



Mark Arapostathis
Mayor

Bill Baber
Vice Mayor

Ruth Sterling
Councilmember

Kristine Alessio
Councilmember

Guy McWhirter
Councilmember

David Witt
City Manager

Glenn Sabine
City Attorney

Mary Kennedy
City Clerk

Eldon Vogt
City Treasurer

City of La Mesa
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La Mesa, California 91942
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LA MESA CITY COUNCIL

AGENDA

A Regular Meeting

Tuesday, March 22, 2016

6:00 p.m.

**City Council Chambers
La Mesa City Hall
8130 Allison Avenue
La Mesa, California**

The purpose of a Council meeting is to accomplish the public's business as productively, efficiently and professionally as possible.

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The City of La Mesa is a community working together toward a common goal which includes a safe and healthy environment, state-of-the-art resources and technology, unsurpassed quality of life and an efficient and effectively run government organization.

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- ✓ Materials related to an item on this agenda submitted to the Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office, 8130 Allison Avenue, during normal business hours.
- ✓ As a courtesy to others, **PLEASE TURN OFF, OR PLACE IN SILENT MODE**, all cell phones, pagers and other communication devices while in the Council Chambers.
- ✓ If you wish to speak concerning any item on the agenda, please complete a "Request to Speak" card and submit it to the Council Hostess. When the Mayor calls your name, step to the podium and state your name for the record. In order that all who wish to speak may be heard, it is requested that you limit your presentation to three minutes.
- ✓ Should you wish to speak concerning an item that is not listed on the agenda, you may be heard during that part of the agenda listed as "Public Comments." Please complete a "Request to Speak" card and submit it to the Council Hostess. When the Mayor calls your name, step to the podium and state your name for the record. **NOTE**: If appropriate, the item may be referred to staff or placed on a future agenda.
- ✓ Citizens who wish to make an audio/visual presentation pertaining to an item on the agenda, or during Public Comments, should contact the City Clerk's office at 619.667.1120, no later than 12:00 noon, one business day prior to the start of the meeting. Advance notification will ensure compatibility with City equipment and allow Council meeting presentations to progress smoothly and in a consistent and equitable manner. **Please note** that all presentations/digital materials are considered part of the maximum time limit provided to speakers.
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- ✓ This meeting can be viewed live on Cox Cable Channel 24 (within La Mesa City limits) and on AT&T U-Verse Channel 99 (in the San Diego Region).
- ✓ Information about the services and programs offered by the City of La Mesa can be found on our website at www.cityoflamesa.com.

AGENDA

MARCH 22, 2016

6:00 P.M.

ROLL CALL

INVOCATION – MAYOR ARAPOSTATHIS

PLEDGE OF ALLEGIANCE

CITY MANAGER COMMENTS

COMMUNITY BULLETIN REPORTS

PRESENTATION

PRESENTATION OF MISS LA MESA AND MISS LA MESA TEEN 2016

ADDITIONS AND/OR DELETIONS TO THE AGENDA

PUBLIC COMMENTS – (TOTAL TIME – 15 MINUTES)

NOTE: In accordance with state law, an item not scheduled on the agenda may be brought forward by the general public for comment; however, the City Council will not be able to discuss or take any action on the item at this meeting. If appropriate, the item will be referred to Staff or placed on a future agenda.

CONSENT CALENDAR

(Items 1 through 6)

The Consent Calendar includes items previously considered by the Council. Unless discussion is requested by members of the Council or audience, all Consent Calendar items may be approved by one motion.

1. APPROVAL OF MOTION TO WAIVE THE READING OF THE TEXT OF ALL ORDINANCES AND RESOLUTIONS AT THIS MEETING
2. APPROVAL OF MINUTES OF A REGULAR MEETING HELD FEBRUARY 9, 2016; A SPECIAL MEETING HELD FEBRUARY 16, 2016; A SPECIAL MEETING HELD FEBRUARY 18, 2016; A REGULAR MEETING HELD FEBRUARY 23, 2016; AND A REGULAR MEETING HELD MARCH 8, 2016
3. ACCEPTANCE OF THE 2015 ANNUAL REPORT – IMPLEMENTATION OF THE GENERAL PLAN

Staff Reference: Ms. Dick

4. A. RESOLUTION AUTHORIZING THE APPROPRIATION OF FUNDS IN THE AMOUNT OF \$45,000 AND A REQUEST FOR SAN DIEGO ASSOCIATION OF GOVERNMENTS DATA TO COMPLETE THE CITY'S CLIMATE ACTION PLAN; AND

CONSENT CALENDAR – Continued

4. B. RESOLUTION AMENDING A CONTRACT TO AECOM FOR PROFESSIONAL SERVICES TO PREPARE A CLIMATE ACTION PLAN

Staff Reference: Ms. Dick

5. RESOLUTION AUTHORIZING THE TRANSFER AND APPROPRIATION OF RISK LIABILITY FUND RESERVES TO THE GENERAL FUND FOR FLOORING REPAIRS AT NAN COUTS COTTAGE AND THE ADULT ENRICHMENT CENTER

Staff Reference: Ms. Garrett

6. RESOLUTION ACCEPTING BID 15-09 AND AWARDING A CONSTRUCTION CONTRACT FOR COLLIER PARK IMPROVEMENT PROJECT PHASE 1 TO ANTON'S SERVICES, INC.

Staff Reference: Mr. Humora

STAFF REPORT

7. CONSIDERATION OF ADOPTING A RESOLUTION APPROVING A MEMORANDUM OF UNDERSTANDING FOR PHASE 1 ACTIVITIES FOR SAN DIEGO REGIONAL WATER QUALITY CONTROL BOARD INVESTIGATIVE ORDER NO. R9-2015-0058 FOR SEDIMENT QUALITY IN THE MOUTH OF CHOLLAS CREEK

Staff recommends the Council adopt the resolution approving the Memorandum of Understanding for Phase 1 activities between parties in the Chollas Creek Watershed regarding San Diego Regional Water Quality Control Board Investigative Order No. R9-2015-0058 for sediment quality in Chollas Creek.

Staff Reference: Mr. Humora

COUNCIL COMMITTEE REPORTS (3 MINUTE LIMIT)

AB 1234 REPORTS (GC 53232.3(d))

COUNCIL INITIATED

8. UPDATE/POSSIBLE COUNCIL ACTION ON PROPOSED SAN DIEGO ASSOCIATION OF GOVERNMENTS (SANDAG) BALLOT MEASURE – COUNCILMEMBER ALESSIO

7:00 P.M.

HEARING

9. CONSIDERATION OF THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM FOR FISCAL YEAR 2016-2017

Staff recommends the Council authorize staff to develop the Fiscal Year 2016-2017 CDBG Annual Plan, and direct staff to return on April 26, 2016 for final review and approval of the Fiscal Year 2016-2017 Annual Plan for U.S. Department of Housing and Urban Development (HUD) funded activities.

Staff Reference: Ms. Dick

HEARING/ORDINANCE: FIRST READING

10. CONSIDERATION OF ZONING ORDINANCE AMENDMENT ZOA-16-01 (GARDEN FRESH RESTAURANT CORPORATION) – AN ORDINANCE AMENDING CHAPTER 24.06 OF THE LA MESA MUNICIPAL CODE RELATED TO OFF-SITE DISTRIBUTION OF FOOD OR FOOD PRODUCTS OR CONFECTIONS PREPARED ON-SITE IN COMMERCIAL ZONES AND APPROVAL OF THE NEGATIVE DECLARATION

The Planning Commission recommends that the Council approve Zoning Ordinance Amendment ZOA 16-01, including the Negative Declaration prepared in accordance with the California Environmental Quality Act (CEQA).

Staff Reference: Ms. Dick

CITY ATTORNEY REMARKS

ADJOURNMENT

PLEASE NOTE: *There will be a Special meeting on Thursday, March 24, 2016 at 8:00 a.m. in the Emergency Operations Center located within the Fire Administration offices at 8054 Allison Avenue, La Mesa, for the Council's annual strategic planning workshop.*

Minutes of a Regular Meeting of the La Mesa City Council
Tuesday, February 9, 2016 at 4:00 p.m.
City Council Chambers, 8130 Allison Avenue, La Mesa, California

Mayor Arapostathis called the meeting to order at 4:00 p.m.

ROLL CALL: CITY COUNCIL

PRESENT: Mayor Arapostathis; Vice Mayor Baber; Councilmembers Alessio, McWhirter and Sterling.

ABSENT: None.

STAFF: City Manager Witt; City Attorney Sabine; Assistant City Manager/Community Services Director Garrett; City Clerk Kennedy.

INVOCATION – COUNCILMEMBER MCWHIRTER

PLEDGE OF ALLEGIANCE

CITY MANAGER COMMENTS

There were no comments.

Councilmember Sterling asked to have her question and the City Manager's answer reflected in the minutes.

Councilmember Sterling said it was her understanding that the La Mesa Village Merchants Association was in debt to the City for \$47,900.00 from the 2015 Oktoberfest. Councilmember Sterling asked the City Manager to provide a status report on where the matter stood.

City Manager Witt said the City had not received payment. City Manager Witt stated the Association had gone through the City's normal collection process of receiving notices and follow up notices, as appropriate. He said the matter had been turned over to a collection agency and was in the early stages of the collection process. City Manager Witt said he would keep the Council posted on the results.

COMMUNITY BULLETIN REPORTS

The Mayor and Council made announcements and reported on various events taking place in the City. No action was taken.

PRESENTATIONS

COMMENDING JOHN "CARL" METZLER FOR HIS EFFORTS TO ERADICATE GRAFFITI IN LA MESA

Mayor Arapostathis, Mr. Paul Richmond, Chair of the Human Relations Advisory Commission, and Community Resource Supervisor Lynch presented the commendation to Mr. Metzler.

PRESENTATIONS – Continued

BUDGET MONITORING REPORT

Finance Director Waller-Bullock reported on the national, state and local economic outlook, state budget issues, the performance of the City's General Fund and Proposition L benchmarks for quarter ending December 31, 2015.

Following Council questions and comments, no action was taken.

CITY TREASURER'S QUARTERLY REPORT

City Treasurer Vogt made a presentation regarding the investment earnings for the quarter ending December 31, 2015.

Following Council questions and comments, no action was taken.

POLICE CHIEF'S QUARTERLY CRIME REPORT

Chief Vasquez introduced recently promoted officers and new members of the Police Department. Chief Vasquez then presented the crime statistics for quarter ending December 31, 2015, explained the statistics in the various crime categories, and highlighted recently solved cases. Chief Vasquez also briefly discussed the various community outreach activities of the Police Department.

Following Council questions and comments, no action was taken.

ADDITIONS AND/OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

PUBLIC COMMENTS

Mr. Shawn Kelley, Trauma Interventions Program (TIP), gave a brief explanation of the 30-year program and the importance of providing early emotional first aid to victims.

Mr. John Rooks, TIP, provided statistical information on their response time to assist victims and the value of the volunteer program.

Mr. Adrian Michaels, San Diego, commended the City on the revitalization along Fletcher Parkway. Mr. Michaels also spoke in opposition to a predatory lending company that was located along Parkway Drive.

Mr. Joe Glidden, La Mesa, spoke regarding a permanent library in the city and provided a chronology related to the City's efforts to build a library.

Ms. Shauna Dee Breese, La Mesa, complained about the problem of transients and crime in Collier Park and said more police patrols were needed at night.

CONSENT CALENDAR
(Items 1 through 6)

City Manager Witt requested the Council consider items 1 through 5 separately from item 6. City Manager Witt said Councilmember McWhirter's business was located within 500 feet of the subject property in item 6 and must recuse himself.

Councilmember Alessio requested item 5 be pulled.

1. APPROVAL OF MOTION TO WAIVE THE READING OF THE TEXT OF ALL ORDINANCES AND RESOLUTIONS AT THIS MEETING

Approved.

2. APPROVAL OF MINUTES OF A REGULAR MEETING HELD JANUARY 26, 2016

Approved.

3. ACCEPTANCE OF THE SINGLE AUDIT OF FEDERALLY ASSISTED GRANT PROGRAMS FOR THE YEAR ENDING JUNE 30, 2015

Accepted.

4. RESOLUTION AUTHORIZING CONTRACT CHANGE ORDER NO. 1 TO KIMLEY-HORN FOR PROFESSIONAL ENGINEERING SERVICES FOR THE NORTH SPRING STREET PHASE 1 PEDESTRIAN IMPROVEMENT PROJECT

Resolution No. 2016-008 was adopted.

ACTION: Motioned by Vice Mayor Baber and seconded by Councilmember Alessio to approve Consent Calendar items 1 through 4.

Vote: 5-0

Yes: Mayor Arapostathis, Vice Mayor Baber, Councilmember Alessio, Councilmember McWhirter and Councilmember Sterling

No: None

Abstained: None

Absent: None

Motion passed.

CONSENT CALENDAR – Continued

5. RATIFICATION OF THE DESIGN REVIEW BOARD'S APPROVAL OF DRB-16-02 (COIN HAUS/COHN RESTAURANT GROUP) – A PROPOSAL FOR A NEW VIDEO GAME ARCADE AND BAR LOCATED AT 8384 LA MESA BOULEVARD IN THE CD-D (DOWNTOWN COMMERCIAL/URBAN DESIGN OVERLAY) ZONE

Councilmember Alessio asked staff to provide more information about the layout of the proposed business.

CONSENT CALENDAR – Continued

Senior Planner Jacobs explained the layout of the proposed game arcade and bar, as well as the interior and exterior remodel of the building.

ACTION: Motioned by Vice Mayor Baber and seconded by Councilmember Alessio to approve Consent Calendar item 5.

Vote: 5-0

Yes: Mayor Arapostathis, Vice Mayor Baber, Councilmember Alessio, Councilmember McWhirter and Councilmember Sterling

No: None

Abstained: None

Absent: None

Motion passed.

- 6. RATIFICATION OF THE DESIGN REVIEW BOARD'S APPROVAL OF DRB-15-11 (DREW FAMILY INVESTMENTS LP/PENSKE FORD AUTOMOTIVE, LLC) – A PROPOSED RENOVATION OF AN EXISTING AUTOMOTIVE SALES AND SERVICE CENTER AND CONSTRUCTION OF A NEW 23,200 SQUARE FOOT SALES BUILDING AND A NEW 71,800 SQUARE FOOT SERVICE BUILDING AT 8970 LA MESA BOULEVARD IN THE C – D (GENERAL COMMERCIAL/URBAN DESIGN OVERLAY) ZONE; AND ADOPTION OF A RESOLUTION APPROVING THE NEGATIVE DECLARATION FOR THE PENSKE FORD OF LA MESA PROJECT

ACTION: Motioned by Councilmember Alessio and seconded by Mayor Arapostathis to approve Consent Calendar item 6.

Vote: 3-0-1

Yes: Mayor Arapostathis, Councilmember Alessio and Councilmember Sterling

No: None

Abstained: Vice Mayor Baber

Absent: None

Recused: Councilmember McWhirter

Motion passed. Resolution No. 2016-009 was adopted.

ORDINANCE: SECOND READING

- 7. AN ORDINANCE AMENDING CHAPTER 24.05 AND 24.06 OF THE LA MESA MUNICIPAL CODE RELATED TO THE KEEPING OF HOUSEHOLD PETS ON PROPERTIES WITH RESIDENTIAL USES IN COMMERCIAL AND RESIDENTIAL ZONES

City Attorney Sabine read the title of the Ordinance.

Mr. Dan Lothspeich, La Mesa, spoke in opposition to the five dog limit and said he would like to see the previous motion on the Ordinance reversed. Mr. Lothspeich said people needed to be responsible pet owners and get their animals spayed, neutered and microchipped. He also complained about the proliferation of cats.

ORDINANCE: SECOND READING – Continued

Ms. Michelle La Grandeur, La Mesa, asked the Council to think before passing the Ordinance. Ms. La Grandeur suggested requiring more than two dogs to be spayed or neutered, similar to the restriction on cats. She also suggested taking the size of the residential lots and the size of the dogs into consideration.

Mayor Arapostathis said a citizen was not able to attend the meeting, but wanted to share their comments with regards to having dogs spayed or neutered after a certain number of dogs.

Council questions and comments ensued.

ACTION: Motioned by Councilmember Alessio and seconded by Vice Mayor Baber to approve the second reading and adoption of the Ordinance.

Under discussion, the Council continued questions and comments. Mayor Arapostathis then called for the vote.

Vote: 4-1

- Yes:** Mayor Arapostathis, Vice Mayor Baber, Councilmember Alessio, Councilmember McWhirter
- No:** Councilmember Sterling
- Abstained:** None
- Absent:** None

Motion passed. Ordinance No. 2016-2845 was adopted.

COUNCIL COMMITTEE REPORTS (3 MINUTE LIMIT)

The Mayor and Council reported on various outside board, commission and committee meetings they attended. No action was taken.

AB 1234 REPORTS (GC 53232.3(d))

There were no reports.

CITY ATTORNEY REMARKS

City Attorney Sabine commented on Assembly Bill 129, the Medical Marijuana cleanup bill that was recently adopted.

ADJOURNMENT

Mayor Arapostathis adjourned the meeting at 5:40 p.m.

Mary J. Kennedy, CMC
City Clerk

Minutes of a Special Meeting of the La Mesa City Council
Tuesday, February 16, 2016 at 6:30 p.m.
Parkway Middle School Auditorium
9009 Park Plaza Drive, La Mesa, California

From 6:00 to 6:30 p.m., members of the public were encouraged to visit informational displays regarding Emergency Preparedness, Neighborhood Watch, La Mesa e-gov, various Community Services programs such as La Mesa Urban Trails, Safe Routes to School, Walk-n-Roll Intergenerational program, and volunteer opportunities on City boards and commissions.

Mayor Arapostathis called the meeting to order at 6:30 p.m.

ROLL CALL:

PRESENT: Mayor Arapostathis; Vice Mayor Baber; Councilmembers Alessio, McWhirter and Sterling.

ABSENT: None.

STAFF: City Manager Witt; City Attorney Sabine; Assistant City Manager/Community Services Director Garrett; City Clerk Kennedy.

PLEDGE OF ALLEGIANCE

TOWN HALL MEETING

A MEETING WITH THE COUNCIL AND THE COMMUNITY TO DISCUSS LA MESA AND ITS FUTURE

Mayor Arapostathis welcomed everyone to the meeting and made opening comments.

PUBLIC COMMENTS

Ms. Robyn Gibson, La Mesa, complained about a house on Duggan Avenue that had been abandoned as a result of a fire. Ms. Gibson said there was trash and debris in the yard, as well as a problem with rats and other wildlife and asked for something to be done to clean up the property.

Ms. Linda Keene, La Mesa, also complained about the property and said there have been code compliance issues at the property for over four years.

Mr. Doug Tower, La Mesa, asked about the status of the proposed Depot Springs microbrewery and expressed his concern about noise from the outdoor music venue. Mr. Tower said outdoor music was not appropriate in that location.

Mr. John Schmitz, La Mesa, suggested code enforcement efforts be enhanced and complained about illegal signs and banners along Lake Murray Boulevard. Mr. Schmitz also complained about the maintenance of city facilities, particularly the municipal swimming pool; asked about the status of the Civic Center Master Plan; and spoke about the need for a new library.

PUBLIC COMMENTS – Continued

Ms. Pam Ciborowski, El Cajon, spoke about the proposed Depot Springs microbrewery and asked whether those in attendance knew of the size and scope of the project. Ms. Ciborowski also asked about the status of the project redesign, and stated the options available to the neighborhood if problems arose.

Mr. Thomas Mitchum, El Cajon, complained about delivery trucks coming and going at all hours from the Souplantation near his home and asked about the status of his earlier complaint about the problem.

Ms. Cindy Shaughnessy, La Mesa, complained about the accumulated trash beside the roadway and in the bushes along Fletcher Parkway. Ms. Shaughnessy also complained about the handrails along the walkway between Parkway Drive and Fletcher Parkway and said they were damaged and needed to be repaired.

A male resident complained about the problem of water coming out of the cracks in the slurry seal on Glen Street and said the street was in poor condition. He also complained about the condition of Palm Avenue and the metal plates in the street due to the construction projects.

Ms. Alice Knotts expressed her concern about the Depot Springs project and the antiquated noticing system. Ms. Knotts said the notices were written in legalese and the City should use email, twitter and Facebook to send out notices. Ms. Knotts also said a six to eight foot solid wall in back of the Souplantation would help with the noise from the trucks.

Mr. Joe Glidden, La Mesa, spoke about building a new library and asked what the City was doing to get funding.

Ms. Ann Tower, La Mesa, said the playground at La Mesita Park was run down and in need of repair.

Mr. Brad Boswell, La Mesa, spoke about the increase in crime and asked what the City was doing with the allocation of its resources. Mr. Boswell asked whether the Sheriff had its own intelligence agency and what was being done to combat subversive groups. Mr. Boswell also said there was a radical Imam on the border of La Mesa.

Ms. Phyllis Porter, San Diego, asked for more parking to be provided at the YMCA.

Mr. Peter Soutowood, La Mesa, asked whether the walkability study had been completed and if there had been any follow up by the City.

Mr. Nicolas Van Dyke, La Mesa, complained about speeding traffic and requested speed bumps be installed on El Paso Street. Mr. Van Dyke also said the street was very dark and asked about getting street lights installed.

Ms. Polly Kanavel, La Mesa, said she liked the Police Department's new Facebook page. Ms. Kanavel complained that the La Mesa Police Department was not able to transfer calls to the Sheriff from unincorporated areas. She also complained about the Police Department's handling of non-emergency calls and about dogs not allowed on school fields.

PUBLIC COMMENTS - Continued

A female resident spoke of her concerns with the impact of the Depot Springs project on traffic in the area. She said the Police Department was very responsive and asked why the number of dogs was increased to five.

Mr. Mark Papenfuss, La Mesa, complained about the poor condition of Park Plaza Drive.

Ms. Suda House, La Mesa, thanked City Manager Witt for his explanation of the Park Station project at a recent La Mesa Conversation meeting. Ms. House said she supports a 500 foot notification for proposed projects and suggested using social media to enhance notification efforts.

Ms. Bonnie Baranoff, La Mesa, asked the Council to hold more Town Hall meetings and expressed her thanks for the improvements in the downtown village. Ms. Baranoff also spoke in support of a new library.

Senior staff members responded to each question and concern from the speakers.

The Mayor and Members of the City Council made closing comments.

ADJOURNMENT

Mayor Arapostathis adjourned the meeting at 8:29 p.m.

Mary J. Kennedy, CMC
City Clerk

Minutes of a Special Meeting of the La Mesa City Council
Thursday, February 18, 2016 at 6:30 p.m.
Maryland Avenue Elementary School Auditorium
5400 Maryland Avenue, La Mesa, California

From 6:00 to 6:30 p.m., members of the public were encouraged to visit informational displays regarding Emergency Preparedness, Neighborhood Watch, La Mesa e-gov, various Community Services programs such as La Mesa Urban Trails, Safe Routes to School, Walk-n-Roll Intergenerational program, and volunteer opportunities on City boards and commissions.

Mayor Arapostathis called the meeting to order at 6:32 p.m.

ROLL CALL:

PRESENT: Mayor Arapostathis; Vice Mayor Baber; Councilmembers Alessio, McWhirter and Sterling.

ABSENT: None.

STAFF: City Manager Witt; City Attorney Sabine; Assistant City Manager/Community Services Director Garrett; City Clerk Kennedy.

PLEDGE OF ALLEGIANCE

TOWN HALL MEETING

A MEETING WITH THE COUNCIL AND THE COMMUNITY TO DISCUSS LA MESA AND ITS FUTURE

Mayor Arapostathis welcomed everyone to the meeting and made opening comments. Mayor Arapostathis requested City Attorney Sabine to provide an overview and update on group homes in the City.

City Attorney Sabine explained the definition of a group home, the state laws regulating them and the City's efforts to address the concerns of the neighborhoods. Mr. Sabine also discussed recent litigation regarding these facilities.

Vice Mayor Baber announced he had a prior commitment and would be leaving the meeting early.

PUBLIC COMMENTS

Ms. Eileen Schmitz, La Mesa, complimented the paramedics for their recent response to a family emergency. Ms. Schmitz complained about a bump in the road near the intersection of Samuel and Pat Streets and a crater at the bottom of the intersection of Pat and Bob Streets that was washing out. She said code enforcement needed to be strengthened and the sign ordinance enforced regarding the temporary banners and signs along Lake Murray Boulevard.

PUBLIC COMMENTS – Continued

Ms. Schmitz also complained that noticing the public on certain issues was inadequate and suggested using social media; asked the Council to reconsider the number of dogs allowed; complained about the problem of barking dogs; said a larger library was needed; and suggested the City needs a vision for the Civic Center complex.

Ms. Mercy Graef, La Mesa, spoke about the issue of group and transitional homes in her neighborhood. Ms. Graef said the problems with the people living in them had escalated and something needed to be done.

Mr. Tom Brady, La Mesa, also spoke about the problem of group homes. Mr. Brady complained about: the increased number of dogs allowed and about the problem of barking dogs; traffic light cycles at the intersections of Jackson Drive and Fletcher Parkway, Jackson Drive and Parkway Drive, and Aztec Drive and Lake Murray Boulevard; San Diego Gas & Electric's pipeline project; and sewer rates and how they are calculated.

A male resident spoke about his concerns with safety issues and lack of supervision of the students at Maryland Avenue Elementary School and said he was frustrated because there was no cooperation from the Superintendent of the School District.

Vice Mayor Baber left the meeting at 7:25 p.m.

Ms. Kathleen Brand, La Mesa, asked about the status of the Little Flower Haven assisted living facility and the zoning of the property. Ms. Brand said she would like the historic façade of the building preserved. Ms. Brand also asked about the status of the Civic Center and said she would like to provide input for the development of a greenbelt along the trolley tracks.

Mr. Patrick Ellis, La Mesa, complained about an open storm drain channel in back of his property and said during the last rain, he experienced flash flood conditions. Mr. Ellis said the open channel was a problem for the neighborhood.

A male resident complained about being required to install a sprinkler system in his home when the code section stated that he may install a system.

Ms. Joyce Purcell, La Mesa, complained the current library did not have a meeting room and requested one be added to the existing library, or if a new library was built, to be sure to include an adequate meeting room.

Mr. Rick Liening, La Mesa, complained about the backed up traffic in the mornings at the intersection of Lake Murray Boulevard and Parkway Drive. Mr. Liening suggested extending the two traffic lanes on Parkway Drive near the I8 west off ramp near the Alvarado Parkway Institute to help with the flow of traffic. Mr. Liening also complained about homeless people panhandling at intersections.

Mr. Pete Ceccherini, La Mesa, spoke about the aging housing stock in the city and complained about the building fees. Mr. Ceccherini said the process needed to be streamlined and lower fees would encourage private investment to upgrade the current housing stock.

PUBLIC COMMENTS – Continued

Mr. Adrian Michaels, San Diego, said a title loan company was located on Parkway Drive and said such businesses attracted the homeless and criminal activity. He requested the business not be allowed to operate in the city.

Mr. Doug Bania, La Mesa, complained about the installation of traffic delineators on Lemon Avenue in front of his neighbor's house and said the delineators took up parking space and created parking problems. Mr. Bania asked to have the delineators removed.

Ms. Lois Knowlton, La Mesa, spoke of her concern about the lack of affordable housing in La Mesa. Ms. Knowlton asked about the status of the Roadway Inn property.

Mr. John Schmitz, La Mesa, invited everyone to attend the Friends of the La Mesa Library's Food for Thought event on March 12 at the library with guest Master Chef Claudia Sandoval.

Senior staff members responded to each question and concern from the speakers.

The Mayor and Members of the City Council made closing comments.

ADJOURNMENT

Mayor Arapostathis adjourned the meeting at 8:29 p.m.

Mary J. Kennedy, CMC
City Clerk

Minutes of a Regular Meeting of the La Mesa City Council
Tuesday, February 23, 2016 at 6:00 p.m.
City Council Chambers, 8130 Allison Avenue, La Mesa, California

Mayor Arapostathis called the meeting to order at 6:00 p.m.

ROLL CALL: CITY COUNCIL

PRESENT: Mayor Arapostathis; Councilmembers Alessio, McWhirter and Sterling.

ABSENT: Vice Mayor Baber.

STAFF: City Manager Witt; City Attorney Sabine; Assistant City Manager/Community Services Director Garrett; City Clerk Kennedy.

INVOCATION – COUNCILMEMBER McWHIRTER

PLEDGE OF ALLEGIANCE

CITY MANAGER COMMENTS

There were no comments.

COMMUNITY BULLETIN REPORTS

The Mayor and Council made announcements and reported on various events taking place in the City. No action was taken.

PRESENTATIONS

PROCLAIMING MARCH 7 – 14, 2016 AS ARBOR WEEK

Mayor Arapostathis presented the proclamation to Public Works Director Humora.

UPDATE ON SAN DIEGO FORWARD: THE REGIONAL PLAN AND A POTENTIAL NEW REGIONAL FUNDING SOURCE

Ms. Elisa Arias, Principal Planner, San Diego Association of Governments (SANDAG), provided an update on the Regional Plan which is a vision of how the San Diego region will grow over the next 35 years and emphasizes the link between land use and transportation planning. Ms. Arias discussed SANDAG's proposal to place a ballot measure on the November ballot to increase local sales tax by one-half cent in order to help fund the region's transportation needs through 2050.

Following Council questions, no action was taken.

ADDITIONS AND/OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

PUBLIC COMMENTS

Mr. Russell Buckley, La Mesa, spoke in opposition to SANDAG’s proposed half cent sales tax measure and also about the cost of wages and retirement benefits for government employees.

Ms. Carol Lockwood, La Mesa, spoke in support of the Urban Trails Mobility Action Plan. Ms. Lockwood also spoke about the activities of La Mesa Beautiful and invited everyone to attend the organization’s annual meeting on March 6 at Nan Coutts Cottage. In addition, Ms. Lockwood spoke about the Centennial Legacy project.

Ms. Lois Pasquale, La Mesa, also spoke in support of the Urban Trails Mobility Action Plan.

CONSENT CALENDAR

- 1. APPROVAL OF MOTION TO WAIVE THE READING OF THE TEXT OF ALL ORDINANCES AND RESOLUTIONS AT THIS MEETING

ACTION: Motioned by Councilmember Sterling and seconded by Councilmember Alessio to approve Consent Calendar item 1.

Vote: 4-0

Yes: Mayor Arapostathis, Councilmember Alessio, Councilmember McWhirter and Councilmember Sterling
No: None
Abstained: None
Absent: Vice Mayor Baber

Motion passed.

STAFF REPORT

- 2. CONSIDERATION OF ADOPTING A RESOLUTION APPROVING THE URBAN TRAILS MOBILITY ACTION PLAN FOR THE CITY OF LA MESA

Assistant City Manager/Community Services Director Garrett provided background about the project and said the Urban Trails Mobility Action Plan supported the City’s efforts to have a pedestrian and bike-friendly community. Ms. Garrett said the Plan supported a number of planning documents, including the General Plan, and approval of the Plan would allow the City to leverage outside resources for adding to the City’s build environment.

Safe Routes Coordinator Thompson gave a brief overview of the two-year project that identified the most effective approaches in routes to connect La Mesa residents with key community destinations such as parks and recreation, medical facilities, retail shops, restaurants, the Civic Center, schools and other destinations. Ms. Thompson said had been accomplished by identifying high priority areas, looking at demographics, needs and existing conditions, and outreach to engage the community through multiple activities and events.

Mr. Joe Punsalan, Senior Associate, KTU+A, discussed the steps taken and the prioritization process to formulate the Mobility Action Plan and complete the Master Plan.

STAFF REPORT – Continued

The following members of the audience spoke in support of the Urban Trails Mobility Action Plan and about their involvement in the process:

- Ms. Janet Castanos, La Mesa
- Mr. Joe Glidden, La Mesa
- Mr. Don Huckell, La Mesa

Council questions and comments ensued.

ACTION: Motioned by Councilmember Sterling and seconded by Councilmember McWhirter to adopt the resolution approving the Urban Trails Mobility Action Plan.

Vote: 4-0

- Yes:** Mayor Arapostathis, Councilmember Alessio, Councilmember McWhirter and Councilmember Sterling
- No:** None
- Abstained:** None
- Absent:** Vice Mayor Baber

Motion passed. Resolution No. 2016-010 was adopted.

COUNCIL COMMITTEE REPORTS (3 MINUTE LIMIT)

The Mayor and Council reported on various outside board, commission and committee meetings they attended. No action was taken.

AB 1234 REPORTS (GC 53232.3(d))

There were no reports.

CITY ATTORNEY REMARKS

There were no remarks.

ADJOURNMENT

ADJOURNMENT

Mayor Arapostathis adjourned the meeting at 6:40 p.m.

Mary J. Kennedy, CMC
City Clerk

Minutes of a Regular Meeting of the La Mesa City Council
Tuesday, March 8, 2016 at 4:00 p.m.
City Council Chambers, 8130 Allison Avenue, La Mesa, California

Mayor Arapostathis called the meeting to order at 4:00 p.m.

ROLL CALL:

PRESENT: Mayor Arapostathis; Vice Mayor Baber; Councilmembers Alessio, McWhirter and Sterling.

ABSENT: None.

STAFF: City Manager Witt; City Attorney Sabine; Assistant City Manager/Community Services Director Garrett; City Clerk Kennedy.

INVOCATION – MAYOR ARAPOSTATHIS

PLEDGE OF ALLEGIANCE

CITY MANAGER COMMENTS

There were no comments.

COMMUNITY BULLETIN REPORTS

The Mayor and Council made announcements and reported on various events taking place in the City. No action was taken.

ADDITIONS AND/OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

PUBLIC COMMENTS

Mr. James Lockwood, La Mesa, complained about speeding traffic and aggressive parents around Murray Manor Elementary School and asked for assistance with the problem.

CONSENT CALENDAR

(Items 1 through 4)

1. APPROVAL OF MOTION TO WAIVE THE READING OF THE TEXT OF ALL ORDINANCES AND RESOLUTIONS AT THIS MEETING

Approved.

2. RESOLUTIONS PERTAINING TO THE ALVARADO TRUNK SEWER UPGRADE PHASE 2 PROJECT:

CONSENT CALENDAR – Continued

- A. RESOLUTION TO ACCEPT THE STATE REVOLVING FUND LOAN, APPROPRIATE FUNDS TO CAPITAL IMPROVEMENT ACCOUNT NO. 3011610T, AND AUTHORIZE THE EXPENDITURE OF THE FUNDS;

Resolution No. 2016-011 was adopted.

- B. RESOLUTION TO ACCEPT BID 16-01 AND AWARD A CONSTRUCTION CONTRACT FOR THE ALVARADO TRUNK SEWER UPGRADE PROJECT PHASE 2 TO PALM ENGINEERING CONSTRUCTION COMPANY; AND

Resolution No. 2016-012 was adopted.

- C. RESOLUTION TO AWARD A CONSTRUCTION MANAGEMENT AND INSPECTION CONTRACT TO INFRASTRUCTURE ENGINEERING CORPORATION FOR THE ALVARADO TRUNK SEWER UPGRADE PHASE 2 PROJECT

Resolution No. 2016-013 was adopted.

- 3. RESOLUTION AUTHORIZING THE MAYOR TO ACCEPT THE PROPOSAL AND EXECUTE AN AGREEMENT FOR EXTERNAL AUDITING SERVICES FOR THE CITY OF LA MESA AS SUBMITTED BY ROGERS, ANDERSON, MALODY & SCOTT, LLP FOR FISCAL YEARS 2015-2016, 2016-2017 AND 2017-2018

Resolution No. 2016-014 was adopted.

- 4. RESOLUTION AUTHORIZING THE ACQUISITION OF A PORTION OF LAND LOCATED AT 3879 KING STREET (APN 474-442-29) FOR RIGHT-OF-WAY PURPOSES FOR THE ATP KING STREET PEDESTRIAN AND BICYCLE IMPROVEMENT PROJECT

Resolution No. 2016-015 was adopted.

ACTION: Motioned by Vice Mayor Baber and seconded by Councilmember Alessio to approve Consent Calendar items 1 through 4.

Vote: 5-0

Yes: Mayor Arapostathis, Vice Mayor Baber, Councilmember Alessio, Councilmember McWhirter and Councilmember Sterling

No: None

Abstained: None

Absent: None

Motion passed.

COUNCIL COMMITTEE REPORTS

The Mayor and Council reported on various outside board, commission and committee meetings they attended. No action was taken.

AB 1234 REPORTS (GC 53232.3(d))

There were no reports.

CITY ATTORNEY REMARKS

There were no remarks.

ADJOURNMENT

Mayor Arapostathis adjourned the meeting at 4:19 p.m.

Mary J. Kennedy, CMC
City Clerk



STAFF REPORT

REPORT to the MAYOR and MEMBERS of the CITY COUNCIL
From the CITY MANAGER

DATE: March 22, 2016

SUBJECT: Consideration of the 2015 Annual Report –
Implementation of the General Plan.

ISSUING DEPARTMENT: Community Development

SUMMARY:

Issue:

California Government Code Section 65400 requires the legislative body of all general law cities to consider an annual report on their General Plan's implementation and transmit it to the State.

Recommendation:

That the City Council accept the 2015 Annual Report - Implementation of the General Plan (**Attachment A**) and authorize staff to transmit it to the State Office of Planning and Research and the California Department of Housing and Community Development.

Fiscal Impact:

There is no direct fiscal impact associated with this action.

City's Strategic Goal:

- Continue to improve high quality municipal services.

BACKGROUND:

California Government Code Section 65400(a)(2) requires the legislative body of all general law cities to consider an annual report on their General Plan's implementation, including progress on implementation of the individual goals within the General Plan. In addition, the document is to include information on the City's progress in meeting its fair share of regional housing needs. This report must be submitted to the City Council and

the State Office of Planning and Research and the California Department of Housing and Community Development by April 1 of each year.

A General Plan is intended to provide comprehensive, long-term direction by establishing locally important goals and policies. Once adopted, the City Council and Planning Commission are required to ensure that development, both private and public, is consistent with the goals and policies of the plan. Each General Plan is required to include seven specific components, or elements; the La Mesa General Plan includes the seven required elements (two required elements are combined) plus two additional elements. The City adopted its first General Plan in 1965. The most recent comprehensive update to the General Plan was approved and Final EIR certified by the City Council on July 9, 2013. The Housing Element of the General Plan, which is required to be updated more frequently, was included in the comprehensive update in 2013.

DISCUSSION:

The attached 2015 Annual Report – Implementation of the General Plan is organized by the different Elements of the General Plan, which are as follows:

- Land Use & Urban Design Element
- Circulation Element
- Conservation & Sustainability Element
- Recreation & Open Space Element
- Historic Preservation Element
- Noise Element
- Safety Element
- Public Services & Facilities Element
- Health & Wellness Element
- Housing Element

Highlights of the report include the following:

The recently completed Downtown Village Streetscape project is featured on the cover. New decorative sidewalks, enhanced crosswalks, pedestrian scale, period lighting, gateway string lights, street trees, street furniture and bike racks have revitalized the appearance of the Village. This project implemented specific goals in the Land Use & Urban Design Element, Public Services & Facilities Element, and Circulation Element.

Also in 2015, over 400 new residential units in the Mixed-Use (MU) overlay zone were either under review or under construction. This new influx of housing, which is expected to revitalize the City's transit corridors, implements goals in the Land Use & Urban

Design Element, Circulation Element, Recreation and Open Space Element, and Public Services & Facilities Element.

Development of an Urban Trails Mobility Action Plan, funded by a Caltrans Community-Based Transportation Planning Grant, continued in 2015 and was adopted in March 2016. This initiative furthers Recreation & Open Space Element Goals, Public Services and Facilities Goals, and Health & Wellness Element Goals.

In 2015, building permits were issued for 29 new housing units, consisting of 15 single-family residences, 13 multi-family units, and one accessory dwelling unit. This achievement is reflected in the Housing Element Annual Progress Report, which is appended to **Attachment A**.

In June 2015, the draft Climate Action Plan was presented to the Planning Commission. In response to the Planning Commission's comments, staff conducted additional community outreach to gain insight on the community's position on potential measures to mitigate climate change. The proposed revisions to the Climate Action Plan are being considered and the completion of the final Climate Action Plan is expected in late summer 2016.

CONCLUSION:

Staff recommends that the City Council accept the 2015 Annual Report – Implementation of the General Plan and authorize staff to transmit the report to the State Office of Planning and Research and California Department of Housing and Community Development.

Reviewed by:



David E. Witt
City Manager

Respectfully submitted by:

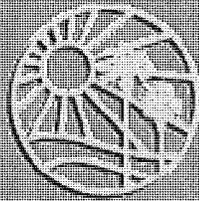


Carol B. Dick
Community Development Director



Allyson Kinnard
Associate Planner

Attachment A - 2015 Annual Report, Implementation of the General Plan



CITY OF
LA MESA
JEWEL of the HILLS

2015 ANNUAL REPORT

IMPLEMENTATION OF THE GENERAL PLAN



Downtown Village Streetscape Project

MARCH 22, 2016

ATTACHMENT A

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ATTACHMENTS:

Attachment 1:	Annual Element Progress Report: Housing Element Implementation
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Section I

Introduction and Summary

Section 65400(a)(2) of the California Government Code requires that an annual report on the General Plan be submitted to the City Council on the status of the Plan and progress on its implementation. The annual report is also submitted to the State Office of Planning and Research and the California Department of Housing and Community Development.

The information provided in this report is intended to assist the City Council in determining success in implementing policies in the General Plan. This 2015 Annual Report - Implementation of the General Plan covers the time period from January 2015 to December 2015 and addresses the goals of the following elements of City of La Mesa General Plan:

- | | |
|--|---|
| <input type="checkbox"/> Land Use & Urban Design | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Circulation | <input type="checkbox"/> Safety |
| <input type="checkbox"/> Conservation & Sustainability | <input type="checkbox"/> Public Services & Facilities |
| <input type="checkbox"/> Recreation & Open Space | <input type="checkbox"/> Health & Wellness |
| <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> Housing |

Provided in this document is a brief overview of existing programs implementing the General Plan's policies. It is hoped that this information will increase the understanding of the breadth of implementation already in place and the comprehensive scope of programs in various stages of completion.

The City of La Mesa has many on-going programs and maintenance projects that contribute to the implementation of the policies of the General Plan. A brief overall description of these on-going programs and maintenance projects are addressed in the document, along with the specific projects that implement the goals and policies of each element. Each is identified and a brief explanation is provided.

Section 65302 of the California Government Code mandates at least seven elements in a general plan:

- | | |
|-------------------------|--|
| 1) Land Use Element | 5) Noise Element, |
| 2) Circulation Element | 6) Safety Element |
| 3) Conservation Element | 7) Housing Element (updated every eight years) |
| 4) Open Space Element | |

The La Mesa General Plan contains all seven of the required elements and also includes

- 8) Historic Preservation Element
- 9) Public Services & Facilities Element
- 10) Health & Wellness Element.

In addition, Urban Design is contained within the Land Use Element and Sustainability is combined with the Conservation Element.

A comprehensive update to the La Mesa General Plan, including an update to the Housing Element, was adopted by the City Council on July 9, 2013. The Final Environmental Impact Report (EIR) was also certified by the City Council on July 9, 2013. The Housing Element

covers the time period from 2013-2020 as required by the SB 375 Climate Change bill passed by the State Legislature in 2008. The General Plan will guide future growth and development in the City of La Mesa for a 20-year time frame.

In 2007, the City Council adopted a resolution endorsing the U.S. Mayors Climate Protection Agreement calling for a reduction in greenhouse gas emissions. The update to the General Plan addresses the substance of this resolution. In 2009, a \$50,000 Kaiser Foundation Grant was received to incorporate health & wellness into the General Plan to address new laws and initiatives related to childhood obesity and community health.

