



LA MESA CITY COUNCIL AGENDA

A Regular Meeting

Date: Tuesday, July 8, 2025, 6:00 p.m.
Location: City Council Chambers, 8130 Allison Avenue
La Mesa, California

Elected Officials: Mayor Mark Arapostathis
Vice Mayor Patricia N. Dillard
Councilmember Lauren Cazares
Councilmember Laura Lothian
Councilmember Genevieve Suzuki
City Treasurer Matthew Strabone

Staff: City Manager Greg Humora
City Attorney Glenn Sabine
City Clerk Megan Wiegelman

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The public may view the meeting live using the following remote options:

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<https://us06web.zoom.us/j/84472650722>

Telephone (Audio only)

(669) 900-6833 or (253) 215-8782 Webinar ID: 844 7265 0722

Copy and paste the webinar link into your internet browser if the webinar link does not work directly from the agenda.

PUBLIC COMMENTS

- **In-Person comments during the meeting:** Join us for the City Council meeting at the time and location specified on this agenda to make your 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. Comments will be limited to three (3) minutes.
- **How to submit eComments:** eComments are available once an agenda is published. Locate the meeting in "upcoming meetings" and click the comment bubble icon. Click on the item you wish to comment on. eComments can be submitted when the agenda is published and until **24 hours prior** to the meeting. eComments are limited to 3700 characters (approximately 500 words). eComments may be viewed by the City Council and members of the public following the close of the eComment submission period (24 hours prior to the meeting). Email your comment to cityclrk@cityoflamesa.us if you have difficulty submitting an eComment. eComments will not be read aloud as a regular meeting item; however any member of the Council or member of the public may do so during their respective comment time.

PLEASE NOTE: Public Comment will be limited to 3 minutes per item. The timer begins when the participant begins speaking. Time cannot be combined or yielded to another speaker.

***Live Remote Public Comment ONLY permitted during Councilmember teleconferencing pursuant to California Government Code Section 54953 (AB 2449).**

- ***Zoom Audio Comments:** To provide oral public comments during the meeting, join the Zoom meeting by computer, mobile phone, or dial in number. On Zoom video conference by computer or mobile phone, use the “Raise Hand” feature. This will notify the moderator that you wish to speak during a specific item on the agenda or during non-agenda Public Comment. Members of the public will not be shown on video but will be able to speak when called upon. If joining the meeting using the Zoom dial-in number, you may raise your hand by pressing *9. Comments will be limited to three (3) minutes. No further comments will be entertained after the Mayor closes public comment.

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 p.m., the Monday prior to the meeting day. 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.

Agenda reports for items on this agenda are available for public review at the City Clerk's Office, 8130 Allison Avenue, during normal business hours.

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.

ACCESSIBILITY: The City of La Mesa encourages the participation of disabled individuals in the services, activities and programs provided by the City. Individuals with disabilities, who require reasonable accommodation in order to participate in the City Council meetings, should contact the Administrative Services Department 48 hours prior to the meeting at 619.667.1175, fax 619.667.1163, or GSpaniol@cityoflamesa.us.

Hearing assisted devices are available for the hearing impaired. A City staff member is available to provide these devices upon entry to City Council meetings, commission meetings or public hearings held in the City Council Chambers. A photo i.d. or signature will be required to secure a device for the meeting.

Pages

1. **CALL TO ORDER**
 - 1.1 **INVOCATION - COUNCILMEMBER CAZARES**
 - 1.2 **PLEDGE OF ALLEGIANCE**
2. **CITY MANAGER COMMENTS**
3. **COMMUNITY BULLETIN REPORTS**
4. **ADDITIONS AND/OR DELETIONS TO THE AGENDA**
5. **PRESENTATIONS**
 - 5.1 **PROCLAIMING THE MONTH OF JULY 2025 AS PARKS AND RECREATION MONTH**
 - 5.2 **PROCLAIMING JULY 8, 2025, AS METROPOLITAN AREA ADVISORY COMMITTEE ON ANTI-POVERTY (MAAC) DAY**
 - 5.3 **PRESENTATION OF THE LA MESA COMMUNITY PARKING COMMISSION'S RECOMMENDATION TO UPDATE PARKING METER RATES, PARKING PERMIT PRICING, AND PARKING PERMIT PROGRAM GUIDELINES IN PARKING DISTRICT ONE**
6. **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.
7. **CONFLICT DISCLOSURES**
8. **BOARD AND COMMISSION INTERVIEWS**

8.1 ANNUAL INTERVIEW OF APPLICANTS FOR OPENINGS ON THE CITY'S BOARDS AND COMMISSIONS 8

Staff Reference: Ms. Wiegelman

9. BOARD AND COMMISSION APPOINTMENTS

9.1 RESOLUTION APPOINTING A MEMBER TO FILL THE UNSCHEDULED VACANCY ON THE COMMUNITY POLICE OVERSIGHT BOARD 12

Staff Reference: Ms. Wiegelman

Recommended Motion:

The Mayor make the appointment to fill the unscheduled vacancy on the Community Police Oversight Board, with the approval of Council, and adopt the Resolution confirming the appointment.

10. PUBLIC COMMENTS ON CONSENT CALENDAR

This is the time in which members of the Council or audience may pull items from the CONSENT CALENDAR for discussion. Public Comments are also invited on Consent Calendar items.

11. CONSENT CALENDAR

(Items 11.1 through 11.13)

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

Recommended Motion:

Approve Consent Calendar Items 11.1 through 11.13.

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

Recommended Motion:

Approve.

11.2 APPROVAL OF THE MINUTES FOR THE CITY COUNCIL SPECIAL MEETING HELD TUESDAY, MAY 27, 2025 15

Recommended Motion:

Approve.

11.3 APPROVAL OF THE MINUTES FOR THE CITY COUNCIL REGULAR MEETING HELD TUESDAY, MAY 27, 2025 18

Recommended Motion:

Approve.

- 11.4 APPROVAL OF THE MINUTES FOR THE CITY COUNCIL REGULAR MEETING, LA MESA PUBLIC FINANCING AUTHORITY SPECIAL MEETING, AND CITY OF LA MESA SUCCESSOR AGENCY SPECIAL MEETING HELD TUESDAY, JUNE 10, 2025 25

Recommended Motion:

Approve.

- 11.5 RESOLUTION AWARDDING A TASK ORDER TO CHEN RYAN ASSOCIATES, INC. FOR TRAFFIC ENGINEERING SERVICES FOR THE INDUSTRIAL AREA ROADWAY IMPROVEMENTS PROJECT (WALKABILITY STUDY) 34

Staff Reference: Mr. Throne

Recommended Motion:

Adopt Resolution.

- 11.6 RESOLUTION APPROVING A CONTRACT AMENDMENT TO NV5 TO PERFORM APPRAISAL REVIEW SERVICES FOR THE GROSSMONT CENTER DRIVE REHABILITATION AND WIDENING PROJECT (CIP NO. 8309) 44

Staff Reference: Mr. Throne

Recommended Motion:

Adopt Resolution.

- 11.7 RESOLUTIONS AWARDDING CONTRACTS FOR THE 2025 PAVING PROJECT 63

Staff Reference: Mr. Throne

Recommended Motion:

Adopt Resolutions.

- a. RESOLUTION ACCEPTING THE LOW BIDDER FOR BID 25-17 AND AWARDDING A CONSTRUCTION CONTRACT FOR THE 2025 PAVING PROJECT TO HAZARD CONSTRUCTION ENGINEERING, INC. (CIP NO. 8304)

Recommended Motion:

Adopt Resolution.

- b. RESOLUTION APPROVING A TASK ORDER TO ARDURRA TO PROVIDE CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES FOR THE 2025 PAVING PROJECT (CIP NO. 8304)

Recommended Motion:

Adopt Resolution.

- 11.8 **RATIFICATION OF DESIGN REVIEW APPROVAL OF PROJECT
2024-1135 (4200 LOWELL STREET)** 78

**A PROPOSED WIRELESS COMMUNICATION FACILITY
CONSISTING OF A 185 SQUARE FOOT 8 FOOT HIGH EQUIPMENT
SHELTER AND ASSOCIATED ANTENNAE MOUNTED ON A LIGHT
POLE AT 4200 LOWELL STREET, APN 475-050-06-00, IN THE
URBAN RESIDENTIAL (R1) ZONE**

Staff Reference: Ms. Santos

Recommended Motion:

Approve.

- 11.9 **RATIFICATION OF DESIGN REVIEW APPROVAL OF PROJECT
2025-0903 (GROSSMONT SHOPPING CENTER)** 90

**PHASE 1 OF THE GROSSMONT SHOPPING CENTER PROJECT;
5500 GROSSMONT CENTER DRIVE, (APNS 490-261-09-00 AND 490-
261-10-00) IN THE C-G-D (GENERAL COMMERCIAL /
GROSSMONT OVERLAY / URBAN DESIGN OVERLAY) ZONE**

Staff Reference: Ms. Santos

Recommended Motion:

Approve.

