#### Library

**Mitigation Measure 4.4-7:** The City shall participate in San Diego County Library planning programs to ensure that the Lemon Grove Library is adequately furnished with books, facilities, state-of-the art information services and informed staff. The City shall lobby for facilities and services that reflect local demographics, interests and business needs. The City shall coordinate with the San Diego County Library to establish a program to ensure that new development contributes to expanding library facilities to serve population growth. (General Plan Implementation Manual, Public Facilities Program #28).

#### Emergency Medical Services

No mitigation measures are required.

### **B. STAs and Other Development Areas**

Mitigation Measures 4.4-1 through 4.4-7 include all of the STAs and other development areas. These mitigation measures will reduce potential impacts to public facilities within the STAs and

other development areas. No other mitigation measures are required for these specific areas of the City.

**Level of Significance After Mitigation**

With implementation of the mitigation measures identified above, impacts related to public facilities will be reduced to below significance.