Section II

Land Use and Urban Design Element

The Land Use and Urban Design Element serves as a guide for planners, decision makers and the general public about the ultimate pattern of development for the City of La Mesa. This element's policies provide the context for short-term actions involving development, public works, and zoning decisions, as well as the long-term vision. The City's general plan goal is to preserve the past while allowing a level of growth necessary to sustain a viable community.

Goal LU-1: A safe and healthy community.

Objective LU-1.1: Enforce land use regulations to promote the quality of life in the community.

Policy LU-1.1.1: The City shall exercise its police powers related to land use in the best interest of the City to protect the general health, safety, and welfare of all citizens. *The City issued 24 administrative citations for violations of the zoning ordinance in 2015. Administrative citations are typically used to discourage repeat property maintenance violations. Once issued a citation, the violator has ten (10) days to comply with City ordinances or is subject to a fine.*

Policy LU-1.1.2: Maintain a Code Enforcement Program requiring properties to be well-maintained with healthy landscaping, and kept free of excess debris and storage in front yard areas. *In 2015, the Community Development Department investigated 463 zoning code enforcement cases. The City's code enforcement program requires properties to be well-maintained with healthy landscaping and kept free of excess debris and storage in front yard areas. In addition, the Fire, Planning and Building Departments are collectively involved in an on-going code enforcement program addressing the five (5) mobilehome parks located within the City. The City's maintenance inspection schedule for mobilehome parks is based on the guidelines established in the California Mobilehome Parks Act.*

Policy LU-1.1.5: The City will maintain its infrastructure through asset management programs and a Capital Improvement Program, such as sewer infrastructure, utilities, and drainage facilities. *In 2013, a five-year Capital Improvement Program (CIP) for Fiscal*

Years 2014 through 2018 was considered by the Planning Commission and approved by the City Council. The CIP includes a comprehensive list of infrastructure needs associated with wastewater, transportation, storm drainage, and parks. Input from City departments, input from the community, and strategic direction from the City Council based on available funding was considered in developing the program.

Objective LU-1.2: Preserve community identity while promoting safety for residents, employees, and visitors to La Mesa.

Policy LU-1.2.2: As part of the development review process, City departments will review all future development to ensure that safety requirements are met, including building and fire codes, accessibility standards and crime prevention techniques. *The Development Advisory Board reviews all development projects for compliance with building and fire codes, accessibility standards, and crime prevention techniques. In 2014, the Development Advisory Board took action on five (5) development projects, including 96 new residential units, 20,626 square feet of new commercial office and retail space, and a 110,346 light industrial (self-storage) facility.*

Policy LU-1.2.3: Encourage the use of wider sidewalks where higher levels of pedestrian activity occur and the use of non-contiguous sidewalk design where appropriate to help separate pedestrians from auto traffic. *An enhanced pedestrian realm, 12 feet wide, is required for new development along all major transportation corridors designated for mixed-use (University Avenue, El Cajon Boulevard, and portions of La Mesa Boulevard). Non-contiguous sidewalks are required citywide where compatible with existing street conditions.*

Policy LU-1.2.4: Provide uniform, community identification and directional signage within the public right-of-way to identify the City's neighborhoods and activity centers. *A new park sign was installed at Highwood Park. A new park sign is planned for Collier Park.*

Goal LU-2: Residential neighborhoods with strong character and cohesion.

Objective LU-2.1: Maintain and preserve single-family neighborhoods while directing growth to mixed-use corridors.

Policy LU-2.1.1: Enhance single-family residential neighborhoods through programs such as Development Review, Code Enforcement, Historic Preservation, and Capital Improvement Programs. *The City continued each of these programs in 2015. Also in 2015, the Historic Preservation Commission began discussing needs and priorities for updating the Historic Resources Inventory, a record of properties that embody the City's rich cultural, social, economic, and architectural history.*

Policy LU-2.1.2: Support infill development and subdivision proposals that reinforce neighborhood strengths and benefit neighborhood identity. *The Design Review Board (DRB) reviews all new development projects for compatibility with neighborhood character. In 2015, the DRB approved seven (7) applications for new development projects. Tentative map applications associated with three development sites were*

approved by the Development Advisory Board in 2015: a 56-unit mixed-use condominium project, a two-lot single-family residential site, and a new commercial center.

Policy LU-2.1.4: Protect the character of recognized scenic and unique neighborhoods identified by the City's Overlay Zones, such as those areas that have a rural atmosphere or have been impacted by the SR-125. *The Planning Commission reviews grading proposals for new development in the Scenic Preservation Overlay zone to ensure that scenic features are retained and incorporated into each proposed development to the extent feasible. In 2015, three such grading plans were reviewed by the Planning Commission.*

Policy LU-2.1.5: Implement the Mixed-Use Overlay Zone by promoting the rehabilitation of properties and new development that fits into the context of the existing neighborhoods while meeting the City's Urban Design Objectives for infill development. *The Design Review Board reviews projects in the Mixed-Use (MU) overlay zone for consistency with the City's Urban Design Program. Recent MU overlay zone projects include a 66-unit residential apartment project approved in 2015 and a 60-unit mixed use development completed in 2015. A 56-unit mixed-use project that was entitled in 2013 was in plan review in 2015 and is expected to be under construction in 2016.*

Objective LU-2.2: *Promote the character of each La Mesa neighborhood as a unique place to live.*

Policy LU-2.2.2: All new development, redevelopment, and rehabilitation within residential neighborhoods shall be constructed to fit within the context of its neighborhood. *Single-family residences are required to comply with development standards including building height, setbacks, and lot coverage. In addition to development standards, larger development projects are subject to Design Review, which considers neighborhood context and compatibility as described in the Urban Design Program. In 2015, the Historic Preservation Commission began discussing needs and priorities for updating the Historic Resources Inventory, a record of properties that embody the City's rich cultural, social, economic, and architectural history. Alterations to properties listed in the Inventory or located within the Date Avenue Historic District are reviewed by the Historic Preservation Commission for site and neighborhood compatibility.*

Policy LU-2.2.3: Home-based businesses shall be permitted subject to standards which will preserve the residential character of the neighborhoods. *The City issued 121 new and 124 renewed home occupation business licenses in 2015. A State law related to Cottage Food operations adopted in 2013 has resulted in additional home-based businesses related to food manufacture.*

Goal LU-3: Revitalized Commercial and Industrial Districts.

Objective LU-3.1: *Maximize the potential of commercial centers in order to attract an appealing mix of new businesses.*

Policy LU-3.1.3: Update the Downtown Village Specific Plan to reinforce the Downtown area as the symbolic center of the City and address new land use and infrastructure needs. *An update to the Downtown Village Specific Plan is currently being drafted.*

Policy LU-3.1.4: Parking and circulation shall be adequate to serve the use and location of new development. *The City continues to require that new development provide on-site parking in accordance with adopted parking requirements and parking standards. In 2015, the City adopted a new parking in-lieu program for the Downtown Village. The in-lieu- program will encourage new development by providing alternatives to building on-site parking and fund public parking facilities.*

Policy LU-3.1.6: Provide new site amenities, such as outdoor seating areas, bike racks, landscaping, and street trees as development occurs. *Work was completed in 2015 on the Downtown Village Streetscape Improvement Project to replace much of the infrastructure in the Downtown Village. The scope of work included: decorative sidewalks, enhanced crosswalks, period lighting, gateway string lights, street trees, street furniture and three bike corrals. The City also requires that all new development in the Mixed-Use Overlay zone provide a “pedestrian realm” that includes street trees, street furniture, and widened sidewalks. One development project incorporating a pedestrian realm was completed in the Mixed-Use Overlay zone in 2015.*

Policy LU-3.1.7: Encourage mixed-use transit-oriented development near public transportation facilities; new construction should be compact in form to take advantage of these transit-rich locations. *A 60-unit mixed-used development on Palm Avenue near the Spring Street trolley station was completed in 2015.*

Objective LU-3.2: An industrial employment center attractive to customers from both local neighborhoods and Regional communities.

Policy LU-3.2.1: Recognize La Mesa’s limited supply of industrial land and encourage clean industries that create a relatively high number of jobs. *In late 2012, the City amended the Zoning Ordinance to allow the production of alcoholic beverages as a principal use in Commercial and Industrial zones. As a result, three wine and beer manufacturers have relocated to La Mesa. Also in 2015, a 110,000 square-foot self-storage facility was approved in the Industrial zone.*

Goal LU-4: An equitable community that meets the needs of all residents.

Objective LU-4.1: Adequate and affordable housing available for all segments of the community.

Policy LU-4.1.2: Ensure that development meets the needs of the aging and disabled population. *The Building Division reviews all new development for compliance with accessibility regulations.*

Objective LU-4.2: A development review process that balances the needs of all stakeholders.

Policy LU-4.2.1: Changes in patterns of building intensity and population density will be reviewed relative to 1) the compatibility of the proposed development with surrounding

uses and design objectives and 2) the adequacy and proximity of public facilities given the scale of the proposed development. *The Park Station Specific Plan, which proposes an increase in allowable building height and population density, was considered by the Planning Commission at public hearings in 2014 and 2015. The Planning Commission evaluated the Specific Plan for compatibility with surrounding uses, design objectives, and availability of public utilities and facilities and recommended denial of the project finding that it was not consistent with the General Plan.*

Policy LU-4.2.2: Height limits for non-residential buildings will be specified in each zone. The approval of a Special Permit may allow a building to exceed the specified height limit on a site-by-site basis. *The Zoning Ordinance prescribes building height limits Citywide. In 2015, one special permit request was reviewed and approved for development in excess of the height limits.*

Policy LU-4.2.3: New development shall provide adequate parking. For projects located in the Downtown area or near transit, parking requirements may be reduced. Additionally, differing land uses on the same subject property may utilize shared parking provisions. *The City continues to require that new development provide on-site parking in accordance with adopted parking requirements and parking standards. Parking near transit may be reduced as provided for by the Downtown Village Specific Plan, the Mixed-Use Overlay zone, and through a parking modification as allowed by the zoning ordinance. A zoning ordinance amendment was adopted in 2015 reducing parking requirements in the CD zone by 25%: 1.5 spaces/dwelling unit and 3 spaces/1,000 GLA for commercial.*

Policy LU-4.2.5: Increased residential densities may be allowed by a Site Development Plan subject to a Density Bonus Program set forth in the Municipal Code. Development of senior or lower-income affordable housing may utilize the provisions of State Density Bonus Law as amended from time to time. *In December 2014, a development application was submitted for a 252-unit mixed-use condominium project (including 20 very low income units) that includes a State Density Bonus. This project, known as Montebello North/Montebello South, was under review in 2015.*

Objective LU-4.3: Provide opportunities for community involvement and participation.

Policy LU-4.3.1: Promote citizen involvement and partnerships between residents, community organizations, and agencies, such as local school districts.

During 2015, the La Mesa City Council conducted two “town hall” meetings at La Mesa schools. The community input received established the foundation on which the Council developed the current two-year budget. The Council feels the town hall meeting format is highly successful in finding out what residents think about their city as well as in understanding citizens’ concerns and their vision for La Mesa’s future. As a result, the Council will continue to hold two such meetings each year in various locations to cover all areas of the city and to give all residents a chance to participate. In addition, a statistically valid phone survey is done every two years to further gauge the community’s satisfaction with City services. In 2015, the survey indicated that 95% of

residents were satisfied with the City's overall performance in providing municipal services. A new survey will be conducted in 2017.

Outreach to citizens is one goal of the City website. The ongoing improvements to the City website underscores the commitment by the City Council to keep La Mesa residents well informed about all that occurs at City Hall and throughout the community. During 2015, the City began working on a new website which will be rolled out in 2016. The goal is always to make it easier for residents to access City information.

In 2015, the City began participating in Facebook and MeetUp.com as part of our e-Gov initiative. E-Gov allows residents to access City Hall 24 hours a day, 7 days a week via several on line tools (Request Tracker, Nixle, Contact Us, Twitter). Facebook and MeetUp are additional ways to keep the community informed of events in the City and allows residents to stay connected via the internet. The City continues to provide Police information as well as community event information via NextDoor.com. By offering several methods of delivery, (web, email or sms) residents are more likely to access information about their city. Such as Request Tracker, available on the City Website and on iPhone, allows visitors to notify the City of a problem, submit and track a service request. Request Tracker provides residents with another means of communicating with and obtaining information from City Hall. In addition, Nixle is a secure notification system that instantly alerts citizens of urgent events and public safety information. With Nixle, users can customize the urgency level, geographical location and type of notifications they receive.

In July 2014 in an effort to provide the community with greater and easy access to the City's financial data, we have partnered with OpenGov to provide a financial transparency reporting tool that displays the City's finances over a six year period. Through the City's new transparency tool, OpenGov, users can view the city's e-Budget in a variety of formats by fund, department, or type. Users can drill down to finite details or scale up to view the big picture. Users can also download the data as an excel spreadsheet or share a particular view through social media. La Mesa e-Gov is a multi-faceted system that strengthens the lines of communications between government and residents creating an accessible and transparent city.

The City of La Mesa provides Government Access Programming on Cox Cable channel 24 within City limits and on AT&T U-verse channel 99 within the San Diego County Region. Programming includes live City Council Meetings, a community bulletin board, educational videos, and supplementary programming from [San Diego] County Television Network. In 2014 a new Community Center Marquee was constructed on city property to provide updated information on city activities and events. This project was funded out of Public, Educational, and Governmental (PEG) funds. Government Access programming will continue to be expanded and is another project initiated by the La Mesa City Council to improve the flow of information between the City and its residents.

Goal LU-5: A strong local and Regional economy.

Objective LU-5.1: Promote and maintain La Mesa as a business-friendly Regional employment center.

Policy LU-5.1.4: Comprehensive site planning is encouraged as part of the redevelopment process for individual properties. These plans should address not only the architectural design of buildings and site amenities but also the upgrading of public infrastructure. *The City requires site development plan review and design review for commercial and multiple-unit redevelopment projects.*

Policy LU-5.1.5: Zoning Standards shall be modified as appropriate to remain responsive to changes in market conditions and employment trends. *In March 2015, the City adopted a parking in-lieu fee program for the Downtown Village. The in-lieu program provides an alternative to on-site required parking, which allows developers to maximize site development potential. The program included related revisions to the parking requirements in the Zoning Ordinance.*

Objective LU-5.2: Preserve and enhance the Downtown Village area as the City's symbolic center by providing a vibrant Commercial, Civic, and Residential District.

Policy LU-5.2.3: Utilize the framework of the Downtown Village Parking District and the La Mesa Parking Commission to locate and manage parking in Downtown and evaluate the feasibility of a parking structure when warranted by future parking demand. *In 2015 the City adopted a parking in-lieu fee program for the Downtown Village. As described in Policy LU-5.1.5, the in-lieu program will encourage new development by providing alternatives to building on-site parking and fund public parking facilities.*

Policy LU-5.2.4: Preserve historic buildings in the Downtown Village, and other Commercial areas, through restoration and adaptive reuse, where feasible. *In 2015, the Historic Preservation Commission reviewed proposed alterations to five (5) properties located in the Downtown Village, including four residences and one commercial storefront on La Mesa Boulevard. The Collier Park Renovation Project Master Plan calls for the preservation of the historic Spring House. Also in 2015, the Historic Preservation Commission began discussing needs and priorities for updating the Historic Resources Inventory, a record of properties that embody the City's rich cultural, social, economic, and architectural history.*

Goal LU-6: A City where the environmental, social, and economic needs of the residents are met without compromising the ability of future generations to do the same.

Objective LU-6.1: Evaluate the short-term and long-term impact on valuable resources such as water, energy, and open space when making land use decisions.

Policy LU-6.1.2: As new building methods and technologies become available, update Building Codes to meet State of California and local energy conservation objectives. *Building permit applications are required to comply with 2013 California Building Codes, including all supplements and addendums. This includes the 2013 California Green Building Standards Code, which encourages sustainable construction practices in energy, water, and resource efficiency, conservation, and overall environmental quality.*

Policy LU-6.1.3: Collaborate with property owners and Helix Water District to promote the use of drought-tolerant landscaping and water efficient irrigation systems as new development and redevelopment occurs. *The City follows the Model Water Efficient Landscape Ordinance adopted by the Department of Water Resources, which requires new development to utilize water resources as efficiently as possible.*

Policy LU-6.1.5: Development of hillside and hilltop parcels will be evaluated relative to topographic features, scenic resources, sensitive, natural habitats and landscaping, including mature stands of trees, to determine if these features should be retained. *In 2015, the Planning Commission reviewed three development proposals, including grading and landscape plans, on single-family sites located in the Scenic Preservation Overlay zone. The Planning commission and Design Review Board also reviewed a multi-family residential project located on a visually sensitive hillside site.*

Policy LU-6.1.6: The parcels designated Open Space, located south of the I-8 corridor, shall be subject to the following development standards (Council Resolution No. 16197):

- A full range of residential densities shall be permitted based upon a site-by-site evaluation.
- On parcels which contain more than 50% of the site area within the Open Space designation, encroachment of buildings and grading is allowed.
- A maximum 50% encroachment of projects into the Open Space shall be permitted when found to be consistent with the City's Design Review Program and the loss of Open Space is off-set by the project design.
- Plant materials shall be selected for consistency with surrounding native and ornamental landscaping schemes, and shall meet brush management and fire control objectives. *In 2015, the Design Review Board and Planning Commission reviewed and approved a 30-unit apartment development within the designated Open Space area. More than 50% of the Open Space, totaling one-half acre, will remain undisturbed.*

Goal LU-7: A City that maintains strong relationships across jurisdictions.

Objective LU-7.1: *Open communication, cooperation, and collaboration with neighboring communities and relevant agencies.*

Policy LU-7.1.3: Work with the Local Area Formation Commission (LAFCO) when residents outside the City request annexation or connection to City sanitary sewer facilities. *One property owner requested an out-of-city agreement for sanitary sewer connection. The agreement was approved by LAFCO and recorded in early 2015.*

Policy LU-7.1.4: Continue to monitor and support the efforts of the California Air Resources Board and other agencies as they formulate global warming and climate change adaptation and mitigation strategies and programs. *The City actively participates in the San Diego Region Climate Collaborative. This group meets a few times a year to address a variety of climate issues.*

In June 2015, the draft Climate Action Plan was presented to the Planning Commission. In response to the Planning Commission's comments, staff conducted additional community outreach to gain insight on the community's position on potential measures

to mitigate climate change. The proposed revisions to the Climate Action Plan are being considered and the completion of the final Climate Action Plan is expected in late summer 2016.

Policy LU-7.1.7: The undergrounding of utilities will be required with the development and redevelopment of property. The City will coordinate with utility providers as needed. *The City continues to require undergrounding in accordance with the La Mesa Municipal Code.*

Section III Circulation Element

The Circulation Element plans for the coordinated movement of people and goods within the City's network of streets and transportation services. Location, design and modes of movement have a major impact on the City's physical environment and appearance. The ability to move safely and efficiently around the City must be available to all people regardless of mode of travel. The City's location at the crossroads of major regional transportation infrastructure is both an opportunity and a challenge. Maximizing the potential and minimizing the impacts of the transportation system is the purpose of the Circulation Element.

Goal CE-1: A comprehensive, flexible transportation system that is functional, safe, accessible and attractive.

Objective CE-1.1: *Enhance and maintain City streets to meet the diverse needs of the community.*

Policy CE-1.1.2: Streets will be configured and constructed according to the City's standards. Where the streets standards show flexible width and optional improvements, a determination shall be made in accordance with the Street Design Manual, the Bicycle Facilities and Alternative Transportation Plan, and the Sidewalk Master Plan. *The Urban Trails Mobility Action Plan will be added to the list after its scheduled acceptance by the City Council in 2016.*

Policy CE-1.1.4: Provide street lights in all urbanized areas in accordance with standards and plans adopted by the City. *In 2012, over 1,000 city-owned street lights were retrofitted with energy saving induction fixtures. This project cost over \$400,000 and was funded by the American Recovery and Reinvestment Act through the Department of Energy. In 2016 new LED lights are planned to be installed in a portion of Collier Park, University Avenue and Massachusetts Avenue.*

Policy CE-1.1.5: Maintain all streets on a schedule developed by the Public Works Department. *As part of the 2015 street maintenance program, the City's contractor installed 16 concrete pedestrian ramps and applied crack seal and slurry seal to 1,386,545 square feet of asphalt concrete streets in maintenance Zone 6 (western part) of the City.*

Policy CE-1.1.6: Where possible, use street landscaping. Tree selection will take into consideration the likelihood of a particular species to cause damage to sidewalks or other improvements. Drought tolerant, low maintenance landscape materials will be required based on the City's Water Efficient Landscape Regulations. *Grass turf was removed from City Hall and replaced with drought tolerant landscaping materials. The Downtown Village Streetscape Improvement Project was completed in 2015. All trees were replaced with species better suited for urban environments planted in large tree wells with expanded root growth areas.*

Policy CE-1.1.7: Optimize motor vehicle flow efficiency along arterial corridors through signal synchronization or other intersection improvements. Consider the travel needs and safety of all road users and functions in the optimization effort, including, transit access, pedestrians, bicycles and parking. The traffic signal at the intersection of University and Harbinson was replaced and upgraded with a protected left turn phase and synchronized with the intersection of University Avenue and 70th Street.

Policy CE-1.1.9: Implement the Neighborhood Traffic Management Program to address resident complaints about speeding and cut through traffic. *The City of La Mesa Neighborhood Traffic Management Program was approved by the City Council and implemented in 2004. Citizen-initiated traffic calming requests are reviewed and processed through the program in an effort to implement measures to reduce speeding on residential streets. In 2015 traffic calming improvements were installed on Harbinson Avenue. Current projects include Howell Drive and Lubbock Avenue, which are in the development stage. There are currently 31 streets on the City's list for traffic calming. Three new streets were added and one was removed in 2015.*

Policy CE-1.1.10: Utilize the Parking Commission to ensure a balanced approach to on-street parking regulation. *The Parking Commission holds monthly public meetings to involve the community in parking management decisions.*

Policy CE-1.1.11: Use truck route designations to prevent unnecessary neighborhood impacts, to maintain public safety, and to limit street maintenance costs. *The Municipal Code contains a list of designated truck routes and requires commercial traffic to be limited to those areas.*

Policy CE-1.1.13: Work with San Diego Gas and Electric Company and other utilities, to place overhead utility lines underground along transportation corridors and in residential neighborhoods as funding becomes available. *Massachusetts Avenue will be the next street to be undergrounded and the project is expected to begin in 2016.*

Policy CE-1.1.15: Provide a forum for public input for decisions regarding traffic safety and street improvements through the Traffic Commission and the Development Advisory Board. *In 2015, the Traffic Commission held six (6) public meetings to consider intersection improvements and resident-initiated requests pertaining to no-parking zones and traffic calming.*

Policy CE-1.1.18: Apply a “Complete Streets” approach to future transportation infrastructure projects. *In 2012, the City adopted a Bicycle Facilities and Alternative Transportation Plan that calls for development of a Complete Streets framework that encourages all modes of transportation, reduces traffic congestion, and increases connectivity. The Plan was incorporated into the 2012 General Plan Circulation Element as mandated by AB-1358.*

Goal CE-2: Freeway right-of-way that is well designed and attractively landscaped.

Objective CE-2.1: *Ensure that freeways in La Mesa, and all of the access and exits points, contribute to the urban design and community identity of the City of La Mesa.*

Policy CE-2.1.2: Work with Caltrans to eliminate safety hazards and improve connectivity across freeways and adjacent on- and off-ramps for bicyclists and pedestrians in La Mesa consistent with the La Mesa Freeway Crossing Study. *A Caltrans grant was received for the north Spring Street/I-8 pedestrian freeway crossing improvements and this project is expected to begin in 2016.*

Goal CE-3: A diverse transit system offering a safe, time-efficient, and cost-effective transportation choice that reduces traffic congestion and improves air quality.

Objective CE-3.1: *Maximize the utility of La Mesa’s transit services.*

Policy CE-3.1.1: Advocate for a high level of security on the Trolley and at Trolley Stations through membership on the MTS Board of Directors. *Surveillance cameras are in operation at all trolley stations to enhance passenger security.*

Policy CE-3.1.3: Work with MTS to provide an appropriate amount of landscaping with proper funding for maintenance to City standards along existing and future Trolley rights-of-way in La Mesa. *The City requests MTS to conduct bi-annual maintenance activities.*

Policy CE-3.1.5: Develop and apply Design Standards applicable to future developments that improve access to public transit. *The Downtown Village Specific Plan is in the process of being updated to include design guidelines that serve to enhance the experience of transit users on the MTS Orange Line.*

Policy CE-3.1.6: Provide access to public transit that supports the needs of the disabled community. *The City worked with MTS to complete trolley station alterations necessary to accommodate accessible low-floor trolley cars. The City’s “Rides4Neighbors” program offers safe, reliable, personalized transportation to adults over 60, or disabled adults, who cannot drive. Door-to-door rides are provided by volunteer drivers for essential needs such as medical or dental appointments, shopping, personal care, banking and more. Rides4Neighbors is grant funded by the San Diego Association of Governments (SANDAG). Each trip is donation based.*

Goal CE-4: Local and regional facilities that accommodate the unique needs of bicycle travelers.

Objective CE-4.1: Develop a comprehensive bikeway system serving destinations throughout the City.

Policy CE-4.1.3: Provide on-street and off-street parking for bicycles to support adjacent land uses. *Three new on-street bike corrals were installed as part of the Downtown Village Streetscape Improvement Project. A grant was secured in 2015 to add bicycle facilities along North Spring Street. In late 2015 La Mesa was recommended for a grant to make improvements in West La Mesa including bicycle lanes on University.*

Goal CE-5: Provide opportunities that encourage safe pedestrian travel.

Objective CE-5.1: Improve the pedestrian network and walkability in La Mesa.

Policy CE-5.1.1: Implement the Sidewalk Master Plan; apply concepts from the Walkability Plan. *In 2015, sidewalks were added to the east side of Maryland Avenue in the vicinity of Maryland Avenue Elementary School. Design work continued in 2015 for Spring Street/I-8 pedestrian freeway crossing improvements. An additional grant was secured from SANDAG for pedestrian improvements on North Spring Street, Nebo and a pedestrian crossing at University. In 2015, 19 new urban trail segments were proposed and will be documented in the Urban Trails Mobility Action Plan. Mobility education and engagement were provided to the community. Walking Wednesdays were implemented and led by City staff beginning in March 2015.*

Objective CE-5.2: Focus on “Safe Routes to School” around school sites.

Policy CE-5.2.1: Increase connectivity and safety within a quarter mile of a school site with pedestrian-oriented and traffic calming infrastructure. *In 2015, missing sidewalk sections were added to Maryland Avenue near Maryland Avenue Elementary School. In late 2015 the City was recommended for a grant to make pedestrian and bicycle improvements connecting three local schools in West La Mesa.*

Policy CE-5.2.2: Encourage pedestrian and bicycle safety training for school students enrolled in La Mesa schools. *The City sponsored a Community Bicycle Rodeo and two Bicycle Rodeo events at local schools for children to learn safe cycling skills and to practice bicycle handling skills. A total of 150 participants attended these events and received free bicycle and bicycle helmet inspections. Four participants received new bicycles and 40 received a free helmet. A first time Community Block Party was held in November 2015 to support active transportation and included an educational bicycle rodeo and bicycle track.*

Section IV Conservation & Sustainability Element

Sustainability is the ability to meet the needs of the present without compromising the needs of future generations. A sustainable community exhibits the following traits: development pattern that expands housing choice and economic opportunities for all, a healthy

environment and social climate at functions in harmony with natural ecosystems, a resilient, diverse, and self-sufficient local economy, and a transportation network that provides residents with connectivity and commuting options. The Conservation & Sustainability Element addresses Resource Conservation, Environmental and Public Health, Economic Development, and Transportation.

Goal CS-1: The sustainable use of natural resources and land.

Objective CS-1.1: Create compact, mixed-use projects with amenities to enhance the City's natural setting.

Policy CS-1.1.2: Promote the Mixed-Use Overlay Zone and related Design Guidelines to encourage infill along the City's transit corridors. *In the past year, the City has experienced increased developer interest in mixed-use development. Recent MU overlay zone projects include a 66-unit residential apartment project approved in 2015 and a 60-unit mixed use development completed in 2015. A 56-unit mixed-use project that was entitled in 2013 was in plan review in 2015 and is expected to be under construction in 2016.*

Policy CS-1.1.3: Preserve existing trees where appropriate and require planting of new trees in conjunction with public and private developments. *New private development is required, as a condition of approval, to provide trees in accordance with the City's adopted Landscape Standards and with overlay zoning requirements.*

Objective CS-1.3: Achieve sustainable levels of water supply and quality in support of local and Regional needs.

Policy CS-1.3.1: Support Regional water conservation efforts, water reclamation, and prevention of water quality degradation. *Cal-Sense computer control systems are in use at 90% of the City's facilities, parks and landscaped medians to assist park staff in water management and maintenance of irrigation systems. Staff is working with the City of San Diego to increase water recycling and reuse of wastewater to reduce demands on imported water.*

Policy CS-1.3.3: Encourage the use of mulch and compost in lieu of chemical fertilizers to improve water quality. *The City has implemented a backyard composting program in which residents are able to purchase bins at Dixieline ProBuild in La Mesa at a discount by using coupons issued by the City.*

Objective CS-1.4: Collaborate with partner agencies, utilities, and businesses to support a range of energy efficiency and conservation measures.

Policy CS-1.4.1: Facilitate savings-by-design and address energy-efficient building and site design in the retrofit or renovation of new, and existing, developments. *The City enforces the California Energy Efficiency Standards and has adopted the 2013 California Green Building Standards Code regulating energy conservation techniques, materials and appliances in the construction of both public and private buildings.*

Policy CS-1.4.2: Encourage the use of local, non-polluting, renewable, and recycled resources. *Since 2014 the City has been participating in a variety of Property Assessed*

Clean Energy Programs (PACE), including HERO and Figtree. These programs enable commercial and residential property owners in La Mesa to finance renewable energy improvements, energy and water efficiency improvements, and electric vehicle charging infrastructure by placing the cost of these improvements on their property taxes. In 2015 the City added the California Home Finance Authority (CHF) PACE program, administered by Ygrene, which provides more options for La Mesa property owners.

Goal CS-2: Improve environmental and public health in the City.

Objective CS-2.1: Facilitate solid waste reduction measures.

Policy CS-2.1.1: Encourage composting, recycling, and other appropriate techniques to reduce waste by the City and its residents. The City continues to meet state mandated AB 939 waste diversion goals. In the most recent Annual Report to CalRecycle, the estimated trash disposal rate by residents is 4.3 pounds/person/day (PPD) and 9.8 PPD by employees of local businesses. This is lower than the maximum disposal allowed in La Mesa, 6.2 PPD and 13.8 PPD respectively, under AB 939 which mandates 50% diversion from landfills.

In 2012, the City implemented the backyard composting program to help reduce food waste. The program enables residents to purchase composting bins at Dixieline ProBuild in La Mesa at a discount by using coupons issued by the City. The City issued 58 discount coupons this past year.

Two free paper shredding events were held for residents to give them a safe option for recycling unneeded personal and financial records. The City hosted the annual Spring Cleanup event on two Saturdays in April at EDCO Station to provide residents with a convenient opportunity to dispose of trash, yard waste, bulky items, recyclables and more, free of charge. Over 1,460 vehicle loads were dropped off at the event, weighing over 509.62 tons. Nearly 169 tons was diverted for recycling.

Policy CS-2.1.2.: Establish management policies and programs which will encourage recycling by the City, residences and businesses. The City continues to enforce the mandatory commercial recycling ordinance which requires commercial businesses and multifamily complexes to recycle. Over 80 percent of La Mesa businesses and multifamily complexes are currently participating in the recycling program.

In 2012, the City franchise waste hauler, EDCO Disposal, added Styrofoam (polystyrene) and used cooking oil and grease to the list of materials that can be dropped off for recycling at EDCO Station in La Mesa.

In 2013, the City's franchise waste hauler, EDCO Disposal, added wax-coated juice and milk cartons to the curbside collection program. Used cooking oil and grease continues to be collected for recycling at EDCO Station in La Mesa. The cooking oil and grease is provided to a local company that reprocesses it into biofuel

La Mesa is also taking part in a regional used oil grant program that encourages oil and oil filter recycling. This includes operating an oil filter recycling exchange event at a

local automotive parts store, providing updates on the location of certified used oil centers, and conducting quarterly site visits to ensure program requirements are being met.

Objective CS-2.2: Reduce the level of pollutants entering the air.

Policy CS-2.2.2: Encourage infrastructure, such as fueling stations, for alternative fuel vehicles. The City has issued 16 permits for electric vehicle charging stations since 2010.

Policy CS-2.2.3: Collaborate with public, private, and Regional entities to develop and implement “clean energy fueled” fleet, bus, and train vehicles. In 2015 EDCO Disposal Corporation opened a natural gas refueling station in La Mesa that is open to the public. EDCO is in the process of converting most of their fleet to natural gas. Natural gas vehicles reduce carbon emissions into the environment

The City is participating in the SANDAG Energy Roadmap program that will provide updated energy audits on City facilities and operations which can be use to compare with the 2005 emissions inventory data to determine continued needs.

The City has 4 hybrid vehicles and as City vehicles are replaced, fuel efficiency and reduced emissions will be important criteria in selecting replacement vehicles and equipment in the future. The City achieved 100% compliance with the Air Resources Board DOORS (Diesel Off-Road On-Line Reporting System) and installed Equipment Identification Numbers on all affected equipment. Diesel Particulate Filters were installed on six vehicles and three off-road pieces of equipment and a Phase II EVR emissions upgrade was completed to the fueling facility. The fueling facility was upgraded to the Air Resources Board EVR2 specifications to reduce gasoline vapor emissions while fueling. Low-draw LED emergency lighting is being installed on all new public works vehicles, allowing the lights to be used without the engine running. AIMS Fuelmaster automatic fuel monitoring devices, currently used on all EMS vehicles will be installed on all new vehicles and incrementally installed on existing vehicles.

Section V Recreation & Open Space Element

This element provides guidance for the comprehensive and long-range preservation and conservation of “open space land.” This Element also outlines the City’s intentions for recreational facilities to improve the quality of life for residents. It is important for the City to maintain a wide range of different types of parks to assure that outdoor recreational opportunities are accessible to everybody.

Goal RO-1: A network of public parks throughout the City that will be convenient and beneficial to all segments of the community.

Objective RO-1.1: Give priority to maintaining and improving the City's public park lands.

Policy RO-1.1.1: Use standards established within the Parks Master Plan for improvements to existing and proposed park facilities. *Requests for more shaded seating areas were among the survey responses included in the Parks Master Plan document. The Northmont Park playground renovation and park improvement project was dedicated in January 2014. The project included a new picnic pavilion adjacent to the renovated playground with individual shade umbrellas over the tables to complement the flower garden theme of the playground. The playground equipment replacement was funded entirely from private donations through the La Mesa Park and Recreation Foundation It's Child's Play capital campaign.*

Design is underway for a new playground at Vista La Mesa Park in the western portion of the City and is also part of the It's Child's Play capital campaign.

Design and construction documents are completed for phase I of Collier Park located on Palm Avenue in La Mesa. Work to improve the entryway and parking in the park is expected to commence in 2016.

The final payment for the future Waite Drive park site, which was surplus land purchased from the County of San Diego was made in 2015. The three acre property is located on the south western border of La Mesa is in an area that is park deficient.

Proposed urban trail routes identified in the Parks Master Plan have been further refined as part of a planning effort that maps out paths that connect La Mesa residents to key destinations including parks and recreation. The trails have been identified and prioritized as part of the Urban Trail Mobility Action Plan. These infrastructure improvements will make accessing parks easier.

Policy RO-1.1.2: Work collaboratively with school districts and other agencies to develop and share park facilities where feasible. *The La Mesa Teen Center, which opened at Highwood Park in 2006, was built by the City of La Mesa and is operated by the Boys and Girls Club of East County. The La Mesa Teen Center was renovated by the Boys and Girls Club of East County in 2014. The initial operations agreement for the Teen Center, which expired in September 2014, was renewed for an additional 15-year period through September 22, 2029.*

In April 2014 a letter of understanding was approved between the City of La Mesa, La Mesa-Spring Valley School District, Boys and Girls Club of East County and Windsor Hill Church for an infrastructure improvement project. The Boys and Girls Club has been fundraising to build a full service club to be located on a middle school site. In addition, the project involves a roadway extension along the school campus that would create a walkable/bikeable connection between Helix Charter High School and La Mesa Arts

Academy and park and recreation sites. In late 2015 the City was recommended for a \$1.9 million dollar grant to construct the proposed improvements.

Policy RO-1.1.4: Continue to collect park in-lieu fees from developers to fund needed park improvements. *Park in-lieu fees totaling over \$85,000 were collected for 15 new single-family and 25 new multi-family dwelling units permitted in 2015.*

Policy RO-1.1.5: Promote civic programs and involvement. *In 2013, the La Mesa Parks & Recreation Foundation (LMP&RF) partnered with the City in a program called “Expand the Parks” aimed at providing free arts and recreational programs in an effort to encourage people to visit local parks and provide programming in lower income and underserved neighborhoods.*

The City and LMP&RF partnership continued in 2015 to provide free leisure programming in City parks including the Sundays at Six summer concert series in Harry Griffen Park, Fun with Physics in Highwood Park, and a first time Community Block Party promoting active transportation, park connections and physical activity. The Foundation also funded the return of the popular Dive In Movie at the city municipal pool.

In fall 2014 the City received a grant from Kaiser Permanente to provide wellness programming in the community. In 2015, a total of six free community workshops featuring various health and wellness topics were offered to the community.

Objective RO-1.2: Improve accessibility to parks.

Policy RO-1.2.1: Situate park and recreation facilities and improve access to these facilities so that no resident is more than a 15 minute walk from an opportunity to engage in a recreational activity. *The Parks Master Plan completed in 2012 called for park accessibility within a 15 minute walk of all residents with recommendations that included creating additional entrances to some parks, and improving walkability and bikeability access to parks. A grant awarded in 2013 (see following Policy RO-1.2.2) proposed new urban trail routes with nine of them connecting to local parks. The routes proposed 19 new urban trail segments to provide improved connections for residents to get to key destinations including local parks.*

Policy RO-1.2.2: Explore opportunities to add urban walking trails and promote connectivity to public parks. *In 2013 the City was awarded a \$238,000 Community-Based Transportation planning grant from Caltrans to develop an Urban Trails Mobility Action Plan to provide an implementation strategy for the City that will identify the most effective approaches to connect residents with key community destinations including parks and recreation. In 2015, 19 new urban trail segments were proposed and will be documented in the Urban Trails Mobility Action Plan. Community members participated by conducting walk audits and attended educational workshops focused on active transportation. A steering committee composed of business owners, community members, walking/biking advocacy groups and city staff met bimonthly to provide guidance and oversee the project.*

Policy RO-1.2.3: Design and improve parks to accommodate a community varying in age, athletic ability, physical agility, and recreational interest. *In 2012, pickleball was introduced at the tennis court in Collier Park. Pickleball players have been sharing the court space in Collier Park with tennis players, with pickleball played primarily during the morning hours and tennis played primarily in the late afternoon or evening hours. In 2014 the Collier Park tennis court was resurfaced and permanently restriped to accommodate multi-use with one tennis court and four pickleball courts.*

Policy RO-1.2.4: Ensure park entrances are well marked with signage, well lighted, easily identifiable, and accessible for all ages and physical abilities. *A new park sign was installed at Highwood Park. A new park sign is planned for Collier Park.*

Goal RO-2: A City that values areas of native vegetation for their open space and biological habitat.

Objective RO-2.1: Preserve and restore open space and natural features consistent with the City's Habitat Conservation Plan.

Policy RO-2.1.1: The most sensitive open space and natural lands shall be preserved where feasible and include landscape features that are compatible with adjacent natural vegetation. *The City continues to oversee habitat management of the Eastridge Open Space Habitat Conservation area. In 2015, the property owner completed an extensive clean-up effort that included removing accumulated debris from homeless encampments, removing non-native Brazilian pepper trees, and maintaining fire breaks. All work was supervised by a qualified Biologist.*

Policy RO-2.1.2: Consider opportunities to restore open space and natural areas where feasible. *In 2015, construction was completed on a 31-unit single-family residential development that included a wetland habitat restoration.*

Goal RO-3: Open space areas within private developments that supplement and complement the City's public open spaces.

Objective RO-3.1: Provide recreational and open space areas in new developments.

Policy RO-3.1.1: Planned residential developments, mixed-use projects, and multiple-family residential projects shall provide usable onsite open space areas as a supplement to the public parks and open space system. *The City continues to review all multi-family and planned development housing to ensure that adequate open space is provided. In 2015, two multi-family residential developments were permitted for construction, both of which have common open space areas. In 2015, construction was completed on a 31-unit planned residential development that includes 1.6 acres of onsite open space.*

Section VI Historic Preservation Element

The City of La Mesa strives to sustain and improve the quality of its cultural environment and to promote awareness and enthusiasm for its unique identity. The Historic Preservation Element provides a blueprint for the identification and treatment of historical and cultural resources in La Mesa and for the integration of preservation planning into the comprehensive planning and development process.

Goal HP-1: Broadened recognition by La Mesans that the spirit and direction of the City's growth is substantially reflected in its historic past.

Objective HP-1.1: Broaden recognition and awareness of the processes and features of the La Mesa Historic Preservation Program.

Policy HP-1.1.1: Form partnerships and share information between the City and preservation advocacy organizations to foster and support local public history projects. *In 2015, the City of La Mesa co-sponsored the La Mesa Historical Society's 10th Annual Historic Home Tour. The City has been a co-sponsor of this event since its inception. Also in 2015, the Historic Preservation Commission began discussing needs and priorities for updating the Historic Resources Inventory. Public outreach associated with the Inventory Update will provide visibility to the City's Historic Preservation Program, provide opportunities for community participation, and promote broader awareness about La Mesa's rich history.*

Policy HP-1.1.2: Inform citizens and project applicants of preservation regulations as part of the development review process. *In 2015, six (6) development applications were referred to the Historic Preservation Commission for review prior to project approval.*

Objective HP-1.2: Update and maintain the La Mesa Historic Resources Inventory to identify the potential eligibility of properties built in the historic-era.

Policy HP-1.2.1: Implement a phased Historical Resource Survey program that accounts for all locations in the City and all building stock that achieves the historic-era through time. *In 2015, the Historic Preservation Commission began discussing needs and priorities for updating the Inventory, with a view toward establishing a work program in 2016.*

Goal HP-3: A strengthened local economic base with stabilized and improved property values through the identification and protection of individual properties and historic districts.

Objective HP-3.2: Further preservation incentives and benefits for La Mesa property owners, residents, and businesses.

Policy HP-3.2.1: Continue the Mills Act Historic Preservation Property Tax Abatement Program and provide ongoing monitoring of property preservation agreement terms and conditions. *In 2015, one new Mills Act agreement was established. Mills Act agreements are currently in place for 37 individually designated properties within the City.*

Policy HP-3.2.2: Continue to provide land use incentives that encourage property owners to designate their historical properties as Registered Historic Landmarks. *Registered*

Historic Landmarks in all residential zones are allowed, by conditional use permit, to be used as professional offices, retail businesses, bed and breakfast inns, and restaurants. These uses are not generally allowed in most residential zones.

Section VII Noise Element

The purpose of the Noise Element is to limit the exposure of the community to excessive noise levels. The goals, objectives, and policies contained within the Noise Element serve to maintain areas deemed currently acceptable in terms of noise exposure and to mitigate undesirable levels of noise on existing sensitive land uses. The Noise Ordinance also quantifies the community noise environment to serve as a guideline to ensure that new development is protected from unwarranted noise and do not contribute to unacceptable levels of noise.

Goal NS-1: A community where noise and the effects of noise are minimized.

Objective NS-1.1: Require new projects to meet acceptable exterior noise level standards.