- 11.10 **RATIFICATION OF DESIGN REVIEW APPROVAL OF PROJECT
2025-0498 (6957 UNIVERSITY AVENUE)** 112

**A REDESIGN OF A PROPOSED TWO-STORY COMMERCIAL
BUILDING LOCATED AT 6957 UNIVERSITY AVENUE IN THE
GENERAL COMMERCIAL (URBAN DESIGN OVERLAY / MIXED USE
OVERLAY) ZONE**

Staff Reference: Ms. Santos

Recommended Motion:

Approve.

- 11.11 **SECOND READING AND ADOPTION OF ORDINANCE AMENDING
ZONING MAP FOR 9365 CARMICHAEL DRIVE** 118

**APPROVAL OF SECOND READING AND ADOPTION OF AN
ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA MESA
AMENDING THE ZONING MAP OF TITLE 24 OF THE LA MESA
MUNICIPAL CODE TO DESIGNATE THE PROPERTY ADDRESSED
9365 CARMICHAEL DRIVE (APN 495-335-05-00) SUBURBAN
RESIDENTIAL/SCENIC PRESERVATION OVERLAY (R1S-P)**

Staff Reference: Ms. Santos

Recommended Motion:

Approve the second reading and adoption of the Ordinance.

- 11.12 **RESOLUTION ACKNOWLEDGING RECEIPT OF A REPORT BY THE
FIRE DEPARTMENT REGARDING SB1205 REPORTING
COMPLIANCE WITH THE ANNUAL INSPECTION OF CERTAIN
OCCUPANCIES PURSUANT TO SECTIONS 13146.2 AND 13146.3 OF
THE CALIFORNIA HEALTH AND SAFETY CODE** 122

Staff Reference: Chief Koch

Recommended Motion:

Adopt Resolution.

- 11.13 **RESOLUTION AUTHORIZING THE CHIEF OF POLICE TO ENTER
INTO A MEMORANDUM OF AGREEMENT BETWEEN THE POLICE
DEPARTMENT AND THE SAN DIEGO COUNTY SHERIFF'S
DEPARTMENT FOR THE OPERATION STONEGARDEN GRANT IN
THE AMOUNT OF \$175,000** 126

Staff Reference: Chief Sweeney

Recommended Motion:

Adopt Resolution.

12. **ORDINANCE: FIRST READING**

12.1 ORDINANCE RENAMING COMMUNITY SERVICES DEPARTMENT AND COMMISSION AND UPDATING SUPERVISORY RESPONSIBILITY OF THE LANDSCAPING AND MAINTENANCE OF PARK AREAS

171

CONSIDERATION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA MESA AMENDING THE LA MESA MUNICIPAL CODE (INCLUDING CHAPTER 2.32, SECTION 2.16.15(D)(6), CHAPTERS 9.04, 9.05, AND 9.06) TO DO THE FOLLOWING: (1) RENAME (A) "COMMUNITY SERVICES DEPARTMENT" TO "PARKS AND RECREATION DEPARTMENT," (B) "COMMUNITY SERVICES COMMISSION" TO "PARKS AND RECREATION COMMISSION," AND (C) "DIRECTOR OF COMMUNITY SERVICES" TO "DIRECTOR OF PARKS AND RECREATION;" AND, (2) SHIFT THE SUPERVISORY RESPONSIBILITY OF LANDSCAPING AND MAINTENANCE OF PARK AREAS TO THE CITY MANAGER OR HIS OR HER DESIGNEE

Staff Reference: Ms. Lee

Recommended Motion:

Approve the introduction and first reading of the Ordinance.

13. HEARING/ORDINANCE: FIRST READING

13.1 CONSIDERATION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA MESA AMENDING SECTION 17.12 OF THE LA MESA MUNICIPAL CODE TO ADJUST THE SCHEDULE OF SEWER SERVICE CHARGES FOR FISCAL YEARS 2026 AND 2027

177

Staff Reference: Mr. Throne

Recommended Motion:

(1) Approve the proposed sewer rate increase of 5.96 percent for Fiscal Year 2026, and 5.04 percent for Fiscal Year 2027; and (2) Approve the introduction and first reading of the Ordinance.

14. HEARING

14.1 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) 2025-2029
CONSOLIDATED PLAN

243

CONSIDERATION OF RESOLUTION ADOPTING THE CONSOLIDATED PLAN FOR COMMUNITY DEVELOPMENT FOR THE PLANNING PERIOD JULY 2025 THROUGH JUNE 2029, THE PROGRAM YEAR 2025-2026 ANNUAL ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM, AND THE AMENDMENT TO THE CITIZEN PARTICIPATION PLAN (CPP), AND AUTHORIZING SUBMITTAL TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

Staff Reference: Ms. Santos

Recommended Motion:

Adopt Resolution adopting the 2025-2029 Consolidated Plan which includes the 2025-2026 Annual Action Plan and amendment to the Citizen Participation Plan.

15. COUNCIL INITIATED

15.1 CONSIDERATION OF REQUIRING COUNCIL APPROVAL TO
CANCEL AFFORDABLE HOUSING DEED RESTRICTIONS OR
AGREEMENTS - COUNCILMEMBER CAZARES AND
COUNCILMEMBER SUZUKI

375

16. COUNCIL COMMITTEE REPORTS (3 MINUTE LIMIT)

17. AB 1234 REPORTS (GC 53232.3 (d))

18. CITY ATTORNEY REMARKS

19. ADJOURNMENT



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

DATE: July 8, 2025

SUBJECT: CONSIDERATION OF A PARKING COMMISSION
RECOMMENDATION TO UPDATE PARKING METER
RATES, PARKING PERMIT PRICING AND PARKING
PERMIT PROGRAM GUIDELINES IN PARKING
DISTRICT ONE

ISSUING DEPARTMENT: CITY MANAGER

SUMMARY:

Issue:

Should the City Council consider a Parking Commission Recommendation to update parking meter rates, parking permit pricing and parking permit program guidelines in Parking District One?

Recommendation:

Consider a Parking Commission recommendation to update parking meter rates, parking permit pricing and parking permit program guidelines in Parking District One.

Fiscal Impact:

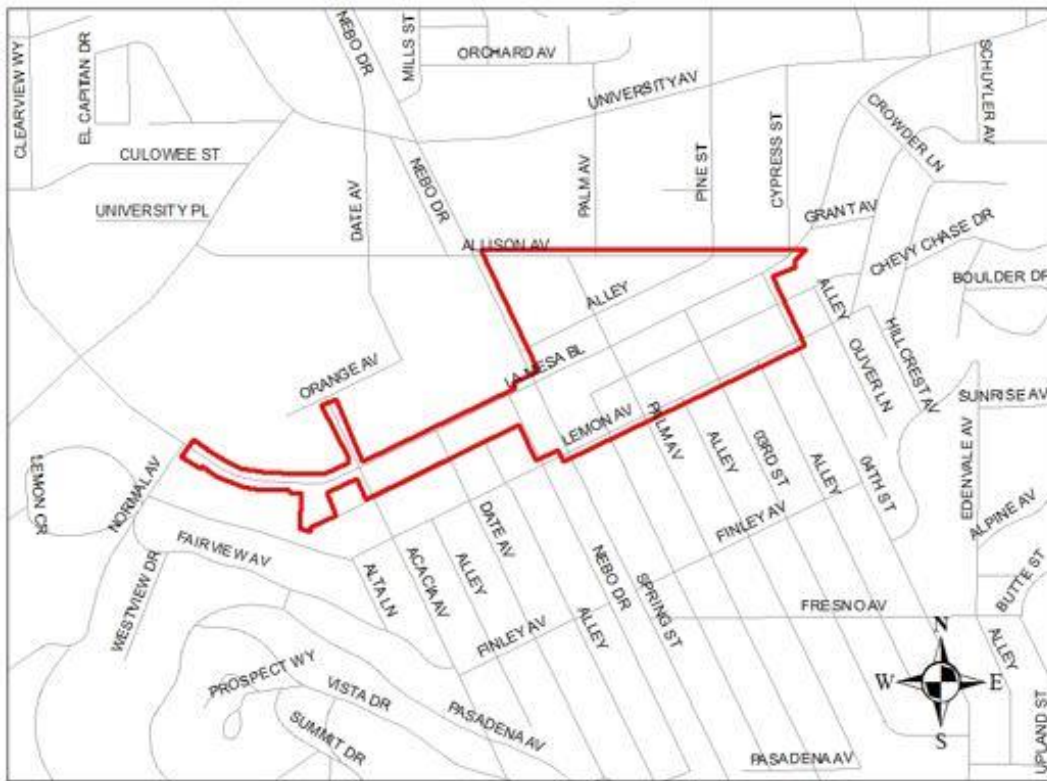
The Parking Fund (Fund) was established for the collection of moneys from parking meters, parking permits and parking enforcement in Parking District One (District). Funding is used for the maintenance and improvement of public facilities, including public parking lots, traffic signals and equipment, parking technology, and maintenance of common areas. Revenue from parking meters is the largest contributor to the Fund, so an adjustment to meter rates will have the most impact on the Fund. If an adjustment to meter rates is adopted, the amount of additional revenue generated is dependent on the new meter rate. Revenue from parking permits is significantly less, therefore an adjustment to parking permit pricing will have less impact on the Fund.