Policy NS-1.1.1: Review all development proposals, public and private, for consistency with the policies of this Element. *Potential noise impacts are evaluated during the development review process. Where necessary, project applicants are required to modify the project to comply with the Noise Element and Noise Ordinance.*

Policy NS-1.1.3: Incorporate noise reduction features during site planning to ensure that areas intended for frequent outdoor use are subjected to 60 dBA CNEL or less for single-family land uses and 65 dBA CNEL or less for multi-family residential land uses and multi-family residential land uses within mixed-use developments. *Where necessary, the City requires that developers provide an acoustical analysis that includes recommendations for noise reduction features.*

Objective NS-1.2: Ensure that interior noise levels do not exceed 45 dBA CNEL for single-family and multi-family residential land uses.

Policy NS-1.2.1: Enforce the California Noise Insulation Standards (California Code of Regulations, Title 24). Title 24 requires that an acoustical analysis be performed for all new multi-family residences in areas where the exterior sound level exceeds 60 dBA CNEL. The analysis shall ensure that the building design limits the interior noise environment to 45 dBA CNEL or below. *During plan review, the Building Division ensures that all new multi-family development complies with the Title 24 noise requirements.*

Objective NS-1.3: Achieve noise compatibility between industrial/commercial and surrounding land uses.

Policy NS-1.3.2: Ensure that the design and construction of commercial, industrial, office, and mixed-use structures includes noise attenuation methods to comply with Exhibit NS-1 and Municipal Code Chapter 10.80. *During Discretionary review, the Development Advisory Board ensures, by condition, that new development comply with City regulations pertaining to noise. During plan review, the Building Division ensures that all new multi-family development complies with the Title 24 noise requirements.*

Objective NS-1.4: Control undesirable or objectionable noise.

Policy NS-1.4.2: Limit truck traffic in noise-sensitive areas. *The Municipal Code contains a list of designated truck routes and requires commercial traffic to be limited to those areas.*

Section VIII Safety Element

The purpose of the Safety Element is to minimize the impact on the community from hazardous conditions and emergency situations. Reducing the risk of death, injury, property damage, and economic and social dislocation resulting from fires, floods, earthquakes, landslides, and other hazards helps to ensure the overall health of La Mesa's citizens. The Safety Element also acknowledges and reinforces the County of San Diego's Multi-jurisdictional Hazard Mitigation Plan. This county-wide plan, which is a comprehensive tool to enhance public awareness and promote compliance with State and Federal requirements, is one of the first in the state to tackle this planning effort on a regional basis.

Goal SE-1: Protection from the adverse effects of flooding.

Objective SE-1.1: Provide adequate flood control facilities.

Policy SE-1.1.2: Provide on-going replacement of corrugated metal pipe drainage infrastructure with upgraded reinforced concrete and high-density plastic materials. *Corrugated metal pipes were replaced in portions of Pasadena Avenue and 4th Street.*

Policy SE-1.1.4: Require that all proposed development be designed to minimize the volume and velocity of surface runoff and to prevent adverse downstream effects. *The City continues to require that any post-development increases in offsite discharge be minimized, justified, and mitigated in conjunction with review of new development.*

Objective SE-1.2: Minimize losses caused by flooding within the 100-year floodplain and potential dam inundation areas.

Policy SE-1.2.3: Continue to participate in the National Flood Insurance Program. *The City continues to participate in this program.*

Goal SE-2: Protection from risks associated with landslides and other geologic hazards.

Objective SE-2.1: Implement development standards that minimize safety hazards and potential property damage due to the effects of naturally occurring geologic formations.

Policy SE-2.1.2: Inform citizens and project applicants of geotechnical submittal requirements as part of the development review process. *The Public Works Department, Engineering Division, communicates with project applicants about geotechnical submittal requirements during development review.*

Goal SE-2: Protection from adverse effects caused by earthquakes and other seismic hazards.

Objective SE-3.1: Promote ongoing efforts to improve the seismic safety of buildings and structures.

Policy SE-3.1.1: Apply and enforce seismic design standards and building construction codes for new development. *All new construction is reviewed for compliance with the California Building Code, 2013 Edition, which includes seismic design requirements.*

Objective SE-3.2: Implement programs to help reduce loss of life and injury and minimize property damage in the event of a major seismic event.

Policy SE-3.2.1: Support programs which raise public awareness about earthquake safety and provide procedures and staff support for effective community response to a major seismic event. *Building inspection staff participates in the City's Emergency Operations Center (EOC), which is equipped to serve as a community command center for the city if there were a major disaster such as an earthquake.*

Goal SE-4: Protection from risks associated with fire.

Objective SE-4.1: Minimize the risk from fire hazards in new development.

Policy SE-4.1.1: Continue to enforce fire codes involving new construction. *The Fire Department performs plan reviews for new construction and tenant improvements and completes construction inspections to ensure compliance with the adopted fire codes. In cooperation with Business Licensing, new businesses are inspected by the Fire Department to ensure compliance with life and fire safety codes and standards.*

Policy SE-4.1.2: Continue to ensure that street width and turn-around regulations are met. Require upgrade of fire equipment as warranted by the height and location of future development. *The Fire Department reviews new development plans for compliance with street-width and turn-around regulations.*

Policy SE-4.1.3: Require the use of fire-resistive native plant species from the City-approved plant list. *All new development in the City is required to use fire resistive plantings and the Fire Department maintains a fire-resistive tree list.*

Objective SE-4.2: Minimize the risk of wildfires in developed areas of the City.

Policy SE-4.2.1: Continue current practice of weed abatement in brush areas that are vulnerable to wildfire. *The Fire Department performs the annual weed abatement program that requires property owners to clear their lots of overgrowth prior to the fire season.*

Goal SE-5: Protection from exposure to hazardous materials and waste.

Objective SE-5.1: Participate in the safe, efficient, and responsible management of hazardous waste materials.

Policy S-5.1.7: Continue to maintain and enforce local ordinances which regulate smoking in public places as a means of protecting its citizens from adverse effects of secondary smoke. All 14 La Mesa parks have been designated smoke-free environments since 2006.

Policy S-5.1.8: Participate in local and regional programs that facilitate the proper disposal of hazardous household waste. Participate in local and regional programs that facilitate the proper disposal of hazardous household waste. The City of La Mesa provides household hazardous waste collection days eight times a year at EDCO Station located in the City's industrial area. More than 75,550 pounds of hazardous waste was collected from 698 La Mesa and Lemon Grove residents in 2015. The City also offers door-to-door collection of hazardous waste for home-bound residents.

Goal SE-6: Safety services at levels necessary to protect the public.

Objective SE-6.1: The City will maintain public safety services at levels necessary to protect its citizens.

Policy SE-6.1.1: The La Mesa Police Department will continue to participate in cooperative activities with area law enforcement agencies as a means of combating Regional or Sub-regional crime activities. Currently, the Police Department participates in four regional crime task forces; the Narcotics Task Force, the East County Regional Gang Task Force, the Regional Auto Theft Task Force, and part-time position on the U.S. Marshal's Regional Fugitive Apprehension Team. The La Mesa Police Department participates with other San Diego County law enforcement agencies in grant funded Stonegarden enforcement details where the criminal activity has a nexus to border and R3G grant funded enforcement details aimed at AB109 criminal activity.

The Police Department is an Associate Member of the Violent Human Trafficking and Child Exploitation Task Force. The Police Department is also represented on the San Diego County Sex Offender Management Council, a state and local agency working group that is currently implementing a regional effort to better track sex offenders living in the region and provide comprehensive monitoring and inspection of these persons.

Goal SE-7: Effective emergency disaster response where citizens are prepared and disruptions to vital public and private services are minimized.

The Fire Department partners with the Cities of El Cajon, Lemon Grove, and Santee in Community Emergency Response Team (CERT) program for emergency preparedness. Through the Heartland Fire JPA with Lemon Grove and El Cajon, La Mesa has a full-time Emergency Preparedness Coordinator who creates plans and conducts preparedness training for the three cities. Special presentations have been provided to prepare citizens for the predicted El Nino event. The Department also has an Emergency Operations Center (EOC) at Fire Station 11, for use in the event of a disaster in La Mesa or the region. The City participates in regional emergency preparedness working groups, including Access & Functional Needs Working Group, Cyber Security/Threat Working Group, Urban Area Working Group, and Unified Disaster Council that is made up of representatives of the County of San Diego and each of the 18 cities in the County.

Objective SE-7.1: Provide advance planning and disaster preparedness

Policy SE-7.1.1: Establish and maintain programs to raise citizen awareness about the benefits of disaster preparedness. *The Fire Department operates a disaster preparedness program that is offered free to the public. The program trains the public on survival techniques for natural disasters such as earthquakes, floods, landslides, and wildfires and man-made events such as bomb threats. The Fire Department also has a shared Emergency Preparedness Coordinator through the Heartland Fire JPA. This position provides disaster preparedness training, programs and policies for the Cities of La Mesa, El Cajon and Lemon Grove.*

Policy SE-7.1.2: Regularly conduct emergency simulation exercises. *The Fire Department conducts annual Citywide disaster training to prepare staff to fulfill their roles in the Emergency Operations Center in the event of a disaster in La Mesa or the region. In addition, the Department participates in regular training to update and improve their skills, knowledge, and abilities so that they can better serve the community. This training includes, but is not limited to fire suppression, confined space rescue, heavy rescue, hazardous materials, emergency medical, driver awareness, mass casualty response, and other in service training. This training is a vital part of a program that achieves an ISO rating of 1 for the Department. This excellent rating signifies a well-equipped and well-trained fire department.*

Policy SE-7.1.3: Present at least one public awareness program or emergency response exercise each year to keep the community alert to the most current programs and technology available for citizens to effectively respond to a major disaster. *Our Heartland JPA Emergency Preparedness Coordinator continues and expands upon our program, including special presentations on predicted events such as El Nino.*

Section IX Public Services & Facilities Element

Although a Public Services & Facilities Element is not required, planning for and providing public services and facilities for the entire community is an important responsibility of local government. The City of La Mesa strives to provide a safe community that meets or exceeds public expectations while maintaining adequate public infrastructure. Public services and facilities are linked to the General Plan through the Capital Improvement Program. The Capital Improvement Program must be found consistent with and serve to further the goals and policies of the General Plan.

Goal PSF-1: A balance of city services that achieves public expectations.

Objective PSF-1.1: *The City will identify supporting revenue when planning and providing City services.*

Policy PSF-1.1.1: City Staff will continue to provide the expected administrative guidance to City operations, while constantly being alert for opportunities to improve City services within budgetary limits. *As part of the City Council annual strategic planning workshop*

direction was given on the staff's work plan and the 2013-2015 biennium budget. This direction coupled with the community input as identified in Goal LU 4 provides invaluable guidance on City services to the public. In 2015, 19 new urban trails segments were proposed and will be documented in the Urban Trails Mobility Action Plan. This grant funded effort supports the implementation of the City's Parks Master Plan. A new grant from SANDAG was received in 2015 to make improvements along North Spring Street. The grant will allow for improved to connections to transit, the Civic Center and the Village. These are examples of staff being alert to funding opportunities to enhance city services.

Goal PSF-3: Economic development to expand revenue sources to fund necessary infrastructure

Objective PSF-3.1: Facilitate economic development through redevelopment, especially along transit corridors in the Mixed-Use Urban areas.

Policy PSF-3.1.1: Encourage developers to take advantage of and meet the objectives of the Mixed-Use Urban Overlay Zone and Design Guidelines. *New development along transit corridors is required to comply with the Mixed Use Overlay Zone (MU) and is reviewed by the Design Review Board for consistency with the Urban Design Program. Recent MU overlay zone projects include a 66-unit residential apartment project approved in 2015 and a 60-unit mixed use development completed in 2015. A 56-unit mixed-use project that was entitled in 2013 was in plan review in 2015 and is expected to be under construction in 2016.*

Policy PSF-3.1.2: Continue to implement redevelopment projects and explore expanding of existing redevelopment project areas or adopt new project areas, as allowed by changing State legislation. *The City continues to track the dissolution of redevelopment and to monitor new legislation as it relates to this issue.*

Goal PSF-4: A safe community

Objective PSF-4.1: The City will maintain a Police Department that is adequately staffed and funded to ensure a safe community.

Policy PSF-4.1.1: The City will monitor and prepare assessments of Police services to identify the level of Police staffing necessary to achieve the goal of a safe community, within budgetary constraints. *The La Mesa Police Department continues to address recruitment and retention as a priority issue. Candidates often cite the La Mesa Police Department's excellent reputation as a law enforcement agency as a reason they applied for employment. At the end of 2015 the Police Department was at 90 % staffing of its authorized sworn positions.*

Policy PSF-4.1.3: The City will continue to support Graffiti Abatement Programs through the public/private partnership currently working to overcome the problem. *The La Mesa Police Department utilizes the Graffiti Tracker system to photograph and document the location of graffiti for identification and future prosecution. Recent acquisitions of two upgraded graffiti tracker phone devices will make it easier to document graffiti. Volunteers as well as police personnel and Public Works personnel paint out documented*

graffiti; normally within 48 hours of the knowledge of its existence. In the past year the Police Department has identified utility box graffiti targets and repainted those boxes with colorful designs. In the coming year, the Police Department will expand this effort at two walkway areas that have heavy foot traffic and have been vandalized several times with graffiti. Local volunteers will paint pre-approved positive words and affirmations in the areas previously vandalized by graffiti in a creative effort to reduce future graffiti incidents.

Objective PSF-4.2: The City will take steps to provide and improve the services and response time of the Police Department.

Policy PSF-4.2.1: *The Police Department will provide services that will help prevent crime as well as respond to it. The La Mesa Police Department implements numerous crime prevention initiatives, which include: the distribution of a DVD with crime prevention information for residential, business, and personal applications; developing and implementing web site based crime prevention information; developing and implementing website based “crime alerts”; the use of residential and commercial security inspection letters; outreach by City leaders to community groups; displaying crime prevention messages on City vehicles; providing crime prevention training for selected City staff; conducting a Citizens’ Academy to educate members of the community about the Police Department and law enforcement operations, revitalization of the Neighborhood Watch Program; and the installation of new, and updated Neighborhood Watch signs. Crime prevention and community education efforts also include the use of the one-way notification services including Nixle, Notify Me, and the social media program NextDoor.com to send alerts and surveys to the community about police activities and crime issues. In 2015, the Police Department met two times with all neighborhood block Captains. The discussion centered on safety and crime prevention.*

Policy PSF-4.2.2: *The Police Department will explore technologies that will aid response time and other services. The Police Department has implemented a Computer Aided Dispatch (CAD) system that will more efficiently dispatch resources. The Police Department has moved to a paper-less county-wide records management system, NetRMS, for more efficient and timely crime reporting.*

Objective PSF-4.3: The Police Department will work with adjacent cities, the County of San Diego, the California Highway Patrol, and other applicable law enforcement agencies

Policy PSF-4.3.1: *The Police Department will continue to cooperate and interact with other law enforcement agencies in the region to provide an effective network of information and assistance. Patrol officers and detectives from the Police Department participate in joint enforcement operations with other law enforcement agencies on a regular basis. These include operations aimed at gang activity, drunk driving, truancy and underage drinking, as well as enforcement of certain conditions of probation in cooperation with the regional drug court.*

Goal PSF-5: A community where fire risk is minimal

Objective PSF-5.1: The City will provide fire suppression services and prevention information and services.

Policy PSF-5.1.1: The Department will continue to provide first response medical emergency services. *In 2015 the Fire Department continued to provide First Responder medical emergency services. The Department responded to 7744 calls for emergency services in 2015, 5945 of which were for medical aid services.*

Policy PSF-5.1.2: The Department will train and maintain personnel capable of dealing with incidents involving hazardous materials. *The Fire Department participates in the regional Hazardous Incident Response Team (HIRT). HIRT is a San Diego County joint powers team that handles larger hazardous materials incidents beyond the mitigation capabilities of the First Responder. HIRT is made up of two teams: one operated by the City of San Diego Fire and Life Safety Department and the other operated by the County of San Diego Department of Environmental Health. The Fire Department also conducts annual hazardous materials response and recognition training for its members.*

Policy PSF-5.1.3: The Department will maintain a program that promotes disaster preparedness. *The Emergency Preparedness Coordinator provides information through training and presentations and through social media.*

Policy PSF-5.1.4: The Fire Department will provide public information, education and services, which may help prevent fires. *The Fire Department conducts public education. Fire station tours for school groups are hosted regularly throughout the school year, fire extinguisher training, fire safety, and fire drills are conducted throughout the City on a regular basis and juvenile fire setters participate in an intervention program as needed or required. The Department conducts programs at local schools, businesses, and partners with LMPD at Neighborhood Watch presentations. We also participate in the City of La Mesa Kids Care Fest and National Night Out events. The Fire Department conducts annual business and apartment fire inspections throughout the City.*

Policy PSF-5.1.6: The City will continue to include the Fire Department in the Regional network of mutual aid fire response services. *In 2015, the Fire Department was an active participant in mutual aid responses through the local region and the State.*

Objective PSF-5.2: The Department will continue to monitor its staffing model to maintain an effective and efficient suppression force.

Policy PSF-5.2.1: The City will strive to provide fire response services at the level necessary to maintain an (ISO) rating of 2. *In 2015, with the benefits experienced in the shared efforts of La Mesa, Lemon Grove, and El Cajon, the Fire Department's effectiveness was reevaluated and awarded an ISO rating of a Class 1 Fire Department.*

Objective PSF-5.3: Promote Regional cooperation in fire services

Policy PSF-5.3.1: The City will continue to participate in the Regional and State Mutual Aid System. *In 2015, the Fire Department was an active participant in the Regional and*

State Mutual Aid response. In addition, the Fire Department participates in a state program that provides the City with a state owned fire engine. This engine is housed in a City fire station and is available for City use as a reserve apparatus. This unit, when called responds with La Mesa personnel throughout the state, is typically called upon to assist the suppression efforts on wildfire incidents. In 2015, this unit as well as other City owned apparatus responded to multiple major wildfires in the region and state.

Policy PSF-5.3.2: The Fire Department will continue to provide advanced life support first responder emergency medical services in partnership with American Medical Response (AMR). *In 2015, the Heartland Fire & Rescue Department continued an Advanced Life Support program in partnership with American Medical Response (AMR). The agreement between the City of La Mesa and AMR provides the program at no cost to the City's General Fund; user fees pay all costs. This program has been a model for other jurisdictions.*

Policy PSF-5.3.3: The City will work to maintain Joint Exercise of Powers Agreements for management and delivery of fire protection and emergency medical services. *The Fire Department is participating in a Joint Powers Agreement with the Cities of El Cajon and Lemon Grove. This agreement provides a single management team for all three fire departments. Through this agreement with the Cities of El Cajon and Lemon Grove, the fire department is working as a sub-regional fire agency.*

The Fire Department also continues to participate in a regional communications facility (Heartland Communications Facility Authority - HCFA) and a regional training facility (Heartland Fire Training Authority - HFTA). This participation increases communication, operational effectiveness, and operational safety. HCFA and the Fire Department are also partners in the San Diego County -Regional Communication System (RCS).

Goal PSF-6: Infrastructure of streets, sewers, and storm drains that sustains a high quality of life

Objective PSF-6.1: Reduce sewer spills to limit environmental and property damage.

Policy PSF-6.1.1: The City will continue to update and use the Wastewater Collection System Master Plan for guidance in maintaining and improving the sewer system. *The City continues to follow the Wastewater Collection System Master Plan.*

Policy PSF-6.1.2: The Public Works Department will work to complete the collection system improvements as prioritized in the Wastewater Collection System Master Plan. *In 2015, design work continued on two priority improvement projects identified in the Wastewater Collection System Master Plan.*

Policy PSF-6.1.3: The Public Works Department will continue to maintain the existing sewer lines in an effort to reduce sewer spills. *The City's Backflow Prevention Program reduces sanitary sewer backups by offering a reimbursement incentive of half the cost of installation of a sewer backwater valve. Since program inception, 155 property owners (residential and commercial) have received reimbursement for installing a sewer backwater valve.*

Policy PSF-6.1.4: The City will continue to be a member of and advocate on behalf of its rate payers at the Metro Wastewater Joint Powers Authority. *In 2015 the City continued its membership in the Metro Wastewater Joint Powers Authority. The Public Works Director served as the chair of the Metro Wastewater Joint Powers Authority Technical Advisory Committee in 2015.*

Policy PSF-6.1.6: The City will endorse Regional efforts in water recycling. *The Metro Wastewater Joint Powers Authority has endorsed the City of San Diego plan to recycled 83 million gallons a day of wastewater into potable drinking water called Pure Water San Diego by 2035.*

Policy PSF-6.1.7: The City will continue the FOG (Fats, Oils and Grease) Control Program as a method to reduce maintenance effort and decrease sewer spills. *As part of the City's Fats, Oils, and Grease (FOG) Program, which is designed to maintain wastewater system health and prevent overflows, the City permitted and inspected 160 food service establishments in 2015.*

Objective PSF-6.2: *Maintain, improve and monitor the City's storm water drainage system.*

Policy PSF-6.2.1: The City will maintain a Storm Drain Master Plan to help plan and coordinate necessary improvements to the Storm Water Drainage System. *The City continues to maintain the Storm Drain Master Plan.*

Policy PSF-6.2.2: A condition of approval of future development will include construction of improvements to the Storm Water System as appropriate. *The City continues to require developer-installed storm water improvements where needed in conjunction with new development.*

Policy PSF-6.2.3: Capital Improvement Projects to replace corrugated metal storm drain pipe and address storm water drainage capacity issues will be identified and programmed as resources allow. *Corrugated metal storm drain pipes were replaced in portions of Pasadena Avenue and 4th Street in 2015.*

Policy PSF-6.2.4: The City will maintain a program to ensure that it is in compliance with the National Pollutant Discharge Elimination System permit. *The City conducted 388 commercial/industrial storm water quality inspections, as required by the City's National Pollutant Discharge Elimination System (NPDES) Permit, and updated its inventory of 388 businesses which are periodically monitored for compliance.*

Policy PSF-6.2.5: The Public Works Department will develop a program to monitor storm drain water quality and identify the best management practices necessary to deal with contaminants. *The City continues to implement a storm water pollution prevention program in order to educate the public and to reduce pollution in the region's surface waters. The City's Storm Water Program Manager along with an Engineering Technician work directly with businesses and residents to foster compliance through inspections and education outreach. Over the past year, the City responded to 25 storm water*

complaints received from citizens. *The Downtown Village Streetscape Improvement Project completed in 2015 includes pervious gutter sections and infiltration systems for trees to reduce stormwater pollution.*

Objective PSF-6.3: Streets and alleys will be maintained to provide safe vehicular, bicycle and pedestrian access.

Policy PSF-6.3.1: The Sidewalk Master Plan and Bicycle Facilities and Alternative Transportation Plan shall be utilized for guidance in the design and construction of street improvements. *Work was completed in 2015 on the Downtown Village Streetscape Improvement Project replacing the infrastructure in the Downtown Village. The scope of work included: decorative sidewalks, enhanced crosswalks, pedestrian scale, period lighting, gateway string lights, street trees, street furniture and bike racks.*

Policy PSF-6.3.2: The street network shall be divided into maintenance zones (currently 7) for efficient planning and coordination of maintenance activities. Street maintenance will be performed in one maintenance zone each year. *In 2015, street maintenance was performed in Zone 6, which includes the western portion of the City.*

PSF-6.3.3: Maintenance will be performed on street trees, curbs, gutters, sidewalks, pedestrian ramps, signage, striping, and roadway surfaces. *To ensure maximum function and safety of the City's streets, maintenance crews patched or replaced 124,464 square feet of asphalt in 2015. The City also striped 854,356 lineal feet of pavement. The City also fabricated and installed 1,013 traffic and road signs. Approximately 152 miles of streets and parking lots throughout the City were mechanically swept during the year. In response to citizen traffic requests, 556 work orders were prepared that resulted in the installation of 1,709 LF of painted curbs, 1,013 signs, and 13,145 sq ft of pavement markings.*

Policy PSF-6.3.4: Pavement condition assessment will be utilized to program the maintenance type and location to ensure most cost effective maintenance. *In 2015 the entire street network was surveyed and ranked for pavement condition.*

Policy PSF-6.3.5: Coordinate street improvements with other infrastructure improvements to achieve efficiencies. *Project managers meet weekly to review planned improvements and coordinate efforts. Meetings with utility providers San Diego Gas & Electric, Helix Water District, AT&T, and Cox Communications are held monthly to communicate and coordinate infrastructure improvements.*

Objective PSF-6.4: The City will strive to maintain all existing park facilities at a level that is safe and appealing for the intended use.

Policy PSF-6.4.1: The City will maintain a Park Facilities Master Plan that will itemize and prioritize potential improvements for every park in the City. *In 2012 the City approved the City of La Mesa Parks Master Plan. The plan identified potential improvements to the parks system necessary to meet both current and future community needs for parks, open space, and urban respite areas. Supported by a Community-based Transportation grant, the City is preparing an Urban Trails Mobility Action Plan. This project utilizes*

proposed routes identified in the citywide Parks Master Plan document as a basis for assessing urban trail routes and developing the action plan. In 2015, 19 new urban trail segments were proposed and will be documented in an Urban Trails Mobility Action Plan. The trails directly connect to nine local parks.

In 2014 a Master Plan was completed for Collier Park, the City's oldest park facility. Among the key elements included from the citywide Parks Master Plan document were: improvements to accessibility, increased visibility into and within the park, multi-use areas within the park, and enhanced picnic and playground amenities. The Environmental Impact Report for the Collier Park Renovations Project Master Plan was certified by the City Council on February 24, 2015 and the City is actively researching potential funding sources for the proposed improvements.

Policy PSF-6.4.2: The City will search for new public and private funding sources that can be used to enhance existing park facilities, and to develop and maintain new park facilities. *The City continues to seek funding through grant opportunities as they arise. In addition, the partnership with the La Mesa Park and Recreation Foundation allows private funding for playground expansion and free recreational and educational programming.*

Objective PSF-6.5: *The City will coordinate environmental programs for the purpose of improving long-term sustainability.*

Policy PSF-6.5.3: New construction and remodeling projects are required to provide space for recycling containers. *The City continues to require that all new development and substantial remodeling projects provide a recycling container within an enclosure.*

Policy PSF-6.5.5: The City will adopt a program to reduce the stream of organic waste with the intent of reducing the landfill stream. *The City composts at City Hall and has a program to provide composting equipment to residents at a reduced rate.*

Goal PSF-7: A range of recreation services for the community

Objective PSF-7.1: *The City will strive to meet the recreational service needs of the public at a reasonable cost to the program participant.*

Policy PSF-7.1.1: The Community Services Department will continue to provide programs that are responsive to community interests, are unduplicated when possible and provide a meaningful experience for attendees. *In 2013, the La Mesa Parks & Recreation Foundation (LMP&RF) partnered with the City in a program called "Expand the Parks" aimed at providing free arts and recreational programs in an effort to encourage people to visit local parks and provide programming in lower income and underserved neighborhoods.*

In 2015, the City and LMP&RF partnership continued to provide free leisure programming in City parks including the Sundays at Six summer concert series in Harry Griffen Park, Fun with Physics in Highwood Park, and a first time Community Block Party promoting active transportation, park connections and physical activity.

Policy PSF-7.1.2: The City and the La Mesa Park and Recreation Foundation (LMP&RF) will seek funding to plan and provide Capital Improvements for parks and recreational facilities, which meet the needs and standards of the community. *The Northmont Park playground renovation and park improvement project was dedicated in January 2014. The project included a new picnic pavilion adjacent to the renovated playground with individual shade umbrellas over the tables to complement the flower garden theme of the playground. The playground equipment replacement was funded entirely from private donations through the La Mesa Park and Recreation Foundation It's Child's Play capital campaign.*

The LMP&RF has committed to funding five playground renovations over an approximate five-year period while the City commits to additional improvements in the identified parks. Funding for playground renovations is provided from private donors through the LMP&RF. A new restroom building, sidewalk, and drainage improvements were completed in a prior year at Jackson Park. The remaining three parks identified for playground renovations are Collier Park, La Mesita Park, and Vista La Mesa Park. Vista La Mesa playground is under design and is expected to be completed in 2016.

Goal PSF-8: Program administration for the physical and economic development of the community

Objective PSF-8.1: *The Community Development Department will continue to oversee the Building, Planning, and Housing activities for the City.*

Policy PSF-8.1.1: Give careful attention to the building permit process, as well as Urban Design Standards related to building scale, architectural materials, landscaping, and other elements to emphasize attractive and safe building and site design in new development projects. *The Design Review Board (DRB) reviews new development projects for consistency with the design guidelines contained within the adopted Urban Design Program, Downtown Village Specific Plan, and Grossmont Specific Plan. In 2015, the DRB approved eight (8) applications for new development that included 96 multi-family residential units and five new commercial projects. During plan review, the Building Division reviewed all proposed construction for building and fire safety in compliance with the California Building Code, 2013 Edition and the La Mesa Municipal Code.*

Policy PSF-8.1.2: The Community Development Department will continue to provide Code Compliance services as a means of implementing community appearance and public safety goals and policies of the General Plan, and as a means of responding to citizen concerns about their community. *In 2015, the Community Development Department investigated 463 zoning code enforcement cases. The City's code enforcement program requires properties to be well-maintained with healthy landscaping and kept free of excess debris and storage in front yard areas. In addition, the Fire, Planning and Building Departments are collectively involved in an on-going code enforcement program addressing the six (6) mobilehome parks located within the City. The City's maintenance inspection schedule for mobilehome parks is based on the guidelines established in the California Mobilehome Parks Act.*

Goal PSF-9: Strong working relationships with all special districts operating within the City Limits for the provision of needed services.

Objective PSF-9.1: Explore ways to work with other agencies to share facilities and expand infrastructure and technology in the public realm.

Policy PSF-9.1.1: The City will continue to sponsor and support efforts involving the joint use of public properties especially for active recreation purposes. In 2013 the City entered into a partnership agreement with the Boys and Girls Club of East County, the La Mesa-Spring Valley School District, and Windsor Hills Church to establish a new Boys and Girls Club facility on the grounds of La Mesa Middle School and utilizing shared access and parking with the church. The new facility is in close proximity to the La Mesa Teen Center, currently operated by the Boys and Girls Club, and would serve younger elementary age children from the community. The City's role is to provide street upgrades in the area to facilitate access to the new and existing facilities adjacent to the school.

In April 2014 a letter of understanding was approved between the City of La Mesa, La Mesa-Spring Valley School District, Boys and Girls Club of East County and Windsor Hill Church for an infrastructure improvement project. The project involves a roadway extension along the school campus that would create a walkable/bikeable connection between schools and park and recreation sites. In late 2015 the City was recommended for a grant to make these improvements.

Section X Health & Wellness Element

The overarching goal of the Health & Wellness Element is to improve community health and well-being of La Mesa's residents by encouraging and supporting healthful behaviors and choices. The Health & Wellness Element demonstrates La Mesa's commitment to taking a community based approach to improving public health and sets the stage for evaluating and monitoring improvement over time.

Goal HW-1: A community where residents are healthy and feel safe and secure.

Objective HW-1.1: Ensure that public and private development and infrastructure is designed, constructed, and maintained to maximize safety and security and reduce opportunities for criminal activity.

Policy HW-1.1.1: Encourage developers to incorporate building and site design techniques that reduce crime, such as utilizing Crime Prevention through Environmental Design (CPTED) design strategies. The City requires site development plan review and design review for all commercial and multiple-unit redevelopment projects. As part of the site development plan review, the Police Department requires, as a condition of approval, that CPTED measures be incorporated into the development. These measures

typically include crime-free lease addendums, adequate security lighting, and secondary locks.

Policy HW-1.1.2: Increase safety and security in public places—such as parks, recreation facilities, sidewalks, transit stops and facilities, and trails—by providing adequate lighting, maintaining landscaping to maximize visibility and reduce hiding places, removing graffiti immediately; removing trash, debris, weeds, etc. from public areas with ongoing maintenance of those public areas; and conducting regular police and volunteer (crime watch) patrols. *New park lighting has been installed as a part of ongoing park improvement projects. Surveillance cameras are in operation at all trolley stations to enhance passenger security. The Police Department maintains a graffiti hotline. If the graffiti is on public property, the Police Department generally removes it within 48 hours. If it occurs on private property, the City contacts the owner and asks that it be removed immediately. The Police Department, including the Retired Volunteer Service Patrol (RSVP), conducts daily patrols throughout the City. The Public Works Department provides regular maintenance of public facilities.*

Objective HW-1.2: Improve community health through the reduction of unintentional injuries and violence.

Policy HW-1.2.1: Identify and take actions to reduce the rate and severity of unintentional injuries, such as from falls; vehicle, bicycle, and pedestrian accidents; drowning; poisoning; and suffocation. *In 2015 eight schools within La Mesa participated in International Walk to School Day and the City sponsored a Community Bicycle Rodeo and two Bicycle Rodeo events at local schools for children to learn safe cycling skills and to practice bicycle handling skills as part of National Bike to School month. A total of 150 participants attended these events and received free bicycle and bicycle helmet inspections. Four participants received a free bicycle and 40 received a free helmet.*

Policy HW-1.2.2: Continue to develop and implement Safe Routes to Schools and Safe Routes to Transit. *The La Mesa Safe Routes to School Program began in 2009 as a federally-funded grant with the purpose to make it safer for students to walk and bike to school. The grant ended in March 2014. The City continues to work closely with the schools by providing encouragement, educational materials and conducting bicycle rodeos. In 2014, seven schools added a Safe Routes to School position to their PTA to continue engaging and encouraging students to walk and bike to school. In 2015 eight schools within La Mesa participated in International Walk to School Day. National Bike to School Day was promoted through a Community Bicycle Rodeo held in MacArthur Park. A grant-funded Intergenerational Safe Routes to School Volunteer Program provides an additional safety component with older adult volunteers helping out near the schools as the ‘eyes on the street’ throughout the school year.*

The Police Department participates in Safe Routes to Schools by walking with the participants and providing patrol officers to drive by groups of students walking their routes during the annual Safe Routes to School events.

Policy HW-1.2.3: Improve pedestrian and bicycle safety through implementation of La Mesa's Walkability Plan and Bicycle Facilities and Alternative Transportation Plan, and evaluate and implement other plans and programs, as appropriate. *In 2013 the City was awarded a \$238,000 Community-Based Transportation Planning grant from Caltrans to develop an Urban Trails Mobility Action Plan to provide an implementation strategy for the City that will identify the most effective approaches to connect residents with key community destinations including parks and recreation. In 2015, 19 urban trail segments were proposed and will be documented in an Urban Trails Mobility Action Plan. Community members participated by conducting walk audits and attending educational workshops. A steering committee composed of business owners, community members, walking/biking advocacy groups and city staff met bimonthly to provide guidance and oversee the project.*

Policy HW-1.2.4: Work with community partners to increase awareness of, and reduce crimes against persons, such as elder, domestic, and child abuse. *The Police Department has specially trained Detectives in elder abuse, domestic violence and child abuse and work closely with the District Attorney's Office to investigate these criminal cases.*

Policy HW-1.2.5: Enhance communications between law enforcement and La Mesa's youth and support programs that deter youth-related crimes. *The Police Department's "Teen Watch" program has been developed and presented once a year since 2006. This is a two-day program with age-specific lessons for high school students, addressing personal safety and high-risk behaviors.*

Policy HW-1.2.6: Encourage opportunities for residents, groups, agencies, businesses, La Mesa Police and Fire Departments, and other safety-related agencies work together to improve safety and security. *The Police Department promotes citizen safety through the support of public education programs that emphasize crime prevention, public awareness and safety. This includes programs with police staff trained in public safety and crime prevention. The department also assists in providing a safe traffic environment for both pedestrians and motorists by conducting traffic safety lectures to community groups and local schools. The Police Department continues to provide crime prevention programs such as Neighborhood Watch, Residential Security Inspections and the Crime Free Multi-Housing program. Additionally, the Police Department provides weekly updates on crime related matters via the City's website and routinely distribute news releases on relevant criminal activity affecting the citizens of La Mesa. Members of the Police Department staff continue to work on a number of inter-department groups addressing various public safety issues in the community. These groups include the Human Relations Committee, the City's Traffic Commission, Community Parking Commission, Helix Charter High School, the Merchants' Association, LMSVD and GUHS.*

In September 2015, the Police Department launched its Facebook page. Facebook is an outstanding way to communicate with La Mesa citizens and San Diego County residents. Crime Prevention videos, upcoming community events and enforcement and educational details have been posted.

In 2015, the Police Department started hosting Coffee with a Cop community event. Three events were held with all enjoying success. Coffee with a Cop is a great way for police and the community to communicate and discuss safety and security.

Goal HW-2: Access to fresh produce and other safe, nutritionally sound food.

Objective HW-2.1: Increase accessibility, availability, affordability and identification of fresh, locally grown food for La Mesa's residents.

Policy HW-2.1.1: Encourage outlets that offer fresh locally grown food such as La Mesa Farmer's Market. The City continues to sponsor the La Mesa Village Farmer's Market, which is consistently rated as one of the best farmer's markets in San Diego. For the third year in a row, the City hosted "Food Day," a collaborative event with the County of San Diego's "Live Well" program. Students from local elementary schools went on a scavenger hunt at the farmer's market to learn about healthy foods, talk to farmers, and try new fruits and vegetables.

Policy HW-2.1.5: Allow residents to raise poultry (excluding roosters) in all single-family residential zones, subject to appropriate health, safety, and nuisance regulations. In 2014 the Zoning Ordinance was amended to allow the keeping of chickens in all single-family residential zones.

Goal HW-3: Active living and healthy eating in La Mesa, with progress tracked to measure success.

Objective HW-3.1: Employ a range of methods to communicate and track community health and wellness information.

Policy HW-3.1.1: Use the City's website, printed materials, social media and other means to encourage residents to be physically active through publicity about opportunities in the community for physical activity. In 2015 the City utilized the FOCUS newsletter to promote weekly walks, bimonthly health and wellness workshops, the outdoor fitness equipment adjacent to the Adult Enrichment Center in Porter Park and a community Block Party promoting active transportation. The Community Services Department regularly utilizes the City's website and social media to promote recreational programs and special events.

Policy HW-3.1.2: Promote opportunities to participate in coordinated walks, runs, bike rides, dance nights and other sponsored events involving physical activity. The Community Services Department continues to coordinate the "Walk and Talk" program each Tuesday morning. This program is free to the public and is led by community volunteers who plan walking routes and provide background and commentary on points of interest along the way. In 2015, the City implemented "Walking Wednesdays" led by City staff as an educational and engagement tool through the grant-funded Urban Trails project.

Some 300 recreational classes including dance, swimming, and other cardio exercise classes are offered to the community annually.

Policy HW-3.1.3: Work with various community organizations and local agencies to provide health information, classes and events. *The City received a grant award in fall 2014 from Kaiser Permanente to provide free community wellness programs. The City provided six free interactive community workshops on various health and wellness topics in 2015.*

Policy HW-3.1.4: Develop benchmarks and indicators to track success of the Health and Wellness Program. *In 2014 the City published its fourth report card on the activities of the “ready...set...Live Well” community wellness initiative. The report card captures information on the progress and success of programs and events that promote the goals of “ready...set...Live Well” in the communities of La Mesa and neighboring Spring Valley.*

Objective HW-3.2: Adopt a wayfinding program to direct those who live and work in La Mesa to the City’s sites that provide opportunities for health and wellness programs and activities, such as designated routes for walking and biking, stairs, and parks and recreational facilities.

Policy HW-3.2.1: Enhance the City’s urban walking trails including the City stairways. *The City continues to maintain trail markers along the three designated walking trails and closely monitors the marked trails for trip or other hazards.*

In 2013 the City was awarded a \$238,000 Community-Based Transportation Planning grant from Caltrans to develop an Urban Trails Mobility Action Plan to provide an implementation strategy for the City that will identify the most effective approaches to connect residents with key community destinations including parks and recreation. Enhanced wayfinding strategy is part of this project and documented in the Mobility Action Plan.

Policy HW-3.2.3: Ensure that all City park and recreational facilities are well-marked and visible from streets, sidewalks and bike paths. *A new park sign was installed at Highwood Park. A new park sign is planned for Collier Park.*

Goal HW-4.0: Children’s physical activity and nutrition to benefit their short- and long-term health and improve their ability to learn.

Objective HW-4.1: Provide children with safe and appealing opportunities for walking and bicycling to school in order to encourage exercise and healthy living habits.

Policy HW-4.1.1: Support the completion of infrastructure upgrades that improve pedestrian and bicyclist safety to and from school (e.g., implementation of Safe Routes to Schools recommendations, etc.). *In October 2014, a grant was awarded to complete pedestrian and bicycle safety improvements on King Street near Vista La Mesa Academy elementary school (K-8). The project includes sidewalks, high visibility crosswalks, bicycle facilities, curb radius reductions, bulb outs and improved signage. In 2015, pedestrian and bicycle improvements were completed near Maryland Avenue Elementary. In late 2015 the City was recommended for a grant to make pedestrian and bicycle improvements connecting three local schools in West La Mesa.*

Policy HW-4.1.2: Collaborate with the School System to support volunteer programs to increase adult supervision during times when children are walking to and from school, such as Walking School Buses, Bicycle Trains, and neighborhood “eyes on the street.” *In 2015 seven schools participated in an Intergenerational Safe Routes to School program with older adults volunteering to be the “eyes on the street” as students walk/bike to and from school. In 2015, seven schools continue to have a Safe Routes to School position on their PTA. Parent volunteers engaged and encouraged students to walk and bike to school through walking and biking events held throughout the year.*

Policy HW-4.1.3: Locate parks near schools when possible. *Through the Safe Routes Intergenerational Program, various parks in the City have been identified as meet and walk/bicycle locations for Safe Routes to School events.*

Policy HW-4.1.4: Continue to pursue joint use agreements with local schools to allow school property to be available for public use outside of school hours. *A long standing Community Recreation Agreement (CRA) with the La Mesa-Spring Valley School District allows community use of school grounds during hours when school is not in session. Under the CRA, the City’s Community Services Department is responsible for scheduling use of all athletic fields on school grounds with youth sports leagues.*

Objective HW- 4.2: Partner with local schools to improve the nutritional quality of foods and beverages served or available in schools, and to encourage healthy eating.

Policy HW-4.2.1: Support programs that encourage youth to consume healthy foods that they are involved in producing, such as through edible schoolyards, school gardening programs and food preparation classes. *For the third year in a row, the City hosted “Food Day,” a collaborative event with the County of San Diego’s “Live Well” program. Students from local elementary schools went on a scavenger hunt at the farmer’s market to learn about healthy foods, talk to farmers, and try new fruits and vegetables.*

Goal HW-5: Programs and services that support the health and well being of residents through community-based collaboration with a range of partners.

Objective HW-5.1: Build on local collaboration to promote and sustain community wellness.

Policy HW-5.1.1: Continue opportunities for inclusive and meaningful community involvement and leadership throughout La Mesa, in support of community wellness. *In 2013 the City was awarded a \$238,000 Community-Based Transportation Planning grant from Caltrans to develop an Urban Trails Mobility Action Plan to provide an implementation strategy for the City that will identify the most effective approaches to connect residents with key community destinations including parks and recreation. Community members participated by aiding in identifying urban trail routes, conducting walk audits and attending educational workshops. A steering committee composed of business owners, community members, walking/biking advocacy groups and city staff met bimonthly to provide guidance and oversee the project. In 2015 a Community Block Party was held to promote the urban trails and active transportation.*

Policy HW-5.1.2: Participate in Regional and/or County collaborative health and wellness initiatives. *In 2015, the City continued participating as a partner in the County of San Diego's Live Well Program. In October 2015, the City hosted the East County Intergenerational Games at La Mesa Middle School.*

Section XI Housing Element

The Housing Element is intended to guide residential development and preservation in a way that coincides with the overall economic and social values of the community. The residential character of a city is largely dependent on the type and quality of its dwelling units, their location, and such factors as maintenance and neighborhood amenities. The Housing Element is an official municipal response to a growing awareness of the need to provide housing for all economic segments of the community, as well as legal requirements that housing policy be made part of the planning process. As such, the Element establishes policies that will guide City officials in daily decision making and sets forth an action program designed to enable the City to realize its housing goals. Attachment 1 summarizes the current implementation status of all the programs described in the Housing Element.

Attachment 1: Annual Element Progress Report: Housing Element Implementation

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of La Mesa
Reporting Period 01/01/2015 - 12/31/2015

Table A
Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
4820 La Cruz Drive	SU	R		1			1	1	N/A	N/A	Accessory Dwelling Unit (ADU) is a small unit with assumed affordability.
(9) Total of Moderate and Above Moderate from Table A3 ▶			0	28		28	28				
(10) Total by income Table A/A3 ▶ ▶			1		28	29	29				
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

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Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of La Mesa
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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate						0	
No. of Units Permitted for Above Moderate	15		13			28	28

* Note: This field is voluntary

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Jurisdiction City of La Mesa
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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed Restricted	430	18	0	0	0	0					18	412
	Non-deed restricted												
Low	Deed Restricted	326	0	0	0	0	0					2	324
	Non-deed restricted					1	1						
Moderate	Deed Restricted	302	279	0	0	0	0					279	23
	Non-deed restricted												
Above Moderate		664	190	13	34	310	28					575	89
Total RHNA by COG. Enter allocation number:		1,722	487	13	34	311	29					874	848
Total Units ▶ ▶ ▶													
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Housing Acquisition and Rehabilitation Program	Facilitate the acquisition and rehabilitation of two housing units annually	16 units over 8 years	No project proposed in 2015.
	Contact qualified nonprofit housing developers annually to identify interest and opportunities for acquisition/rehabilitation, as well as potential funding sources	Ongoing	No project proposed in 2015.
	Continue to evaluate potential program options and the suitability of this program	Annually	No funding has materialized for this program.
Preservation of Historic Housing	Assist homeowners with applications for Landmark Status	Annually	In 2015, one landmark application was submitted and approved. Staff assisted three potential applicants in researching their properties.
	Continue to provide information on Mills Act incentives on City website and at public counters	Ongoing	The City Continues to provide information on the Mills Act to the public.
Enforcement of Uniform Housing Code	Continue to enforce the Uniform Housing Code	Ongoing	The City continues to enforce the Uniform Housing Code.
	Identify opportunities for acquisition/rehabilitation of housing units for lower and moderate income households	Ongoing	No project proposed in 2015.
Preservation of At-Risk Housing	Monitor the status of Murray Manor and La Mesa Springs, since both projects have the potential to lose their Section 8 subsidies due to discontinuation of the program at the federal level or opting out by the property owner	Annually	In 2015, both properties maintained their Section 8 programs. Both projects have indicated that they will not discontinue the program in 2016.

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	<p>If there is an opportunity, due to the pending sale of the property, establish contact with public and non-profit agencies interested in purchasing and/or managing units at risk.</p> <p>Where feasible, provide technical assistance to these organizations with respect to financing.</p>	Ongoing	No project proposed in 2015.
	<p>Should the property owner pursue conversion of the units to market rate, ensure that tenants are properly noticed and informed of their rights and that they are eligible to receive special Section 8 vouchers that would enable them to stay in their units.</p> <p>Provide tenants with information regarding Section 8 rent subsidies through the San Diego County Housing Authority, and other affordable housing opportunities in the City.</p>	When owner pursues conversion	In 2015, both properties maintained their Section 8 programs. Both projects have indicated that they will not discontinue the program in 2016.
Sustainable Building Program	Evaluate incentives to encourage sustainable building practices for new construction and rehabilitation of residential and mixed-use developments.	2012	The City participates in a variety of Property Assessed Clean Energy Programs (PACE), including HERO and Figtree. These programs enable property owners in La Mesa to finance renewable energy improvements, energy and water efficiency improvements, and electric vehicle charging infrastructure by placing the cost of these improvements on their property taxes.
	Incorporate sustainable design principles and practices into the City's Design Guidelines for residential and mixed-use developments.	2013	
Condominium Conversions	Continue to implement the City's Condominium Conversion Ordinance.	Ongoing	The City continues to implement the Condominium Conversion Ordinance.

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	Monitor condominium conversion activities to ensure the ordinance provides adequate protection of the rental housing stock.	Ongoing	In 2015, there was no condominium conversion activity.
Land Use and Urban Design Element	Monitor the City's land use inventory to ensure available capacity to meet the City's Regional Housing Needs Allocation (RHNA) of 1,722 units (430 extremely low/very low income units, 326 low income moderate income units, 302 moderate income units, and 664 above moderate income units).	Annually	The City's land use inventory continues to have adequate capacity to comply with RHNA. No changes to the zoning map or to Planned Land Use designations occurred in 2015. There were no other changes to land use designations.
	Assist developers in identifying available sites for residential and mixed-use developments.	Ongoing	City staff provides developers with information about available sites upon request.
Lot Consolidation Program	Work with developers and owners of small sites to identify and consolidate parcels to facilitate the development of housing affordable to lower-income households.	Ongoing	In 2015, there was no condominium conversion activity. A development project approved in 2014 involves consolidation of two parcels developed with single-family residences, for redevelopment at a higher density (13 condominium units).

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	Make the lot consolidation procedure easier to navigate by posting the procedure on the City website.		The application submittal requirements and fees are posted on the City's website.
Facilitate the Development of Higher Density Housing	<p>Contact qualified developers of high-density residential and mixed-use developments to discuss opportunities in the City.</p> <p>Facilitate the master planning of the Grossmont Center through actions such as expedited review and processing of development proposals and lot splits and updating the Grossmont Specific Plan.</p> <p>Work with qualified developers in their efforts to pursue State and federal funding, such as providing letters of support for funding application and assistance in compiling data and information needed for funding application.</p>	Ongoing	In 2015 the City entered into negotiations with Westmont Companies to develop a senior living facility on City-owned land adjacent to Briercrest Park.
	During pre-application meetings with developers, communicate the City's vision for sustainable development, particularly in the Mixed Use Urban district and other targeted neighborhoods for higher-density housing.	Ongoing	City staff encourages developers to incorporate sustainable features, such as photovoltaic systems, into all new development.
Land Assembly and Write-Downs	Should a feasible opportunity arise, provide land write-downs for residential/mixed-use projects affordable to lower income households, especially if the projects include housing for extremely low income households.	Ongoing	No project proposed in 2015.

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Affordable Housing Development Incentives	Continue to provide incentives for the development of affordable housing for senior and people with disabilities through implementation of the specific plan process.	Ongoing	No project proposed in 2015.
	Develop appropriate incentives to encourage affordable housing projects that include units for extremely low income households.	2013	The City encourages use of the State Density Bonus program for low and extremely low-income units.
	Market incentives to housing developers via information on City website and at public counters.	Ongoing	The City provides information about the both the City's density bonus program and the State Density Bonus program to developers at the front counter.
Downpayment and Closing Cost Assistance (DCCA) Program	Assist three households annually.	24 households over 8 years	No new loans were funded in 2015. The City participates in this program through membership in the San Diego County HOME Consortium.
	Continue to promote the DCCA program by posting information on City website, making brochures available to the public, and through occasional articles in the City's newsletter.	Ongoing	The City continues to promote the DCCA program on its website and through its newsletter.
Coordination with Housing Developers	Maintain a list of affordable housing developers for purposes of soliciting their involvement in development projects in La Mesa.	Ongoing	The City maintains a list of affordable housing developers.
	As funding permits, issue Request for Proposals (RFPs) to solicit the participation of a qualified Community Housing Development Organization (CHDO) to work with the City to provide affordable housing opportunities.	Ongoing	No funding opportunities materialized in 2015.
	Participate with affordable housing developers to review available federal and State financing subsidies and apply as feasible on an annual basis.	Ongoing	No project proposed in 2015.

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	Assist and support developers of housing for lower-income households with site identification, supporting applications, conducting pre-application meetings, assisting with design and site requirements, and providing regulatory incentives and concessions.	Ongoing	In 2015, the City continued to work with an applicant to process a request for a 252-unit mixed-use development that includes a state density bonus for affordable housing.
Housing Choice Vouchers (Section 8) Program	Continue to contract with the San Diego County Housing Authority to administer the Housing Choice Vouchers Program and support the County Housing Authority's applications for additional allocations.	Ongoing	The City provides rental assistance through County of San Diego Housing Authority. 673 La Mesa households were assisted through the Housing Choice Voucher program in 2015.
	Assist the Housing Authority in marketing the program to home seekers and property owners.	Ongoing	The City's website provides a link to the Housing Authority.
Shared Housing Program	Continue to provide financial assistance for the shared housing program to match a minimum of five lower income persons annually.	40 persons over 8 years	The City discontinued this program in 2013.
	Assist in marketing this program via City website and occasional articles in City newsletter.	Ongoing	The City discontinued this program in 2013.
Housing for Special Needs Groups	The City will amend the Zoning Ordinance to address the following: Emergency Shelters, Transitional and Supportive Housing, Single-Room Occupancy (SRO) Units, Farmworker Housing, Reasonable Accommodations, and Accessory Units.	Within one year of adoption	The Planning Commission considered a zoning ordinance pertaining to Reasonable Accommodations in 2013.

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Fees for Development Services	Consider granting a fee deferral, partial fee waiver, or paying a portion of the required fees to facilitate the development and rehabilitation of housing units affordable to lower income households, especially projects that include units for extremely low income households.	Ongoing	No requests received for fee reductions.
Fair Housing Services	Continue to broadly disseminate information about fair housing rights via the website and informational brochures at city and civic buildings.	Ongoing	The City provides a link to the Center for Social Advocacy website for information about fair housing. All inquiries are referred to the Center for Social Advocacy for follow-up.
	Implement recommendations of the San Deign County Regional Analysis of Impediments to Fair Housing Choice (AI).	Ongoing	City staff particiaptes in the San Diego Regional Alliance for Fair Housing, which actively works to promote and educate the community about fair housing.
	Continue to contract with a service provider to provide fair housing services to La Mesa residents and housing professionals.	Annually	The City contracts with the Center for Social Advocacy for fair housing services.

General Comments:



STAFF REPORT

REPORT to the MAYOR and MEMBERS of the CITY COUNCIL
From the CITY MANAGER

DATE: March 22, 2016

SUBJECT: Consideration of Resolutions to appropriate funds and to amend an agreement between the City of La Mesa and AECOM for professional services to prepare and complete the Climate Action Plan

ISSUING DEPARTMENT: Community Development

SUMMARY:

Issue:

Should the City Council adopt a resolution to amend a contract to AECOM for preparation and completion of the Climate Action Plan in an amount not to exceed \$43,000?

Recommendation:

That the City Council adopt the attached resolutions (**Attachments A and B**) to:

- 1) appropriate funds of \$45,000 for the completion of the Climate Action Plan and \$2,000 for a request for SANDAG vehicle trip data; and
- 2) amend a contract with AECOM in an amount not to exceed \$43,000.

Fiscal Impact:

The funding would be appropriated from the unallocated reserves in the General Fund (**Attachment A**). If approved, the City Council would authorize the appropriation of \$45,000 to Community Development Department funds and amend a services agreement with AECOM for preparation and completion of the Climate Action Plan in an amount not to exceed \$43,000 (account 1401-6450) and \$2,000 for a request for SANDAG data (account 1401-6432), as verified by the attached Finance Certificate (**Attachment D**).

BACKGROUND:

In July 2014, the City of La Mesa partnered with the Emerging Cities Program through SDG&E to help the City undertake necessary actions that resulted in the development and formulation of a draft Climate Action Plan (CAP).

In July 2014, the City Council adopted the resolutions accepting the grant from SDG&E in the amount of \$61,500; appropriated grant funds, and awarded a contract to AECOM for preparation of a Climate Action Plan in an amount not to exceed \$59,500 and \$2,000 for a request for SANDAG data. AECOM was selected from the City's approved list of qualified environmental consultants (RFQ 13-22) to prepare the initial Climate Action Plan (CAP) in accordance with State Law.

In June 2015, the draft Climate Action Plan was presented to the Planning Commission. The Planning Commission directed staff to conduct additional community outreach to gain insight on the community's position on potential measures to mitigate climate change. More specifically, certain environmental groups requested that the City address concerns regarding the California Environmental Quality Act, climate action planning incentives (enforceable and mandatory measures), Community Choice Aggregation, and expanding the CAP horizon year. The City conducted additional public outreach through a survey prepared by AECOM and the City's Connect La Mesa Block Party in November 2015. The City received significant input from the public.

City staff is requesting the additional funds to revise the Climate Action Plan to consider these topics and has asked AECOM to provide a proposal to revise the draft Climate Action Plan to include the following:

- Project community-wide emissions through a 2035 horizon year. 2035 would align with future land use change assumptions presented in the Project Description of the 2012 Centennial General Plan EIR. The projection of emissions to this future year will allow the City to compare local emissions and reduction targets to longer-term state-wide target years.
- Project community-wide emissions through a 2035 horizon year to align with buildout of the City's General Plan and demographic growth estimates included in SANDAG's Regional Transportation Plan (RTP).
- Estimate state-wide reductions through the 2035 horizon year in order to demonstrate progress towards the City's new 2035 emissions target. AECOM will need to develop assumptions in order to estimate the reduction benefits of state-wide measures beyond 2020 through the 2035 horizon year because the California Air Resources Board has only provided quantified state-wide reduction estimates through the AB 32 target year of 2020.

- AECOM will develop new reduction measures as well as identify any measures that could be made mandatory in order to increase their long-term reduction potential.

A scope of work by AECOM and a draft resolution to amend the standard services agreement is attached (**Attachment B and C**).

DISCUSSION:

California's Assembly Bill AB32 Scoping Plan encourages local governments to adopt a GHG emissions reduction goal consistent with the State's overall goal of reducing state-wide emissions to 1990 levels by 2020 (an approximate 15% reduction from today's levels). The 2012 Centennial General Plan accommodates higher development densities where infrastructure currently exists, thus reducing urban sprawl in the San Diego Region. Senate Bill 375 (SB 375), prompts California regions to work together to reduce GHG emissions from cars and light trucks. SB 375 would achieve this objective by requiring integration of planning processes for transportation, land use and housing.

The preparation of a Climate Action Plan (CAP) to reduce GHG emissions was identified as a mitigation measure in the City's Centennial General Plan EIR. On April 29, 2015, the State of California Governor issued Executive Order B-30-15 to establish a California greenhouse gas reduction target of 40 percent below 1990 levels by 2030.

The consultant scope of work (**Attachment C**) addresses the steps to further develop the Climate Action Plan as requested by the City and as noted in the background section above. As part of the revision, the San Diego Association of Government would prepare a model providing estimates for vehicle miles traveled for the City within the new horizon year. SANDAG charges \$1,000 per city for this data. The time schedule to complete the CAP and associated CEQA documents is estimated to take about nine months.

The preparation of California Environmental Quality Act (CEQA) documentation is not part of the AECOM scope of work under this contract. City staff would prepare the appropriate environmental document in accordance with CEQA prior to public hearings to consider the Climate Action Plan approval.

CONCLUSION:

Staff recommends that the City Council adopt the attached resolutions (**Attachment A and B**) to appropriate funds to Community Development Department funds and amend a services agreement to AECOM for preparation and completion of the Climate Action Plan in an amount not to exceed \$43,000 and \$2,000 for a request for SANDAG data.

Reviewed by:



David E. Witt
City Manager

Respectfully submitted by:



Carol Dick
Community Development Director

- Attachments:
- A. Draft Resolution to appropriate funds.
 - B. Draft Resolution to amend services agreement to AECOM.
 - C. AECOM Scope of Work and Schedule.
 - D. Finance Certificate.

DRAFT RESOLUTION NO. 2016 - _____

RESOLUTION AUTHORIZING THE APPROPRIATION OF FUNDS IN THE AMOUNT OF \$45,000 AND A REQUEST FOR SAN DIEGO ASSOCIATION OF GOVERNMENTS DATA TO COMPLETE THE CITY'S CLIMATE ACTION PLAN

WHEREAS, the La Mesa City Council adopted a resolution to award a contract to AECOM for professional services to prepare a Climate Action Plan on July 8, 2014;

WHEREAS, the La Mesa City Council adopted the 2012 Centennial General Plan and related Environmental Impact Report (EIR) on July 9, 2013;

WHEREAS, the General Plan EIR includes a Mitigation Monitoring and Reporting Program;

WHEREAS, Mitigation Measure of the General Plan EIR is to prepare a Climate Action Plan;

WHEREAS, the City would use up to \$2,000 of the appropriated funds to pay for the San Diego Association of Governments vehicle trip data;

BE IT AND IT IS HEREBY RESOLVED by the City Council of the City of La Mesa, California, that the Mayor is hereby authorized and instructed to appropriate \$45,000 for preparation of a Climate Action Plan (\$43,000 in 1401-6450 and \$2,000 in 1401-6432).

PASSED AND ADOPTED at a regular meeting of the City Council of the City of La Mesa, California, held the 22nd day of March, 2016, by the following vote, to wit:

AYES:

NOES:

ABSENT:

CERTIFICATE OF CITY CLERK

I, MARY J. KENNEDY, City Clerk of the City of La Mesa, California, do hereby certify the foregoing to be true and exact copy of Resolution No. 2016-_____, duly passed and adopted by the City Council of said City on the date and by the vote therein recited.

MARY J. KENNEDY, CMC, City Clerk

(SEAL OF CITY)

DRAFT RESOLUTION NO. 2016 - _____

RESOLUTION AMENDING A CONTRACT TO AECOM FOR PROFESSIONAL SERVICES TO PREPARE A CLIMATE ACTION PLAN

WHEREAS, the La Mesa City Council adopted a resolution to award a contract to AECOM for professional services to prepare a Climate Action Plan on July 8, 2014;

WHEREAS, the La Mesa City Council adopted the 2012 Centennial General Plan and related Environmental Impact Report (EIR) on July 9, 2013;

WHEREAS, the General Plan EIR includes a Mitigation Monitoring and Reporting Program;

WHEREAS, a Mitigation Measure of the General Plan EIR is to prepare a Climate Action Plan;

WHEREAS, the Community Development Department applied for and received a \$61,500 grant from SDG&E as part of the SDG&E Government Partnerships Program;

WHEREAS, AECOM is the Community Development Department's on-call environmental consultant (RFQ 13-22) on the 2012 General Plan and Climate Action Plan.

BE IT AND IT IS HEREBY RESOLVED by the City Council of the City of La Mesa, California, that the Mayor is hereby authorized and instructed to amend a contract to AECOM for professional services to complete the Climate Action Plan (not to exceed \$43,000 in 1401-6450). The Professional Services Agreement is attached to the staff report on file in the Office of the City Clerk.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of La Mesa, California, held the 22nd day of March, 2016, by the following vote, to wit:

AYES:

NOES:

ABSENT:

CERTIFICATE OF CITY CLERK

I, MARY J. KENNEDY, City Clerk of the City of La Mesa, California, do hereby certify the foregoing to be true and exact copy of Resolution No. 2016-_____, duly passed and adopted by the City Council of said City on the date and by the vote therein recited.

MARY J. KENNEDY, CMC, City Clerk

(SEAL OF CITY)

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ATTACHMENT B



AECOM
2020 L Street, Suite 400
Sacramento, CA 95811
www.aecom.com

916.414.5800 tel
916.414.5850 fax

SCOPE OF WORK

Task 1: Project Initiation

AECOM's project manager (PM) and lead analyst will attend 1 project kick-off meeting to review and discuss the scope of work, roles and responsibilities, the overall schedule goals, and the City's objectives for the new phase of this project. We also anticipate a discussion of whether to use buildout estimates for the City's General Plan or forecasts provided by SANDAG.

Task 2 – Provide Business-as-Usual and Adjusted Business-as-Usual Emissions Projections through 2035

AECOM will project community-wide emissions through a 2035 horizon year. 2035 would align with future land use change assumptions presented in the Project Description of the 2012 General Plan EIR (and SANDAG forecasts). The projection of emissions to this future year will allow us to compare local emissions and reduction targets to longer-term statewide target years.

AECOM will project community-wide emissions through a 2035 horizon year to align with buildout of the City's General Plan and demographic growth estimates included in SANDAG's Regional Transportation Plan (RTP). We will forecast 2035 emissions in the Energy, Solid Waste, Water, and Wastewater sectors using linear growth rates between 2020 and 2035 demographic estimates. AECOM will collect population, local employment, and housing unit growth estimates for 2035 from SANDAG's 2050 RTP. The 2020 values from the RTP were already included as part of the previous inventory work. 2035 Transportation sector emissions will be estimated based on VMT data from SANDAG's regional travel model.

Task 3 – Develop 2035 Statewide Reduction Estimates

In addition to the BAU projections, it is also important to understand how statewide reduction measures would reduce the City's long-term future GHG emissions. The current Draft Climate Action Plan (CAP) includes statewide reduction estimates for the 2020 horizon year. In order to demonstrate progress towards the City's new 2035 emissions target, statewide reductions will need to be estimated through the 2035 horizon year. However, the California Air Resources Board has only provided quantified statewide reduction estimates through the AB 32 target year of 2020. Therefore, AECOM will need to develop assumptions in order to estimate the reduction benefits of statewide measures beyond 2020.

Estimate the Benefits of Statewide Measures Beyond 2020

AECOM will develop an analytical post-2020 scenario for consideration by the City that assumes no changes are made to the objectives of the statewide actions beyond what is currently described in their legislation. In this way, statewide reductions will only increase from the 2020 estimates because the actions are applied to a large population segment. For example, the Low Carbon Fuel Standard (LCFS) reduces emissions from motor fuel sold within the state. The 2020 reductions from this statewide action are a function of total VMT in La Mesa estimated to occur in 2020. The City's 2035 VMT estimates are likely to be greater than those for 2020, which will result in higher reductions associated with the LCFS, even though requirements of the legislation will not have changed. This approach to estimating future statewide reductions is considered *conservative* since the state *will* need to develop additional statewide actions or greatly enhance the efficacy of existing actions in order to achieve its long-term emissions targets.

AECOM will calculate 2035 statewide reductions using the same methodology we used to prepare

the City's 2020 statewide reduction estimates, but based on the 2035 demographic and VMT data described in the previous task. We will analyze the same set of statewide actions included in the Administrative Draft CAP, namely:

- ▶ Renewable Portfolio Standard (RPS);
- ▶ AB 1109 Lighting Efficiency;
- ▶ Pavley I and II;
- ▶ Low Carbon Fuel Standard; and
- ▶ Heavy-Duty Aerodynamic Program.

Estimate the Benefits of Enhanced Statewide Measures

We will also present analysis to the City that assumes that the relative impact of statewide actions on La Mesa's local reduction target will remain constant through the new 2035 horizon year. That is, since statewide actions were shown to represent 82% of total reductions needed to achieve the City's 2020 target in the Administrative Draft CAP, statewide actions will also provide 82% of reductions needed to achieve the new 2035 target. Since this longer-term CAP will have a more aggressive 2035 reduction target, if we assume statewide measures still account for 82% of emissions reductions, this means that new or more aggressive statewide measures are needed. Therefore, this analytical scenario will assume that new legislation and programs will be developed, or that existing programs will be enhanced, at the state level to increase emissions reductions and help achieve the long-term statewide emissions targets. The exact nature of these new or enhanced programs is unknown at this time, but there have been discussions among agency representatives about potential programs. We will calculate these reductions in aggregate, and will not attempt to distinguish reductions according to specific statewide legislation or programs (i.e., RPS, LCFS). If new or enhanced programs are adopted during our preparation of the CAP and ARB prepares estimates of the benefits of such programs, we will incorporate this information into the CAP, if the timing of this new information makes this feasible.

Task 4 – Estimate 2035 CAP Strategy Reduction Estimates

AECOM will estimate local emissions reductions through 2035 using the same set of quantified reduction measures as shown in Table 3.1 of the current Draft CAP. AECOM will consult with SDG&E staff regarding 2035 implementation assumptions related to building retrofits and renewable energy installations (i.e., solar PVs and solar hot water systems) to ensure our 2035 estimates are realistic, since these strategies provided the greatest local emissions reductions for 2020.

Task 5 – Evaluate 2035 Target and Develop Additional CAP Reductions

Develop New Reduction Targets

AECOM will assist the City with development of a new 2035 target. We anticipate having both a mass emissions based target and an efficiency target to compare and contrast through the CAP revision process. We will prepare 1 brief memo outlining options and 1 revised memo presenting our recommendation, based on City staff input.

Evaluate Progress toward New Target

Based on the 2035 statewide and CAP strategy reduction estimates, AECOM will evaluate the City's progress toward its new 2035 targets.

If this evaluation shows that the City is not on track to achieve its 2035 targets based on the reduction strategies included in the Administrative Draft CAP, AECOM will develop up to three new local reduction strategies and quantify their 2035 reduction potential. We assume that any new reduction measures will require a period of development prior to implementation, and that reductions from new measures would not yet occur in the 2020 target year.

Mandatory Measures and Detailed Deadlines

AECOM will also consider if any of the existing CAP strategies that relate to new development could be made mandatory, in order to increase their long-term emissions reduction potential. We will work with the City to identify whether one or more measures should be mandatory for new development projects, or whether measures that relate to new development would become mandatory for projects that use the CAP for CEQA "streamlining." Measures that are expressed as voluntary in the CAP could potentially become mandatory once they are project mitigation measures or conditions of approval. We will add language to the CAP, if mandatory measures are included, that indicates projects would have the option to calculate the reduction potential of mandatory measures and propose "replacement measures" that would be equally or more effective at reducing emissions. Finally, we will consider with the City the need for more detailed deadlines for the reduction measures that are the responsibility of the City (as opposed to new development).

New Reduction Measures

AECOM will review the City's Annual Climate Action Report (also known as the "Update on La Mesa's Climate Protection Actions) for any new measures that can be included in the CAP.

"Credit" for Transit-Rich Areas

We understand that the City has an interest in developing a CAP that recognizes the infill, built-out nature of the community and takes into consideration the GHG-reducing benefits of the relatively more transit-rich areas of the community. AECOM will use Transit Priority Areas defined by SANDAG as a starting point to explore whether SANDAG's SCS VMT modeling for these areas could support reduced responsibility for GHG reduction measures from other sectors. Since candidate TPAs cover much of the City, it will likely become necessary to narrow the scope of consideration for relatively transit-rich areas in this exercise. We will collaborate with the City to determine the extent to which new development projects in relatively transit-dense areas can be "credited" for GHG emissions reduction as a result of the location of the project sites. This may mean that, in order to reach a 2035 target, the CAP would have mandatory reduction measure/s, one or more of which would not be required for Transit Priority Areas, but would be required for new development outside these areas. We assume that this scenario – identifying the combination of mandatory measures and exemptions from those measures for relatively transit-rich areas – will be addressed in the same iterations of the CAP (1 revised CAP and 1 final CAP).

Task 6 – Update Administrative Draft CAP

AECOM will update the CAP document to include:

- ▶ 2035 reduction target and rationale;
- ▶ 2035 emissions forecast;
- ▶ 2035 statewide and local reduction estimates;
- ▶ new reduction strategies (if necessary); and

- ▶ 2035 target achievement discussion.

AECOM will also update Appendices A and B, based on the new 2035 information. We will provide 1 revised Administrative Draft CAP to City staff for review and comment. We assume City staff will provide 1 consolidated set of comments on the CAP and Appendices. AECOM will address the City's comments and provide 1 revised Draft CAP and Appendices. We assume that AECOM staff will assist the City in presenting the Final Administrative Draft CAP to the Planning Commission or City Council.

We will add a qualitative discussion regarding the potential for adaptive reuse of existing structures in the City to fit within the overall objectives for greenhouse gas emissions reductions of the CAP.

AECOM will add a discussion of the annual General Plan review and reporting process to the implementation chapter of the CAP in order to demonstrate ongoing accountability and certainty of check-in points.

We will prepare a checklist tool to guide City staff and development project applicants through the CAP consistency demonstration process.

DELIVERABLES

- ▶ 1 meeting involving AECOM's PM and lead analyst to initiate revisions
- ▶ 1 set of kick-off meeting notes (electronic)
- ▶ Revised emissions inventory file that includes 2035 business-as-usual forecast calculations and supporting assumptions – Excel file (electronic only)
- ▶ 1 draft and 1 revised memo identifying new reduction targets (electronic only)
- ▶ Revised Administrative Draft CAP and Appendices – Word (electronic only)
- ▶ Final Administrative Draft CAP and Appendices – Word, PDF (electronic only)
- ▶ Attendance by either the AECOM PM or lead analyst at 1 Planning Commission hearing and 1 City Council hearing

ASSUMPTIONS

- ▶ The City will provide population and employment estimates for the General Plan buildout year; the City will also provide total residential units and total commercial square foot estimated to exist in the General Plan buildout year.
- ▶ We will have access to demographic forecasts (i.e., population, employment, housing units) from the SANDAG 2050 RTP to match data inputs used to prepare the City's baseline inventory and 2020 emissions forecast. SANDAG will provide 2035 land use estimates to match the 2035 VMT estimates we have already received.
- ▶ SANDAG will provide AECOM with La Mesa-specific 2035 VMT estimates organized by origin-destination at no cost to AECOM; the VMT estimates will be generated using the same travel

model used to develop the City's 2020 VMT estimates.

- ▶ AECOM will use ARB's EMFAC2011 mobile emissions model to estimate 2035 Transportation sector emissions. This model was used to prepare the City's baseline inventory and 2020 emissions forecasts, and will ensure that the 2035 forecasts (and statewide reduction estimates) are methodologically consistent with the City's previous emissions work.
- ▶ No new additional statewide actions will be evaluated beyond those included in the current Draft CAP. However, the new RPS requirements from Senate Bill 350 to provide 50% renewable electricity by 2030 will be incorporated into the 2035 reduction estimates.
- ▶ SDG&E staff will help to determine reasonable participation estimates for utility-sponsored programs addressing building energy retrofits and local renewable energy development.
- ▶ Reduction estimates for 2035 will only be provided for the quantified reduction strategies shown in Table 3.1 of the current Draft CAP. If the existing statewide and local reductions do not achieve one or both of the 2035 target achievement scenarios, AECOM will develop up to three additional local reduction strategies. New local reduction strategies will only be quantified for the 2035 target year.
- ▶ The City will provide one consolidated set of comments on the revised Administrative Draft CAP and Appendices for AECOM to address.
- ▶ The Administrative Draft CAP layout and design will not be revised.
- ▶ Based on our discussion with the City, we understand City staff will provide the CEQA analysis and findings for the CAP.
- ▶ Community Choice Aggregation would likely require cooperation by agencies other than La Mesa. The current CAP makes reference to the possibility of Community Choice Aggregation. The updated CAP will update this discussion and will not provide financial analysis, analysis of regulatory constraints, or other analysis for a future theoretical CCA program in which La Mesa could participate. If necessary to achieve the new reduction target, we will prepare an emissions estimate for a CCA program based on assumptions about participation and an emission factor derived from one or more existing CCA programs.

Exhibit B "Time Schedule"

Task	April	May	June	July	Aug	Sept	Oct	Nov	Dec
Task 1 Kickoff	■								
Task 2 - Prepare 2035 BAU Emissions Forecasts / Target		■	■	■					
Collect demographic inputs		■							
Collect and analyze VMT data		■							
Perform Forecast Calculations			■						
Review Inventory Forecasts			■						
Task 3 - 2035 Statewide Reductions				■					
Traditional Statewide Calcs				■					
Aggressive Statewide Calcs				■					
Task 4 - 2035 CAP Strategy Reductions					■				
Quantify Local Reductions					■				
Task 5 - Additional CAP Reductions					■	■			
Develop up to 3 new measures					■	■			
Task 6 - Update Admin Draft CAP						■	■	■	■
Revised Admin Draft CAP and Appendices						■	■		
Final Admin Draft CAP and Appendices							■		
Prepare for 2 Public Meetings							■		
Attend 1 Planning Commission Hearing								■	
Attend 1 City Council Meeting									■

Note: Assumes executed contract by April 1st, 2016 and project completion by December 31st, 2016.

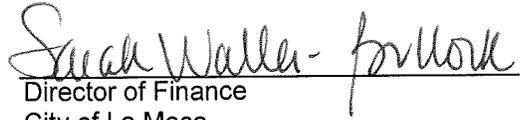
CERTIFICATE OF CITY/DIRECTOR OF FINANCE

Certification of Unappropriated Reserves

I HEREBY CERTIFY that the money required for the appropriation of funds for the purpose as docketed is available in the Treasury, or is anticipated to come into the Treasury, and is otherwise unappropriated.

Amount \$45,000.00 Fund \$45,000.00 from General Fund (101)

Purpose Amendment to the contract with AECOM for the preparation of a Climate Action Plan



Director of Finance
City of La Mesa

Date 03/18/16 By Carol Dick, Community Development Director

Unappropriated Reserves Available Balance \$ 21,805,605.85 (Fund 101)

Certification of Unencumbered Balance

I HEREBY CERTIFY that the indebtedness and obligation as docketed can be incurred; that sufficient monies to meet the obligations are actually in the Treasury, or are anticipated to come into the Treasury to the credit of the appropriation from which the same are to be drawn; and that said monies now actually in the treasury, together with the monies anticipated to come into the Treasury, to the credit of said appropriation are otherwise unencumbered.

Amount Not to Exceed \$

Director of Finance
City of La Mesa

Date: By:

Funds: Dept./Activity:

Purpose:

CERTIFICATE NO. 1491



**CITY OF
LA MESA**

JEWEL of the HILLS

STAFF REPORT

REPORT to the MAYOR and MEMBERS of the CITY COUNCIL
From the CITY MANAGER

DATE: March 22, 2016
SUBJECT: Resolution Authorizing the Transfer and Appropriation of Risk Liability Fund Reserves to the General Fund for flooring repairs Nan Coutts Cottage and the Adult Enrichment Center
ISSUING DEPARTMENT: City Manager

SUMMARY:

Issue:

Should the City Council adopt a resolution authorizing the transfer and appropriation of Risk Liability Fund Reserves to the General Fund for flooring repairs at Nan Coutts Cottage and the Adult Enrichment Center?

Recommendation:

That the City Council adopts the resolution authorizing the transfer and appropriation of Risk Liability Fund Reserves to the General Fund for flooring repairs at Nan Coutts Cottage and the Adult Enrichment Center

Fiscal Impact:

The necessary funds will be transferred from the Risk Liability Fund Reserves to the General Fund. A transfer and appropriation of an amount not to exceed \$20,000.00 from the Risk Liability Fund Reserves (604-3900) to the Public Works Building Maintenance Account (1402-6430) is necessary for these unexpected costs. No General Fund appropriations will be used.

BACKGROUND:

Currently the floors in the main hall of the Adult Enrichment Center and the Nan Coutts Cottage have very uneven flooring surfaces that can be considered a safety hazard as

well as unattractive for facility rentals. The main hall of the Adult Enrichment Center flooring tile is uneven. The needed repair would be to patch the existing vinyl composition tile flooring with a matching tile and heat welding the seams.

Recently at Nan Coutts Cottage, three large juniper shrubs next to the walkway of the building were removed because they were buckling the interior floor. This quote would involve removing the existing vinyl composition tile flooring and adding a new commercial grade vinyl "wood look" floor. This type of flooring is designed for heavy traffic.

The use of Risk Liability funds is recommended in order to complete these two flooring projects because the two public facilities are heavily utilized almost every day and night of the week by popular senior and youth programs, weddings, birthday parties, private rentals, service clubs, and faith-based organizations

CONCLUSION:

Staff recommends City Council adopt the attached resolution (Attachment A) authorizing the transfer and appropriation of Risk Liability Fund Reserves to the General Fund for flooring repairs at Nan Coutts Cottage and the Adult Enrichment Center.

Reviewed by:



David E. Witt
City Manager

Respectfully submitted by:



Yvonne Garrett
Assistant City Manager/Director of Community
Services

Attachments: Resolution authorizing the transfer and appropriation of Risk Liability Fund Reserves to the General Fund for flooring repairs at Nan Coutts Cottage and the Adult Enrichment Center

RESOLUTION NO. 2016-

RESOLUTION AUTHORIZING THE TRANSFER AND APPROPRIATION OF RISK LIABILITY FUND RESERVES TO THE GENERAL FUND FOR FLOORING REPAIRS AT NAN COUTS COTTAGE AND THE ADULT ENRICHMENT CENTER

BE IT AND IT IS HEREBY resolved, by the City Council of the City of La Mesa, that the City Council authorizes the transfer and appropriation of funds from the Risk Liability Fund Reserves account to the General Fund Public Works Building Maintenance account in an amount not to exceed \$20,000 for flooring repairs at Nan Cout's Cottage and the Adult Enrichment Center

PASSED AND ADOPTED at a Regular meeting of the City Council of the City of La Mesa, California held the 22nd day of March 2016, by the following vote, to wit:

AYES:

NOES:

ABSENT:

CERTIFICATE OF CITY CLERK

I, MARY J. KENNEDY, City Clerk for the City of La Mesa, California, do hereby certify the foregoing to be a true and exact copy of Resolution No. 2016-, duly passed and adopted by the City Council of said City on the 22nd day of March 2016 and by the vote therein recited.

MARY J. KENNEDY, CMC, City Clerk

(SEAL OF CITY)

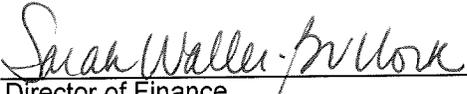
CERTIFICATE OF CITY/DIRECTOR OF FINANCE

Certification of Unappropriated Reserves

I HEREBY CERTIFY that the money required for the appropriation of funds for the purpose as docketed is available in the Treasury, or is anticipated to come into the Treasury, and is otherwise unappropriated.

Amount \$20,000.00 Fund \$20,000.00 from Risk Liability Fund (604)

Purpose Transfer and Appropriation of Risk Liability Fund Reserves to the General Fund for
 flooring repairs Nan Coutts Cottage and the Adult Enrichment Center



Director of Finance
City of La Mesa

Date 03/16/16 By Yvonne Garrett, Assistant City Manager/Director
 of Community Services

Unappropriated Reserves Available Balance \$ 3,212,921.94 (Fund 604)

Certification of Unencumbered Balance

I HEREBY CERTIFY that the indebtedness and obligation as docketed can be incurred; that sufficient monies to meet the obligations are actually in the Treasury, or are anticipated to come into the Treasury to the credit of the appropriation from which the same are to be drawn; and that said monies now actually in the treasury, together with the monies anticipated to come into the Treasury, to the credit of said appropriation are otherwise unencumbered.

Amount Not to Exceed \$

Director of Finance
City of La Mesa

Date: By:

Funds: Dept./Activity:

Purpose:

CERTIFICATE NO. 1490



REPORT to the MAYOR and MEMBERS of the CITY COUNCIL
From the CITY MANAGER

DATE: March 22, 2016

SUBJECT: Resolution Accepting Bid 15-09 and Awarding a Construction Contract for Collier Park Improvement Project Phase 1 to Anton’s Services, Inc.

ISSUING DEPT.: Public Works

SUMMARY:

Issues:

Should the City of La Mesa accept Bid 15-09 and award a construction contract for Collier Park Improvement Project Phase 1 to Anton’s Services, Inc. for \$310,580?

Recommendation:

Adopt the attached resolution accepting Bid 15-09 and awarding a construction contract for Collier Park Improvement Project Phase 1 to Anton’s Services, Inc. for \$310,580.

Fiscal Impact:

Funds for the project are available in capital improvement project accounts 306151CD, 306152PF, 306161CD and 306162PF. No general fund money will be used for this project.

City’s Strategic Goals:

Continue to improve high quality municipal services.

Environmental Review:

A final Environmental Impact Report for the Collier Park Renovations Project Master Plan was certified by the City Council on February 24, 2015.

BACKGROUND:

The City has been actively improving City parks. Improving historical Collier Park has been a City Council goal since 2008. The City has held public workshops and discussed the future of this park at both City Council meetings and at a Historic Preservation Commission meeting.

Report to Mayor and Council Members

March 22, 2016

Page: 2 of 2

Collier Park, located at 4401 Palm Avenue, is the City's oldest park (circa 1912) which consists of 7.7 acres of recreational space, including a playground, restroom, parking lot, tennis court, and the historical Spring House.

Collier Park will be constructed in phases, according to its master plan and as funds become available. Phase 1 will improve the park entrance from Palm avenue and Pasadena avenue to just north of the existing park restroom and includes grading, construction of new accessible sidewalk, lighting, parking, irrigation, landscaping, and a new sign.

DISCUSSION:

A notice inviting bids was advertised on February 5, 2016 and the bid documents were distributed to 28 plan holders. Ten bids were received electronically on the bid opening date of March 8, 2016. The low bidder was Anton's Services, Inc. The selection was based on the lowest responsive and responsible bidder. A summary of bid results is in Attachment B. The engineering estimate for the base bid was \$300,000.

Contract time for completion of the project is 40 working days. The work is expected to begin in April 2016 and be completed by July 2016.

CONCLUSION:

Staff recommends that the City Council adopt the attached resolution accepting Bid 15-09 and awarding a construction contract for Collier Park Improvement Project Phase 1 to Anton's Services, Inc. for \$310,580.

Reviewed by:



David E. Witt
City Manager

Respectfully Submitted:



Gregory P. Humora
Director of Public Works/City Engineer



Michael Kinnard
Associate Engineer

Attachments: A. Resolution
B. Bid Tabulation

RESOLUTION NO. 2016-_____

RESOLUTION ACCEPTING BID 15-09 AND AWARDING A
CONSTRUCTION CONTRACT FOR COLLIER PARK IMPROVEMENT
PROJECT PHASE 1 TO ANTON'S SERVICES, INC.

WHEREAS, the City of La Mesa's goal is to revitalize Collier Park;

WHEREAS, the City has prepared a master plan for Collier Park; and

WHEREAS, the City received ten bids on the bid opening date of March 8, 2016 and Anton's Services, Inc. was the lowest responsive and responsible bidder.

NOW THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the City Council of the City of La Mesa, California, that:

The bid of Anton's Services, Inc. in the amount of \$310,580 for Bid 15-09, Collier Park Improvement Project Phase 1, was determined to be the lowest responsive and responsible bid. Said bid is on file in the office of the City Clerk.

BE IT FURTHER RESOLVED that the Mayor is hereby authorized to accept and execute a contract with Anton's Services, Inc. to perform the work at the prices set forth in said bid.

BE IT FURTHER RESOLVED that the Director of Public Works is authorized to approve the substitution of subcontractors.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of La Mesa, California, held the 22nd day of March, 2016, by the following vote, to wit:

AYES:
NOES:
ABSENT:

CERTIFICATE OF CITY CLERK

I, MARY J. KENNEDY, CMC, City Clerk of the City of La Mesa, California, do hereby certify the foregoing to be a true and exact copy of Resolution No. 2016-____, duly passed and adopted by the City Council of said City on the date and by the vote therein recited.