City's Strategic Goals:

- Ensure a strong financial outlook through careful planning, sustainable service levels, and fiscal sustainability.
- Invest in infrastructure to serve the needs of the community.

BACKGROUND:

Parking District One (District) was established in 1963 pursuant to the Parking District Law of 1951 that allows cities to form parking districts and levy assessments to finance the acquisition, improvement and construction of parking lots and facilities within a district. The boundary of La Mesa's parking district is shown on the map below.



There is a total of 433 parking meters on streets and in three of the City's four municipal parking lots that control and regulate parking between the hours of 8:00 a.m. and 6:00 p.m. every day except Sundays and holidays. The Lemon Avenue Municipal Parking Lot uses a QR-code parking management system and therefore does not have parking meters. Rates for the majority of parking meters are \$0.75 per hour except for Allison Avenue, the Allison Avenue Municipal Parking Lot and the La Mesa Boulevard Municipal Parking Lot, which charge \$0.50 per hour.

Parking Permit Program Guidelines were established in the 1980's to manage the supply of parking in the District. The goal of the program is to provide business owners and employees with parking options in designated areas and to improve parking availability for business customers. These designated areas are located away from convenient customer parking zones in the core of the District (La Mesa Boulevard between Acacia Avenue and 4th Street) to discourage employee parking in these areas, reduce "block circling", and improve parking turnover for customers. Permits are priced at a discount and only available to businesses and employees in the District.

In accordance with Section 12.56.120 of the La Mesa Municipal Code, a parking fund was established for the collection of parking meter revenue in the District. Revenue from parking meters can be used for public improvements and the enhancement of facilities in the District, the maintenance and operation of parking meters, maintenance of infrastructure such as streets, traffic signals, public parking lots and off-street parking facilities. It can also be used for events, programs and advertising in the District.

DISCUSSION:

The La Mesa Community Parking Commission (Commission) acts in an advisory capacity to the City Council regarding parking-related matters within the District. The Commission's 2025 Work Plan includes a review of parking meter rates and parking permit pricing with the goal of making a recommendation to City Council to update these charges, including an update to the Parking Permit Program Guidelines. The last update to parking meter rates in the District occurred in 2010 and the Parking Permit Program Guidelines was last updated in 2020.

Parking Meter Rates

With staff assistance, the Commission conducted research on parking meter rates in the region to analyze comparable pricing. The following table shows meter rates for cities/agencies in San Diego County that operate them:

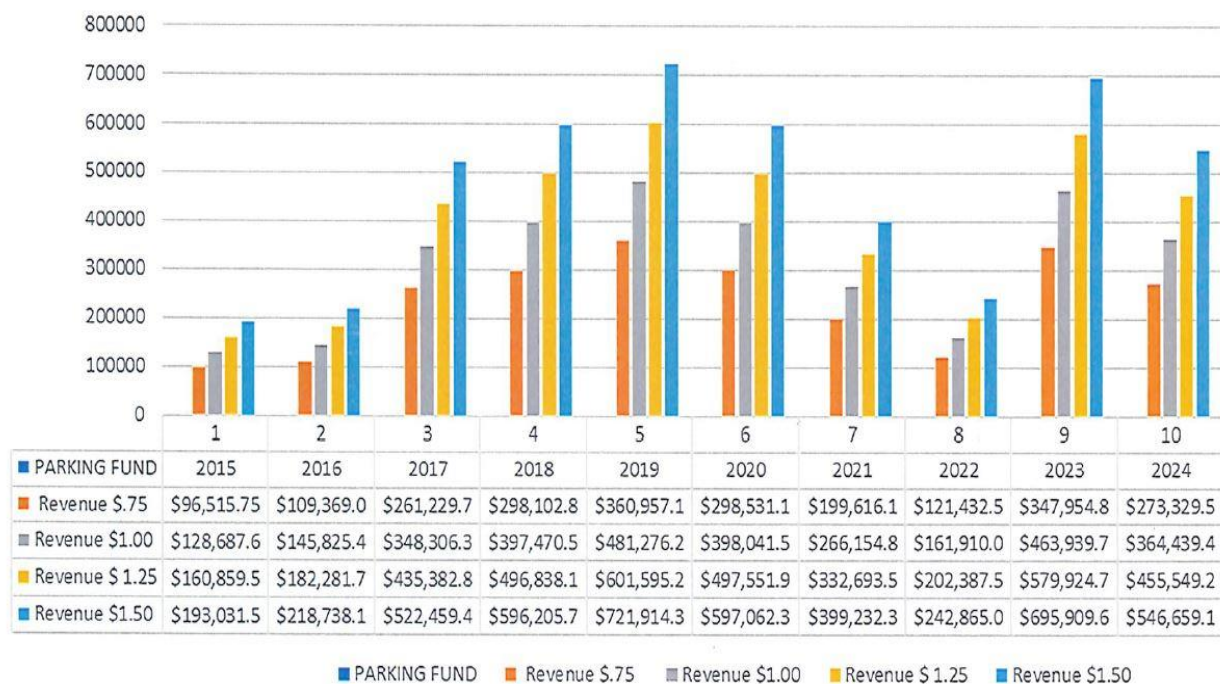
<u>City/Agency</u>	<u>Days</u>	<u>Hours</u>	<u>Rate</u>
*Chula Vista	Mon-Sat	8:00 a.m. – 6:00 p.m.	\$0.75/hour
Del Mar	Mon-Sun	8:00 a.m. – 10:00 p.m.	\$3.00/hour
*La Mesa	Mon-Sat	8:00 a.m. – 6:00 p.m.	\$0.75/hour
Oceanside	Mon-Sun	6:00 a.m. – 6:00 p.m.	\$1.50/hour
Port of San Diego	Mon-Sun	10:00 a.m. – 8:00 p.m.	\$2.50/hour
San Diego	Mon-Sat	8:00 a.m. – 6:00 p.m.	\$2.50/hour

**Chula Vista operates 10-hour meters at a rate of \$0.50 cents per hour; La Mesa operates meters in some designated parking zones at a rate of \$0.50 cents per hour.*

The remaining cities in San Diego County do not utilize parking meters but do have parking zones and facilities that regulate time-limited parking and enforce those areas by issuing citations. The mean (average) meter rate for San Diego County based on the Commission's research at the time of this report (excluding La Mesa) is \$2.05 cents per hour.

The Commission used parking meter and Fund data over the last ten years to estimate the amount of revenue that would have been collected (by year) if rates were \$1.00, \$1.25, or \$1.50 per hour during this timeframe. The data is graphed below. This analysis is helpful in determining how Fund revenue is affected by a change in meter rates.

2015 – 2024 Parking Meter Revenue Estimate by Year



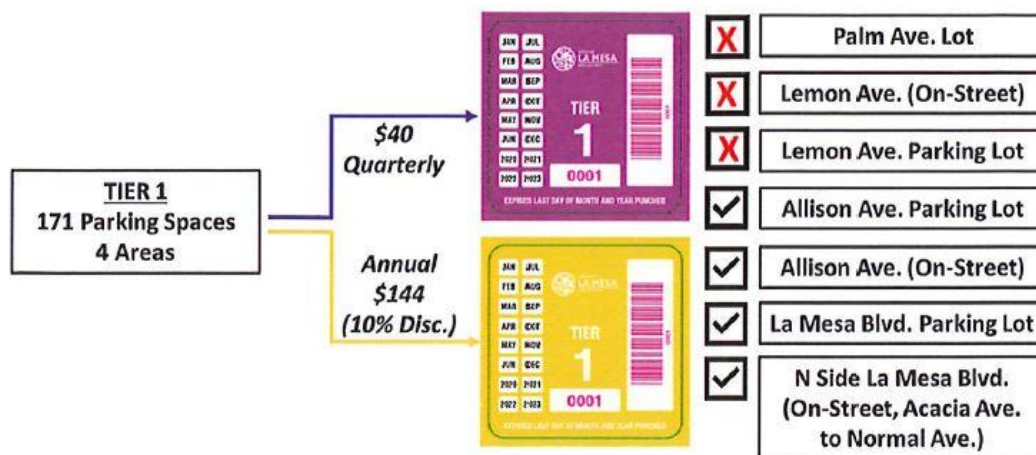
Fund revenue has not kept pace with the cost of infrastructure maintenance and improvements in the District, necessitating an update to meter rates. The Commission's recommendation is for an adjustment from \$0.75 to \$1.50 per hour to adequately support infrastructure and facility needs in the District.

Outreach was conducted to gauge opinions and to receive feedback regarding a possible adjustment. Staff presented at the General Membership meeting of the La Mesa Village Association (LMVA) on October 9, 2025. Additionally, the LMVA assisted with outreach through email notifications to businesses, who were given the opportunity to email staff

to provide feedback. Staff received emails from three businesses who expressed their general support. No emails were received expressing a lack of support. Feedback from the General Meeting was supportive. Overall, business owners did not think that an increase would adversely impact their business.