MARY J. KENNEDY, CMC, City Clerk

(SEAL OF CITY)

Attachment B

Bid Summary

Bid 15-09 Collier Park Improvement Project Phase 1

	Bidder	Bid Amount
1	Anton's Services Inc.	\$310,580.00
2	PAL General Engineering Inc	\$396,300.00
3	Blue Pacific Engineering & Construction	\$397,240.00
4	Wier Construction	\$449,454.84
5	Crest Equipment Inc	\$459,807.50
6	New Century Construction Inc.	\$472,150.00
7	CS Legacy Construction, Inc.	\$485,970.00
8	Byrom-Davey, Inc.	\$517,445.00
9	Ciro's Landscaping, Inc.	\$519,026.74
10	Alvand Construction, inc.	\$597,300.00
	The Engineer's Estimate	\$300,000.00



REPORT to the MAYOR and MEMBERS of the CITY COUNCIL
From the CITY MANAGER

DATE: March 22, 2016

SUBJECT: Resolution Approving a Memorandum of Understanding for Phase 1 Activities for San Diego Regional Water Quality Control Board Investigative Order No. R9-2015-0058 for Sediment Quality in the Mouth of Chollas Creek

ISSUING DEPARTMENT: Public Works

SUMMARY:

Issues:

Should the City of La Mesa adopt a resolution and enter into a Memorandum of Understanding to:

1. Agree to collaborate on work products with the City of San Diego, City of Lemon Grove, California Department of Transportation, San Diego Unified Port District, National Steel and Shipbuilding Company, and the US Navy on Phase 1 work plan Activities; in order to satisfy San Diego Regional Water Quality Control Board Investigative Order No. R9-2015-0058?
2. Agree that sharing of costs incurred will be determined once the Phase 1 Work Plan is completed, and that all parties have full reservation of rights related to costs.

Recommendation:

Adopt the attached resolution approving the Memorandum of Understanding for Phase 1 Activities between Parties in the Chollas Creek Watershed Regarding San Diego Regional Water Quality Control Board Investigative Order No. R9-2015-0058 for Sediment Quality in Chollas Creek.

Fiscal Impact:

La Mesa's portion will be based on a cost share agreement drafted following the Phase 1 work plan activities. La Mesa's anticipated combined costs in FY 16 and FY 17 are anticipated to be under \$50,000.

BACKGROUND:

An Investigative Order is a regulatory tool that the San Diego Regional Water Quality Control Board (Regional Board) possesses in order to compel a party to produce a work product regarding a particular environmental issue. Article 13267 of the California Porter Cologne Water Quality Control Act of 1969 states that any Regional Board may require any person who has discharged or is suspected of discharging wastes into waters of the state to produce technical monitoring reports. The Investigate Order is different than a violation, it is a directive to provide information to the regulator regarding a particular concern.

The investigation of sediment toxicity in Chollas Creek Mouth has been an ongoing project of the Regional Board since 2005. In 2013, the Regional Board made the determination to issue an Investigate Order to further study the issue. In 2015, the Investigative Order R9-2015-0058 was issued to address the concern, which requires the named parties to develop and complete a work plan designed to quantify the issue.

The named parties within the Investigative Order are determined based on the upstream tributary land area. Jurisdictions which have land which drains toward Chollas Creek are named in the Investigate Order. These jurisdictions are City of La Mesa, City of San Diego, City of Lemon Grove, California Department of Transportation, San Diego Unified Port District, and the US Navy. National Steel and Shipbuilding Company is also included because it is a current discharge permit holder.

The Chollas Creek Sediments Phase 1 work consists of an investigation of sediment quality at the Mouth of Chollas Creek within San Diego Bay. The results will show the extent of pollution of sediment at certain locations, as well as the different types of pollutants within layers of sediment.

As a requirement of Investigative Order No. R9-2015-0058, issued by the Regional Board on October 26, 2015, named parties must complete the Phase 1 Activities and Report by February 28, 2017. A Memorandum of Understanding will allow the named parties to collaborate on work products and achieve cost savings by avoiding duplication of efforts.

The Memorandum of Understanding:

- (1) Identifies the named parties with the Investigative Order;

Report to Mayor and Council Members

Date: March 22, 2016

Page: 3 of 4

- (2) States that parties shall collaborate on the Phase 1 work plan and activities;
- (3) Provides a reservation of rights for each party related to cost expenditures and liabilities.

DISCUSSION:

The Investigative Order requires the development of a Phase 1 work plan and the completion Phase 1 monitoring activities. This will include 20 sediment monitoring samples within the study area, at the Mouth of Chollas Creek and in the intertidal zone. The Phase 1 monitoring report is due February 2017. The shared cost of the Phase 1 work plan is \$64,062. The anticipated cost of the Phase 1 monitoring program is \$300,000. La Mesa will be required to pay a portion of these costs.

The Memorandum of Understanding will allow for the named parties in the Investigative Order; City of La Mesa, City of San Diego, California Department of Transportation, City of Lemon Grove, Unified Port of San Diego, National Steel and Shipbuilding Company, and the US Navy to collaborate in order to complete the Phase 1 Work Plan and Monitoring Activities.

Cost sharing formulas will be discussed following the completion of the sediment monitoring. It was suggested by the named parties that results from the monitoring will lead to a better understanding of the level of responsibility, and the level of financial commitment for future work. All parties have a full reservation of rights regarding the work products completed as well as related to responsibility under the Investigative Order.

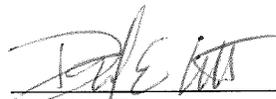
Future work concerning this Investigative Order will involve a Phase 2 work plan and monitoring activities. Phase 2 will attempt to further characterize the sources and nature of the impairment which may be found in Phase 1. Phase 2 will be completed in 2017 and 2018. This Memorandum of Understanding does not cover Phase 2 activities. Staff will return to Council in the future with another memorandum of understanding for Phase 2 Activities.

CONCLUSION:

Staff recommends the approving the Memorandum of Understanding for Phase 1 Activities for San Diego Regional Water Quality Control Board Investigative Order No. R9-2015-0058 for Sediment Quality in the Mouth of Chollas Creek.

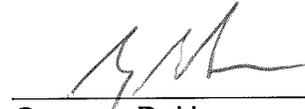
Report to Mayor and Council Members
Date: March 22, 2016
Page: 4 of 4

Reviewed by:

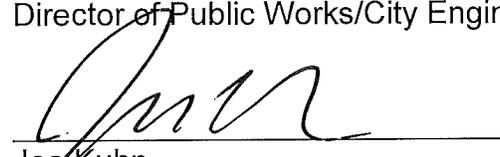


David E. Witt
City Manager

Respectfully submitted by:



Gregory P. Humora
Director of Public Works/City Engineer



Joe Kuhn
Storm Water Program Manager

Attachments: A. Resolution
 B. Memorandum of Understanding
 C. Investigative Order R9-2015-0058

RESOLUTION NO. 2016-_____

RESOLUTION APPROVING A MEMORANDUM OF UNDERSTANDING FOR PHASE 1 ACTIVITIES FOR SAN DIEGO REGIONAL WATER QUALITY CONTROL BOARD INVESTIGATIVE ORDER NO. R9-2015-0058 FOR SEDIMENT QUALITY IN THE MOUTH OF CHOLLAS CREEK

WHEREAS, the San Diego Regional Water Quality Control Board issued Investigative Order No. R9-2015-0058 on October 26, 2015;

WHEREAS, the Investigative Order requires named parties to evaluate the extent of contaminated sediments within the Mouth of Chollas Creek in San Diego Bay;

WHEREAS, the Memorandum of Understanding allows named parties in the Investigative Order to collaborate on work products required under Phase 1 of Investigative Order R9-2015-0058;

WHEREAS, each party has reservation of rights related to future cost sharing amounts and responsibilities under the proposed work plan.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the City Council of the City of La Mesa, California, that the Mayor and City Clerk are hereby authorized to execute the Memorandum of Understanding between parties in the Chollas Creek Watershed regarding San Diego Regional Water Quality Control Board Investigative Order No. R9-2015-0058.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of La Mesa, California, held the 22nd day of March 2016, by the following vote, to wit:

AYES:

NOES:

ABSENT:

CERTIFICATE OF CITY CLERK

I, MARY J. KENNEDY, CMC, City Clerk of the City of La Mesa, California, do hereby certify the foregoing to be a true and exact copy of Resolution No. 2016-_____, duly passed and adopted by the City Council of said City on the date and by the vote therein recited.

MARY J. KENNEDY, CMC, City Clerk

(SEAL OF CITY)

MEMORANDUM OF UNDERSTANDING

Completion of Phase 1 Activities Associated with Investigative Order No. R9-2015-0058 (An Order Directing the California Department of Transportation, the City of La Mesa, the City of Lemon Grove, the City of San Diego, the National Steel and Shipbuilding Company, the San Diego Unified Port District, and the U.S. Navy to Submit Technical Reports Pertaining to an Investigation of Sediment Quality in the Mouth of Chollas Creek, San Diego Bay, San Diego County, California)

This Memorandum of Understanding (AGREEMENT) entered into by the California Department of Transportation (hereinafter called Caltrans), the incorporated city of La Mesa (hereinafter called La Mesa), the incorporated city of Lemon Grove (hereinafter called Lemon Grove), the incorporated city of San Diego (hereinafter called City of San Diego), the National Steel and Shipbuilding Company (hereinafter called NASSCO), San Diego Unified Port District (hereinafter called Port of San Diego), and the United States Navy Commander, Navy Region Southwest (hereinafter called U.S. Navy) (hereinafter collectively called PARTIES and individually called PARTY) establishes the responsibilities of each PARTY with respect to the submission of the Phase I Work Plan and the Phase I Report (collectively called Phase I Activities), in conformance with the requirements of Investigative Order No. R9-2015-0058 (An Order Directing the California Department of Transportation, the City of La Mesa, the City of Lemon Grove, the City of San Diego, the National Steel and Shipbuilding Company, the San Diego Unified Port District, and the U.S. Navy to Submit Technical Reports Pertaining to an Investigation of Sediment Quality in the Mouth of Chollas Creek, San Diego Bay, San Diego County, California) (hereinafter called the Order), issued by the California Regional Water Quality Control Board, San Diego Region (hereinafter called SDRWQCB).

RECITALS

WHEREAS, Clean Water Act (CWA) section 303(d) requires states to develop a list of waterbodies that do not or are not expected to meet water quality standards after implementing technology-based controls; and,

WHEREAS, Chollas Creek and the San Diego Bay Shoreline near Chollas Creek have been listed by the State Water Resources Control Board as water quality-limited segments pursuant to CWA section 303(d); and,

WHEREAS, the SDRWQCB adopted the Order, attached as Exhibit 1 to this Agreement and incorporated herein by reference, which directs the PARTIES to investigate the sediment quality in the Mouth of Chollas Creek and the Chollas Creek Tidally-Influenced Area; and,

WHEREAS, the SDRWQCB has determined that the responsible entities under the Order include Caltrans, La Mesa, Lemon Grove, City of San Diego, NASSCO, and the U.S. Navy, as indicated in Exhibit 1; and,

WHEREAS, the SDRWQCB has determined that the Port of San Diego is a secondarily responsible party under the Order, as indicated in Exhibit 1; and,

WHEREAS, the PARTIES have agreed to work together to submit the Phase 1 Work Plan and the Phase 1 Report, as those terms are used in Exhibit 1; and,

WHEREAS, the PARTIES recognize that expenditures will be needed to complete the Phase 1 Activities; and,

WHEREAS, the City of San Diego has agreed to lead the technical effort by providing project management and contract administration services for the PARTIES and has hired a mutually agreed upon consultant to perform the identified Phase 1 Activities.

NOW, THEREFORE, the PARTIES incorporate the Recitals set forth above and mutually agree as follows:

I. **PURPOSE:** This AGREEMENT is entered into for the purpose of outlining the responsibilities of the PARTIES and funding the implementation of Phase 1 Activities pursuant to the Order.

II. **TERM:** The term of this AGREEMENT commences on the date of the last signature of the duly authorized representatives of the PARTIES and shall run until the date on which the Regional Board accepts the Phase 1 Report.

III. **PARTY RESPONSIBILITIES AND PARTICIPATION:**

A. **RESPONSIBILITIES OF CONTRACT MONITORING AND TECHNICAL LEAD:** The City of San Diego is hereby designated the Contract Monitoring and Technical Lead. As such, subject to Sections III.B, IV, and V infra, the City of San Diego will accept the responsibility of consultant contracting, overall project management, administration of consultant contracts, responsibility of coordinating overall work products such as the present AGREEMENT, and submittal of the Phase 1 Work Plan and Phase 1 Report as required by the Order, and other administrative duties as agreed upon by the PARTIES.

B. **RESPONSIBILITIES OF ALL PARTIES:** Each PARTY agrees to fully participate and cooperate in the implementation of Phase 1 Activities required by the Order and will assign at least one (1) person to serve as the PARTY representative to participate in meetings, collaborate on developing strategies, make decisions, and review work products and submittals. Each PARTY agrees that it will provide the City of San Diego and its consultant reasonable access to records and information related to each PARTY's current and historical operations which is reasonably necessary to complete the Phase 1 Activities, subject to legal privileges and restrictions that each PARTY may reasonably claim. Each PARTY agrees that investigation and oversight costs associated with Phase 1 Activities, and approved in advance by the PARTIES, should be considered necessary costs subject to reallocation (and thus potential reimbursement) to the City of San Diego pursuant to a future agreement (which all PARTIES agree to negotiate in good faith), settlement, or judgment.

IV. **FUNDING:**

A. **INVESTIGATION COSTS:** The cost of producing the Phase 1 Work Plan is not anticipated to exceed \$64,062 and such costs will be borne only in Fiscal Year 2016. The cost of implementing the Phase 1 Work Plan and producing the Phase 1 Report will be borne in Fiscal Year 2016 and Fiscal Year 2017. Such cost will be determined upon the completion of the Phase 1 Work Plan. The PARTIES agree to meet in good faith to negotiate additional necessary incremental funding associated with implementing the Phase 1 Work Plan and producing the Phase 1 Report. Federal contributions will be subject to available appropriations in any given year.

B. **OVERSIGHT COSTS:** SDRWQCB oversight costs associated with the Phase 1 Activities will be borne in Fiscal Year 2016 and Fiscal Year 2017. SDRWQCB oversight costs for

Fiscal Year 2016 are not anticipated to exceed \$25,500. SDRWQCB oversight costs related to the implementation of the Phase 1 Work Plan and production of the Phase 1 Report will be estimated upon completion of the Phase 1 Work Plan. The PARTIES agree to meet in good faith to negotiate additional necessary incremental funding associated with SDRWQCB oversight costs related to the implementation of the Phase 1 Report. Federal contributions will be subject to available appropriations in any given year.

C. This AGREEMENT does not reflect the final apportionment of costs associated with Phase 1 Activities among the PARTIES.

V. **RESERVATION OF RIGHTS:** Pursuant to the schedule incorporated in Exhibit 2, each PARTY that bears the costs indicated in Section IV supra reserves its right to recover such costs from the other PARTIES and any other person or entity that may be found responsible for contributing to sediment quality degradation and/ or receiving water impairment in the Mouth of Chollas Creek and the Chollas Creek Tidally-Influenced Area, regardless of whether such other person or entity is ultimately named by the SDRWQCB as a responsible party. Additionally, the costs noted in Sections IV.A and IV.B supra are only those costs which can presently be determined. Pursuant to the schedule incorporated in Exhibit 2, each PARTY that bears the costs indicated in Section IV supra reserves its right to recover any future necessary costs which might arise in connection with completion of Phase 1 Activities from the other PARTIES. Each PARTY reserves its right to recover future necessary costs in connection with completion of Phase 1 Activities from any other person or entity that may be found responsible for contributing to sediment quality degradation and/ or receiving water impairment in the Mouth of Chollas Creek and the Chollas Creek Tidally-Influenced Area, regardless of whether such other person or entity is ultimately named by the SDRWQCB as a responsible party. By entering into this AGREEMENT, no PARTY admits its liability with respect to the Order. This AGREEMENT shall have no precedential effect on the allocation of any other costs related to the Mouth of Chollas Creek and the Chollas Creek Tidally-Influenced Area, or otherwise. This AGREEMENT shall not be used for any purpose, other than enforcing its terms. The PARTIES affirm that nothing in this AGREEMENT constitutes or implies any agreement among them as to their joint liabilities, their respective liabilities, or their proportionate shares of any liability with respect to the Mouth of Chollas Creek and the Chollas Creek Tidally-Influenced Area, and that neither they, nor any third parties, may cite this AGREEMENT as constituting or implying such understanding or agreement. No part of this AGREEMENT shall constitute or be interpreted or construed by any third party, or the PARTIES themselves, as an admission of any liability under any federal, state, or local law, or that any PARTY is in violation of, or has ever violated, any law, rules, or regulations. Each PARTY otherwise reserves all of its rights under law.

VI. **NON-COMPLIANCE WITH AGREEMENT REQUIREMENTS:** Any PARTY to this AGREEMENT found to be in non-compliance with the conditions of this AGREEMENT shall be solely liable for any lawfully assessed penalties resulting from such non-compliance. Failure to comply with AGREEMENT conditions within specified or agreed upon timelines shall constitute non-compliance with the AGREEMENT. Any allegation of non-compliance shall be presented in writing to the allegedly non-compliant PARTY. The allegedly non-compliant PARTY shall have 30 days to respond to the allegation or to come into compliance with the AGREEMENT.

VII. **AMENDMENTS TO THE AGREEMENT:** This AGREEMENT may be amended only by consent of all the PARTIES. No amendment shall be effective unless it is in writing and signed by the duly authorized representatives of the PARTIES, except for accurate revisions to Exhibit 2, which may be completed by the Contract Monitoring and Technical Lead alone.

- VIII. GOVERNING LAW:** This AGREEMENT shall be construed in accordance with the laws of the State of California. If any provision or provisions shall be held to be invalid, illegal, or unenforceable, the validity, legality, and enforceability of the remaining provisions shall not in any way be affected or impaired thereby. In addition, each PARTY agrees to comply with all federal, state and local laws and ordinances applicable to the work to be performed under the terms of this AGREEMENT.
- IX. CONSENT AND BREACH NOT WAIVER:** No term or provision hereof shall be deemed waived and no breach excused, unless such waiver or consent shall be in writing and signed by the PARTIES to have waived or consented. Any consent by any PARTY to, or waiver of, a breach by the other, whether expressed or implied, shall not constitute a consent to, waiver of, or excuse for any other different or subsequent breach.
- X. DISPUTES:** The PARTIES agree to mediate any dispute prior to filing suit or prosecuting suit against the other PARTIES. In the event suit is brought under this AGREEMENT to enforce its terms, each PARTY shall be responsible for its own attorneys' fees and costs.
- XI. LEGAL RESPONSIBILITY:** Nothing in this AGREEMENT shall alter (1) any PARTY's legal responsibility to comply with the Order, or (2) subject to Section VI, any PARTY's liability for any fines, penalties, and costs which may arise out of such PARTY's non-compliance with the Order.
- XII. APPLICATION OF PRIOR AGREEMENTS:** This AGREEMENT constitutes the entire Agreement between the PARTIES with respect to the subject matter; all prior agreements, representations, statements, negotiations, and undertakings are superseded hereby.
- XIII. TERMINATION:** Termination of participation from this AGREEMENT by any PARTY shall require thirty (30) days written notice to all PARTIES prior to the effective date of termination. Termination of this agreement does not release any PARTY from its obligations under the Order, nor does it release the PARTY from its financial responsibilities as outlined in Sections III and IV supra of this AGREEMENT.
- XIV. ENCUMBRANCE:** By reason of constraints in California law (Streets and Highways Code Sections 114 & 130) and the California Constitution (Article XVI, section 7), Caltrans encumbers an amount not to exceed \$41,437 as its portion of the shared cost for Phase 1 Activities. Caltrans' contribution of encumbered funds pursuant to this section does not limit Caltrans' liability with respect to a future agreement (which all PARTIES agree to negotiate in good faith), settlement, or judgment, if such agreement, settlement, or judgment concludes that Caltrans' total liability exceeds the amount that it initially encumbered in this AGREEMENT.
- XV. FEDERAL LAW:** This AGREEMENT is void to the extent that it is inconsistent with applicable law. Portions that are void are severable. In particular this AGREEMENT is void to the extent that it commits funds in violation of the federal anti-deficiency act or its state law equivalent. Every effort will be made to avoid construing the terms of this AGREEMENT as violations of those laws, including adjustment of payment terms and schedules by mutual agreement of the PARTIES.

EXHIBIT 1: SDRWQCB, Investigative Order No. R9-2015-0058 (An Order Directing the California Department of Transportation, the City of La Mesa, the City of Lemon Grove, the City of San Diego, the National Steel and Shipbuilding Company, the San Diego Unified Port District, and the U.S. Navy to Submit Technical Reports Pertaining to an Investigation of Sediment Quality in the Mouth of Chollas Creek, San Diego Bay, San Diego County, California)

EXHIBIT 2: Schedule of Actual Expenditures of Responsible Parties for Investigation Costs and Oversight Costs relating to Phase 1 Activities*

Responsible Party	Actual Expenditures for Phase 1 Activities
City of San Diego	
Caltrans	

*If a Responsible Party expends funds for Investigation Costs or Oversight Costs relating to Phase 1 Activities after the execution of this AGREEMENT, Exhibit 2 shall be revised to accurately reflect the Responsible Party's actual expenditures for such costs.

IN WITNESS WHEREOF, the PARTIES have caused this AGREEMENT to be signed and executed the day and year first above written. This AGREEMENT may be signed in counterparts, each of which shall be an original, with the same effect as if the signatures thereto and hereto were upon the same instrument. This AGREEMENT shall become effective on the date of the last signature of the duly authorized representatives of the PARTIES.

IN WITNESS THEREOF, this AGREEMENT is executed as follows:

For the City of La Mesa

Date: _____

Mark Arapostathis
Mayor
City of La Mesa

Approved to as Form
City Attorney

Date: 3/1/16



Glenn Sabine
City Attorney
City of La Mesa



EDMUND G. BROWN JR.
GOVERNOR

MATTHEW RODRIGUEZ
SECRETARY FOR
ENVIRONMENTAL PROTECTION

California Regional Water Quality Control Board, San Diego Region

October 26, 2015

In reply refer to:
T1000006999:smcclain

Mr. Carl Savage
California Department of Transportation
4050 Taylor Street
San Diego, CA 92110

Ms. Ruth Kolb
City of San Diego
9370 Chesapeake Drive, Suite 100
San Diego, CA 92123

Mr. Joe Kuhn
City of La Mesa
8130 Allison Ave
La Mesa, CA 91942

Mr. Mike Chee
National Steel and Shipbuilding Company
P.O. Box 85278
San Diego, CA 92186-5278

Mr. Malik Tamimi
City of Lemon Grove
3232 Main Street
Lemon Grove

Mr. Paul Brown
San Diego Unified Port District
3165 Pacific Highway
San Diego, CA 92101

Mr. Len Sinfield
U.S. Navy
937 N Harbor Drive, Bldg 1, Box 81
San Diego CA 92132-0058

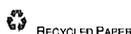
Subject: Investigative Order No. R9-2015-0058

Enclosed is a copy of Investigative Order No. R9-2015-0058, *An Order Directing The California Department of Transportation, The City of La Mesa, The City of Lemon Grove, The City of San Diego, The National Steel and Shipbuilding Company, The San Diego Unified Port District, and The U.S. Navy to Submit Technical Reports Pertaining to an Investigation of Sediment Quality in the Mouth of Chollas Creek in San Diego Bay, San Diego, California.*

In developing the Investigative Order, the San Diego Water Board took into account comments from the named parties and the public. Those comments and the San Diego Water Board's responses are summarized in Attachment 1. All parties to the Order should be aware that additional information may be submitted throughout the work plan process that could result in modification of the Order, or future enforcement orders, beyond the scope of the Investigative Order as issued.

HENRY ABARBANEL, Ph.D., CHAIR | DAVID GIBSON, EXECUTIVE OFFICER

2375 Northside Drive, Suite 100, San Diego, CA 92108-2700 | (619) 516-1990 | www.waterboards.ca.gov/sandiego



ATTACHMENT C

Messrs. Savage, Kuhn Tamimi, Sinfield, - 2 -
Chee, Brown, and Ms. Kolb

October 26, 2015

In the subject line of any response, please include the reference code:
T1000002687:smcclain. For questions or comments, please contact Sean McClain by phone
at (619) 521-3374 or by email to smcclain@waterboards.ca.gov.

Sincerely,



James G. Smith
Assistant Executive Officer

JGS:clc:jm:ftm:sm

cc via e-mail: Mr. David Silverstein, david.silverstein@navy.mil
Mr. Kelly Richardson, kelly.richardson@LW.com
Mr. Tim Allison, tim.allison@sdmts.org
Ms. Karen Holman, kholman@portofsandiego.org
Ms. Marisa Blackshire, Marisa.Blackshire@BNSF.com
Mr. Matt O'Malley, matt@sdcoastkeeper.org

Tech Staff Info & Use	
GeoTracker Site ID	T10000006999

**CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
SAN DIEGO REGION**

INVESTIGATIVE ORDER NO. R9-2015-0058

**AN ORDER DIRECTING THE CALIFORNIA DEPARTMENT OF TRANSPORTATION,
THE CITY OF LA MESA, THE CITY OF LEMON GROVE, THE CITY OF SAN DIEGO,
THE NATIONAL STEEL AND SHIPBUILDING COMPANY, THE SAN DIEGO
UNIFIED PORT DISTRICT, AND THE U.S. NAVY TO SUBMIT TECHNICAL
REPORTS PERTAINING TO AN INVESTIGATION OF SEDIMENT
QUALITY IN THE MOUTH OF CHOLLAS CREEK, SAN DIEGO
BAY, SAN DIEGO COUNTY, CALIFORNIA**

The California Regional Water Quality Control Board, San Diego Region (San Diego Water Board) finds that:

1. **Legal and Regulatory Authority.** This Order conforms to and implements policies and requirements of the Porter-Cologne Water Quality Control Act (division 7, commencing with Water Code section 13000) including (1) sections 13267 and 13304; (2) applicable State and federal regulations; (3) all applicable provisions of statewide Water Quality Control Plans adopted by the State Water Resources Control Board (State Water Board) and the *Water Quality Control Plan for the San Diego Basin* (Basin Plan) adopted by the San Diego Water Board including beneficial uses, water quality objectives, and implementation plans; (4) State Water Board policies and regulations including Resolution No. 68-16, *Statement of Policy with Respect to Maintaining High Quality of Waters in California*, Resolution No. 88-63, *Sources of Drinking Water*, Resolution No. 92-49, *Policies and Procedures for Investigation, and Cleanup and Abatement of Discharges under Water Code Section 13304*; the *Water Quality Control Plan for Enclosed Bays and Estuaries - Part 1 Sediment Quality*; California Code of Regulations (CCR) title 23, chapter 16, article 11; CCR title 23, section 3890 et. seq.; and (5) relevant standards, criteria, and advisories adopted by other State and federal agencies.

2. **Geographical Extent of the Mouth of Chollas Creek Investigation.** The Mouth of Chollas Creek is bounded on the east by the weir located downstream of the Belt Street Bridge, on the north by the National Steel and Shipbuilding Company (NASSCO), and to the south by Naval Base San Diego Pier 1, extending to the end of the piers (Figure 1). The area is approximately 25 acres (0.1 km²).



Figure 1. Investigation Area for the Mouth of Chollas Creek and Chollas Creek Tidally-Influenced Area.

3. **Chollas Creek Tidally-Influenced Area.** A small portion of the watershed includes “tidelands” located immediately adjacent to San Diego Bay under the jurisdiction of the San Diego Unified Port District (Port District) and the U.S. Navy (Naval Base San Diego). The Chollas Creek Tidally-Influenced Area extends from the weir located at the Mouth of Chollas Creek up to the confluence area near the north and south Chollas Creek channels (Figure 1). The Chollas Creek Tidally-Influenced Area receives storm water from the upland watershed via creek drainage, storm water discharge from the neighboring facilities, and tidal influence from San Diego Bay.
4. **Chollas Creek and Chollas Creek Watershed.** Chollas Creek is an urban creek with the highest flow rates associated with storm events, and highly variable flows for the rest of the year. Extended periods with no surface flows occur during dry weather, although pools of standing water may be present. The Mouth of Chollas Creek has been channelized and concrete lined, but some sections of earthen creek bed remain. The lowest 1.2 miles of the Creek are on the 303(d) List of Water Quality Limited Segments for water quality impairments for indicator bacteria, copper, lead, and zinc.

The Chollas Creek watershed encompasses approximately 69 km² (17,200 acres) of the Pueblo San Diego Hydrologic Unit located within the cities of San Diego, Lemon Grove, and La Mesa (Figure 2). Land use within the Chollas Creek watershed is predominantly residential with some commercial and military uses. Roadways dominate a significant portion of the remaining watershed area.

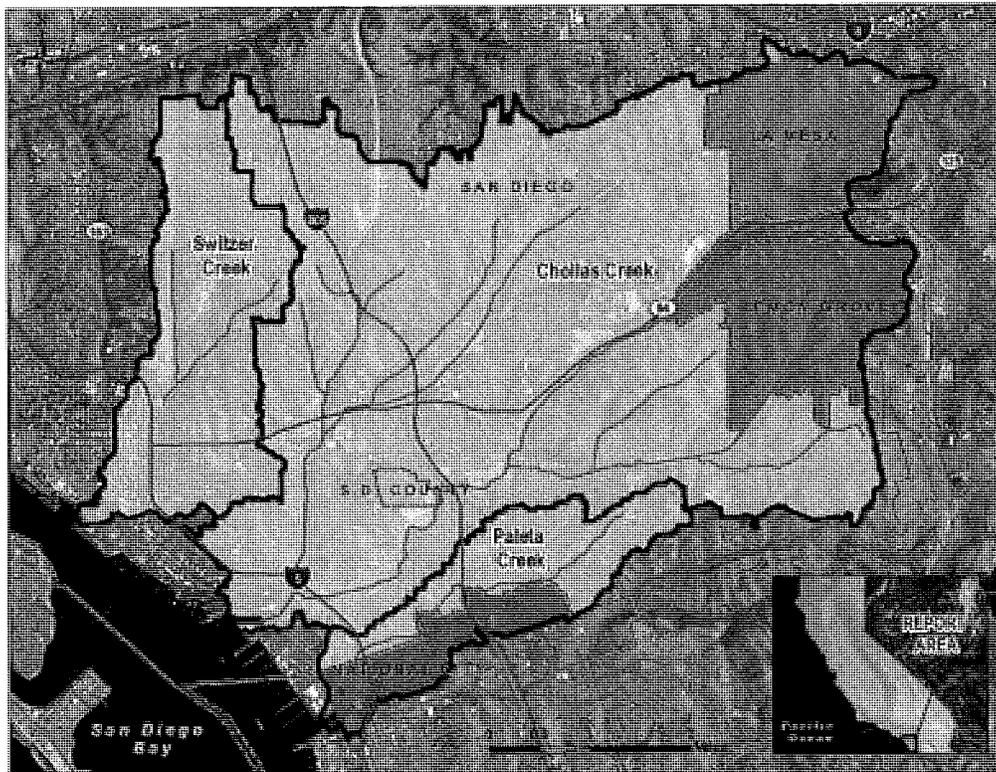


Figure 2. Location of San Diego Bay, Paleta Creek, Chollas Creek, and Switzer Creek watersheds.

5. **Mouth of Chollas Creek Impairment.** The Mouth of Chollas Creek is on the Clean Water Act section 303(d) list for benthic community degradation and toxicity in the sediment. The Mouth of Chollas Creek is designated as a candidate toxic hot spot in the Regional Toxic Hot Spot Cleanup Plan under the Bay Protection and Toxic Cleanup Program (BPTCP).¹
6. **Identification of Pollutant Sources.** Prior to, or concurrent with, any cleanup of contaminated sediment in the Mouth of Chollas Creek, sources of pollution to this area must be identified and controlled. Multiple point and nonpoint sources discharge pollutant loads into the Mouth of Chollas Creek. Point sources typically discharge at a specific location from pipes, outfalls, and conveyance

¹ State Water Resources Control Board, September 1996. Chemistry, Toxicity and Benthic Community Conditions in Sediments of the San Diego Bay Region.

channels. These discharges are regulated by the San Diego Water Board or State Water Board through Waste Discharge Requirements (WDRs) that implement federal National Pollutant Discharge Elimination System (NPDES) requirements. Nonpoint sources are diffuse in nature, such as sheet flow or atmospheric deposition (precipitation and dust fall) that have multiple routes of entry into surface waters.

Storm water runoff from urbanized areas flows off land with a number of different uses, including residential uses, commercial and industrial uses, and roads, highways, and bridges. Sources of pollutants can include storm drain discharges, discharges or spills from permitted industrial facilities, illicit discharges, sewage spills, or other nonpoint sources. Essentially, all sources (point and nonpoint) in the watershed enter the Mouth of Chollas Creek through the storm water conveyance systems that are regulated through the NPDES permits listed in Table 1.

Table 1. Regulated Storm Water Discharges in Chollas Creek Watershed.

WDR/Permit	Order No.
San Diego Municipal Storm Water NPDES Permit	R9-2013-0001
NPDES Storm Water from Small MS4s	2013-0001-DWQ
NPDES Industrial Storm Water	2014-0057-DWQ
NPDES Construction Storm Water	2009-0009-DWQ
NPDES Storm Water from Caltrans	2012-0011-DWQ

Other likely point and nonpoint source pollutant loads include storm water runoff from adjacent industrial discharges from NASSCO² and Naval Base San Diego³, sediment resuspension and flux, leaching from creosote pier pilings, and direct atmospheric deposition of pollutants to the surface of the water body. Another cause is sediment resuspension and migration from boat and ship traffic near the Mouth of Chollas Creek.

While wasteloads of polycyclic aromatic hydrocarbons (PAHs) are associated with ongoing activities, such as automobile and truck emissions in the watershed, the wasteloads of chlordane and polychlorinated biphenyls (PCBs) reflect residues accumulated from historical uses, applications, or spills that contaminated soils within the watershed and act as ongoing sources.

7. **Presence of Wastes in the Mouth of Chollas Creek.** The Mouth of Chollas Creek receives discharges from the municipal separate storm sewer systems (MS4s) of the City of Lemon Grove, the City of La Mesa, the City of San Diego, and the Port District. The Mouth of Chollas Creek also receives storm water runoff discharges from the California Department of Transportation (Caltrans), NASSCO, U.S. Navy and various industrial facilities along Chollas Creek. During

² RWQCB, 2009, Waste Discharge Requirements No. R9-2009-0099.

³ RWQCB 2013, Waste Discharge Requirements No. R9-2013-0064.

wet weather events, storm water discharges from lands with various uses provide a significant mechanism for transport of organic pollutants to surface water bodies. Pollutants from various land uses and associated management practices wash off the surface during rainfall events. The amount of runoff and associated pollutant concentrations are, therefore, highly dependent on the nearby land uses and management practices.

The following sources of pollutants are discharged to the MS4s conveyance system:

- a. PAHs from roadways, parking surfaces, and creosote telephone/utility; poles throughout the cities may enter the storm water conveyance system;
- b. Pesticide impacted soils may enter the storm water conveyance system; and
- c. PCB impacted soils may enter the storm water conveyance system.

Additionally, sediments that accumulate within storm drains and creeks during dry periods are a source of pollutants to the Mouth of Chollas Creek during wet weather events.

Furthermore, the Mouth of Chollas Creek is tidally-influenced; therefore, various pollutants from San Diego Bay may also be transported during tidal actions into the Mouth of Chollas Creek. Finally, another pollutant source to the Mouth of Chollas Creek may be from air deposition.

8. **Beneficial Uses and Target Receptors.** Water quality objectives must support the most sensitive beneficial uses of a water body. Beneficial uses of Chollas Creek are described in the Basin Plan. Beneficial uses of San Diego Bay are described in the Basin Plan and Bays and Estuaries Plan.⁴ Chollas Creek is located within the Lindbergh Hydrologic Subarea (908.21) in the San Diego Mesa Hydrologic Area (908.20) of the Pueblo San Diego Hydrologic Unit (908.00). Table 2 lists the beneficial uses along with its target receptors for Chollas Creek and San Diego Bay.

Table 2. Beneficial Uses and Target Receptors

Beneficial Use	Chollas Creek	San Diego Bay
Non-contact water recreation	•	•
Commercial and sport fishing		•
Preservation of biological habitats of special significance		•
Estuarine habitat		•

⁴ Water Quality Control Plan for Enclosed Bays and Estuaries – Part 1 Sediment Quality, State Water Resources Control Plan, August 2009.

Beneficial Use	Chollas Creek	San Diego Bay
Warm freshwater habitat	•	
Wildlife habitat	•	•
Rare, threatened, or endangered species		•
Marine habitat		•
Migration of aquatic organisms		•
Spawning, reproduction, and/or early development		•

• Existing Beneficial Use

Pollutants discharged from point and non-point sources to bay sediments could impact these beneficial uses.

9. **Caltrans.** Polluted storm water runoff from Caltrans' owned and/or operated roadways and facilities has been, and continues to be, discharged directly and indirectly into Chollas Creek. These discharges cause, and threaten to cause, a condition of pollution by unreasonably affecting the waters for beneficial uses. Roadway and pavement runoff from Caltrans highways and facilities contains organic and inorganic pollutants that can impair receiving water quality and disrupt aquatic and benthic ecosystems. Storm water discharges from roadways may contain pollutants, including suspended solids, heavy metals, hydrocarbons, indicator bacteria and pathogens, nutrients, herbicides, and deicing salts (Grant et al. 2003⁵). In recent years, Caltrans has reported measureable amounts of pesticides in storm water discharges, primarily the herbicides diuron and glyphosate; the active ingredient in Roundup® (Caltrans 2003a⁶, 2003b⁷). The principal sources of pollutants from roadways are atmospheric deposition, automobiles, and the road surfaces themselves (Grant et al. 2003).
10. **Municipal Storm Water Copermittees.** The Cities of La Mesa, Lemon Grove, and San Diego, and the Port District own and/or operate MS4s that discharge storm water runoff directly into Chollas Creek. These pollutant discharges are regulated by the San Diego Water Board through Order No. R9-2013-0001, WDRs that implement federal NPDES requirements. These discharges cause, and threaten to cause, a condition of pollution by unreasonably affecting the waters for beneficial uses.

⁵ Grant, S.B., N.V. Rekh, N.R. Pise, R.L. Reeves, M. Matsumoto, A. Wistrom, L. Moussa, S. Bay, and M. Kayhanian. 2003. A Review of the Contaminants and Toxicity Associated with Particles in Stormwater Runoff. CTSW-RT-03-059.73.15. Prepared for California Department of Transportation, Sacramento, CA. August 2003.

⁶ Caltrans. 2003a. 2002 – 2003 Annual Data Summary Report. CTSW-RT-03-069.51.42. California Department of Transportation, Storm Water Monitoring & Data Management. August 2003.

⁷ Caltrans. 2003b. Discharge Characterization Study Report. CTSW-RT-03-065.51.42. California Department of Transportation, Storm Water Monitoring & Data Management. November 2003.

11. **The San Diego Unified Port District.** The Port District has responsibility, authority, and/or control for operation of the storm water system within the tideland area under the MS4 permit. However, in this particular matter, the Port District has not exercised requisite control or authority over its lessees' properties or MS4 facilities/outfalls to be named primarily responsible for this Investigative Order. Therefore, it is being named as a secondarily responsible party, however it is still a Discharger under this Investigative Order. To the extent that the primarily responsible parties provide additional information or evidence that indicates that the Port District did exert authority over facilities/outfalls or lessees' properties, or should have and failed to, this Order and future enforcement actions can be amended.

12. **National Steel and Shipbuilding Company.** Polluted storm water discharges or formerly discharged from NASSCO directly and indirectly into Chollas Creek. These discharges cause, and threaten to cause, a condition of pollution by unreasonably affecting the waters for beneficial uses. Historically, some pollutants were discharged directly into Chollas Creek and San Diego Bay. NASSCO owns and operates a full service ship construction, modification, repair, and maintenance facility on the waterfront of San Diego Bay and west of the Mouth of Chollas Creek. The facility is located on land leased from the U.S. Navy and the Port District at 28th Street and Harbor Drive within the City of San Diego. The U.S. Navy and NASSCO's primary business has historically been ship repair, construction, and maintenance for the U.S. Navy and commercial customers. The facility includes offices, shops, warehouses, concrete platens for steel fabrication, a floating dry dock, a graving dock, two shipbuilding ways, and five piers, which provide 12 berthing spaces (RWQCB, 2001⁸).

There are three major types of building/repair facilities at NASSCO, which, together with cranes, enable ships to be assembled, launched, or repaired. These facilities include a floating dry-dock, a graving dock, and berths/piers. With the exception of berths and piers, the basic purpose of each facility is to separate a vessel from the bay to provide access to parts of the ship normally underwater. The berths and piers are over-water structures where vessels are secured during repair or construction activities. Because dry-dock space is limited and expensive, many operations are conducted at pier side. For example, after painting the parts of a ship normally underwater, the ship is moved from the dry-dock to a berth where the remainder of the painting is completed.

NASSCO initiated the capture of first-flush storm water from high-risk areas (dry-dock, graving dock, paint and blasting areas) in the early 1990s. Capture of first-flush storm water extends to additional areas of the facility in 1997. Prior to the early 1990s, all surface water runoff from NASSCO discharged directly into San

⁸ RWQCB. 2001. Final Regional Board Report: Shipyard Sediment Cleanup Levels, NASSCO & Southwest Marine Shipyards, San Diego Bay. California Regional Water Quality Control Board, San Diego Region, San Diego, CA. February 16, 2001.

Diego Bay (Exponent, 2003⁹). Currently, NASSCO discharges storm water from employee parking lots into Chollas Creek, which contain oil, grease, and PAHs that deposit on parking lot surfaces by motor vehicles.

Categories of wastes commonly generated by NASSCO's industrial processes include the following (RWQCB, 2012¹⁰):

Abrasive Blast Waste: Abrasive blast waste, consisting of spent grit, spent paint, marine organisms, and rust is generated in significant quantities during all dry or wet abrasive blasting procedures. The constituent of greatest concern, with regard to toxicity, is the spent paint; particularly the copper and tributyltin antifouling components, which are designed to be toxic and to continuously leach into the water. Other pollutants in paints include zinc, chromium, and lead. Abrasive blast waste can be conveyed by water flows, become airborne (especially during dry blasting), or fall directly onto receiving waters.

Blast Wastewater: Hydroblasting generates large quantities of wastewater which includes suspended and settleable solids (spent abrasive, paint, rust, marine organisms, and water). Blast wastewater also contains rust inhibitors, such as diammonium phosphate and sodium nitrite.

Bilge Waste/Other Oily Wastewater: This waste is generated during tank emptying, leaks, and cleaning operations (bilge, ballast, and fuel tanks). In addition to petroleum products (fuel, oil), washwater is generated in large quantities and contains detergents or cleaners.

Oils (engine, cutting, and hydraulic): In addition to spent products, spills and leaks of fresh oils, lubricants, and fuels may occur from ships or dry-docks equipment, machinery, and tanks (especially during cleaning and refueling).

Fresh Paint: Paint can be discharged due to spills, drips, and overspray.

Waste Paints/Sludges/Solvents/Thinners: These wastes are generated from cleaning and maintenance of paint equipment.

Construction/Repair Solid Wastes: These wastes include scrap metal, welding rods, slag (from arc welding), wood, rags, plastics, cans, paper, bottles, and packaging materials.

Miscellaneous Wastes: These wastes include lubricants, grease, fuels, sewage

⁹ Exponent. 2003. NASSCO and Southwest Marine Detailed Sediment Investigation Volumes I - III. Prepared for NASSCO and Southwest Marine, San Diego, CA. Exponent, Bellevue, WA. October 2003.
¹⁰ RWQCB. 2012. Technical Report for Tentative Cleanup and Abatement Order No. R9-2012-0024 for the Shipyard Sediment Site, San Diego Bay, San Diego, CA – Volumes I, II, and III. California Regional Water Quality Control Board, San Diego Region. San Diego, CA. March 14, 2012. Available at: http://www.waterboards.ca.gov/sandiego/water_issues/programs/shipyards_sediment/index.shtml

(black and gray water from vessels or docks), boiler blowdown, condensate discard, acid wastes, caustic wastes, and aqueous wastes (with and without metals).

13. **U.S. Navy.** Polluted storm water discharges from U.S. Navy property directly and indirectly into Chollas Creek.¹¹ These discharges cause, and threaten to cause, a condition of pollution by unreasonably affecting the waters for beneficial uses. Historically, some pollutants discharged directly into Chollas Creek and San Diego Bay. Since 1921, the U.S. Navy has owned and operated Naval Base San Diego, located at 32nd Street and Harbor Drive on the eastern edge of San Diego Bay. The facility is bordered by the City of San Diego to the north and east, National City to the south and east, and San Diego Bay to the west. The U.S. Navy leases a small portion of land to NASSCO located on the northern boundary of the Mouth of Chollas Creek.

Historically, Naval Base San Diego served as a docking and fleet repair base. In the 1920s and 1930s, it was primarily used for the repair and maintenance of U.S. Navy Destroyer vessels. The base expanded during the late 1930s to the late 1940s. From 1943 to 1945, more than 5,000 ships were sent to the base for conversion, overhaul, battle damage repair, and maintenance; approximately 2,190 of these ships were dry-docked. The base was expanded in 1944 to include approximately 823 acres, over 200 buildings, a 1,700 ton marine railway, a cruiser graving dry-dock, 5 large repair piers, a quay wall totaling 28,000 feet of berthing space, and extensive industrial repair facilities. Naval Base San Diego remains in operation and is currently homeport for approximately 60 naval vessels and home base to 50 separate commands.

In 1998, the U.S. Navy dredged a small portion of the Mouth of Chollas Creek. Despite the dredging action, impacts at the Mouth remained, as evidenced by elevated chemistry and toxicity results from the summer of 2001.¹² The U. S. Navy has proposed to perform another maintenance dredging event in a small portion of the Mouth of Chollas Creek in 2016.

14. **Persons Responsible for the Discharge of Waste.** The City of Lemon Grove, the City of La Mesa, the City of San Diego, Caltrans, the Port District, the U.S. Navy, and NASSCO (collectively Dischargers) are responsible entities for discharges of wastes to sediment in the Mouth of Chollas Creek. As described in Findings 3 through 13, various waste constituents originated at facilities owned and/or operated by these entities are discharged to the Mouth of Chollas Creek

¹¹ U.S. Navy, *2013/2014 Storm Water Annual Report for Industrial High Risk, Industrial Low Risk, and Small MS4 Areas*, Order No. R9-2013-0064, NPDES Permit No. CA0109169, Naval Base San Diego, California, August 2014.

¹² Southern California Coastal Water Research Project (SCCWRP) and Space and Naval Warfare Systems Center (SPAWAR). 2005. *Sediment Assessment Study for the Mouths of Chollas and Paleta Creek, San Diego, Phase I Report*. Prepared by SCCWRP, Westminster, CA and SPAWAR, San Diego, CA for the San Water Board and Commander Navy Region Southwest, San Diego, CA.

where they cause, or threaten to cause, a condition of pollution or nuisance. Through the course of the investigation, additional information may become available that identifies additional potential dischargers or warrants naming additional persons as dischargers. The San Diego Water Board reserves and retains the right to name additional persons. The above descriptions of activities, actual, threatened or potential discharges, and/or actions giving rise to potential liability under Water Code Section 13304 are not intended to be weighted for allocation purposes. The water boards do not generally allocate liability between parties, and there is not a de minimis defense or exception under Water Code section 13304.

15. **Public Comments.** This Investigative Order is being issued after several stakeholder meetings and review of public comments submitted. It is accompanied by a "Response to Comments" document prepared by San Diego Water Board staff (Attachment 1).
16. **Condition of Pollution.** The concentrations of contaminants in the sediments of the Mouth of Chollas Creek are at levels that may have an impact on human health, wildlife, and the benthic community. The elevated concentrations may not be protective for human health, wildlife, and the benthic community thus, creating a condition of pollution and nuisance in waters of the State.
17. **Basis for Requiring Reports.** Water Code section 13267 provides that the San Diego Water Board may require dischargers, past dischargers, or suspected dischargers to furnish those technical or monitoring reports as the San Diego Water Board may specify provided that the burden, including costs, of these reports bears a reasonable relationship to the need for the reports and the benefits to be obtained from the reports. Coordination among the responsible persons of the sediment investigation(s) is expected to provide a more comprehensive evaluation and be more cost-effective.
18. **Need for and Benefit of Technical Reports.** Technical reports will provide information to the San Diego Water Board regarding the nature and extent of the discharges. The San Diego Water Board intends to use this information to determine if additional assessment and/or cleanup and abatement activities are warranted at the Mouth of Chollas Creek. Specifically, the reports will enable the San Diego Water Board to ascertain the extent and chemical concentrations of waste constituents in sediment that may pose a threat to the benthic community, human health, and/or wildlife. The Dischargers currently discharge pollutants into the Mouth of Chollas Creek, and/or have historically done so. Dischargers' cooperative reporting efforts may result in a cost reduction. Based on the nature and possible consequences of the discharges (as described in the Findings above) the burden of providing the required reports, including the costs, bears a reasonable relationship to the need for the reports, and the benefits to be obtained from the reports.

19. **Study Questions.** An investigation of the sediment quality for the Mouth of Chollas Creek and Chollas Creek Tidally-Influenced Area is needed to answer the following study questions:
- a. **Nature and Extent.** What is the current nature and extent of impairment related to contaminated sediment conditions in the Mouth of Chollas Creek and the Chollas Creek Tidally-Influenced Area?
 - 1. If existing data are not sufficient to understand current nature and extent of impairment (i.e., a data gap exists), what sampling strategy is needed to fill that gap?
 - 2. What activities are needed to identify the data to characterize the nature and extent of impairment in the areas discussed above?
 - b. **Potential Sources.** What are the potential sources of the impairment in the Mouth of Chollas Creek and the Chollas Creek Tidally-Influenced Area?
 - 1. If existing data are not sufficient to understand potential sources of the impairment, what sampling strategy is needed to fill that gap?
 - 2. What activities are needed to identify the data to characterize the potential sources of impairment in areas discussed above?
 - c. **Pathways and Contaminant Transport.** If impairment and ongoing sources are identified, what are the pathways for contaminant transport to and within the Mouth of Chollas Creek and the Chollas Creek Tidally-Influenced Area?
 - 1. If existing data are not sufficient to understand the transport of potential source contaminants, develop a sampling strategy to fill that gap.
 - 2. What activities are needed to identify the data to characterize the transport of potential source contaminants in the areas discussed above?
19. **California Environmental Quality Act Compliance.** This action is exempt from the provisions of the California Environmental Quality Act (CEQA) in accordance with section 15061(b)(3) of chapter 3, title 14 of the California Code of Regulations because it can be seen with certainty that there is no possibility that the activity in question will have a significant effect on the environment. CEQA will be complied with, as necessary; when and if remedial actions are proposed.
20. **Qualified Professionals.** The Dischargers' reliance on qualified professionals promotes proper planning, implementation, and long-term cost-effectiveness of

investigations. Professionals should be qualified, licensed where applicable, and competent and proficient in the fields pertinent to the required activities. Business and Professions Code sections 6735, 7835, and 7835.1 require that engineering and geologic evaluations and judgments be performed by or under the direction of licensed professionals.

21. **Cost Recovery.** Pursuant to Water Code section 13304(c), and consistent with other statutory and regulatory requirements, including but not limited to Water Code section 13365, the San Diego Water Board is entitled to, and will seek reimbursement for all reasonable costs actually incurred by the Board to investigate unauthorized discharges of waste and to oversee cleanup of such waste, abatement of the effects thereof, or other remedial action, required by this Order.

IT IS HEREBY ORDERED, pursuant to Water Code sections 13267 and 13304 that the California Department of Transportation, the City of La Mesa, the City of Lemon Grove, the City of San Diego, the National Steel and Shipbuilding Company, the San Diego Unified Port District, and the U.S. Navy (collectively Dischargers) must comply with the following directives:

1. **Phase 1 Work Plan.** Submit a Phase 1 Work Plan to evaluate the current nature and extent of impairment related to contaminated sediments in the Mouth of Chollas Creek and the Chollas Creek Tidally-Influenced Area. The Phase 1 Work Plan must be received by the San Diego Water Board **no later than 5:00 p.m. on February 29, 2016**. The Phase 1 Work Plan must:
 - a. **Current Nature and Extent of Impairment.** Provide an interpretation of the current nature and extent of impairment for the Mouth of Chollas Creek and the Chollas Creek Tidally-Influenced Area. Identify the additional data needed to fully characterize the nature and extent of impairment in the Mouth of Chollas Creek and the Chollas Creek Tidally-Influenced Area.
 - b. **Data Gaps.** Include a strategy to investigate data gaps and provide additional data needs. Proposed sampling locations must be sufficient to fully characterize the nature and vertical and lateral extent of impairment including near storm drains, outfalls, under railways and roadways, and near pier pilings. The strategy must provide justification for all proposed sampling locations.
 - c. **Map.** Include a detailed map to scale showing existing and proposed sampling locations.
 - d. **Laboratory Analyses.** Include the full range of potential waste constituents discharged to the environment including, at a minimum, total

PCB congeners, metals, pesticides, PAHs, total organic carbon, and physical parameters. Sampling shall not proceed without concurrence of the San Diego Water Board. Total PCB concentrations shall be expressed as the sum of the following 41 congeners:

Congeners 18, 28, 37, 44, 49, 52, 66, 70, 74, 77, 81, 87, 99, 101, 105, 110, 114, 118, 119, 123, 126, 128, 138, 149, 151, 153, 156, 157, 158, 167, 168, 169, 170, 177, 180, 183, 187, 189, 194, 201, and 206.

- e. **Sampling Protocols and Quality Assurance Project Plan.** Include the sampling protocols and a Quality Assurance Project Plan (QAPP).
 - f. **Mouth of Chollas Creek Proposed Maintenance Dredging.** Provide the details of the proposed maintenance dredging expected to be performed by the U.S. Navy in the Mouth of Chollas Creek. This must include the proposed dredging footprint, vertical extent, and proposed pre- and post-dredging sampling and analyses. Describe environmental controls to be implemented to limit re-suspension and re-deposition of sediment.
 - g. **Detailed Schedule.** Include a detailed schedule for completion of all Phase 1 activities including a schedule for the proposed maintenance dredging by the U.S. Navy and submission of the Phase 1 Report as described in Directive 2 below.
2. **Implementation of the Phase 1 Work Plan.** The Dischargers shall commence with the implementation of the Phase 1 Work Plan in accordance with the detailed schedule or after **60 calendar days** following submission of the Phase 1 Work Plan, unless otherwise directed in writing by the San Diego Water Board.
 3. **Phase 1 Report.** The Dischargers shall submit a Phase 1 Report describing the results from implementing the Phase 1 Work Plan. The Phase 1 Report must include a refined Conceptual Site Model (CSM) that incorporates all of the data, identifies data gaps, and additional data needs, if any. The CSM must identify potential sources causing the impairment in the Mouth of Chollas Creek and the Chollas Creek Tidally-Influenced Area.

The Phase 1 Report must include a map showing the location of all current and historic storm water conveyance features including inlets, catch basins, and discharge points to the Mouth of Chollas Creek and Chollas Creek Tidally-Influenced Area. The Report must be received by the San Diego Water Board **no later than 5:00 p.m. on February 28, 2017.**

4. **Phase 2 Work Plan.** The Dischargers must submit a Phase 2 Work Plan to investigate potential sources of impairment identified in the Phase 1 Report. The Phase 2 Work Plan must be received by the San Diego Water Board **no later than 5:00 p.m. on August 31, 2017.** The Phase 2 Work Plan must:

- a. **Potential Sources.** Provide a strategy to investigate all potential sources identified in the Phase 1 Report discharging to the Mouth of Chollas Creek and the Chollas Creek Tidally-Influenced Area.¹³
 - b. **Potential Pathways.** Provide an analysis of potential pathways for contaminant transport to and within the Mouth of Chollas Creek and Chollas Creek Tidally-Influenced Area.
 - c. **Map.** Include a detailed map to scale showing the location and elements of all potential pollutant sources discharging to the Mouth of Chollas Creek and Chollas Creek Tidally-Influenced Area.
 - d. **Sampling Locations.** Include sampling locations to be collected within all catch basins and similar junctions where accessible, and at intervals adequate to detect potential sources. In addition, samples must be collected at locations designed to assess contributions from potential pollutant sources such as businesses with industrial activities or other pollutant generating activities within the current MS4. The proposed sampling strategy must identify the sample number, location, and provide justification for the sampling intervals within the MS4.
 - e. **Sampling Protocols and Quality Assurance Project Plan.** Include sampling protocols and a QAPP.
 - f. **Detailed Schedule.** Include a detailed schedule for completion of all Phase 2 activities.
5. **Implementation of the Phase 2 Work Plan.** The Dischargers shall commence with the implementation of the Phase 2 Work Plan in accordance with the detailed schedule or after **60 calendar days** following submission of the Phase 2 Work Plan, unless otherwise directed in writing by the San Diego Water Board.
 6. **Phase 2 Report.** The Dischargers must submit a Phase 2 Report describing the results from implementing the Phase 2 Work Plan. The Report must include a discussion on the sources and the pathways for contaminant transport to the Mouth of Chollas Creek and the Chollas Creek Tidally-Influenced Area. The Phase 2 Report must also include a refined CSM that incorporates all of the data and conclusions based on the results of the Phase 1 and Phase 2 investigations and provide recommendations for additional work, if needed. The Phase 2 Report must be received by the San Diego Water Board **no later than 5:00 p.m. on March 15, 2018.**

¹³ This may include investigating the Chollas Creek Watershed as a potential source.

7. **Compliance Dates.** The compliance dates for the Work Plans and Reports required by this Order are summarized in Table 3.

Table 3. Compliance Dates for Work Plans and Reports

Directive	Requirement	Due Date
1	Phase 1 Work Plan	February 29, 2016
2	Phase 1 Report	February 28, 2017
3	Phase 2 Work Plan	August 31, 2017
4	Phase 2 Report	March 15, 2018

An extension of due date(s) may be granted by the Assistant Executive Officer for good cause.

8. **Penalty of Perjury Statement.** All reports must be signed by the Dischargers' corporate officer or its duly authorized representative, and must include the following statement by the official, under penalty of perjury, that the report is true and correct to the best of the official's knowledge.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

9. **Electronic Data Submittals.** The Electronic Reporting Regulations require electronic submission of any report or data required by a regulatory agency from a cleanup site after July 1, 2005.¹⁴ All information submitted to the San Diego Water Board in compliance with this Order is required to be submitted electronically via the Internet into the GeoTracker database <http://geotracker.waterboards.ca.gov> (GeoTracker Site ID. T10000006999). The electronic data must be uploaded on or prior to the regulatory due dates set forth in the Order or addenda thereto. To comply with these requirements, the Dischargers must upload to the GeoTracker database the following minimum information:
- a. **Electronic Report.** A complete copy of all work plans, assessment, cleanup, and monitoring reports, including the signed transmittal letters,

¹⁴ Chapter 30, division 3 of title 23 and division 3 of title 27, California Code of Regulations.

professional certifications, and all data presented in the reports.

- b. **Laboratory Analytical Data.** Analytical data (including geochemical data) for all bay sediment and water samples in Electronic Data File (EDF) format.
10. **Violation Reports.** If the Dischargers violate any requirement of this Order, then the Dischargers must notify the San Diego Water Board office by telephone as soon as practicable once the Dischargers have knowledge of the violation. The San Diego Water Board may, depending on violation severity, require the Dischargers to submit a separate technical report on the violation within five working days of telephone notification.
11. **Other Reports.** The Dischargers must notify the San Diego Water Board in writing prior to any Discharger's facilities' activities that have the potential to cause further migration of pollutants.
12. **Provisions.**
 - a. **Waste Management.** The Dischargers shall properly manage, store, treat, and dispose of contaminated sediments in accordance with applicable federal, State, and local laws and regulations. The storage, handling, treatment, or disposal of sediment associated with this assessment must not create conditions of nuisance as defined in Water Code section 13050(m).
 - b. **Contractor/Consultant Qualifications.** All reports, plans, and documents required under this Order must be prepared under the direction of appropriately qualified professionals. A statement of qualifications and license numbers, if applicable, of the responsible lead professional and all professionals making significant and/or substantive contributions must be included in the report submitted by the Dischargers. The lead professional performing engineering and geologic evaluations and judgments must sign and affix their professional geologist or civil engineering registration stamp to all technical reports, plans, or documents submitted to the San Diego Water Board.
 - c. **Laboratory Qualifications.** All samples must be analyzed by California State-certified laboratories using methods approved by the United States Environmental Protection Agency (USEPA) for the type of analysis to be performed. All laboratories must maintain Quality Assurance/Quality Control (QA/QC) records for the San Diego Water Board to review.
 - d. **Laboratory Analytical Reports.** Any report presenting new analytical data is required to include the complete Laboratory Analytical Report(s). The Laboratory Analytical Report(s) must be signed by the laboratory

director and contain:

1. Complete sample analytical reports;
2. Complete laboratory QA/QC reports;
3. A discussion of the sample and QA/QC data; and
4. A transmittal letter that indicates whether or not all the analytical work was supervised by the director of the laboratory, and contains the following statement "All analyses were conducted at a laboratory certified for such analyses by the California Department of Public Health in accordance with current USEPA procedures."

13. **Notifications.**

- a. **Cost Recovery.** Upon receipt of invoices, and in accordance with instruction therein, the Dischargers must reimburse the San Diego Water Board for all reasonable costs incurred by the Board to investigate discharges of waste and to oversee cleanup of such waste, abatement of the effects thereof, or other remedial action, required by this Order and consistent with the estimation of work.
- b. **All Applicable Permits.** This Order does not relieve the Dischargers of the responsibility to obtain permits or other entitlements to perform necessary assessment activities. This includes, but is not limited to, actions that are subject to local, State, and/or federal discretionary review and permitting.
- c. **Enforcement Discretion.** The San Diego Water Board reserves its right to take any enforcement action authorized by law for violations of the terms and conditions of this Order.
- d. **Enforcement Notification.** Failure to comply with requirements of this Order may subject the Dischargers to enforcement action, including but not limited to administrative enforcement orders requiring the Dischargers to cease and desist from violations, imposition of administrative civil liability, pursuant to Water Code section 13268 in an amount not to exceed \$1,000 for each day in which the violation occurs, referral to the State Attorney General for injunctive relief, and referral to the District Attorney for criminal prosecution. The Dischargers are jointly and severally liable for the entire amount of the administrative civil liability. The San Diego Water Board reserves the right to seek administrative civil liability from any or all of the Dischargers.
- e. **Requesting Administrative Review by the State Water Board.** Any person affected by this action of the San Diego Water Board may petition the State Water Board to review the action in accordance with section

13320 of the Water Code and California Code of Regulation Title 23 section 2050. The petition must be received by the State Water Board (Office of Chief Counsel, P.O. Box 100, Sacramento, California 95812) within 30 calendar days of the date of this Order. Copies of the law and regulations applicable to filing petitions will be provided upon request.¹⁵



Ordered by JAMES G. SMITH
Assistant Executive Officer

26 Oct 2015
Date

¹⁵ Nothing in this Order prevents the Dischargers from later petitioning the State Water Resources Control Board to review other future San Diego Water Board orders regarding the Mouth of Chollas Creek, including but not limited to subsequent investigative orders and/or cleanup or abatement orders, if any. Upon such petition, the San Diego Water Board will not assert that the Dischargers have previously waived or forfeited their right to petition the San Diego Water Board's action or failure to act under Water Code section 13320. Further, upon such petition, the San Diego Water Board will not assert that the Dischargers are precluded from petitioning for review of future orders by any failure to petition for review of this Order.



DATE: March 22, 2016

TO: Mayor and Members of the City Council

FROM: Councilmember Alessio

SUBJECT: Update/Possible Council Action on Proposed San Diego Association of Governments (SANDAG) Ballot Measure

Consideration of known SANDAG funding expenditure plans for possible 1/2 Sales Tax Measure. Three plans are known and a fourth plan, based on feedback received from the SANDAG member agencies at the Board Retreat last week, is being developed.

Possible plans include the following (emphasis added to local infrastructure items):

Plan A

Open Space - 11%

Water - 5.5%

Highways, Managed Lanes, and Connectors - 9.9%

Transit Capital and Operations - 30.5%

Local Infrastructure (distribution is based on population) - 37.3%

Arterial Traffic Signal Synchronization Grant Program - 0%

Rail Grade Separation Grant Program - 2.7%

Local Interchanges - 0%

Clean Energy Technology Grant Program - 0%

Active Transportation - 2.0%

Administration and Independent Oversight - 1.1%

Plan B

Open Space - 11%

Water - 5.5%

Highways, Managed Lanes, and Connectors - 17.5%

Transit Capital and Operations - 50.1%

Local Infrastructure (distribution is based on population) - 0%

Arterial Traffic Signal Synchronization Grant Program - 0%

Rail Grade Separation Grant Program - 6.2%

Local Interchanges - 4.7%

Clean Energy Technology Grant Program - 1.9%

Active Transportation - 2.0%

Administration and Independent Oversight - 1.1%

Plan C

Open Space - 11%

Water - 0%

Highways, Managed Lanes, and Connectors - 14%

Transit Capital and Operations - 50%

Local Infrastructure (distribution is based on population) - 15%

Arterial Traffic Signal Synchronization Grant Program - 1%

Rail Grade Separation Grant Program - 4.9%

Local Interchanges - 0%

Clean Energy Technology Grant Program - 0%

Active Transportation - 3.0%

Administration and Independent Oversight - 1.1%



REPORT to the MAYOR and MEMBERS of the CITY COUNCIL
From the CITY MANAGER

DATE: March 22, 2016

SUBJECT: Consideration of the Community Development Block Grant (CDBG) program for FY 2016-2017.

ISSUING DEPARTMENT: Community Development

SUMMARY:

Issue:

How should the City expend the FY 2016-17 CDBG funding allocation?

Recommendation:

Staff recommends that the City Council authorize staff to develop the FY 2016-2017 CDBG Annual Plan.

Staff recommends that the City Council direct staff to return on April 26, 2016 for final review and approval of the FY 2016-2017 Annual Plan for HUD-funded activities.

Fiscal Impact:

There is no impact to the City's General Fund. Federal CDBG funds, which come from the U.S. Department of Housing and Urban Development (HUD), allow the City of La Mesa to provide programs and projects that benefit low and moderate-income people and eliminate slum and blight.

The anticipated CDBG funding amount for FY 2016-2017 is \$360,485, which is 3% less than last year's allocation. The City also has approximately \$75,000 in prior year funds available as a result of program income generated from a housing rehabilitation loan program.

City's Strategic Goals:

- Revitalized neighborhoods and corridors
- Enhanced recreation and quality of life opportunities
- Effective and efficient traffic circulation and transportation

BACKGROUND:

As a CDBG entitlement community (a city over 50,000 population), the City receives a direct allocation of CDBG funding each year from HUD. These funds can be used to carry out a wide range of community development activities directed toward neighborhood revitalization, economic development, and community facilities and services, with priority given to activities benefiting low and moderate income persons. La Mesa has participated in the CDBG program since the mid-1980s.

The City is responsible for identifying its own community needs and developing programs and priorities to address those needs through the Consolidated Planning process. Every five years, the City is required to prepare a planning document (Consolidated Plan) that establishes CDBG funding priorities. Each year the City develops an allocation plan (Annual Plan) in accordance with the Consolidated Plan. The FY 2016-2017 funding cycle will be Year 2 of the 2015-2019 Consolidated Plan.

Each activity funded by CDBG is expected by HUD to meet one of three statutory program goals for serving lower income populations: decent housing, a suitable living environment, and expanded economic opportunity. The City's Consolidated Plan identifies six priority needs for housing and community development. Of these, three are of a higher priority to be funded annually during the five-year cycle. Lower priority needs may be funded based on the availability of funds.

High Priority Needs

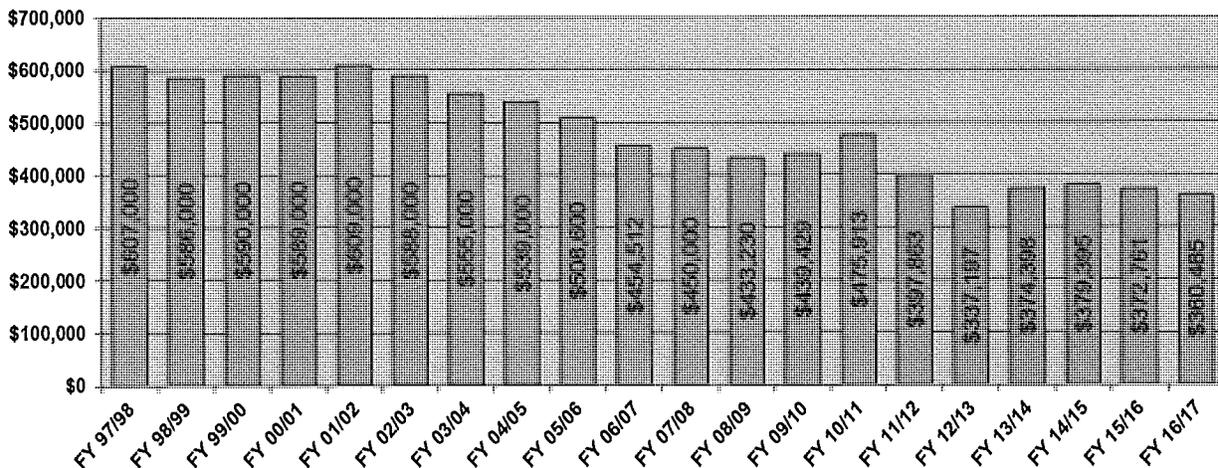
- Improve facilities and infrastructure
- Fair housing
- Planning and administration

Low Priority Needs

- Public and community services
- Homeless services
- Conserve the housing stock

The past two decades have seen steady cuts in funding, from average annual allocations in the 1990s of nearly \$600,000 to a recent five-year average of \$365,000. This funding trend is illustrated in the chart below.

CDBG Allocation History - Past 20 Years



Specific neighborhoods within the City are designated as CDBG “eligible areas” due to a concentration of lower income people, as measured by the 2010 census. Capital improvements located in these neighborhoods are eligible for funding. A map of eligible neighborhoods is provided as **Attachment A**.

Program regulations permit the expenditure of a maximum of 15% of the annual grant for public services that benefit lower income people. The elderly, disabled people, battered women and abused children are presumed under the CDBG program as low income benefit. In 2012, in response to declining funding and at the recommendation of HUD, the City Council directed staff to reduce the number of public service programs funded with CDBG. The Fair Housing program was shifted from the program administration budget to the public service budget. This shift has allowed the City to direct more resources to capital improvement projects.

In prior funding cycles, a Housing Rehabilitation Loan program was funded by CDBG. Although the Housing Rehabilitation Loan Program is currently suspended (as recommended by HUD), annual program income of approximately \$15,000 from repayment of previous loans is anticipated. A portion of program income has been committed to loan portfolio administration each year. No other program income is generated as a result of CDBG allocations made by the City of La Mesa.

For Fiscal Year 2016-2017, the City will continue to participate in the HOME Program through membership in the San Diego County HOME Consortium. The HOME Program supports the Down Payment and Closing Cost Assistance (DCCA) program for first time home buyers.

DISCUSSION:

In addition to the \$360,485 annual allocation, approximately \$75,000 of prior year funding is available from program income collected in the prior two years. A detailed description of the various capital improvement, public service, and grant administration activities available for CDBG funding is provided in detail below.

Citizen participation is one of the key components of the consolidated planning process. In accordance with the City’s adopted Citizen Participation Plan, two public hearings are held annually. Notice of public hearing for this item was mailed to interested parties on March 2, 2016 and published in the East County Californian on March 3, 2016. The City Council also conducted two Town Hall meetings in February of 2016 to obtain input from residents about the community’s needs.

Capital Improvement Program

The highest priority for CDBG funding is capital improvements. Investing in capital projects create long-lasting neighborhood and community benefits. Approximately \$330,000 is expected to be available in FY 2016-17, assuming 75% of the anticipated funding is allocated to such activities.

Currently the City is committed to a substantial make-over of Vista La Mesa Park, a neighborhood park located on King Street within a CDBG-eligible area. A 2010 storm drain plan for Vista La Mesa Park and the adjacent neighborhood identified \$2.8 million in improvements needed to eliminate flooding within the park and neighborhood. Over the past three years, approximately \$400,000 in CDBG funds have been expended on sidewalk and drainage improvements to King Street adjacent to the park entrance. An additional \$157,000 in CDBG funds were allocated in 2015-16 to complete King Street improvements (Phase 2) and to make exterior repairs to the park's restroom. A 2016-17 CDBG allocation for Vista La Mesa Park would fund interior improvements to the restroom and completion of construction drawings for on-site park improvements.

The City is also in need of funding to complete storm drain improvements on Comanche Drive north of Mohawk Street. Aging storm drain infrastructure requires rehabilitation in this area, which is located in a CDBG-eligible neighborhood. The scope of work planned for the project includes relocating a storm drain crossing, installing new curb and gutter, and rehabilitating corrugated metal storm drain infrastructure with new lining.

Other potential improvement projects for consideration include accessibility upgrades or improvements to parks, streets, sidewalks and the adult enrichment center.

Public Services – Fair Housing

The Consolidated Plan identifies the need for funding public services for low income and special needs populations. However, in recognition of the uncertainty of future year programs and the diminishment of CDBG subsidies, the Consolidated Plan includes language that concludes the City would suspend the public services program should the funding fall below \$450,000.

There is, however, one public services program that continues to be funded by CDBG. The Center for Social Advocacy (CSA) San Diego County provides the City's fair housing services. Each year the City Manager must certify to HUD that the City is "affirmatively furthering fair housing." The contract with CSA San Diego County helps the City meet this requirement of CDBG program implementation, without the need to hire specialized staff expertise. The City's contribution to CSA San Diego County, combined with that of several other local jurisdictions including the cities of El Cajon and Lemon Grove, supports this organization and furthers fair housing goals within La Mesa and the region. The cost for this service is approximately \$30,000 per year.

Program Administration

Program regulations allow the expenditure of up to 20 percent of the annual allocation to support program administration and planning activities. Administrative activities include preparing the annual plans and annual reports, environmental review of projects, labor compliance monitoring, contract administration, subrecipient monitoring, and fair housing testing. For the past two years, the City has committed approximately 20 percent of the annual grant to fund one-half of a staff position.

Housing Rehabilitation Loan Program Administration

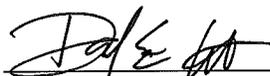
The Housing Rehabilitation program was discontinued in 2011 following the recommendation of HUD. A small amount of program income funding is set aside to cover the staff cost for monitoring the loan portfolio and processing loan pay-off paperwork. Program income is available to cover the staff cost of managing the housing rehabilitation loan program. Although there are no new loans currently being granted, there are administrative costs associated with monitoring the loan portfolio and processing loan pay-off paperwork. The budget for housing rehabilitation loan program administration is \$8,000 annually.

CONCLUSION:

A 2016-2017 Annual Plan needs to be submitted to HUD prior to May 15, 2015. Staff recommends that the City Council provide input in the preparation of the plan based on the following recommendations:

1. Authorize staff to develop the FY 2016-2017 Annual Plan that allocates at least 75% of the available funds to capital improvement projects including Vista La Mesa Park and Comanche Drive storm drain and the remaining 17% to program and housing rehabilitation administration.
2. Return to Council on April 26, 2016 for final review and approval of the FY 2016-17 Annual Plan for HUD-funded activities.

Reviewed by:

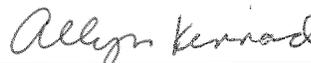


David E. Witt
City Manager

Respectfully submitted by:



Carol B. Dick
Community Development Director



Allyson Kinnard
CDBG Program Administrator

Attachment A – CDBG Eligibility Areas

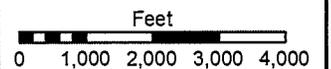


CDBG Program

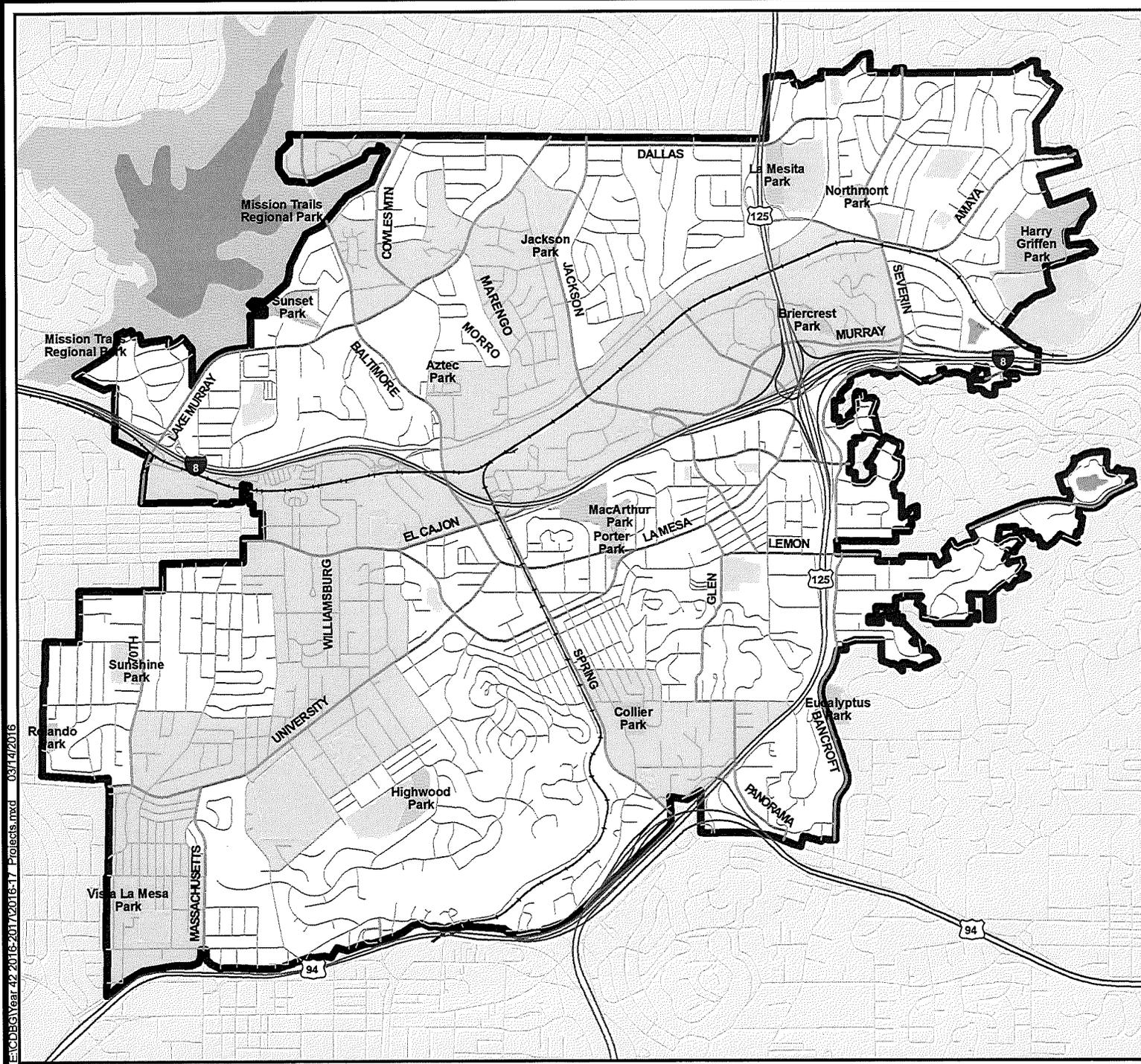
Eligibility Areas

LEGEND

- Schools
- Parks
- Lakes
- CDBG Eligible Areas



DATA SOURCES:
SanGIS, HUD,
City of La Mesa



El CDBG Year 42 2016-2017 2016-17 - Projects.mxd 03/14/2016



STAFF REPORT

REPORT to the MAYOR and MEMBERS of the CITY COUNCIL
From the CITY MANAGER

DATE: March 22, 2016

SUBJECT: **ZOA-16-01 (Garden Fresh Restaurant Corporation)** – Consideration of a negative declaration and an ordinance amending Title 24 of the La Mesa Municipal Code regarding food, food products or confections prepared in commercial zones.

ISSUING DEPARTMENT: Community Development

SUMMARY:

Issues:

Should the City Council approve a negative declaration and adopt an ordinance amending Title 24 of the La Mesa Municipal Code (LMMC) to allow food, food products and confections prepared on-site for distribution off-site in the CM zone?

Should Title 24 of the La Mesa Municipal Code (LMMC) be amended to allow food, food products and confections prepared on-site for distribution off-site in the General Commercial (C), Downtown Commercial (CD) and Neighborhood Commercial (CN) zones subject to Conditional Use Permit (CUP) approval?

Is the proposal consistent with the La Mesa General Plan?

Recommendation:

The Planning Commission recommends that the City Council approve Zoning Ordinance Amendment ZOA 16-01, including the Negative Declaration prepared in accordance with the California Environmental Quality Act (CEQA).

Fiscal Impact:

There is no direct fiscal impact associated with this action because application processing fees were paid by Garden Fresh Restaurant Corporation.

City's Strategic Goals:

The General Plan does not specifically address food or food products or confections manufacturing. The proposed zoning ordinance amendment would not conflict with any of the goals, objectives and policies of the General Plan. The Municipal Code, which

implements the General Plan, contains provisions for food, food products and confections land uses. The Zoning Ordinance Amendment would be consistent with the La Mesa General Plan.

Environmental Review:

After conducting an initial study in compliance with the California Environmental Quality Act (CEQA), staff concluded that the project would not have the potential to create significant adverse impacts to the environment. A Negative Declaration (ND) has been prepared for the City Council's approval (**Attachment A**). The ND was initially published for a public review period starting on February 11, 2016 through March 1, 2016. No comments were received on the ND.

BACKGROUND:

The City received a noise complaint regarding business operations occurring at the Souplantation restaurant located at 9158 Fletcher Parkway in the Fletcher Hills Shopping Center, northwest of Dallas Street and Fletcher Parkway.

Investigations revealed that Souplantation (Garden Fresh Restaurant Corporation) was using the La Mesa restaurant site as a food manufacturing and distribution facility (Central Kitchen) to supply prepared food for other Souplantation restaurants in the region. The food produced in this Central Kitchen is prepared in rooms connected to the areas used by the restaurant and is loaded into trucks that arrive at the loading dock at the rear of the building. The loading dock is a raised loading platform facing an established single-family La Mesa neighborhood. The residential neighborhood is approximately 28 feet down a minimally landscaped slope from the loading dock area. Staff received comments from neighboring residents that the trucks are loaded during late evening and morning hours (after midnight). The residents also stated that noise from idling refrigerated trucks is frequent.

The subject property is located in the Neighborhood Commercial (CN) zone. The CN zone allows food manufacturing for on-premise use only. A Notice of Violation was sent to Souplantation (Garden Fresh Restaurant Corporation) and the property owner. Representatives of Souplantation contacted City staff upon receiving the Notice of Violation. After discussions between Souplantation legal counsel and the City Attorney's office, Souplantation submitted Zoning Ordinance Amendment 16-01 on January 28, 2016.

Chapter 24.06 of the La Mesa Municipal Code establishes the City's four commercial zones and related development regulations. Section 24.06.020.A lists permitted principal uses and structures allowed "by right" in the zones (**Attachment B**). For the "Manufacturing" land use category, the La Mesa Municipal Code lists food or food products or confections manufacture as follows:

- (1) General; allowed in the C and CM zones.
- (2) For sale on premise, only; allowed in the C, CD, CM, and CN zones.

The proposed Zoning Ordinance Amendment modifies the code to allow for the on-site sales *and off-site* distribution of manufactured food in the CM zone "by right", while allowing for such uses with a permitted restaurant or eating establishment in the C, CD and CN zones by Conditional Use Permit. The proposed amendment would apply in all C, CD and CN zone

classifications throughout the City, in addition to the Souplantation site at Fletcher Parkway and Dallas Street.

On March 2, 2016 the La Mesa Planning Commission held a noticed public hearing and considered Zoning Ordinance Amendment (ZOA). After considering the staff report and public testimony on the matter, the Planning Commission voted 4-1 to recommend approval of the ZOA and the associated environmental assessment, a Negative Declaration. Chairman Alvey voted Nay, stating that he would prefer that the project be continued in order to provide notice to all property owners within 300 feet of the Souplantation restaurant. Commissioner Newland was excused and left the proceedings prior to the vote, and Commissioner Glenn-Hurd was absent.

DISCUSSION:

The activities that staff considered in the analysis for off-site distribution of on-site prepared food products were confined to approved primary food related businesses (such as restaurants, candy stores, chocolatier, bakeries, etc.). Although manufacturing and distribution activity may occur as a minor or infrequent type of activity (such as an occasional catering event), the activity addressed in this amendment focusses on those activities that are constant, predictable and involve wholesale distribution activities in conjunction with a permitted business and are not otherwise allowed in the current code. Wholesaling refers to a business that is selling goods in gross quantities to retail stores for the purpose of resale and involves significant distribution activities.

The proposed Zoning Amendment is divided into two specific revisions (permitted uses and uses permitted by conditional use permit) to address potential impacts relative to the Commercial Zones being considered for this use. The distinction is made because of the difference between the intent and intended application of each commercial zone (more fully described in the following pages).

Commercial uses allowed "by right"

Permitted commercial uses are addressed in Chapter 24.06 of the La Mesa Municipal Code. In particular, Chapter 24.06.020.A.6 of the Municipal Code allows commercial manufacturing uses related to food, food products or confections for on-site sale in all of the City's four commercial zone classifications (C, CD, CM, and CN).

Food manufacturing and distribution is a permitted use in the CM zone and the proposed revision to include the off-site distribution of food product is considered consistent with the current allowable uses in that zone. The Municipal Code states:

Zone CM (Light Industrial and Commercial Service). This zone is applied in areas generally removed from residential environment such as along Alvarado Road. It is intended to include heavy commercial activity and light industrial services.

In order to permit the sale of food prepared on-site for off-site distribution, the following proposed revisions are suggested, shown in strike-out/underline format, to the Municipal Code's list of commercial manufacturing uses:

24.06.020.A – TABLE OF PERMITTED PRINCIPAL USES AND STRUCTURES

DESCRIPTION	ZONES WHERE PERMITTED
6. MANUFACTURING	
f. Food or food products or confections manufacture:	
(1) General	C, CM
<u>1</u> (2) For sale on premise, only	C, CD, CM, CN
<u>2</u> For sale on premise and off premise	<u>CM</u>

The “General” category is proposed to be eliminated for clarity.

The Planning Commission recommends that food, food products or confections prepared on-site for sale and for off-site distribution be allowed by right in the CM zone.

Commercial uses allowed by Conditional Use Permit

The General Commercial (C), Neighborhood Commercial (CN) and Downtown Commercial (CD), zones are intended to serve more populated and pedestrian types of environments and may be less appropriate for some manufacturing and distributing activities. The La Mesa Municipal Code states:

Zone C (General Commercial). This zone is intended to provide areas in which all types of retail businesses, offices and services can be conducted. This zone is applied generally along major streets and in shopping centers.

Zone CN (Neighborhood Commercial). This zone establishes regulations in addition to those established by the general commercial zone and further limits uses. It is applied in neighborhood areas not otherwise served conveniently by general commercial. It is intended that light retail convenience enterprises operate and that the heavy commercial uses are prohibited.

Zone CD (Downtown Commercial). This zone is intended to promote customer oriented business activities which are appropriate to the central business district. The regulations for this zone are intended to provide opportunity for the development of a unified central business environment; therefore, general service businesses are not permitted.

Restaurants and other retail food establishments exist and are desired in these zones. Accessory and incidental activities of restaurants and food establishments also occur as intermittent types of activities and can include catering, private party events, and special events. These activities are not categorized within the wholesale distribution activities addressed by this proposed amendment.