Parking Permit Program

The current Parking Permit Program (Program) provides businesses and employees with access to up to 276 parking spaces in seven different locations throughout the District. The Program provides business owners and employees whose vehicles can remain parked for an extended period of time, with a supply of parking at a discounted rate that does not conflict with prime customer parking and is not subject to time limits. Participants can purchase either a Tier 1 quarterly permit for \$40 or a Tier 1 annual permit for \$144. Both Tier 1 and 2 annual permits offer a 10% discount. A Tier 1 parking permit allows for parking in four of the seven designated areas as shown below.



Once purchased online, permits are issued as placards and colored-coded for easy identification by parking enforcement. Placards are used instead of window stickers to provide business owners with the flexibility to share permits amongst their employees, thus reducing cost. However, businesses cannot share permits or purchase permits for use by another business. The placards must always be visible when parking in designated areas.

A Tier 2 parking permit allows participants to park in all seven designated areas at a cost of \$60 for a quarterly permit and \$216 for an annual permit as shown on the following page.



A common complaint from new businesses when purchasing permits is that the tiered parking system is confusing, making it difficult to determine which permit is best for their employees. Staff and Commissioners have received feedback from businesses where employees with Tier 1 permits were unclear about where they could park and were eventually issued a citation for parking in a non-designated lot. To reduce confusion and simplify the Program for businesses, the Commission recommends eliminating the permit tiers to provide one parking permit for all seven designated areas.

Permit Program Costs. Tiered permits are offered at a significant discount to businesses and employees. For example, a Tier 1 quarterly permit holder pays about \$0.65 per day to occupy one parking space for up to 10 hours versus \$7.50 if paying by meter. This represents 9% of the actual cost to park. A Tier 2 quarterly permit holder pays about \$0.98 per day, or about 13% of the actual cost to park. The Commission recommends providing one parking permit for all seven designated areas at a cost of \$80 for a quarterly permit and \$288 for an annual permit. If meter rates are adjusted to \$1.50 per hour, this would represent 9% of the actual cost to park for a quarterly permit and 8% for an annual permit.

The current Program allows a business to purchase a maximum of 25 permits. Based on current permit data, no business holds 25 permits and historically businesses in the District have not required this many. The Commission recommends a maximum of five permits per business with the option to purchase additional permits after 30 days from the purchase date if they are available.

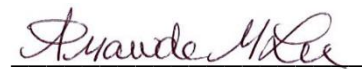
CONCLUSION:

The Commission recommends the following adjustments to parking meter rates, parking permit pricing and parking permit guidelines in the District:

1. Adjust parking meter rates to \$1.50 per hour
2. Eliminate the parking permit tiers and provide one parking permit for all seven parking areas at a cost of \$80 per quarter or \$288 annually.
3. Update the Parking Permit Program Guidelines to allow for a maximum of five permits that can be purchased per business.

Staff is seeking direction from the City Council. If directed to proceed with changes to the District, staff will return at a future meeting with the necessary documents for consideration and potential adoption of the recommended changes.

Reviewed by:



Amanda Lee
Assistant City Manager

Respectfully submitted by:



Lyn Dedmon
Assistant to the City Manager



DATE: July 8, 2025

TO: Mayor and Members of the City Council

FROM: Megan Wiegelman, CMC, City Clerk *MW*

VIA: Greg Humora, City Manager
Amanda Lee, Assistant City Manager *AML*

SUBJECT: ANNUAL INTERVIEW OF APPLICANTS FOR OPENINGS ON THE
CITY'S BOARDS AND COMMISSIONS

Attached is a list of applicants seeking appointment or reappointment to the City's Boards and Commissions as part of the annual recruitment process. The deadline to apply was July 1st, and this list includes all individuals who submitted applications by that date.

Applicants have been invited to attend the meeting and provide a brief, three-minute presentation highlighting their qualifications and interest in serving.

Each applicant will be called forward by the City Clerk. Following their presentation, Councilmembers may ask questions, if desired.

Appointments are scheduled to be made at the Council meeting on Tuesday, July 22nd.

Attachment



A number of applicants listed more than one board or commission of interest.

Arts and Culture Commission: Two (2) positions – four-year terms

- One position represents the Art Educator (Kindergarten through 8th Grade) (AE-K-8th)
- One position represents the Art Educator (9th Grade through College) (AE -9th-C)

*Pursuant to La Mesa Municipal Code Chapter 2.87, Arts and Culture Commission: “If these particular appointments cannot be made and consequently vacancies occur, the remaining vacancies may be appointed at large.”

At-Large (A)
Visual Arts (VA)

Performing Arts (PA)
Musical Arts (MA)

The Commission shall consist of seven appointed members as follows:

- Two members to be art educators (one kindergarten through 8th grade, one 9th grade through college)
- One member to represent the visual arts; one member to represent the performing arts
- One member to represent the musical arts
- Two members to be at large.

Members shall be either a La Mesa resident, employed at a place of business in La Mesa with a direct relationship to the Arts and Culture Commission membership categories, OR serve in a volunteer capacity at a non-profit organization in La Mesa with a direct relationship to the arts and Culture Commission membership categories

	<u>First Appointed</u>	<u>Number of Terms</u>
Renee Bareno (A)(VA)		
Patrick R. de la Torre (A)		
Alison Lindsay (AE – K-8 th)(A) – incumbent	01-25-22	Partial
Emma McClees (A)		
Brittany Morrow (A)		
Tristan Reed (A)(VA)		
Stacey Turner (AE – K-8 th)(A)(VA)(MA)		

Community Services Commission: Two (2) positions – four-year terms

Members must be resident electors of City of La Mesa and are subject to the Conflict of Interest Code. One appointee shall be nominated by the Grossmont Union High School District.

	<u>First Appointed</u>	<u>Number of Terms</u>
Robin Ellam		
Cassandra Neel		
Marc Regier		

Design Review Board: One (1) position – three-year term

Members shall be design professionals, which are defined as registered architect or landscape architect, building designer, urban designer or urban planner. Members are subject to the Conflict of Interest Code.

	<u>First Appointed</u>	<u>Number of Terms</u>
Patrick R. de la Torre		

Environmental Sustainability Commission: One (1) position – four-year terms

- One position represents the professional category (P).

Seven of the members shall be residents of the City of La Mesa and be comprised as follows: two members from the general populous; three members with professional experience related to environmental sustainability; one member representing the senior adult population (at time of appointment shall be not less than fifty-five years of age); and one member representing the youth population (at the time of appointment shall be not more than 21 years of age).

	<u>First Appointed</u>	<u>Number of Terms</u>
Michael Bourton (P) – incumbent	01-14-20	1+partial
Lara Dickens (P)		
Robin Ellam (P)		

La Mesa Community Parking Commission: One (1) position – four-year term

- One position represents the general population (G).

Two members shall be at-large members and three members shall be business representatives, property owners, or residents residing in the CD/D Downtown Commercial Zone. Members are subject to the Conflict of Interest Code.

	<u>First Appointed</u>	<u>Number of Terms</u>
Patrick R. de la Torre		
Tristan Reed		
Stacey A. Turner		

Mobility Commission: Two (2) positions – four-year terms

Members must be resident electors of the City of La Mesa and are subject to the Conflict of Interest Code.

	<u>First Appointed</u>	<u>Number of Terms</u>
Mike Calandra - incumbent	07-09-13	3
Philip Cavello		
Patrick R. de la Torre		
Emma McClees		
Brittany Morrow		
Stacey A. Turner		
Nescett Wright		

Personnel Appeals Board: One (1) position – three-year terms

Members shall be resident electors of the City of La Mesa and are subject to the Conflict of Interest Code.

	<u>First Appointed</u>	<u>Number of Terms</u>
Jocelyn Watkins	07-28-20	1+partial

Planning Commission: Two (2) positions – four-year terms

Members must be resident electors of the City of La Mesa and are subject to the Conflict of Interest Code.

	<u>First Appointed</u>	<u>Number of Terms</u>
Patrick R. de la Torre		
Robin Ellam		
David Harris – incumbent	07-25-23	Partial
Tristan Reed		
Marc Regier		

APPLICATIONS ARE AVAILABLE FOR REVIEW IN THE CITY CLERK'S OFFICE



DATE: July 8, 2025

TO: Mayor and Members of the City Council

FROM: Megan Wiegelman, CMC, City Clerk *MW*

VIA: Greg Humora, City Manager *GH*

SUBJECT: RESOLUTION APPOINTING A MEMBER TO FILL THE UNSCHEDULED
VACANCY ON THE COMMUNITY POLICE OVERSIGHT BOARD

On June 10, 2025, the City Council interviewed an applicant who was interested in being appointed to fill the Police Beat 4 vacancy on the City's Community Police Oversight Board. At the July 8, 2025 City Council meeting, the Mayor will make the appointment with the approval of the City Council.

Attached is a brief description of the requirements, the number of openings, and the name of the applicant seeking to be appointed.

Staff recommends the Mayor make the appointment to fill the vacancy, with the approval of the City Council, and adopt the attached resolution confirming the appointment.