The proposed Zoning Ordinance Amendment includes proposed provisions to permit off-premise distribution of prepared food/confections with limitations in the C, CN and CD zones. The provisions require obtaining a conditional use permit to allow this use only in association with permitted restaurants or other approved eating establishments. It is recommended that the C, CN, and CD Zones be considered for off-site distribution through the Conditional Use Permit process to address potential impacts and provide a mechanism to control operations (truck and vehicle circulation, emissions, noise, and glare).

In order to permit the off-site distribution of on-site prepared food through a Conditional Use Permit process, the following proposed revisions are suggested (in strike-out/underline format) to the Municipal Code's list of commercial uses:

24.06.020.C - PRINCIPAL USES AND STRUCTURES BY CONDITIONAL USE PERMIT

DESCRIPTION	ZONES WHERE PERMITTED
<u>14. Food or food products or confections manufacture for sale on premise and off premise with permitted restaurant or eating establishment uses</u>	<u>C, CD, CN</u>

A conditional use is a use determined by the City as having such unique or diverse characteristics that predetermination of regulations for either its operation or location is not adequate to address site specific conditions. Conditional uses may be allowed after acceptance of an application and consideration by the Planning Commission of a staff report at a public hearing. Conditional Use Permits are subject to specific findings set forth in Section 24.02.060 of the La Mesa Municipal Code.

The draft ordinance revisions are shown on Exhibit A of **Attachment C** which is Planning Commission Resolution PC-2016-03.

How does Zoning Ordinance Amendment ZOA 16-01 relate to the Fletcher Parkway Souplantation site?

If Zoning Ordinance Amendment ZOA 16-01 is approved as recommended by the Planning Commission, Garden Fresh Restaurant Corporation would have the right to apply for a Conditional Use Permit to seek approval of the Central Kitchen operation where manufacturing of food product occurs for off premise distribution to other restaurants. The Conditional Use Permit would be evaluated subject to conditions deemed necessary to assure that the use will conform to the requirements and findings in Section 24.02.060 of the La Mesa Municipal Code.

General Plan consistency

The General Plan describes each commercial land use designation on page LD-31 – LD 32. The General Plan Planned Land Use map, Figure LD-7, is shown on **Attachment D**.

The General Plan land use designations which address commercial use are listed in the following table.

<i>Land Use Designation</i>	<i>Implementing Zone Classification</i>
<p>Local Serving Commercial</p> <p>(assigned to a range of retail commercial and personal service activities, and generally includes shopping centers)</p>	CN
<p>Downtown Commercial</p> <p>(promotes a blend of pedestrian-oriented shops, personal services, professional and government offices, cultural activities, and residential uses)</p>	CD
<p>Mixed Use Urban</p> <p>(allows a mixture of residential and commercial uses along established transit corridors)</p>	C
<p>Regional Serving Commercial</p> <p>(suitable for more intense urban activities such as high volume retail sales and other sales and services)</p>	C, CN, CM
<p>Light Industrial</p> <p>(allows a mix of light industrial, wholesale commercial and construction service uses)</p>	M, CM

Land use goals, objectives and policies of the General Plan are listed on pages LD-35 through LD 41. Relevant goals, objectives and policies include the following:

Goal LU-3: Revitalized commercial and industrial districts.

Objective LU-3.1.1: Maximize the potential of commercial centers in order to attract an appealing mix of new businesses.

Policy LU-2.2.2: All new development, redevelopment, and rehabilitation within residential neighborhoods shall be constructed to fit within the context of its neighborhood.

Policy LU-5.1.1: Land use changes and redevelopment projects should keep the City "business friendly" and economically competitive, while enhancing quality of life.

The proposed Zoning Ordinance Amendment would not conflict with the goals, objectives and policies of the General Plan. The Municipal Code, which implements the General Plan, would be amended to allow the preparation of food, food products or confections by right in the Commercial Manufacturing zone and would require a CUP in the C, CN and CD Zones where preparation of food product occurs on-site for sale and for off-site distribution to other restaurants. The proposed Zoning Ordinance Amendment would be consistent with the La Mesa General Plan intent of protecting single-family neighborhoods while allowing for continued economic opportunity of businesses.

If this Zoning Ordinance Amendment is approved, Souplantation would be required to submit a Conditional Use Permit application seeking to legalize the Central Kitchen operations at the Fletcher Parkway Souplantation site.

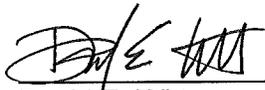
Correspondence received during the Planning Commission hearing process is shown on **Attachment E**. Notice of the City Council public hearing was published in the newspaper and sent to interested parties.

CONCLUSION:

The Planning Commission recommends that the City Council approve the Negative Declaration and adopt the ordinance proposed by Garden Fresh Restaurant Corporation. It is recommended that the City Council:

1. Approve the Negative Declaration prepared for the proposed ordinance in accordance with the requirements of CEQA (**Attachment A**); and
2. Introduce and conduct the first reading of the proposed ordinance amending Section 24.06.020.A and Section 24.06.020.C of the La Mesa Municipal Code (**Attachment F**).

Reviewed by:



David E. Witt
City Manager

Respectfully submitted by:



Carol Dick
Community Development Director

- Attachments:
- A. Draft Negative Declaration and Environmental Initial Study.
 - B. List of permitted uses in commercial zones.
 - C. Planning Commission Resolution PC-2016-03
 - D. Map of commercial zones and General Plan
Planned Land Use Figure LD-7.
 - E. Correspondence.
 - F. Draft City Council ordinance.

**CITY OF LA MESA
COMMUNITY DEVELOPMENT DEPARTMENT
NEGATIVE DECLARATION**

Project Title: Zoning Ordinance Amendment 16-01

Lead Agency Name and Address: City of La Mesa
Community Development Department
8130 Allison Avenue
La Mesa, CA 91942

Contact Person and Phone Number: Chris Jacobs, Senior Planner
619-667-1188

Project Location: Commercial zones within the City of La Mesa, California
91941 and 91942
County of San Diego

Applicant Names and Addresses: City of La Mesa
Chris Jacobs, Senior Planner
8130 Allison Avenue
La Mesa, CA 91942

La Mesa General Plan Land Use Designation: Various

Zoning: C (General Commercial)
CD (Downtown Commercial)
CM (Light Industrial and Commercial Service)
CN (Neighborhood Commercial)

Assessor Parcel Number: Various

Project Description:

An ordinance amendment is proposed by the Garden Fresh Restaurant Corporation to modify Chapter 24 of the La Mesa Municipal Code (Zoning Ordinance) regarding food, food products and confections manufacturing in all commercial zones.

The Zoning Ordinance currently allows food, food products and confections manufacturing for on-premises sales in all commercial zones. There is currently no provision for the off-premises sale of food, food products or confections that are manufactured in the commercial zones, even though on-premises sale is permitted by right in these areas. The proposed amendment would 1) allow food, food products and

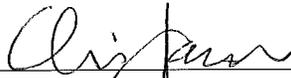
confections manufacturing for sale on premise and off premise in the CM zone, and 2) allow food, food products and confections manufacturing for sale on premise and off premise with permitted restaurant uses in the C, CD, and CN zones subject to conditional use permit approval. Specific projects will be analyzed during the conditional use permit process and potential impacts will be addressed at the project level.

Existing regulations in the City's Municipal Code ensure that nuisances associated with commercial activities are minimized through enforcement of regulations through the code compliance program. These regulations would continue to be in effect after the ordinance amendment is adopted.

The project would affect commercial property owners and their tenants, as well as residents living in adjacent residential areas. The zoning ordinance amendment requires a recommendation by the City of La Mesa Planning Commission and approval by the City Council. File reference: ZOA-16-01.

COMMUNITY DEVELOPMENT DEPARTMENT DETERMINATION:

On the basis of the initial environmental study prepared for the proposal, it has been determined that the proposed project would not have an adverse impact on the environment.



3-2-16

Chris Jacobs, Senior Planner
Community Development Department, City of La Mesa

**Environmental Initial Study
Zoning Ordinance Amendment 16-01
City of La Mesa, County of San Diego, CA**

Lead Agency:

**City of La Mesa
8130 Allison Avenue
La Mesa, CA 91942
619-667-1188
Contact: Chris Jacobs**

February 2016

Project Title:	Zoning Ordinance Amendment 16-01
Lead Agency Name and Address:	City of La Mesa Community Development Department Planning Division 8130 Allison Avenue La Mesa, CA 91942
Lead Agency Contact Person and Phone Number:	Chris Jacobs, Senior Planner, 619-667-1188
Project Location: (Address and/or general location description)	All commercial zones within the City of La Mesa, California 91941 and 91942, County of San Diego
Applicant's Name and Address:	Garden Fresh Restaurant Corporation c/o Richard Annen, 619-550-5500 15822 Bernardo Center Drive, Suite A San Diego, CA 92127-2320
General Plan Land Use Designation:	Various
Zoning:	C (General Commercial) CN (Neighborhood Commercial) CD (Downtown Commercial) CM (Light Industrial and Commercial Services)
Assessor Parcel Number:	Various
Project Description:	<p>An ordinance amendment is proposed by the Garden Fresh Restaurant Corporation to modify Chapter 24 of the La Mesa Municipal Code (Zoning Ordinance) regarding food, food products and confections manufacturing in all commercial zones.</p> <p>The Zoning Ordinance currently allows food, food products and confections manufacturing for on-premises sales in all commercial zones. There is currently no provision for the off-premises sale of food, food products or confections that are manufactured in the commercial zones, even though on-premises sale is permitted by right in these areas. The proposed amendment would 1) allow food, food products and confections manufacturing for sale on premise and off premise in the CM zone, and 2) allow food, food products and confections manufacturing for sale on premise and off premise with permitted restaurant uses in the C, CD, and CN zones subject to conditional use permit approval. Specific projects will be analyzed during the conditional use permit process and potential impacts will be addressed at the project level.</p> <p>Existing regulations in the City's Municipal Code ensure that nuisances associated with commercial activities are minimized through enforcement of regulations through the code compliance program.</p>

	<p>These regulations would continue to be in effect after the ordinance amendment is adopted.</p> <p>The project may affect commercial property owners and their tenants, as well as adjacent properties including residents living in residential areas. The zoning ordinance amendment requires a recommendation by the City of La Mesa Planning Commission and approval by the City Council. File reference: ZOA-16-01.</p>
Surrounding Land Uses:	
North:	Various
South:	Various
East:	Various
West:	Various
Site Features and Setting:	<p>The City of La Mesa is approximately 9 square miles in area, and is located in the western part of San Diego county (Exhibit A). La Mesa is located in a transition zone between the coast and the foothills. Elevations range from less than 400 feet to over 1,300 feet at the top of Mt. Helix.</p> <p>The City of La Mesa incorporated in 1912. Early subdivisions occurred in the downtown portion of La Mesa south of University Avenue and along both sides of Spring Street. The construction of El Cajon Boulevard around the time of WWI created a second roadway connection from La Mesa to San Diego. The Post War period brought new residential neighborhoods along the University Avenue and El Cajon Boulevard corridors. Grossmont Shopping Center developed in 1961, and thereafter apartment development and other growth, including the industrial area of the city occurred.</p> <p>The land use and street systems in La Mesa are well established. They are strongly defined by existing development patterns and terrain. The basic land use and street pattern is not planned to significantly change in coming years.</p> <p>The project affects all properties within the City of La Mesa with commercial zoning.</p>
Other Agencies Whose Approval is Required:	N/A



ENVIRONMENTAL INITIAL STUDY

The Environmental Review Checklist below is used by staff to evaluate whether a Project has the potential to cause significant environmental impacts. The purpose of the checklist is to assist in the determination of whether an Environmental Impact Report (EIR) should be prepared for the Project. If it is determined that no EIR is needed to identify potential environmental impacts from a Project, a Negative Declaration will be adopted. A Negative Declaration does not mean that a Project will have no effect; it is documentation that a Project will not have the potential to cause "significant" environmental impacts that need a complete EIR to properly evaluate. Once the proper level of environmental analysis has been established utilizing the checklist below, the Project itself will be evaluated based upon a separate analysis of compliance with ordinances, policies, standards, and required findings established for review of the Project by the City.

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. Aesthetics.				
<i>Would the Project:</i>				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

- a) **No Impact.** Vistas and panoramic views are identified in the City's Urban Design Program. The Urban Design Program describes vistas as occurring along streets, corridors, or groves that open on to scenic views. The project is an amendment to related uses and activities that would occur within enclosed buildings. Off premise sale of food or food products or confections could involve truck loading and distribution activities, which would normally occur within the service areas of commercial sites. Therefore, there would be no impact to scenic vistas.
- b) **No impact.** A segment of State Route 125 that passes through the project area is designated a state scenic highway. The Scenic Preservation Overlay Zone, which surrounds the scenic highway segment, contains supplemental development standards to ensure the preservation of natural scenic resources. Within this area, any tree that is removed is required to be replaced and site grading is limited. The project is an amendment related to uses and activities that would occur

within enclosed buildings. Off premise sale of food or food products or confections could involve truck loading and distribution activities, which would normally occur within the service areas of commercial sites. There is no impact.

- c) **No Impact.** See section I.a) above.
- d) **No impact.** Existing lighting sources in neighborhoods include windows, exterior building lighting, and streetlights. These would not be expected to increase with the adoption of the zoning ordinance amendment. Outdoor lighting is required to be located and arranged in a manner consistent with City requirements, to promote public safety, and also minimize unnecessary light and glare effects to the surrounding community. There is no impact related to light and glare.

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>II. Agriculture and Forest Resources. <i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and the forest carbon measurement methodology provided in the Forest Protocols adopted by the California Air Resources Board.</i> Would the Project:</p>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

a-e) **No Impact.** The City of La Mesa is comprised of urbanized and suburban neighborhoods designated for residential and commercial uses, and contains no Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The City has no agricultural zoning designations and no Williamson Act Contract lands. There are no forest lands or timber resources within the City. There are no farmland areas or sites designated for agricultural use nor are there any nearby agricultural sites that could be affected by the project.

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
III. Air Quality.				
<i>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the Project:</i>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or Projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation:

a) **No Impact.** Air quality plans applicable to the San Diego Air Basin (SDAB) include the San Diego Regional Air Quality Strategy (RAQS) and applicable portions of the State Implementation Plan (SIP). Air quality impacts are generated from mobile and area source emissions, based on population and vehicle trend and land use plans developed by cities and the County. The project is an amendment to related uses and activities that would occur within enclosed buildings. Off premise sale of food or food products or confections could involve truck loading and distribution activities, which would normally occur within the service areas of commercial sites. Specific projects within the C, CN, CD zones will be analyzed through a CUP process, and potential impacts will be addressed at the project level. Therefore, the project would not conflict with or obstruct implementation of the RAQS or SIP and no impact would occur.

b) **Less than significant.** In general, air quality impacts are the result of emissions from motor vehicles, energy consumption and short-term construction associated with development projects. The Project would not conflict with the General Plan, which assumes designates the subject sites for a range of

commercial development including sales or distribution activities. Project operations are anticipated to be minor because the project proposes off-premise sale accessory to the primary permitted uses within the CM zone. Specific projects within the C, CN, CD zones will be analyzed through a CUP process, and potential impacts will be addressed at the project level. Operations related to the project would not result in a significant impact on air quality because emissions would not exceed SDAPCD applicable air quality standards or contribute to existing air quality violations because the La Mesa General Plan designates the subject sites for commercial development. Therefore, a less than significant impact would occur.

- c) **No Impact.** See response III.a) above. The project would not result in an increase of any criteria pollutant because it is not growth inducing. There would be no new construction and no additional vehicle trips. The proposed project is consistent with the City of La Mesa General Plan, which is the applicable land use plan. There is no impact.
- d) **Less than Significant Impact.** Sensitive receptors include surrounding single- and multi-family residences located in and adjacent to residential development. The project would not generate substantial pollutant concentrations that could affect sensitive receptors because the sites are designated for commercial development in the La Mesa General Plan. Service areas associated with the manufacturing and distribution activities are physically separated from adjacent residential development through setbacks, topography and fencing. The City's Municipal Code contains regulations which would address development standards and design criteria associated with commercial activities. Specific projects within the C, CN, CD zones will be analyzed through a CUP process, and potential impacts will be addressed at the project level. Enforcement would ensure that sensitive receptors are not exposed to nuisances. Exposure of sensitive receptors to pollutants is less than significant.
- e) **Less than Significant Impact.** The generation and severity of odors is dependent on a number of factors, including the nature, frequency, and intensity of the source; wind direction; and the location of the receptor(s). Typical facilities known to produce odors include landfills, wastewater treatment plants, and certain agricultural activities. Implementation of the proposed Project would not result in the addition of any of these facilities. Truck diesel exhaust during loading operations may emit temporary and localized odors. Specific projects within the C, CN, CD zones will be analyzed through a CUP process, and potential impacts will be addressed at the project level. Thus, it is not anticipated that the operation of the project would create objectionable odors. A less than significant impact would occur.

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. Biological Resources.				
<i>Would the Project:</i>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands, as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal wetlands, etc.), through direct removal, filling, hydrological interruption or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

a-f) **No Impact.** The City of La Mesa Habitat Conservation Plan (also referred to as the City of La Mesa Sub-area of the Multiple Species Conservation Plan [MSCP]) vegetation mapping identifies coastal sage scrub as the only sensitive natural habitat within the City limits. Apart from the City of La Mesa Habitat Conservation Plan, the only City document that addresses biological resources is the Recreation & Open Space Element of the La Mesa General Plan, which contains a policy that sensitive open space and natural lands be preserved where feasible. The project would not conflict with any of the policies contained in the MSCP or the Recreation & Open Space Element of the City of La Mesa General Plan because the project is an amendment related to uses and activities that would occur within enclosed buildings. Off premise sale of food or food products or confections could involve truck loading and distribution activities, which would normally occur within the service areas of commercial sites. No impact would occur to habitat areas or to biological resources.

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
V. Cultural Resources.				
<i>Would the Project:</i>				

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code § 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

- a) **No Impact.** The project is an amendment related to uses and activities that would occur within enclosed buildings. Off premise sale of food or food products or confections would involve truck loading and distribution activities, which would normally occur within the service areas of commercial sites. The City's Historic Resources Inventory and Historic Landmark Registry identify structures and sites demonstrating historical significance or potential significance. The project would not have an impact except in cases where contributing site features (an historic retaining wall, for example) are affected. Any proposed physical alterations of a commercial site on the City's Historic Resources Inventory would be referred to the Historic Preservation Commission for review in the same manner as any other project. Therefore no impact to historical resources is anticipated.
- b-e) **No Impact.** The project is applicable to existing commercial sites and future redevelopment of such sites. Future redevelopment of a commercial site would be subject to site plan review including an evaluation of grading, and/or surface disturbance that could affect the significance of an archaeological, paleontological, or tribal cultural resource. A future project would require an environmental assessment in accordance with CEQA because the zoning ordinance amendment project does not propose construction there would be no impact to archaeological, paleontological, tribal cultural resources or geologic features.

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. Geology and Soils.				
<i>Would the Project:</i>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death, involving:				

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

- a) **No Impact.** Although the City is located within a seismically active region, no active or potentially active faults are known to exist within City limits. In addition, the City is not situated within an Alquist-Priolo Earthquake Fault Zone. The Rose Canyon Fault Zone, located several miles west of the site, is the nearest active fault zone. No construction would occur as a result of the project. There is no impact.
- b) **No Impact.** Most of La Mesa is underlain by soil of the Redding Series. Redding soils are highly erosive and have a high runoff potential. Land stripped of vegetation increase the erosion potential of the soil (City of La Mesa Safety Element). For this reason, City of La Mesa Storm Water regulations prohibit property owners from allowing soil erosion that could affect water quality. Surface drainage patterns are not proposed to be altered with implementation of the zoning ordinance amendment because future projects would require an environmental assessment in accordance with CEQA. The zoning ordinance amendment project does not propose construction. Therefore no impact would occur.
- c-d) **No Impact.** Most of La Mesa is underlain by soil of the Redding Series, which has a high degree of shrink-swell behavior (City of La Mesa Safety Element). This means that the soil contains relatively large amounts of clay, which expands when wet and contracts as it dries. Expansive soils can be addressed through removal, special construction techniques, and/or proper drainage that would be

addressed through the City's construction review process of any future commercial redevelopment project. Therefore, there is no impact from unstable or expansive soils.

- e) **No Impact.** The project is an amendment related to uses and activities that would occur within enclosed buildings. Off premise sale of food or food products or confections would involve truck loading and distribution activities, which would normally occur within the service areas of commercial sites. No impact would occur.

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. Greenhouse Gas Emissions.				
<i>Would the Project:</i>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation:

- a) **Less than significant.** As discussed in Section 15064.4 of the State CEQA Guidelines, the determination of the significance of greenhouse gas (GHG) emissions calls for a careful judgment by the lead agency consistent with the provisions in Section 15064. A lead agency should make good faith effort, based to the extent possible on scientific and factual data, to describe, calculate or estimate the amount of GHG emissions resulting from the Project. Many lead agencies have set a goal to reduce GHG emissions by a certain amount to demonstrate consistency with Assembly Bill 32 (AB 32). Different agencies and studies estimate different goals for reduction of emissions to achieve 1990 levels by the year 2020, as set forth in AB 32. Most local governments in California with adopted targets have targets of 15 to 25 percent reductions under 2005 levels by 2020.

In 2009, the City prepared a Greenhouse Gas Emissions Inventory, which established a 2005 baseline emissions inventory, against which to measure future progress. The inventory identifies transportation fuels and natural gas as accounting for 82 percent of emissions, followed by electricity (15 percent). The project is an amendment related to uses and activities that would occur within enclosed buildings. Off premise sale of food or food products or confections could involve truck loading and distribution activities, which would normally occur within the service areas of commercial sites. Specific projects within the C, CN, CD zones will be analyzed through a CUP process, and potential impacts will be addressed at the project level. Therefore there is a less than significant impact.

- b) **Less than significant.** The City of La Mesa participates in the San Diego Regional Climate Protection Initiative. Applicable plans, policies and regulations either adopted or supported by the City of La Mesa include the 2010 California Green Building Standards, SANDAG Climate Action Strategy, and the U.S. Conference of Mayor's Climate Protection Agreement. The project is an amendment related to uses and activities that would occur within enclosed buildings. Off premise sale of food or food products or confections would involve truck loading and distribution activities, which would normally occur within the service areas of commercial sites. Operations would not hinder

implementation of AB 32 because they would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions. Greenhouse gas emissions would be addressed through the City's discretionary permit and construction review process of any future commercial redevelopment project. This impact is considered less than significant; therefore, there is no conflict with the applicable plans including those listed above.

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. Hazards and Hazardous Materials.				
<i>Would the Project:</i>				
a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a Project located within an airport land use plan area or, where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the Project result in a safety hazard for people residing or working in the Project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a Project within the vicinity of a private airstrip, would the Project result in a safety hazard for people residing or working in the Project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

a-b) **Less Than Significant Impact.** The proposed zoning ordinance amendment would result in an increase in commercial manufacturing, loading and distribution activities. Given the waste disposal

regulations currently in place, a less than significant impact would occur. The project does not involve the transport, use or disposal of hazardous materials.

- c) **Less Than Significant Impact.** The project may result in truck staging during loading operations of food, food products and confections for off-sale purposes, and may increase particulate matter from diesel truck engine idling. Truck diesel exhaust during loading operations may emit temporary and localized particulate matter. These would cease once loading activities are completed and would quickly be dissipated by light winds. Handling of hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school would not occur. Therefore, a less than significant impact would occur.
- d) **No Impact.** The project is an amendment related to uses and activities that would occur within enclosed buildings. Off premise sale of food or food products or confections may involve truck loading and distribution activities, which would normally occur within the service areas of commercial sites. Future redevelopment of a commercial site may be subject to a discretionary or site plan review including an evaluation of site conditions. Future specific projects would require an environmental assessment in accordance with CEQA. Therefore no impact would occur.
- e) **No Impact.** The City of La Mesa is located approximately 3.5 miles southwest of Gillespie Field Airport, and approximately 8 miles southeast of the Montgomery Field Airport. Both airports are subject to Airport Land Use Compatibility Plans that promote compatibility between the airports and the land uses that surround them. The compatibility plans address four types of airport impacts: noise, safety, airspace protection and overflight. The airspace protection area flights are mapped at approximately 1,300 feet above mean sea level. Therefore, no impact would result due to the project because the maximum height of the commercial zones is 46 feet.
- f) **No Impact.** The only private airstrip near the project area is a heliport located at Grossmont Hospital. The project would not disturb the operation of the heliport, or result in a hazard for people in the project area due to the heliport. Therefore, no impact would occur.
- g) **No Impact.** In a regional disaster, the Office of Emergency Services (OES) coordinates the overall county response to disasters. Local law enforcement evacuation activities are assumed to follow the National Incident Management System and the Standardized Emergency Management System. In 2009, a Hazard Mitigation Plan was completed that considers evacuation in the event of dam failure, earthquake, flooding and wildfire. Public notification is a vital component to evacuation or shelter-in-place, as are privately owned automobiles as a primary mode of transportation. Special situations may call for bus transportation through pre-established arrangements with appropriate agencies. Potential shelter and transportation points include church and school sites, as well as the La Mesa Community Center. Evacuation routes during an emergency would be coordinated by the City's Emergency Operation Center as needed to conduct the evacuation and monitor traffic conditions.

The proposed project would not impair implementation or physically interfere with emergency response and evacuation plans because existing the existing street pattern is established to serve commercially designated sites within the City. Future redevelopment of a commercial site may be subject to a discretionary permit or site plan review and include review for emergency response. Therefore, no impact would occur to any emergency response plan or emergency evacuation plan.

- h) **No Impact.** The proposed project would not expose people or structures to a significant risk of loss, injury or death involving wildfires because all applicable commercial sites are surrounded by urban

development. Wildlands do not exist near the commercial sites within the City. No impact would result.

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. Hydrology And Water Quality. <i>Would the Project:</i>				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of a failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

- a) **Less Than Significant Impact.** The operation of commercial sites would not violate any water quality standards or waste discharge requirements because storm drain facilities are in place. The City of La Mesa is subject to a Municipal Storm Water National Pollutant Discharge Elimination System (NPDES) permit issued to San Diego County, the Port of San Diego, and 18 cities (co-permittees) by the San Diego Regional Water Quality Control Board (Regional Board). This permit requires the development and implementation of a program addressing urban runoff pollution issues in development planning for public and private projects. The primary objectives of the urban runoff program are to ensure that discharges from municipal urban runoff conveyance systems do not cause or contribute to a violation of water quality standards, to prohibit non-storm water discharges in urban runoff, and to reduce the discharge of pollutants from urban runoff conveyance systems to the maximum extent practicable. Future redevelopment of a commercial site would be subject to site plan review and include review for water quality standards or waste discharge requirements. Therefore, the project would not violate water quality standards or discharge requirements and the effect is less than significant.
- b) **No Impact.** The project does not require the use of groundwater resources; there is no impact.
- c-d) **No Impact.** Implementation of the project would not result in substantial changes to absorption rates, drainage patterns, or the rate and amount of surface water runoff as compared to existing pre-project conditions. The project is an amendment to related uses and activities that would occur within enclosed buildings. Off premise sale of food or food products or confections may involve truck loading and distribution activities, which would normally occur within the service areas of commercial sites. In addition, no stream or river courses would be altered by the project. No impact would occur.
- e-f) **Less Than Significant Impact.** See IX.a) above. The project would not affect the capacity of the storm water drainage system because no additional runoff would be generated. The project would not create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. The project is an amendment to related uses and activities that would occur within enclosed buildings. Off premise sale of food or food products or confections may involve truck loading and distribution activities, which would normally occur within the service areas of commercial sites. The impact on storm water drainage runoff and water quality is less than significant.
- g-j) **No Impact.** The project is an amendment to related uses and activities that would occur within enclosed buildings. Off premise sale of food or food products or confections may involve truck loading and distribution activities, which would normally occur within the service areas of commercial sites. Future redevelopment of a commercial site would be subject to site plan review and include review for flood hazards. The City of La Mesa would not be subject to increased risk to inundation by seiche, tsunami or mudflow as a result of the project. There is no impact.

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
X. Land Use and Planning.				
Would the Project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the Project (including, but not limited to, the general plan, specific plan, local coastal program or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

- a) **No Impact.** The project is an amendment to related uses and activities that would occur within enclosed buildings. Off premise sale of food or food products or confections may involve truck loading and distribution activities, which would normally occur within the service areas of commercial sites. The physical arrangement of the community (land use patterns and public-rights of way) would not be affected in any way that could disrupt or divide the physical arrangement of the community. There is no impact.
- b) **No Impact.** The project is an amendment to related uses and activities that would occur within enclosed buildings. Off premise sale of food or food products or confections may involve truck loading and distribution activities, which would normally occur within the service areas of commercial sites. There is nothing in the General Plan, or in any adopted specific plan that could conflict with the proposed zoning ordinance amendment; therefore there is no impact.
- c) **No Impact.** The project would not conflict with applicable environmental plans, including the regional Multiple Species Conservation Program and the City of La Mesa Subarea Habitat Conservation Plan as described in section IV a)-f). The project is an amendment to related uses and activities that would occur within enclosed buildings. Off premise sale of food or food products or confections may involve truck loading and distribution activities, which would normally occur within the service areas of commercial sites. There is no impact.

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. Mineral Resources.				
Would the Project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

a-b) **No Impact.** There are no known mineral resources within commercial areas of the City. No site improvements or ground disturbing activities are necessary for the project. The project is an amendment to related uses and activities that would occur within enclosed buildings. Off premise sale of food or food products or confections may involve truck loading and distribution activities, which would normally occur within the service areas of commercial sites. There is no impact on mineral resources.

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. Noise.				
<i>Would the Project result in:</i>				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or of applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a Project located within an airport land use plan area or, where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the Project expose people residing or working in the Project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a Project within the vicinity of a private airstrip, would the Project expose people residing or working in the Project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

a-d) **Less than Significant Impact.** The City of La Mesa utilizes the State of California Land Use Compatibility Guidelines to identify land uses or activities that may require special treatment to minimize noise exposure. The Guidelines are the primary tool that allows the City to ensure integrated planning compatibility between land uses and indoor and outdoor noise. As stated in the General Plan Noise Element, the goal for maximum outdoor noise levels in residential areas is a Community Noise Equivalent Level (CNEL) of 60 Decibels (dB or dBA).

The project is an amendment to related uses and activities that would occur within enclosed buildings. Off premise sale of food or food products or confections may involve truck loading and distribution activities, which would normally occur within the service areas of commercial sites. The

commercially designated sites within the City are already developed with associated noise levels from commercial activities consistent with the City's Noise Ordinance. However, noise from activities from commercial loading and distribution are not anticipated to significantly exceed ambient noise levels during day time hours. During night time hours, the project would have the potential to result in short-term noise impacts primarily from the loading operations and idling of trucks. LMMC Chapter 10 includes general noise regulations making it unlawful for anyone to willfully make or continue loud, unnecessary, or unusual noise which disturbs the peace and quiet of any neighborhood. Exposure of persons to or generation of noise levels in excess of established standards would be less than significant due to existing regulations described above that prohibit excessive noise.

e-f) **No Impact.** The project affects commercially-zoned areas of the City and would not introduce people to new airport noise.

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. Population and Housing.				
<i>Would the Project:</i>				
a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

a-c) **No Impact.** The proposed zoning ordinance amendment would not affect population and housing as it would not result in new development, extension of roads, or other infrastructure. The project is an amendment to related uses and activities that would occur within enclosed buildings. Off premise sale of food or food products or confections may involve truck loading and distribution activities, which would normally occur within the service areas of commercial sites. No displacement would occur as no existing residential units would be lost. There is no impact.

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. Public Services.				
<i>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:</i>				

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

a-e) **No Impact.** The proposed zoning ordinance amendment would not induce population growth and therefore would not create new demand for public services or affect emergency response times. All residential areas of the City are served by existing public services, including fire and police protection. The La Mesa Fire Department/Heartland Fire & Rescue provides fire protection and emergency medical services to the City and operates out of three stations: Station No. 11 at 8034 Allison Avenue; Station No. 12 at 8844 Dallas Street; and Station No. 13 at 9110 Grossmont Boulevard. The La Mesa Police Department at 8085 University Avenue provides police protection services. The project is an amendment to related uses and activities that would occur within enclosed buildings. Off premise sale of food or food products or confections may involve truck loading and distribution activities, which would normally occur within the service areas of commercial sites. No impact would occur.

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. Recreation.				
a) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

a-b) **No Impact.** The project is an amendment to related uses and activities that would occur within enclosed buildings. Off premise sale of food or food products or confections may involve truck loading and distribution activities, which would normally occur within the service areas of commercial sites. It will not result, either directly or indirectly, in new development and will not induce population growth. There would be no impact to parks and recreational facilities as a result of the project.

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. Transportation/Traffic.				
<i>Would the Project:</i>				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation:

a) **Less than significant.** The project is an amendment to related commercial uses and activities that would occur within enclosed buildings. Off premise sale of food or food products or confections may involve truck loading and distribution activities, which would normally occur within the service areas of commercial sites. The project would not impede any component of the transportation system (including roadways, transit, air, or pedestrian facilities) or emergency access. Specific projects within the C, CN, CD zones will be analyzed through a CUP process, and potential impacts will be addressed at the project level. The zoning ordinance amendment would not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.

b-c) **No Impact.** The project is an amendment to related commercial uses and activities that would occur within enclosed buildings. Off premise sale of food or food products or confections may involve truck loading and distribution activities, which would normally occur within the service areas of

commercial sites. The project would not impede any component of the transportation system (including roadways, transit, air, or pedestrian facilities) or emergency access. The zoning ordinance amendment would have no impact on transportation and traffic. The zoning ordinance amendment would have no impact in regard congestion management programs, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. The zoning ordinance amendment would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.

d-f) **Less than significant.** The project is an amendment to related commercial uses and activities that would occur within enclosed buildings. Off premise sale of food or food products or confections may involve truck loading and distribution activities, which would normally occur within the service areas of commercial sites. The project would not impede any component of the transportation system (including roadways, transit, air, or pedestrian facilities) or emergency access. The zoning ordinance amendment would have less than significant impact on transportation and traffic. The project would not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). The project would not result in inadequate emergency access. The project would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. Utilities and Service Systems.				
<i>Would the Project:</i>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the Project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider that 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

- a-b) **No Impact.** The project is an amendment to related uses and activities that would occur within enclosed buildings. Off premise sale of food or food products or confections may involve truck loading and distribution activities, which would normally occur within the service areas of commercial sites. Implementation of the project would not generate any additional wastewater discharge not anticipated by the La Mesa General Plan. There is no impact on wastewater treatment or capacity.
- c) **No Impact.** See discussion of Issue IX, *Water Quality and Hydrology*, above. The project would not generate additional storm water discharge. The project is an amendment to related uses and activities that would occur within enclosed buildings. Off premise sale of food or food products or confections may involve truck loading and distribution activities, which would normally occur within the service areas of commercial sites. The project would therefore not result in a need for new or expanded storm water drainage facilities.
- d) **No Impact.** The Helix Water District provides domestic water service to the City of La Mesa. The project is an amendment to related uses and activities that would occur within enclosed buildings. Off premise sale of food or food products or confections may involve truck loading and distribution activities, which would normally occur within the service areas of commercial sites. No new development would occur as a result of the project and there would be no increase in water usage beyond what is anticipated by the La Mesa General Plan. Therefore, there would be no impact.
- e) **No Impact.** Refer to response XVI.a-b), above.
- f) **Less Than Significant Impact.** Solid waste disposal and recycling services in the City of La Mesa are contracted through EDCO Disposal Corporation. Solid waste is transported to EDCO Station at 8184 Commercial Street, a 4.1-acre large volume transfer and processing facility with a permitted capacity of 1,000 tons of solid waste per day (CalRecycle 2011). Trash is processed at this station and hauled to regional landfills. The project would generate an incremental increased demand for solid waste disposal, which would be accommodated at the station and receiving landfills. The volume of solid waste generated by the project would be less than significant.
- g) **No Impact.** The City is required to comply with state and federal regulations related to disposal of solid waste. The project does not affect this requirement and there is no impact.

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. Mandatory Findings Of Significance.				
a) Does the Project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plants or animals, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the Project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a Project are considerable when viewed in connection with the effects of past Projects, the effects of other current Projects, and the effects of probable future Projects.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the Project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation:

- a) **No Impact.** Based on evaluation and discussions contained in this Initial Study, the project would not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history. Therefore, no impact would occur.
- b) **No Impact.** The project does not have the potential to incrementally contribute to cumulative impacts because it is not growth inducing and would not contribute to population growth. The project is an amendment to related uses and activities that would occur within enclosed buildings. Off premise sale of food or food products or confections may involve truck loading and distribution activities, which would normally occur within the service areas of commercial sites. The project would be consistent with the General Plan because the subject properties are intended for commercial use. The project would be subject to federal, state and local regulations to ensure that potential adverse impacts are minimized. Therefore, no cumulatively considerable impact would occur.
- c) **Less than Significant Impact.** As discussed in this Initial Study, the proposed zoning ordinance amendment would result in less than significant impacts associated with air quality, greenhouse gas emissions, hazards, hydrology, noise, transportation/traffic and utilities. The project is an amendment to related uses and activities that would occur within enclosed buildings. Off premise sale of food or food products or confections may involve truck loading and distribution activities, which would normally occur within the service areas of commercial sites. The project is consistent with the City's General Plan and would be subject to federal, state and local regulations. These

regulations ensure that potentially adverse impacts are minimized. Therefore, the impact is less than significant.

Environmental Factors That Could Result in a Potentially Significant Impact

The environmental factors checked below would be potentially affected by this Project, involving a least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities/Services Systems | <input type="checkbox"/> Mandatory Findings of Significance |

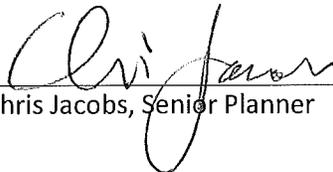
Environmental Determination

On the basis of this initial evaluation:

- I find that the proposed Project could not have a significant effect on the environment, and a **Negative Declaration** will be prepared.
- I find that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the Project have been made by or agreed to by the Project proponent. A **Mitigated Negative Declaration** will be prepared.
- I find that the proposed Project MAY have a significant effect on the environment, and an **Environmental Impact Report** is required.
- I find that the proposed Project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **Environmental Impact Report** is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier **EIR** or **Negative Declaration** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier **EIR** or **Negative Declaration**, including revisions or mitigation measures that are imposed upon the proposed Project, nothing further is required.

Signed

Date


 Chris Jacobs, Senior Planner

2-8-16

Attachments:

Exhibit A: Regional Location Map

References:

California Air Pollution Control Officers Association (CAPCOA)

2008 CEQA and Climate Change. Available at: <http://www.capcoa.org/wp-content/uploads/downloads/2010/05/CAPCOA-White-Paper.pdf>. January 2008.

California Department of Resources Recycling and Recovery (CalRecycle)

2011 Facility/Site Summary Details: EDCO Station (37-AA-0922). Available at: <http://www.calrecycle.ca.gov/swfacilities/directory/37-aa-0922/detail/>. October 4.

City of La Mesa (City)

2005 La Mesa Municipal Code. As amended.
2012 2012 General Plan.
1988 Subarea Habitat Conservation Plan/Natural Community Conservation Plan.

Institute of Traffic Engineers (ITE)

2012 Trip Generation Manual, 9th Edition

San Diego Association of Governments (SANDAG)

2013 Demographic & Socio Economics Estimates, La Mesa. Available at: <http://profilewarehouse.sandag.org/profiles/est/city9est.pdf>. February 26.

San Diego County Airport Land Use Commission (ALUC)

2010a Gillespie Field Airport Land Use Compatibility Plan. As amended December 20.
2010b Montgomery Field Airport Land Use Compatibility Plan. As amended December 20.

GENERAL PLAN

VICINITY MAP

Legend

-  San Diego Region
-  City of La Mesa
-  City of San Diego
-  City of El Cajon
-  City of Lemon Grove
-  County of San Diego
-  Oceans / Lakes
-  Freeways
-  Highways
-  Light Rail Transit
-  Major Road



Data Sources:
SanGIS
City of La Mesa

Figure LD-1

City of La Mesa's Location in San Diego County

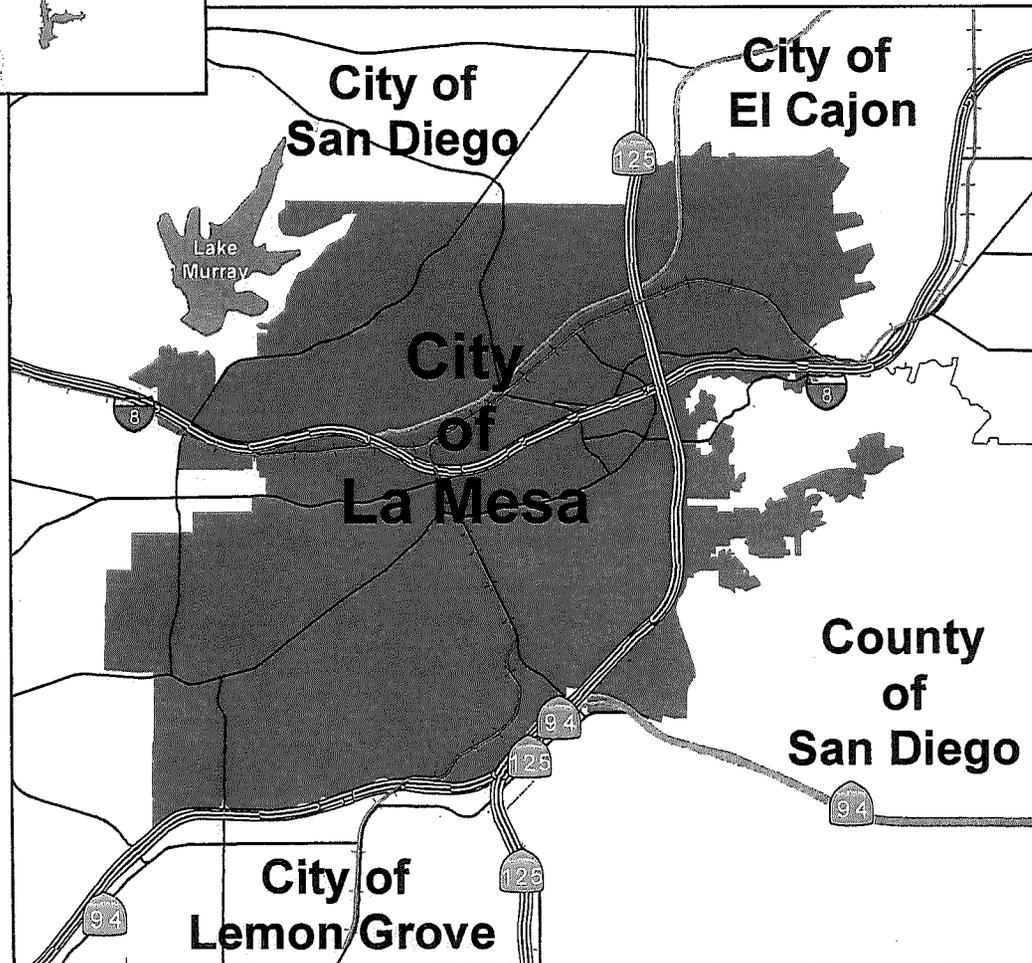
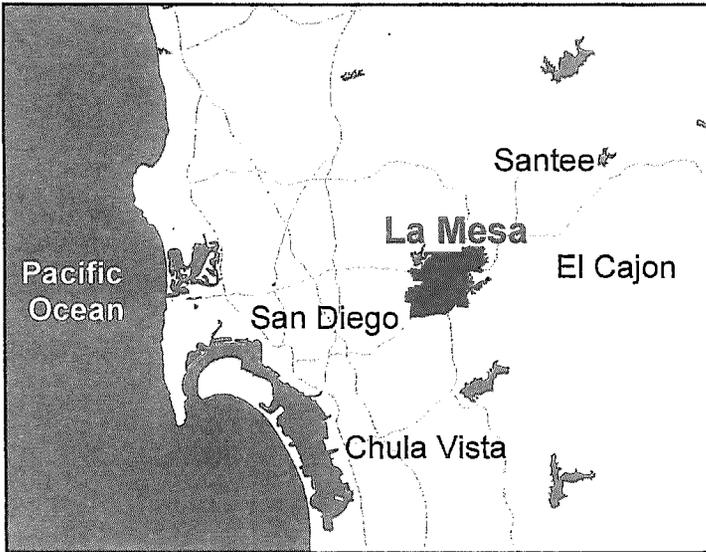
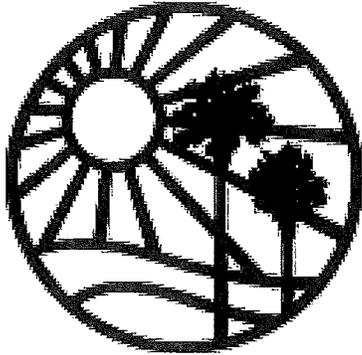


EXHIBIT A



CITY OF
LA MESA

JEWEL of the HILLS

COMMERCIAL

ZONES

Chapter 24.06

Chapter 24.06 - COMMERCIAL ZONES AND DEVELOPMENT REGULATIONS

Sections:

- 24.06.010 - Effect of chapter—Intent.
- 24.06.020 - Permitted structures and uses.
- 24.06.030 - Development standards.
- 24.06.040 - General provisions.

24.06.010 - Effect of chapter—Intent.

This chapter establishes provision, regulation and requirements for the establishment and continuance of uses, structures and lots in all commercial zones. All uses are subject to the vehicle parking provision specified in Chapter 24.04. The intent and intended application of each commercial zone is:

- A. **Zone C (General Commercial).** This zone is intended to provide areas in which all types of retail businesses, offices and services can be conducted. This zone is applied generally along major streets and in shopping centers.
- B. **Zone CN (Neighborhood Commercial).** This zone establishes regulations in addition to those established by the general commercial zone and further limits uses. It is applied in neighborhood areas not otherwise served conveniently by general commercial. It is intended that light retail convenience enterprises operate and that the heavy commercial uses are prohibited.
- C. **Zone CD (Downtown Commercial).** This zone is intended to promote customer oriented business activities which are appropriate to the central business district. The regulations for this zone are intended to provide opportunity for the development of a unified central business environment, therefore, general service businesses are not permitted.
- D. **Zone CM (Light Industrial and Commercial Service).** This zone is applied in areas generally removed from residential environment such as along Alvarado Road. It is intended to include heavy commercial activity and light industrial services.

24.06.020 - Permitted structures and uses.

The following uses and structures are permitted on each building site in the various zones as stated subject to the provisions of this Chapter and Chapter 24.04.

A. TABLE OF PERMITTED PRINCIPAL USES AND STRUCTURES

DESCRIPTION	ZONES WHERE PERMITTED
1. RESIDENTIAL	

a. One caretaker apartment for each business entity	C, CN, CD, CM
b. One or more apartment units on any floor of a principal building except a basement or first floor when the first floor is devoted to an unrelated principal use	C, CN, CD
2. COMMUNITY CARE FACILITIES FOR THE CARE OF HUMANS	C, CN
3. OFFICES	
a. Any school or business offering instruction	C, CN, CD, CM
4. OFFICES	
a. Professional and corporate offices (operations not involving the fabrication, sale or storage of merchandise, or the parking or dispatching of vehicles for a service. This category shall not include consumer services)	C, CN, CD, CM
b. Banks, savings and loans, loan and thrifts	C, CN, CD, CM
c. Fortune telling businesses as defined in Section 10.04.010 of the La Mesa Municipal Code	CN, C
5. RETAIL SALES AND SERVICE	
a. General retail sales	C, CN, CD, CM
b. Automotive service station for the retail dispensing of fuel, motor oil, automotive accessories and where minor services are performed such as motor tuneups, brake repair, tire repair and installation	CN, C, CM
c. Bar, cocktail lounge (on sale liquor or beer and not operating between the hours of 2:00 a.m. and 6:00 a.m.)	C, CD, CM
d. Catering service	C, CM
e. Consumer services including barber shops, beauty shops, clothes cleaning pickup stations, laundromats, etc.	C, CD, CN
f. Contractor of building trades, not including any outdoor material, equipment or vehicle storage on site	CM
g. Dry cleaning of clothing and household fabrics	C, CM

h. Household and building repair services, including plumbing, electrical; appliance repair, radio and TV repair	C, CM
i. Services for animals, including kennels	CM
j. Medical, dental laboratories (providing service directly to clinical medical and dental practice)	C, CD, CM
k. Mortuary or funeral home	C, CM
l. Parking lot or parking garage for public use	C, CM, CD
m. Pet grooming	C, CN, CD, CM
n. Restaurant, with or without on-sale liquor and beer, including fast-food restaurants	C, CN, CD, CM
o. Taxidermy	C, CM
p. Upholstery and furniture repair	C, CM
q. Vending machine services	C, CM
r. Veterinarian service including pet hospital	C, CM
6. MANUFACTURING	
a. Assembly of any article from previously manufactured parts	C, CM
b. Assembly or manufacture of articles or merchandise from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paint, paper, plastic, precious or semi-precious metals or stones, rubber, sheet metal, shell, wax, or yard	C, CM
c. Assembly or manufacture of the following: art goods, brooms, brushes, buttons, cameras, clocks, electronic devices, jewelry, mannequins and other store display properties, signs, toys, umbrellas, variety and novelty souvenirs, watches	CM
d. Ceramic products and pottery manufacture using only previously pulverized and prepared ingredients and using low pressure gas or electricity	CM
e. Compounding or processing of drugs, pharmaceuticals, cosmetics and toiletries	CM

f. Food or food products or confections manufacture:	
(1) General	C, CM
(2) For sale on premise, only	C, CD, CM, CN
7. STORAGE	
a. Warehouse for any merchandise except raw materials, chemicals, hazardous materials or substances	CM
8. WHOLESALING	
a. Wholesale of any merchandise, except raw material	CM
9. RADIO AND TELEVISION BROADCAST STATIONS	
Without audience facilities or affiliated recording studios, and without on site direct broadcast towers	C, CD
10. ADULT BUSINESSES	
Adult Businesses may be permitted upon meeting the requirements of Chapters 7.10 and 24.19 (Ord. 2008-2789 § 3 (part); April 8, 2008)	

B. TABLE OF PERMITTED PRINCIPAL USES AND STRUCTURES WITH APPROVED SITE DEVELOPMENT PLAN

A site development plan application for the following uses and structures shall be submitted to the planning department for analysis as to whether or not the development objectives of the city have been achieved.

DESCRIPTION	ZONES WHERE PERMITTED
1. Any allowed use or structure which is proposed by any local agency, local public entity or public utility, except when State law exempts the use or structure from City approval	C, CN, CD, CM
2. Any new construction over 2,500 square feet in gross building floor area	C, CN, CD, CM

3. Automotive repair service (general) such as engine repair, radiator repair, or recoring, upholstery services and services of all kinds, including body and fender repair; car washes, with a water system which recycles 80 percent of the water used.	C, CM
4. Outdoor sale of flowers, garden supplies (retail).	C, CN, CD, CM
5. Outdoor sale or rental of automobiles and other vehicles (new or used and in operating condition) including recreation vehicles, trailers and mobilehomes.	C, CM
6. Outdoor sale of new building materials provided such lots are completely enclosed with attractive, maintenance free security fences or walls not less than 6 feet high.	CM
7. Outdoor rental of tools and equipment.	C, CM
8. Equipment yard for contractors.	CM
9. Public utility substations, or equipment buildings.	C, CM, CD
10. Wood products assembly or manufacture, including cabinets, furniture, toys.	CM
11. Ambulance and other business providing transportation services, dispatching of vehicles, and/or on-site storage of such vehicles.	CM
12. Recycling facilities including reverse vending machines and small collection facilities.	C, CN, CD, CM
13. Outdoor display of produce in conformance with the design guidelines adopted by city council resolution.	C, CN, CD, CM
14. Commercial communication facilities, wireless communications facilities, as well as subject to the requirements of the urban design program and approval by the design review board and city council in accordance with Resolution No. 15540.	C, CN, CD, CM

C. PRINCIPAL USES AND STRUCTURES BY CONDITIONAL USE PERMIT

DESCRIPTION	ZONES WHERE PERMITTED
-------------	-----------------------

1. CHURCH	C, CN, CD, CM
2. AUDITORIUM	C, CN, CD, CM
3. WEDDING CHAPEL	C, CN, CD, CM
4. RECREATION CENTER	
a. Commercial recreation center.	C, CN, CD, CM
b. Gymnasium, health spa or other business offering exercise and/or body conditioning services.	C, CN, CD, CM
5. PERFORMANCE ENTERTAINMENT	
a. Any motion picture theater, live performance theater or other performance entertainment use, as defined in this title.	C, CN, CD, CM
b. This section does not apply to Adult Businesses. (Ord. 2008-2789 § 3 (part); April 8, 2008)	
6. PRIVATE CLUB	
a. Private club, fraternal organization or lodge, social club, or union hall.	C, CN, CD, CM
7. LABORATORIES	
a. Commercial and testing laboratories.	CM
b. Laboratories for research or experimentation, not including the manufacturing of toxic or hazardous substances for commercial use or distribution.	CM
8. HOTELS, MOTELS	
a. Hotel.	C, CD
b. Motel.	C, CM, CN
c. This section does not apply to Adult Businesses. (Ord. 2008-2789 § 3 (part); April 8, 2008)	
9. HOSPITALS	C

10. RADIO AND TELEVISION BROADCAST STATIONS	
With live audience facilities and/or affiliated recording studios, without on-site direct broadcast towers.	C, CD
11. LIMOUSINE SERVICE	
With on-site parking and storage of vehicles, subject to the following conditions:	
a. The storage or parking of limousines shall not be in any area utilized for parking required by Chapter 24.04	
b. There shall be no vehicle maintenance allowed on-site, including waxing or engine repair.	
c. There shall be no signage on vehicles allowed while they are stored or parked on-site.	C, CN
12. HOME IMPROVEMENT CENTER WITH OUTDOOR SALES OF BUILDING MATERIALS	
Outdoor sales when such sales/storage areas are completely surrounded with attractive maintenance free security fences or walls not less than six feet in height.	C
13. RECYCLING FACILITIES defined as large collection facilities.	C, CN, CD, CM
14. Repealed. (Ord. 2008-2789 § 3 (part); April 8, 2008)	
15. COMMUNITY CARE FACILITIES FOR THE CARE OF HUMANS	CD
16. BAR, COCKTAIL LOUNGE	
Bar, cocktail lounge (operating between the hours of 2:00 a.m. and 6:00 a.m.).	C, CD, CM
17. AUTOMOBILE STORAGE LOTS	
Automobile storage lots for new vehicles only when accessory to an existing new automobile sales facility within the city limits for a period not to exceed 18 months.	C

18. OUTDOOR RETAIL SALES	
Outdoor sales areas larger than 100 square feet in area when found consistent with the downtown village.	CD
19. ALCOHOLIC BEVERAGE PRODUCTION USE	C, CD, CM, CN

D. **Holiday Merchandise Sales.** Holiday merchandise sales such as pumpkins, Christmas trees, Christmas wreaths and other seasonal decorator items shall be permitted on commercially zoned sites under the following conditions:

1. The use shall operate with a business license as provided in Section 6.04.050 of the municipal code.
2. A letter of permission shall be obtained from the property owner and submitted to the city prior to issuance of the required business license.
3. The use may not exceed 60 days.
4. The use shall not reduce any required parking on the site that serves another use.
5. Prior to issuance of the required business license, a deposit in an amount to be set by city council resolution shall be required. A failure to vacate and leave the property free of debris shall be considered a violation of the municipal code.

E. **Permitted Accessory Uses and Structures.** Accessory uses and structures are those which are subordinate, clearly incidental and customarily appropriate to the operation of a commercial use. All such uses and structures are permitted in all commercial zones with the following exceptions:

1. Satellite dish or similar communication antennas shall be screened from view from adjoining public streets, residentially zoned property, and on-site parking lots. Screening shall be in a manner architecturally compatible with the building and site improvements and may include the use of architectural elements of the building, solid walls or fencing, or landscaping as approved by the planning division. One satellite dish or similar communication antenna per business, no larger than three feet in width or diameter, shall be exempt from this screening requirement, subject to the conditions that (a) roof-mounted antennas shall not exceed a height of five feet above the roof on which they are mounted, and (b) ground-mounted antennas do not exceed fifteen feet in height.
2. **Carts or kiosks** are permitted upon approval of a design review application when found to be consistent with the standards adopted by city council resolution. Carts and kiosks are permitted only in the CD zone, or within the CN, C or CM zones when located within a shopping center, transit center or institutional use.

F. Repealed. (Ord. 2008-2789 § 3 (part); April 8, 2008)

G. **Outdoor Sales in the CD (Commercial Downtown) Zone.** The outdoor display and sale of merchandise shall be permitted as an accessory use to a business in the CD zone when the following criteria are met:

1. The display area is less than one hundred square feet in area.
2. The display area is directly adjacent to the business operating the sales.

RESOLUTION NO. PC-2016-03

RESOLUTION RECOMMENDING THE AMENDMENT OF CHAPTER 24 OF THE LA MESA MUNICIPAL CODE RELATED TO OFF SITE DISTRIBUTION OF FOOD, FOOD PRODUCTS OR CONFECTIONS PREPARED ON-SITE IN COMMERCIAL ZONES

WHEREAS, the Planning Commission of the City of La Mesa did hold a duly noticed public hearing on March 2, 2016, and accepted public testimony in considering Zoning Ordinance Amendment ZOA-16-01, a request by Garden Fresh Restaurant Corporation to amend Chapter 24 of the La Mesa Municipal Code regarding off site distribution of food, food products or confections prepared on-site in commercial zones;

WHEREAS, notice of the March 2, 2016, Planning Commission public hearing was provided to interested parties;

WHEREAS, the Planning Commission did receive and consider a staff report for the zoning ordinance amendment;

WHEREAS, the Planning Commission did consider an Initial Study and Draft Negative Declaration prepared in accordance with the California Environmental Quality Act.

THE PLANNING COMMISSION FINDS AND DETERMINES AS FOLLOWS:

1. The proposed amendment to Chapter 24 of the La Mesa Municipal Code is consistent with the goals and objectives of the City of La Mesa General Plan.

NOW, THEREFORE, BE IT FURTHER RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF LA MESA AS FOLLOWS:

1. The foregoing findings of fact and determinations are true and hereby made a part hereof.
2. The Planning Commission recommends City Council adoption of the Negative Declaration and Zoning Ordinance Amendment ZOA 16-01 regarding off site distribution of food, food products or confections prepared on-site in commercial zones as shown on the attached Exhibit A.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of La Mesa, California, held the 2nd day of March, 2016, by the following vote, to wit:

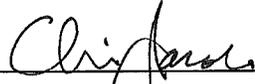
AYES: Commissioners Hawkins, Hottel, Levy and Keene

NOES: Chairman Alvey

ABSENT: Commissioners Newland and Hurd-Glenn

ABSTAIN:

I, Chris Jacobs, Deputy Secretary of the City of La Mesa Planning Commission, do hereby certify the foregoing to be a true and exact copy of Resolution PC-2016-03, duly passed and adopted by the Planning Commission.



Chris Jacobs, Deputy Secretary
La Mesa Planning Commission

DRAFT ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 24.06 OF THE LA MESA MUNICIPAL CODE RELATED TO OFF-SITE DISTRIBUTION OF FOOD OR FOOD PRODUCTS OR CONFECTIONS PREPARED ON-SITE IN COMMERCIAL ZONES

WHEREAS, Chapter 24.06 of the La Mesa Municipal Code (LMCC) prohibits the off-site distribution of food or food products or confections prepared on-site;

WHEREAS, Garden Fresh Restaurant Corporation submitted a Zoning Ordinance Amendment application on January 28, 2016 to amend Chapter 24.06 of the La Mesa Municipal Code;

WHEREAS, the Planning Commission held a noticed public hearing, considered a staff report, and accepted public testimony in considering Zoning Ordinance Amendment ZOA-16-01 related to the off-site distribution of food or food products or confections prepared on-site on March, 2, 2016;

WHEREAS, the Planning Commission adopted Resolution 2016-03 recommending that the City Council adopt the Negative Declaration prepared in accordance with CEQA and approve amendments to Chapter 24.06 of the LMMC to allow the off-site distribution of food or food products or confections prepared on-site as a permitted use in the Light Industrial and Commercial Service (CM) zone and as a conditionally permitted use in the General Commercial (C), Neighborhood Commercial (CN), and Downtown Commercial (CD) zones;

WHEREAS, the City Council did consider the Initial Study and Draft Negative Declaration prepared in accordance with CEQA;

WHEREAS, the City Council held a duly noticed public hearing on _____, 2016, considered a staff report and accepted public testimony in considering a Negative Declaration and the proposed Zoning Ordinance Amendment ZOA-16-01 allowing the off-site distribution of food or food products or confections prepared on-site as a permitted use in the Light Industrial and Commercial Service (CM) zone and as a conditionally permitted use in the General Commercial (C), Neighborhood Commercial (CN), and Downtown Commercial (CD) zones; and

WHEREAS, the proposed Zoning Ordinance Amendment ZOA-16-01 has been reviewed for consistency with the General Plan and the City Council has determined that it is consistent with the same.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LA MESA DOES ORDAIN AS FOLLOWS:

SECTION 1. That the Negative Declaration prepared pursuant to CEQA for Zoning Ordinance Amendment ZOA-16-01 is approved.

SECTION 2. Section 24.06 of the La Mesa Municipal Code is hereby amended to read as follows:

24.06.020.A – TABLE OF PERMITTED PRINCIPAL USES AND STRUCTURES

DESCRIPTION	ZONES WHERE PERMITTED
6. MANUFACTURING	
f. Food or food products or confections manufacture:	C, CD, CN
(1) General	C , CM
1 (2) For sale on premise, only	C, CD, CM, CN
2 For sale on premise and off premise	<u>CM</u>

SECTION 3. Section 24.06 of the La Mesa Municipal Code is hereby amended to read as follows:

24.06.020.C - PRINCIPAL USES AND STRUCTURES BY CONDITIONAL USE PERMIT

DESCRIPTION	ZONES WHERE PERMITTED
<u>14. Food or food products or confections manufacture for sale on premise and off premise with permitted restaurant and eating establishment uses</u>	<u>C, CD, CN</u>

SECTION 4. This Ordinance shall be effective 30 days after its adoption and the City Clerk shall certify to the adoption of this Ordinance and cause the same to be published at least once in the *East County Californian* within 15 days of its adoption.

INTRODUCED AND READ at a Regular meeting of the City Council of the City of La Mesa, California, held the ___ day of _____, 2016, and thereafter PASSED AND ADOPTED at a Regular meeting of said City Council held the ___ day of _____, 2016, by the following vote, to wit:

AYES:
NOES:
ABSENT:

APPROVED:

MARK ARAPOSTATHIS, Mayor

ATTEST:

MARY J. KENNEDY, CMC, City Clerk

CERTIFICATE OF CITY CLERK

I, MARY J. KENNEDY, City Clerk of the City of La Mesa, California, do hereby certify the foregoing to be a true and correct copy of Ordinance No. 2016-, duly passed and adopted by the City Council of said City on the date and by the vote therein recited and that the same has been duly published according to law.

MARY J. KENNEDY, CMC, City Clerk

(SEAL OF CITY)

E:\cp2016\Ordinances\Ordinance ZOA-16-01.docx



Commercial Zoning in La Mesa

Legend

Commercial Zoning

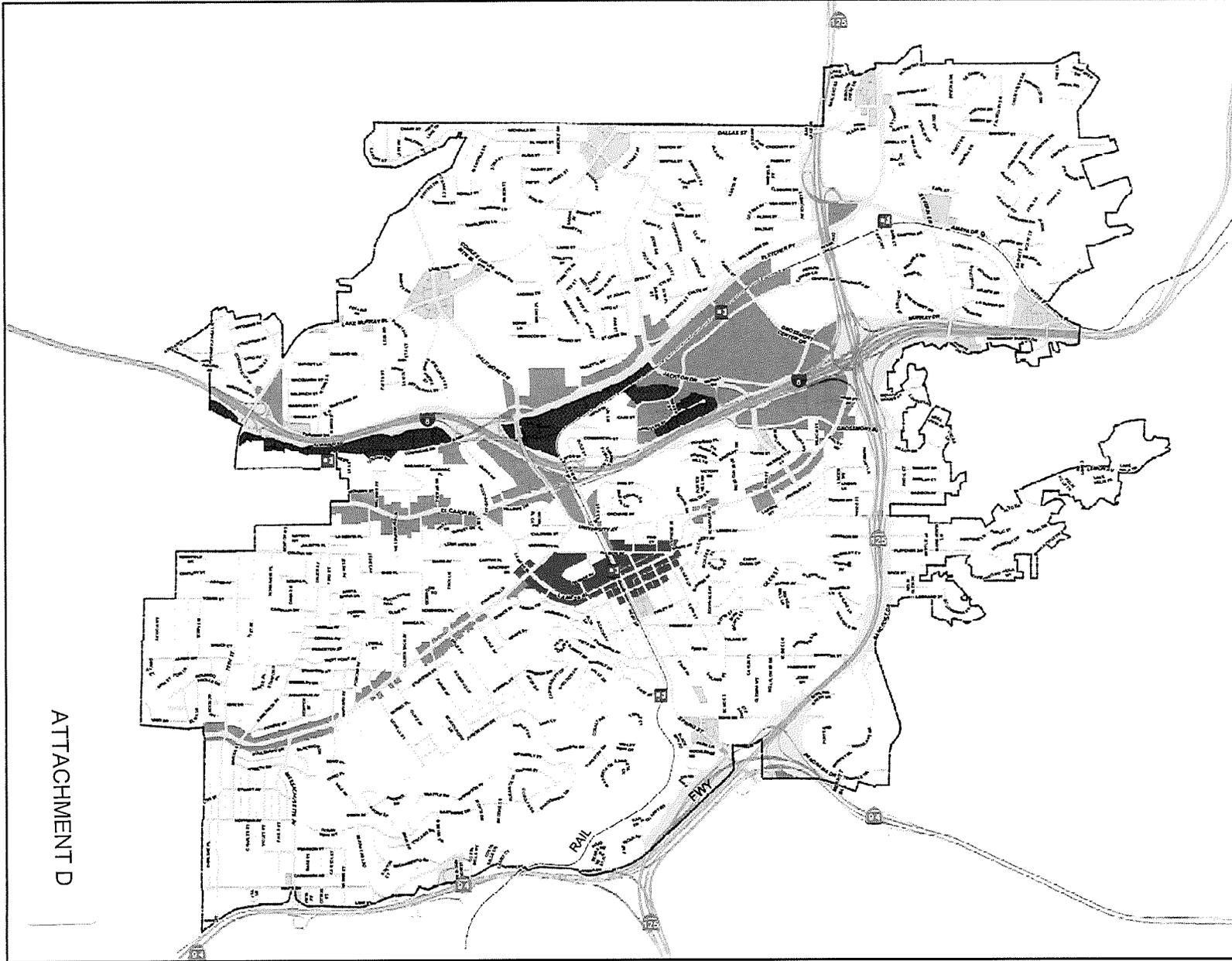
-  CN - Neighborhood Commercial
-  C - General Commercial
-  CD - Downtown Commercial
-  CM - Light Industrial & Commercial Service



1 inch = 894 feet



DATA SOURCES
City of La Mesa
SanGIS



ATTACHMENT D

GENERAL PLAN

PLANNED LAND USE

Legend

- 1 Open Space
See Related Specific Plans
- 2 Rural Residential
1-2 Dwelling Units per Acre
- 3 Semi-Rural Residential
3 Dwelling Units per Acre
- 4 Suburban Residential
4 Dwelling Units per Acre
- 5 Urban Residential
7-10 Dwelling Units per Acre
- 6 Restricted Multiple Unit Residential
14 Dwelling Units per Acre
- 7 Multiple Unit Residential
18-23 Dwelling Units per Acre
- 8 Mixed Density Residential
7-23 Dwelling Units per Acre
- 9 Local Serving Commercial
- 10 Downtown Commercial
- 11 Mixed Use Urban
24-40 Dwelling Units per Acre
- 12 Regional Serving Commercial
- 13 Commercial Light Industrial
- Recreation Uses
N - Neighborhood Park
C - Community Park
R - Regional Park
- Public Use
CC - Civic Center
PSF - Public Safety Facility
PWF - Public Works Facility
E - Elementary School
MS - Middle School
HS - High School
- Transportation Uses
FWY - Freeway
RAIL - Trolley Right of Way
T - Trolley Station

Data Sources:
SanGIS
City of La Mesa



File: E:\General Plan Update\General Plan Maps and Graphics\LD-7 Planned Land Use (11x17)

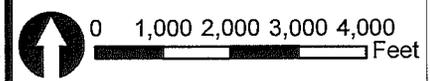
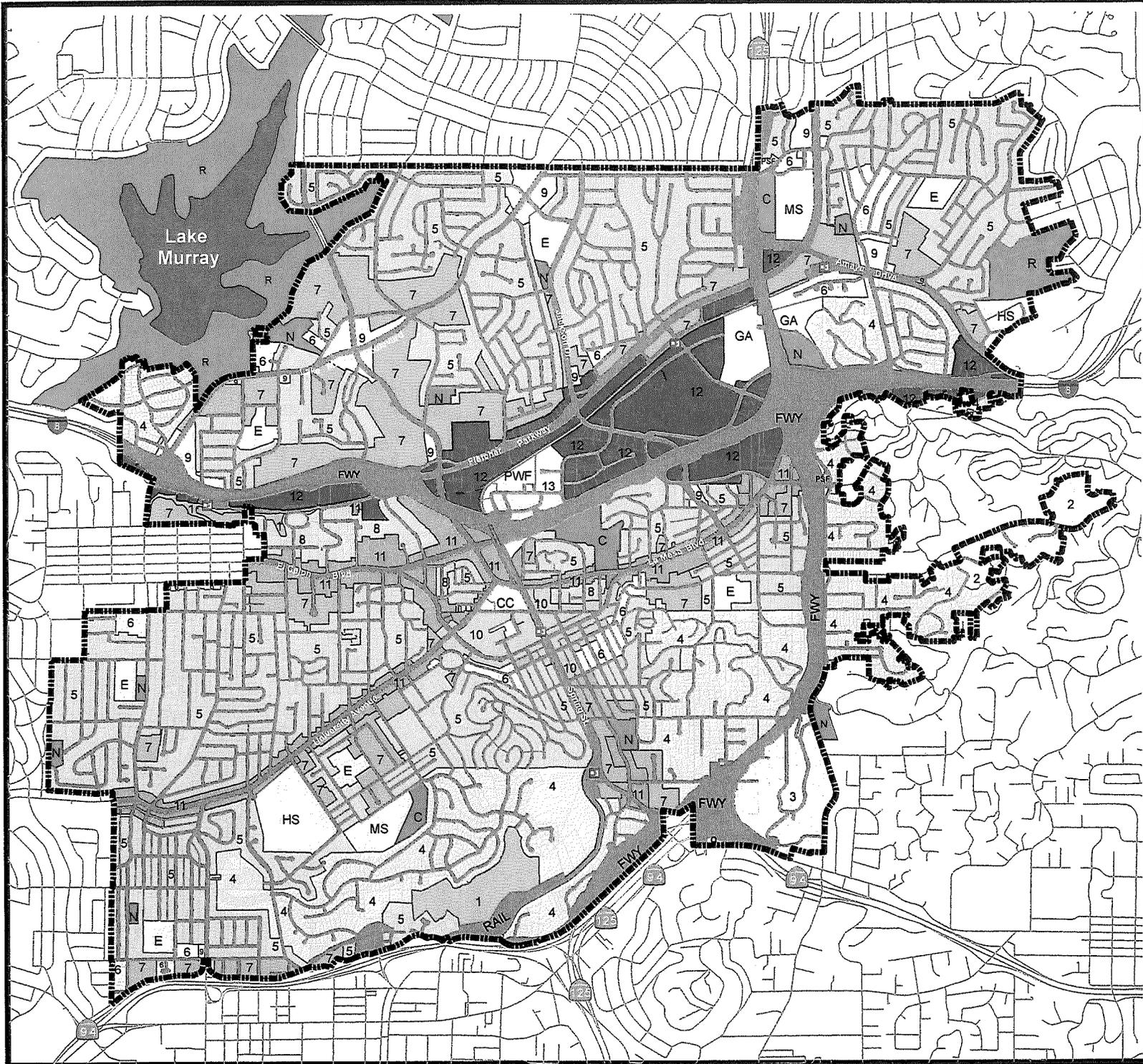


Figure LD-7



From: Alice Knotts [<mailto:aliceknotts1@yahoo.com>]

Sent: Wednesday, March 02, 2016 9:26 AM

To: Carol Dick

Subject: Re: staff report

Carol,

I have read the detailed report. I have one question and one comment.

Does the zoning change permit beverage distribution or a bottling company to operate from a restaurant or any other food industry?

My comment regards the "no impact" designation for lighting. In the case of the Souplantation operation of trucks at all times of the night, I think that there would be lighting sufficiently bright to load and unload trucks safely and that in this instance, this operation is immediately adjacent to a residential neighborhood. I would conclude that lighting could have an impact. This should be reviewed under the Conditional Use Permit application process, but would a review happen if the report says that there is no impact on the lighting?

Please share this email with Chris Jacobs.

Thank you.

Alice

Chris Jacobs

From: Chris Jacobs
Sent: Wednesday, March 02, 2016 6:28 PM
To: Aliceknotts1@yahoo.com
Cc: Carol Dick
Subject: Zoning Ordinance Amendment ZOA 16-01

Ms. Knotts,

Thank you for contacting the Community Development Department about Zoning Ordinance Amendment ZOA 16-01.

You have asked if the zoning change would permit beverage distribution or a bottling company to operate from a restaurant or any other food industry. To answer your question, I look to Chapter 24.06 of the Municipal Code, Commercial Zones. In the Commercial Zones, uses are listed in Section 24.06.020, including manufacturing type uses including food, food products or confections. The beverage manufacturing uses would be allowed by right in the CM zone but via a CUP in the C, CD and CN zones with permitted restaurant or eating establishment uses consistent with our staff recommendation for food/confections.

In regard to lighting impacts, please be aware that staff concluded no impact relative to the proposed zone change proposal. For a site-specific project potential impacts are considered separately, including lighting. Please note also that City ordinances require lighting to be installed and directed primarily on the owner's property (i.e. La Mesa Municipal Code Section 24.06.030.A.3).

Feel free to call me for further clarifications.

Sincerely,

Chris Jacobs, Senior Planner (619-667-1188)

From: Alice Knotts [<mailto:aliceknotts1@yahoo.com>]
Sent: Wednesday, March 02, 2016 9:26 AM
To: Carol Dick
Subject: Re: staff report

Carol,

I have read the detailed report. I have one question and one comment.

Does the zoning change permit beverage distribution or a bottling company to operate from a restaurant or any other food industry?

My comment regards the "no impact" designation for lighting. In the case of the Souplantation operation of trucks at all times of the night, I think that there would be lighting sufficiently bright to load and unload trucks safely and that in this instance, this operation is immediately adjacent to a residential neighborhood. I would conclude that lighting could have an impact. This should be reviewed under the Conditional Use Permit application process, but would a review happen if the report says that there is no impact on the lighting?

Please share this email with Chris Jacobs.

Thank you.

Alice

Chris Jacobs

From: tsmith <lexni@cox.net>
Sent: Monday, February 29, 2016 11:38 AM
To: Chris Jacobs
Subject: RE: re; souplantation noise

Hi Chris

This is some of my prior emails regarding Souplantation, to city of La Mesa officials

----- tsmith <lexni@cox.net> wrote:

> Mr. Edwards,

> Thank you so much for your quick response. To answer your questions, I have never once in two years, heard any noise or movement from the Delish Pho restaurant or any other business, including the Parkway Bar, when they were in business. I am directly behind the Pho restaurant. And your second question, there is no consistency as to the arrivals, departures, loading or unloading. They seem to come and go as they please, any and all hours of the days or night. I have some documentation of conversations with Loella, the restaurant manager and Jim Rogierio the regional manager. Things started out well in the beginning, but after a few conversations, it seems the conversations went south. I was promised a remedy back in October 2013, and my lack of sleep is deeply affecting me and my health.

> I do like your initial recommendation of the Souplantaion loading and unloading in the front of the restaurant! Also, with the load compressors, they should NOT be able to run after 10pm! I will be waiting for your response.

>

> Thank you,

> Thomas Mitchem

>

>

> ----- Allen Edwards <aedwards@ci.la-mesa.ca.us> wrote:

>> TM,

>>

>> Thank you for the message. I hope I can assist in this matter but I have a few questions:

>> 1) When you have heard or seen the refrigeration trucks do you know if the trucks are situated directly behind the Souplantation or the Delish Pho restaurant?

>> 2) Have you noticed the trucks on the same night or nights per week?

>> 3) Do the trucks arrive at the same time or do the times vary?

>>

>> Your written response will help me when I contact the managers at the Souplantation or the Delish Pho restaurant. I want to be as specific as possible with the managers so we can come up with a solution. For example, if the refrigeration trucks can park on the opposite side of the building (facing Fletcher Parkway) until they can begin unloading their goods at the rear of the building.

>>

>> Please note that La Mesa City Hall is closed tomorrow so I won't be able to work on this until next week.

>>

>> Allen Edwards

>> Code Compliance Officer II

>> City of La Mesa

>> 619-667-1189

>> www.cityoflamesa.com

>>

GEORGE-THOMAS ENTERPRISES, LLC

14531 DELANO STREET • VAN NUYS, CALIFORNIA 91411 • (818) 781-0255 • FAX (818) 781-0263

Thomas L. Herron
MANAGING MEMBER

Mr. Chris Jacobs
Community Development Department
City of La Mesa
8130 Allison Avenue
La Mesa, CA 91942

February 24, 2016

Re: Zoning Ordinance Amendment
ZOA-16-01 (Garden Fresh
Restaurant Corp.)

Dear Mr. Jacobs,

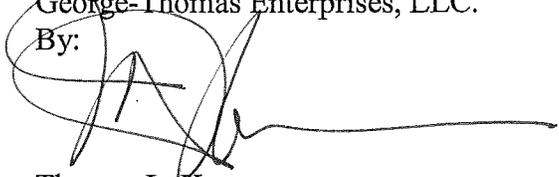
This company owns the real estate occupied by the restaurant concerned in the above-captioned amendment, Garden Fresh/Souplantation.

Though we are unable to attend the scheduled hearing on March 2, we wish to express our enthusiastic support of the request. Souplantation is a fine family restaurant and asset to any neighborhood where they locate.

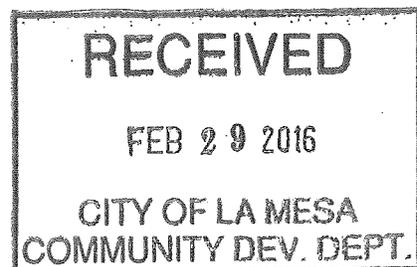
On another subject, we received the copy of this Notice of Public Hearing from an attorney involved in the matter, but not from the city. This omission has occurred previously regarding similar matters, and we very much wish to be included in future notices. Thank you for your help.

Very sincerely yours,
George-Thomas Enterprises, LLC.

By:

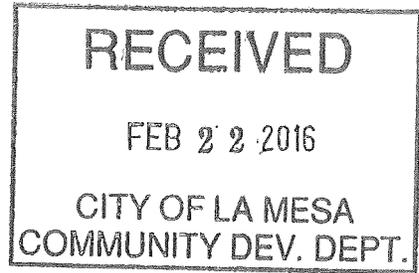

Thomas L. Herron
Its Managing Member

cc: Howard Herron, Vince Herron



>>
>> -----Original Message-----
>> From: tsmith [mailto:lexni@cox.net]
>> Sent: Thursday, March 12, 2015 11:26 AM
>> To: Allen Edwards
>> Subject: re; souplantation noise
>>
>> Good Morning Mr. Edward,
>> Will you please get back to me to make sure I have the correct email information? I have spoken to Lt. Sweeney a few times in regards to ongoing industrial noises from the souplantaion on Fletcher Parkway.
>>
>> TM

Alice Knotts
PO Box 19291
San Diego, CA 92159
619-955-0925



Chris Jacobs
City Planning Commission
City of La Mesa
8130 Allison Avenue
La Mesa, CA 91942

February 16, 2016

Dear City Planning Commission:

Today I had the opportunity to review the revised plans for the Depot Springs project submitted to the City Planning Commission by Mr. Aaron Dean. I wish to share with you my support, questions, and suggestions.

I first learned about the scale of the project last November. In December I reviewed the original plans. I am encouraged by the revisions because they cut back on the scale of a project that has seemed to be terribly oversized for the location. The addition of 8 parking spaces is an important step. Reducing the overall capacity is crucial. There are no easy to read occupancy numbers on the revised plans, so I hope that you will ask for this information as part of the review process. The proposed addition of indoor entertainment such as dueling pianos is very appealing.

My biggest three concerns with the Depot Springs project are matters by-passed from earlier discussion related to permitting the construction. First, the open-air amphitheater with amplified sound located on the rise overlooking the neighborhood and valley is likely to broadcast sound at levels that are obtrusive. This could easily amplify and be heard for as far as half a mile. In other words, the sound could be excessive, or if not excessive, intrusive, in a manner such that no one living in the area can escape hearing the sound. We all know that sound will not stop at 300 feet. We have over 85 neighbors who have expressed their concern for the sound, parking, and traffic issues.

I urge the City Planning Commission, if you have the authority to reject or approve the revised plans for Depot Springs and mandate modifications, to require a roof or covering of some sort (possibly a sound-absorbent fly) to ameliorate unwanted sound impacting the residential neighborhood surrounding Depot Springs. There are parents concerned about how their young school children will be able to get to sleep on school nights. A sound curfew of 8 p.m. Sunday through Thursday nights would be helpful. I hope you can treat your discussion with the consideration that you would have if this were your home located next door to an outdoor amphitheater.

Secondly, parking remains a problem. Patrons of the shopping center can hardly find a parking spot as it is, even with no functioning business at Depot Springs. If Depot Springs attracts a full capacity of up to 300 or 400 cars, counting transportation for employees, where will they park?

What happens to traffic congestion along Dallas Street? Depot Springs is planning on a 1 hour turnover for a sizeable portion of its capacity. That can add significant traffic. It might be helpful to see if Mr. Dean can arrange for employee parking with the newly renovated large office facility on the corner of Witherspoon, Chatham and Fletcher Parkway. Further, La Mesita Park or Parkway Middle School might offer concert parking if the amphitheater had concerts on special occasions a couple of times a month. It would not service the park well if the concert venue were being used every day and were pre-empting parking needed for people to be able to use the park.

Thirdly, the odor/aroma of the brewing process and brewery operation will change the air in the neighborhood. Once again, this will not stop at 300 feet. I encourage you to review air quality requirements, take into consideration the residential neighborhood, and place requirements on the air emitted from the brewery.

I am puzzled by the creation of a children's area intended for small children. It raises questions about the relationship between a brewery, site for alcohol sales, and children's entertainment. I encourage La Mesa to separate children's entertainment from public alcohol sales and consumption.

Thank you for your consideration of these points of concern. In general, neighbors are hoping that the Depot Springs project will be a fine contribution to the City of La Mesa if the issues that cultivate business can also address the concerns of residential neighbors.

Sincerely,



Dr. Alice Knotts

DRAFT ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 24.06 OF THE LA MESA MUNICIPAL CODE RELATED TO OFF-SITE DISTRIBUTION OF FOOD OR FOOD PRODUCTS OR CONFECTIONS PREPARED ON-SITE IN COMMERCIAL ZONES

WHEREAS, Chapter 24.06 of the La Mesa Municipal Code (LMCC) prohibits the off-site distribution of food or food products or confections prepared on-site;

WHEREAS, Garden Fresh Restaurant Corporation submitted a Zoning Ordinance Amendment application on January 28, 2016 to amend Chapter 24.06 of the La Mesa Municipal Code;

WHEREAS, the Planning Commission held a noticed public hearing, considered a staff report, and accepted public testimony in considering Zoning Ordinance Amendment ZOA-16-01 related to the off-site distribution of food or food products or confections prepared on-site on March, 2, 2016;

WHEREAS, the Planning Commission adopted Resolution 2016-03 recommending that the City Council adopt the Negative Declaration prepared in accordance with CEQA and approve amendments to Chapter 24.06 of the LMMC to allow the off-site distribution of food or food products or confections prepared on-site as a permitted use in the Light Industrial and Commercial Service (CM) zone and as a conditionally permitted use in the General Commercial (C), Neighborhood Commercial (CN), and Downtown Commercial (CD) zones;

WHEREAS, the City Council did consider the Initial Study and Draft Negative Declaration prepared in accordance with CEQA;

WHEREAS, the City Council held a duly noticed public hearing on March 22, 2016, considered a staff report and accepted public testimony in considering a Negative Declaration and the proposed Zoning Ordinance Amendment ZOA-16-01 allowing the off-site distribution of food or food products or confections prepared on-site as a permitted use in the Light Industrial and Commercial Service (CM) zone and as a conditionally permitted use in the General Commercial (C), Neighborhood Commercial (CN), and Downtown Commercial (CD) zones; and

WHEREAS, the proposed Zoning Ordinance Amendment ZOA-16-01 has been reviewed for consistency with the General Plan and the City Council has determined that it is consistent with the same.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LA MESA DOES ORDAIN AS FOLLOWS:

SECTION 1. That the Negative Declaration prepared pursuant to CEQA for Zoning Ordinance Amendment ZOA-16-01 is approved.

SECTION 2. Section 24.06 of the La Mesa Municipal Code is hereby amended to read as follows:

24.06.020.A – TABLE OF PERMITTED PRINCIPAL USES AND STRUCTURES

DESCRIPTION	ZONES WHERE PERMITTED
6. MANUFACTURING	
f. Food or food products or confections manufacture:	C, CD, CN
(1) General	C , CM
1 (2) For sale on premise, only	C, CD, CM, CN
2 For sale on premise and off premise	<u>CM</u>

SECTION 3. Section 24.06 of the La Mesa Municipal Code is hereby amended to read as follows:

24.06.020.C - PRINCIPAL USES AND STRUCTURES BY CONDITIONAL USE PERMIT

DESCRIPTION	ZONES WHERE PERMITTED
<u>14. Food or food products or confections manufacture for sale on premise and off premise with permitted restaurant and eating establishment uses</u>	<u>C, CD, CN</u>

SECTION 4. This Ordinance shall be effective 30 days after its adoption and the City Clerk shall certify to the adoption of this Ordinance and cause the same to be published at least once in the *East County Californian* within 15 days of its adoption.

INTRODUCED AND READ at a Regular meeting of the City Council of the City of La Mesa, California, held the 22 day of March, 2016, and thereafter PASSED AND ADOPTED at a Regular meeting of said City Council held the _____ day of _____, 2016, by the following vote, to wit:

AYES:
NOES:
ABSENT:

APPROVED:

MARK ARAPOSTATHIS, Mayor

ATTEST:

MARY J. KENNEDY, CMC, City Clerk

CERTIFICATE OF CITY CLERK

I, MARY J. KENNEDY, City Clerk of the City of La Mesa, California, do hereby certify the foregoing to be a true and correct copy of Ordinance No. 2016-, duly passed and adopted by the City Council of said City on the date and by the vote therein recited and that the same has been duly published according to law.

MARY J. KENNEDY, CMC, City Clerk

(SEAL OF CITY)

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