Attachments

RESOLUTION NO. 2025-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA MESA APPOINTING
A MEMBER TO FILL THE UNSCHEDULED VACANCY ON THE COMMUNITY
POLICE OVERSIGHT BOARD

WHEREAS, a position on the Community Police Oversight Board has been vacated; and

WHEREAS, the person below has been recommended to the City Council for appointment to said City of La Mesa Board.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the City Council of the City of La Mesa, California, that the following is hereby appointed as a member of the Community Police Oversight Board, with their term to commence after the oath or affirmation of allegiance for public officers or employees is executed as required by Article XX, Section 3 of the Constitution of the State of California, and to expire on the dates stated below, or until their successor is appointed and qualified:

Community Police Oversight Board: One (1) appointment

(Name) is to fill the Police Beat 4 vacant seat with term ending December 31, 2025

PASSED AND ADOPTED at a Regular meeting of the City Council of the City of La Mesa, California, held the 8th day of July 2025, by the following vote, to wit:

AYES:

NOES:

ABSENT:

CERTIFICATE OF CITY CLERK

I, MEGAN WIEGELMAN, City Clerk of the City of La Mesa, California, do hereby certify the foregoing to be a true and exact copy of Resolution No. 2025-, duly passed and adopted by the City Council of said City on the date and by the vote therein recited.

MEGAN WIEGELMAN, CMC, City Clerk

(SEAL OF CITY)



A number of applicants listed more than one board or commission of interest.

Community Police Oversight Board: One (1) position – two-year term

One appointee will fill the unscheduled vacancy for Police Beat 4, with term set to expire on December 31, 2025.

Eleven of the members shall be residents of the City of La Mesa and be comprised as follows:

- One representative from each of the four police beat areas of the City
- One representative of a La Mesa faith-based community
- One representative of the La Mesa business community
- One adult employee or designee of Helix Charter High School
- One adult employee or designee of the La Mesa-Spring Valley School District
- One young adult between the ages of 18 to 30
- One advocate for people experiencing homelessness, substance abuse, mental health or other social issues
- One senior aged 62 or older

Todd McCully (Police Beat 4)

First Appointed

Number of Terms

THE APPLICATION IS AVAILABLE FOR REVIEW IN THE CITY CLERK'S OFFICE



La Mesa City Council

Minutes of a Special Meeting

Date: May 27, 2025, 5:00 p.m.
Location: Council Chambers and City Manager's Conference Room
City Hall, 8130 Allison Avenue
La Mesa, California

Present: Mayor Mark Arapostathis
Vice Mayor Patricia N. Dillard
Councilmember Lauren Cazares
Councilmember Laura Lothian
Councilmember Genevieve Suzuki

Staff: City Manager Greg Humora
Assistant City Manager Amanda Lee
City Attorney Glenn Sabine
City Clerk Megan Wiegelman

1. CALL TO ORDER

Mayor Arapostathis called the meeting to order at 5:03 p.m.

2. PUBLIC COMMENTS

There were no public comments.

3. OPEN SESSION

3.1 CONFERENCE WITH LABOR NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 54957.6

Agency Negotiator: Ms. Spaniol

Employee Organizations:

Unrepresented Employees

La Mesa City Employees Association

3.2 CONFERENCE WITH REAL PROPERTY NEGOTIATOR

AUTHORITY: Government Code 54956.8

PROPERTY: Assessor's Parcel Number 494-240-4500; 8213
University Avenue, La Mesa, CA 91942

CITY NEGOTIATOR: City Manager

TO NEGOTIATE WITH: Steven Sell

UNDER NEGOTIATION: Possible sale of referenced City-owned
property

Mayor Arapostathis adjourned the meeting to Closed Session at 5:03 p.m.

Councilmember Cazares arrived to the meeting at 5:05 p.m.

4. CLOSED SESSION

**4.1 CONFERENCE WITH LABOR NEGOTIATORS PURSUANT TO
GOVERNMENT CODE SECTION 54957.6**

Agency Negotiator: Ms. Spaniol

Employee Organizations:

Unrepresented Employees,

La Mesa City Employees Association

4.2 CONFERENCE WITH REAL PROPERTY NEGOTIATOR

AUTHORITY: Government Code 54956.8

PROPERTY: Assessor's Parcel Number 494-240-4500; 8213
University Avenue, La Mesa, CA 91942

CITY NEGOTIATOR: City Manager

TO NEGOTIATE WITH: Steven Sell

UNDER NEGOTIATION: Possible sale of referenced City-owned
property

The meeting reconvened at 5:21 p.m. with all members present.

5. REPORT FROM CLOSED SESSION - CITY ATTORNEY

City Attorney Sabine announced there were no reportable actions.

6. ADJOURNMENT

Mayor Arapostathis adjourned the meeting at 5:21 p.m.

City Clerk



La Mesa City Council

Minutes of a Regular Meeting

Date: May 27, 2025, 6:00 pm
Location: City Council Chambers, 8130 Allison Avenue
La Mesa, California

Present: Mayor Mark Arapostathis
Vice Mayor Patricia N. Dillard
Councilmember Lauren Cazares
Councilmember Laura Lothian
Councilmember Genevieve Suzuki

Staff: City Manager Greg Humora
Assistant City Manager Amanda Lee
City Attorney Glenn Sabine
City Clerk Megan Wiegelman

1. **CALL TO ORDER**

The City Council minutes are prepared and ordered to correspond to the City Council Agenda. Agenda Items can be taken out of order during the meeting.

The Agenda Items were considered in the order presented.

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

1.1 INVOCATION - MAYOR ARAPOSTATHIS

1.2 PLEDGE OF ALLEGIANCE

2. **REPORT FROM CLOSED SESSION**

City Attorney Sabine announced there were no reportable actions.

3. **CITY MANAGER COMMENTS**

There were no comments.

4. **COMMUNITY BULLETIN REPORTS**

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

5. ADDITIONS AND/OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

6. PRESENTATIONS

6.1 PRESENTATION OF THE SCHOOL SAFETY PATROL AWARDS - MAYOR ARAPOSTATHIS

Mayor Arapostathis, Chief Sweeney, Lieutenant Higgins and Master Officer Wilson presented the Safety Patrol Awards to:

Jordan Garcia, Rolando Elementary School

Bella Wedge, Lemon Avenue Elementary School

Sterling Santoyo, Northmont Elementary School

6.2 PROCLAIMING JUNE 2025 AS LGBTQ+ PRIDE MONTH

Councilmember Cazares read a proclamation declaring June 2025 as LGBTQ+ Pride Month and invited everyone to attend the 5th Annual Pride Flag Raising at City Hall on June 3, 2025, at 8:30 a.m.

6.3 PROCLAIMING MAY 27, 2025, AS THE LA MESA WOMAN'S CLUB DAY

Vice Mayor Dillard read and presented the proclamation declaring May 27, 2025, as La Mesa Woman's Club Day to La Mesa Woman's Club Co-Presidents Marsha McDonald and Sandi Phoenix.

La Mesa Woman's Club Co-Presidents Marsha McDonald and Sandi Phoenix shared an overview of the Club's ongoing service to the community and expressed their appreciation to the City Council for recognizing and honoring the Club with the proclamation.

7. PUBLIC COMMENTS – (TOTAL TIME – 15 MINUTES)

Richard Hart thanked the Council for its efforts in addressing fire hazards and homeless encampments in Tungsten Canyon through planned modifications, and gave special recognition to Code Compliance Officer Ellis for their outstanding work.

Tom Villarreal raised concerns about safety and traffic issues throughout the City.

Brenda Hammond encouraged everyone to keep smiling, expressed her gratitude to the Police Department, and shared her excitement for the upcoming Sundays at Six Concerts series.

8. CONFLICT DISCLOSURES

Councilmember Cazares stated that, while she does not have a conflict of interest under Government Code Section 87100, she previously lobbied on Senate Bill 569 and, as a result, would not participate in the discussion or vote on Item 11.1.

9. PUBLIC COMMENTS ON CONSENT CALENDAR

MaryAnn spoke on Item 10.4.

Cindy Maina spoke on Item 10.4.

10. CONSENT CALENDAR

(Items 10.1 through 10.7)

*If a public hearing item is part of the Consent Calendar, the public hearing shall be deemed held if the item is not removed from the Consent Calendar for discussion and possible action (Item 10.4).

Item 10.4 was considered separately upon the City Attorney's recommendation.

Councilmember Lothian asked Director of Community Development Santos about the differences in the number of permits issued across the various quarters as reported in Item 10.5. Director of Community Development Santos responded to her questions.

Moved By Mayor Arapostathis

Seconded By Councilmember Cazares

Approve Consent Calendar Items 10.1 through 10.7, except for Item 10.4.

For (5): Mayor Arapostathis, Vice Mayor Dillard, Councilmember Cazares, Councilmember Lothian, and Councilmember Suzuki

Approved (5 to 0)

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

Approve.

10.2 APPROVAL OF THE MINUTES FOR THE CITY COUNCIL REGULAR MEETING AND THE LA MESA PUBLIC FINANCING AUTHORITY SPECIAL MEETING HELD TUESDAY, APRIL 22, 2025

Approve.

10.3 APPROVAL OF THE MINUTES FOR THE CITY COUNCIL SPECIAL MEETING HELD TUESDAY, MAY 13, 2025

Approve.

10.5 PERMIT AND DEVELOPMENT QUARTERLY REPORT

Receive and file.

10.6 RESOLUTION ACCEPTING THE LOW BIDDER FOR BID 25-16 AND AWARDING A CONSTRUCTION CONTRACT FOR THE 2025 SLURRY PROJECT TO AMERICAN ASPHALT SOUTH, INC.

Resolution No. 2025-053

Adopt Resolution.

10.7 ACCEPTANCE OF THE CITY OF LA MESA HOUSING ASSET AUDITED FUND FINANCIAL STATEMENTS AND ADDENDUM TO THE ANNUAL PROGRESS REPORT FOR JUNE 30, 2023

Receive and file.

10.4 *ORDINANCE REZONING 9407 JERICHO ROAD

SECOND READING AND POSSIBLE ADOPTION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA MESA AMENDING THE ZONING MAP OF TITLE 24 OF THE LA MESA MUNICIPAL CODE, REZONING 9407 JERICHO ROAD (APN 486-670-18-00) FROM ZONE R1 (URBAN RESIDENTIAL) TO ZONE R3 (MULTIPLE UNIT RESIDENTIAL)

Moved By Mayor Arapostathis

Seconded By Councilmember Cazares

Close the hearing.

For (5): Mayor Arapostathis, Vice Mayor Dillard, Councilmember Cazares, Councilmember Lothian, and Councilmember Suzuki

Approved (5 to 0)

Ordinance No. 2025-2917

Moved By Mayor Arapostathis

Seconded By Vice Mayor Dillard

Approve the second reading and adoption of the Ordinance.

For (4): Mayor Arapostathis, Vice Mayor Dillard, Councilmember Cazares, and Councilmember Suzuki

Against (1): Councilmember Lothian

Approved (4 to 1)

11. COUNCIL INITIATED

11.1 CONSIDERATION OF SENDING A LETTER OF SUPPORT TO THE GOVERNOR AND LEGISLATIVE LEADERS FOR SENATE BILL 569 (BLAKESPEAR) - DEPARTMENT OF TRANSPORTATION: HOMELESS ENCAMPMENTS - COUNCILMEMBER SUZUKI

Domenic Provence, President of La Mesa Firefighters Local 4759, spoke on behalf of the organization in support of the Council's endorsement of Senate Bill 569 and explained the reasons behind their support for the bill.

Councilmember Suzuki provided a brief explanation regarding her request for Council support of Senate Bill 569.

Council questions and comments ensued.

Mairs Ryan submitted a comment in opposition to Council support of Senate Bill 569, warning that it would worsen veteran homelessness by dismantling encampments without offering adequate alternatives or services.

Moved By Councilmember Suzuki

Seconded By Mayor Arapostathis

Direct staff to prepare a letter of support for Senate Bill 569 (Blakespear): Department of Transportation: homeless encampments, authorize the Mayor to sign the letter on behalf of the entire City Council, and direct staff to send the letter to the Governor, the City's legislative representatives, and the bill's authors.

For (4): Mayor Arapostathis, Vice Mayor Dillard, Councilmember Lothian, and Councilmember Suzuki

Abstain (1): Councilmember Cazares

Approved (4 to 0)

**11.2 CONSIDERATION OF DIRECTING STAFF TO AGENDIZE A
QUARTERLY UPDATE TO THE NEIGHBORHOOD TRAFFIC
MANAGEMENT PROGRAM - COUNCILMEMBER LOTHIAN**

Councilmember Lothian recommended quarterly updates to the Neighborhood Traffic Management Program to enhance transparency, improve communication with residents, and ensure more timely inclusion of newly submitted petitions, along with a clearer listing of the specific traffic calming measures requested.

Moved By Councilmember Lothian

Seconded By Councilmember Cazares

Direct staff to update and present the Neighborhood Traffic Management Program ("NTMP") priority list to the City Council on a quarterly basis; add a new column identifying the specific traffic calming measures requested for each street; and include a legend explaining the three phases of the program.

For (5): Mayor Arapostathis, Vice Mayor Dillard, Councilmember Cazares, Councilmember Lothian, and Councilmember Suzuki

Approved (5 to 0)

12. COUNCIL COMMITTEE REPORTS (3 MINUTE LIMIT)

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

13. AB 1234 REPORTS (GC 53232.3 (d))

There were no reports.

14. CITY ATTORNEY REMARKS

There were no remarks.

15. ADJOURNMENT

Mayor Arapostathis adjourned the meeting at 6:57 p.m.

City Clerk



La Mesa City Council, La Mesa Public Financing Authority, and City of La Mesa Successor Agency

Meeting Minutes

Date: June 10, 2025, 6:00 p.m.
Location: City Council Chambers, 8130 Allison Avenue
La Mesa, California

Present: Mayor Mark Arapostathis
Vice Mayor Patricia N. Dillard
Councilmember Lauren Cazares
Councilmember Laura Lothian
Councilmember Genevieve Suzuki

Staff: City Manager Greg Humora
Assistant City Manager Amanda Lee
City Attorney Glenn Sabine
City Clerk Megan Wiegelman

1. CALL TO ORDER

The City Council minutes are prepared and ordered to correspond to the City Council Agenda. Agenda Items can be taken out of order during the meeting.

The Agenda Items were considered in the order presented.

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

1.1 INVOCATION - COUNCILMEMBER LOTHIAN

1.2 PLEDGE OF ALLEGIANCE

2. CITY MANAGER COMMENTS

There were no comments.

3. COMMUNITY BULLETIN REPORTS

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

4. ADDITIONS AND/OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

5. PRESENTATION

5.1 PROCLAIMING JUNE 19TH AS JUNETEENTH NATIONAL INDEPENDENCE DAY

Vice Mayor Dillard read the proclamation declaring June 19 as Juneteenth National Independence Day.

6. PUBLIC COMMENTS – (TOTAL TIME – 15 MINUTES)

Elliot Gonzalez spoke regarding undocumented immigrants and immigration laws.

Ted Childers spoke about fire hazard concerns and the presence of homeless encampments in the Tungsten Canyon area.

Grant Affleck spoke about the efforts of the Trauma Intervention Program ("TIP") of San Diego County.

Barbie Wheeler spoke about ongoing issues involving a house on Bellflower Drive.

Cassandra Koldewyn announced the La Mesa Library's summer programs and events.

7. CONFLICT DISCLOSURES

There were no conflicts of interest disclosed.

8. BOARD AND COMMISSION INTERVIEWS

8.1 INTERVIEW OF APPLICANT FOR AN UNSCHEDULED VACANCY ON THE COMMUNITY POLICE OVERSIGHT BOARD

City Clerk Wiegelman briefly explained the interview process.

Todd McCully spoke regarding their qualifications and interest in being appointed to the Community Police Oversight Board.

City Clerk Wiegelman said the appointment would be made at a future City Council meeting.

Following the interview, no action was taken.

9. PUBLIC COMMENTS ON CONSENT CALENDAR

Christopher Glenn submitted a comment on Item 10.6.

10. CONSENT CALENDAR

(Items 10.1 through 10.13)

Moved by Councilmember Cazares

Seconded by Mayor Arapostathis

Approve Consent Calendar Items 10.1 through 10.13.

Yes (5): Mayor Arapostathis, Vice Mayor Dillard, Councilmember Cazares, Councilmember Lothian, and Councilmember Suzuki

Approved (5 to 0)

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

Approve.

10.2 RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE FISCAL YEAR 2024 STATE HOMELAND SECURITY GRANT PROGRAM GRANT OF \$30,264 FOR TERRORISM PREPAREDNESS

Resolution No. 2025-054

Adopt Resolution.

10.3 RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE FISCAL YEAR 2024 STATE HOMELAND SECURITY GRANT PROGRAM - URBAN AREA SECURITY INITIATIVE GRANT OF \$36,347

Resolution No. 2025-055

Adopt Resolution.

10.4 RESOLUTION AUTHORIZING ACCEPTANCE OF ULTRASONIC PERSONAL PROTECTIVE EQUIPMENT CLEANER GRANT AWARD FROM THE SAN DIEGO REGIONAL FIRE FOUNDATION IN THE AMOUNT OF \$21,477.58

Resolution No. 2025-056

Adopt Resolution.

- 10.5 RESOLUTION APPROVING THE SECOND AMENDMENT TO THE LEASE AGREEMENT WITH AMERICAN MEDICAL RESPONSE FOR THE USE OF FIRE STATION 11 TO EXTEND THE AGREEMENT AND UPDATE THE RENEWAL DATES AND AMOUNT OF THE ANNUAL INCREASE**

Resolution No. 2025-057

Adopt Resolution.

- 10.6 RESOLUTION TO AWARD A CONTRACT TO DUDEK FOR CLEARING AND REMOVING OF VEGETATION IN THE EASTRIDGE OPEN SPACE EASEMENT**

Resolution No. 2025-058

Adopt Resolution.

- 10.7 RESOLUTION ADOPTING A LIST OF PROJECTS FOR FISCAL YEAR 2025-2026 FUNDED BY SENATE BILL 1: THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017**

Resolution No. 2025-059

Adopt Resolution.

- 10.8 RESOLUTION AWARDING A TASK ORDER TO HARRIS AND ASSOCIATES FOR WASTEWATER UTILITY BILLING, ANNUAL ADMINISTRATION AND RELATED SERVICES**

Resolution No. 2025-060

Adopt Resolution.

- 10.9 RESOLUTION AWARDING A TASK ORDER TO SNIPES-DYE ASSOCIATES FOR ROADWAY AND SITE DESIGN SERVICES FOR THE EL PASO STREET/HIGHWOOD AVENUE NEIGHBORHOOD TRAFFIC MANAGEMENT PROGRAM PROJECT**

Resolution No. 2025-061

Adopt Resolution.

- 10.10 RESOLUTION AWARDING A CONTRACT FOR STREET SWEEPING SERVICES WITH SWEEPING CORPORATION OF AMERICA**

Resolution No. 2025-062

Adopt Resolution.

10.11 RESOLUTION APPROVING THE FIRST AMENDMENT TO THE AGREEMENT WITH SOUTHWEST SIGNAL SERVICE, INC. FOR TRAFFIC SIGNAL MAINTENANCE, EMERGENCY REPAIRS AND RELATED CONSTRUCTION SERVICES

Resolution No. 2025-063

Adopt Resolution.

10.12 RESOLUTION APPROVING THE SECOND AMENDMENT TO THE AGREEMENT WITH SOUTHWEST SIGNAL SERVICE, INC. FOR STREET LIGHT MAINTENANCE AND EMERGENCY REPAIRS

Resolution No. 2025-064

Adopt Resolution.

10.13 RESOLUTION AUTHORIZING A TASK ORDER TO D-MAX ENGINEERING, INC. FOR DRY WEATHER MS4 OUTFALL MONITORING AND PERSISTENT FLOW PROGRAM

Resolution No. 2025-065

Adopt Resolution.

11. STAFF REPORT - CITY COUNCIL - PUBLIC FINANCING AUTHORITY - SUCCESSOR AGENCY

11.1 CONSIDERATION OF THE PRELIMINARY BIENNIAL BUDGET FOR FISCAL YEARS 2025-2027

City Manager Humora began the presentation by outlining the preliminary budget priorities, which support La Mesa's Strategic Plan Workplan through a pragmatic two-year approach. The budget proposed adding 15 new positions across various departments to meet the needs of a growing community, with a particular emphasis on protecting public safety. It also included investments in infrastructure and community programs such as the Homeless Outreach and Mobile Engagement Program ("HOME"), the recently updated Climate Action Plan ("CAP"), the Neighborhood Traffic Management Program ("NTMP"), and the La Mesa Entrepreneurship Accelerator Program ("LEAP"). City Manager Humora concluded by thanking the community for its strong approval of Proposition L, which will help sustain city services.

Interim Finance Director Herrera provided an overview of the 2025–2027 Preliminary Budget, noting the City's strong fiscal position, with a balanced

\$76.5 million General Fund and a fully funded \$122.8 million citywide budget. He reported that the \$49.1 million Capital Improvement Program budget included 90 projects spanning transportation, facilities, storm drains, parks, and other areas. The budget proposed 15 new staff positions and maintained General Fund reserves well above the City's policy thresholds. Staff noted they would incorporate City Council feedback and return with a final budget for adoption within 90 days.

Director of Human Resources Spaniol provided a staffing update as part of the FY 2026–2027 Budget presentation, reporting that 50 new full-time employees had joined the City in the current fiscal year and 7 internal promotions had occurred, with key hires in Public Works, Police, Fire, and Community Development. She noted that while 17 positions remained vacant, recruitment efforts were actively underway to address service needs. The proposed budget included 15 new positions and 3 reclassifications aimed at strengthening public safety, improving operational efficiency, and enhancing internal capacity across multiple departments.

Council questions and comments ensued.

Councilmember Cazares, with Council consensus, directed staff to include in the final budget funding to replace Fire Engine 13 and approximately \$20,000 to equip the Urban Search and Rescue 12 apparatus as a Type 1 unit.

**a. RESOLUTION APPROVING THE PRELIMINARY BIENNIAL
BUDGET FOR THE FISCAL YEAR THAT BEGINS JULY 1, 2025,
AND ENDS JUNE 30, 2027**

Resolution No. 2025-066

Moved by Vice Mayor Dillard

Seconded by Mayor Arapostathis

Adopt Resolution and direct staff to return with any amendments in August with the 2025-2027 Final Budget.

Yes (5): Mayor Arapostathis, Vice Mayor Dillard, Councilmember Cazares, Councilmember Lothian, and Councilmember Suzuki

Approved (5 to 0)

**b. RESOLUTION APPROVING THE FISCAL YEAR 2025-2026
COMPENSATION PLAN, LISTING CLASSIFICATION
RANGES/BANDS AND PAY STEPS**

Resolution No. 2025-067

Moved by Vice Mayor Dillard

Seconded by Councilmember Cazares

Adopt Resolution.

Yes (5): Mayor Arapostathis, Vice Mayor Dillard, Councilmember Cazares, Councilmember Lothian, and Councilmember Suzuki

Approved (5 to 0)

**11.2 CONSIDERATION OF RESOLUTION ADOPTING (1) THE
APPROPRIATIONS LIMIT FOR FISCAL YEAR ENDING JUNE 30, 2026,
AND (2) THE ANNUAL ADJUSTMENT FACTORS USED TO
CALCULATE THE APPROPRIATIONS LIMIT**

Resolution No. 2025-068

Moved by Mayor Arapostathis

Seconded by Councilmember Suzuki

Adopt Resolution pursuant to Propositions 4 and 111, establishing the Gann Spending Limit for Fiscal Year 2025-2026, using the growth factor for new Non-Residential Construction in the City of La Mesa, and the inflation rate in the City of La Mesa, as the annual adjustment factors used to compute the Appropriations Limit.

Yes (5): Mayor Arapostathis, Vice Mayor Dillard, Councilmember Cazares, Councilmember Lothian, and Councilmember Suzuki

Approved (5 to 0)

12. HEARING

**12.1 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) 2025-2029
CONSOLIDATED PLAN**

**CONSIDERATION AND APPROVAL OF THE DRAFT CONSOLIDATED
PLAN FOR COMMUNITY DEVELOPMENT FOR THE PLANNING
PERIOD JULY 2025 TO JUNE 2029 AND THE FISCAL YEAR 2025-2026
ANNUAL ACTION PLAN FOR CDBG FUNDING AND CITIZEN**

PARTICIPATION PLAN (CPP) FOR THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FUNDING PROGRAMS

Notice of the hearing was given in accordance with legal requirements, and the hearing was held on the date and at the time specified in the notice.

Mayor Arapostathis opened the hearing for Item 12.1.

Senior Management Analyst Pina presented the draft 2025–2029 Consolidated Plan, a federally required document that guides the City’s use of Community Development Block Grant (CDBG) funds based on identified housing, economic development, infrastructure, and community service needs. She explained that the plan was developed using data analysis and community outreach and includes a strategic plan, needs assessment, market analysis, and the first annual action plan for FY 2025–2026. For that fiscal year, the City received \$456,031 in CDBG funds, which must be used to benefit low- to moderate-income residents, eliminate blight, or address urgent needs. Staff requested Council comments and direction to return on July 8 for final review and approval.

Council questions and comments ensued.

Moved by Mayor Arapostathis

Seconded by Councilmember Cazares

Close the hearing.

Yes (5): Mayor Arapostathis, Vice Mayor Dillard, Councilmember Cazares, Councilmember Lothian, and Councilmember Suzuki

Approved (5 to 0)

Moved by Mayor Arapostathis

Seconded by Vice Mayor Dillard

(1) Review and provide input on the draft 2025-2029 Consolidated Plan, 2025-2026 Annual Action Plan, and Citizen Participation Plan; and (2) Direct staff to return on July 8, 2025, for final review and approval.

Yes (5): Mayor Arapostathis, Vice Mayor Dillard, Councilmember Cazares, Councilmember Lothian, and Councilmember Suzuki

Approved (5 to 0)

13. COUNCIL COMMITTEE REPORTS (3 MINUTE LIMIT)

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

14. AB 1234 REPORTS (GC 53232.3 (d))

There were no reports.

15. CITY ATTORNEY REMARKS

There were no remarks.

16. ADJOURNMENT

At 7:05 p.m., Mayor Arapostathis adjourned the meeting in honor and memory of former Mayor Art Madrid, recognizing his decades of dedicated public service, leadership, and lasting contributions to the La Mesa community.

City Clerk



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

DATE: July 8, 2025

SUBJECT: RESOLUTION AWARDING A TASK ORDER TO CHEN RYAN ASSOCIATES, INC. TO PERFORM TRAFFIC ENGINEERING SERVICES FOR THE INDUSTRIAL AREA ROADWAY IMPROVEMENT PROJECT (WALKABILITY STUDY)

ISSUING DEPARTMENT: PUBLIC WORKS

SUMMARY:

Issues:

Should the City of La Mesa award a task order to Chen Ryan Associates, Inc., in the amount of \$150,000 to perform traffic engineering services for the Industrial Area Roadway Improvement Project (Walkability Study)?

Recommendation:

Adopt a resolution awarding a task order to Chen Ryan Associates, Inc., in the amount of \$150,000 to perform traffic engineering services for the Industrial Area Roadway Improvement Project (Walkability Study).

Fiscal Impact:

CIP Project No. 8322, Industrial Area Walkability Study, is funded by Road Maintenance & Rehabilitation (RMRA SB1). No general fund money will be used for this project.

City's Strategic Goals:

- Invest in infrastructure to serve the needs of the community.
- Maintain a community where residents and visitors feel safe.
- Promote a high quality of life that current and future generations can afford to call home.

BACKGROUND:

The Industrial Area Roadway Improvements project is focused on a historically industrial-zoned district in La Mesa. This area is in center of the city, north of the I-8 Freeway and includes Center Street, Commercial Street and Guild Street. These streets (shown in Attachment C) are the backbone transportation routes for the industrial and commercial uses of the area. One of the long-term goals of the sidewalk master plan is to provide improved walking accessibility and connectivity to the Spring Street corridor and the Village. This work is in conjunction with improving the roadway for heavy vehicle loads and addressing legacy parking configurations.

DISCUSSION:

In May 2024, the City advertised a request for qualifications (RFQ 25-01) for as-needed engineering consultant services. Chen Ryan Associates, Inc was selected as one of the qualified firms to provide services. On June 6, 2025, Chen Ryan Associates, Inc. submitted a proposal for services associated with the Industrial Area Roadway Improvements Project and was subsequently found to be the most highly qualified firm for this work. The proposed scope of work includes identifying feasible, cost-effective strategies to improve pedestrian safety, walkability, and potential bicycle access in the project area. Chen Ryan Associates, Inc., proposal is included as Attachment B.

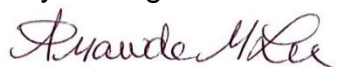
CONCLUSION:

Staff recommends adopting a resolution awarding a task order to Chen Ryan Associates, Inc., in the amount of \$150,000 to perform traffic engineering services for the Industrial Area Roadway Improvement Project (Walkability Study).

Reviewed by:



Greg Humora
City Manager



Amanda Lee
Assistant City Manager

Respectfully submitted by:



Michael Throne, PE
Director of Public Works



Tristan Leger, PE
Associate Engineer

Attachments: A. Resolution
 B. CRA Proposal
 C. Site Plan

RESOLUTION NO. 2025-_____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA MESA
AWARDING A TASK ORDER TO CHEN RYAN ASSOCIATES, INC. FOR
TRAFFIC ENGINEERING SERVICES FOR THE INDUSTRIAL AREA
ROADWAY IMPROVEMENTS PROJECT (WALKABILITY STUDY)

WHEREAS, the industrial area has blossoming businesses that would benefit from improved parking and pedestrian access;

WHEREAS, there is no safe path of travel for pedestrians through the industrial area currently;

WHEREAS, in April 2024, the City advertised a request for qualifications RFQ 25-01 for as-needed engineering services;

WHEREAS, Chen Ryan Associates, Inc., was selected as a qualified firm to provide as-needed traffic engineering services;

WHEREAS, the terms of the master agreement allow for the issuance of task orders to authorize specific items of work on an as-needed basis to the selected consultants; and

WHEREAS, a scope of work and fee were negotiated with Chen Ryan Associates, Inc. to provide a walkability study for the Industrial Area Roadway Improvements Project.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the City Council of the City of La Mesa, California, that the Mayor is hereby authorized to execute a contract with Chen Ryan Associates, Inc. to provide traffic engineering services for the Industrial Area Roadway Improvements project in the amount of \$150,000.

PASSED AND ADOPTED at a Regular meeting of the City Council of the City of La Mesa, California, held the 8th day of July 2025, by the following vote, to wit:

AYES:

NOES:

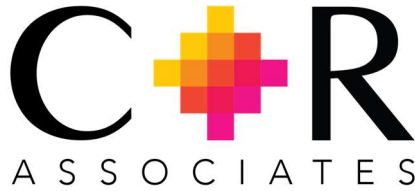
ABSENT:

CERTIFICATE OF THE CITY CLERK

I, MEGAN WIEGELMAN, City Clerk of the City of La Mesa, California, do hereby certify the foregoing to be a true and exact copy of Resolution No. 2025-___, duly passed and adopted by the City Council of said City on the date and by the vote therein recited.

MEGAN WIEGELMAN, CMC, City Clerk

(SEAL OF CITY)



June 6, 2025

City of La Mesa
Attn: Tristan Leger
Tleger@cityoflamesa.us

Re: City of La Mesa As-Needed Request for a Walkability Study

Dear Tristan,

Chen Ryan Associates, Inc., dba CR Associates ("CRA") is pleased to submit this proposal to the City of La Mesa ("City") to prepare a Walkability Study to inform the planned enhancements for the area around the City's Public Works complex.

Project Understanding

We understand that the goal of this study is to identify strategies for facilitating and protecting pedestrians and potentially cyclists once the planned redevelopment for this area is implemented. Our technical approach begins with an extensive existing conditions analysis and close collaboration with staff to understand the planned improvements for the area and the desired outcomes in terms of multimodal connectivity and walkability. This will form the foundation for defining and understanding the purpose and objectives of the project. On a high level, our engineering objective will be to identify and develop feasible, cost-effective options for improving the streets within the project area and transforming them into a safe, welcoming environment for walking and biking. We will work with the City to identify the improvements that best optimize safety and connectivity and prepare 30% plans and accompanying cost estimate, which can be advanced through final design when funding is available.

Scope of Services

The tasks below are intended to be used as the scope items for the task order and to indicate our assumptions, and deliverables to be completed. Design plans, reports, and deliverables indicated will follow the City's standard format unless indicated otherwise.

Task 1 – Project Management

1.1 Kick-Off Meeting - As soon as the Notice-to-Proceed is received, the CRA Team will schedule a kick-off meeting. In advance of the meeting, CRA will submit a draft agenda and data request memo based on previous discussions with the City. This will likely include any current development projects and identified future plans for public works grounds/space.

1.2 On-going Project Management – CRA will establish a regular monthly meeting time to advance the project and ensure the team is on track with respect to schedule, decision-making, and design / deliverables development. As part of this task, CRA will submit invoices on a time and materials basis.

Task 1 Deliverables:

- Kick-off meeting
- Agendas, minutes, and action items for kick-off, monthly, and stakeholder meetings.
- Monthly project coordination meetings
- As-needed coordination meetings with Caltrans, property owners, and other stakeholders
- Monthly invoices and progress reports

Task 2 – Existing Conditions and Data collection

CRA will conduct thorough data collection to inform the development of an existing conditions memo. This task will include a review of available topographic and right-of-way survey data, existing planning documents, utility mapping, and as-built drawings. CRA will also conduct a field review to verify as-built drawings and utility maps, and observe existing driveway access, parking conditions, , environmental constraints, Caltrans facilities, and the general operations and character of the study's roadways. We understand that the City has pavement cores along Commercial Street which we will analyze to determine the existing pavement section. Data collection may also include identifying and gathering design guidelines, design information bulletins (Caltrans), etc as needed.

CRA will develop an existing conditions memo that includes initial findings with respect to the walking and bicycle environment and opportunities and barriers. The initial review and field review will result in a CAD base with a series of cross sections that highlight existing conditions as well as proposed opportunity. Lighting will be assessed to confirm minimum visibility for proposed improvements.

Key considerations:

- Parking maximization
- PROWAG and accessibility
- Discussion and recommendations to Caltrans to potentially improve on/off ramps to comply with Caltrans Design Information Bulletin 94 (DIB-94)
 - o Assessment of turn radii, lane widths, other areas of deficiency, etc.
 - o Assumption is that the City would not take on responsibility for the ramps
- Safety including lighting and connectivity
- Green streets implementation and drainage

2.1 – Topographic Survey and Right-of-Way Mapping

CRA will review City provided survey and Right-of-Way mapping AutoCAD files. CRA will also utilize the mapping and as-builts collected as part of the SANDAG La Mesa Downtown Trolley Prioritization Study.

2.2 – Utility Research

CRA will coordinate with the City and affected utility agencies to collect readily available record drawings and data such as GIS mapping, utility maps, as-built plans, and future improvement plans within and adjacent to the Project area. CRA will assist the City in preparing and sending utility notification letters to obtain mapping from franchise utilities. Information gathered as part of this task will be incorporated into the existing utility base AutoCAD file.

2.3 – Field Observation

The CRA team will conduct up to two (2) field observations of the project area and take inventory of existing facilities.

2.4 – Multimodal Analysis

CRA will assess the mobility for the project area related to walking, bicycling, accessibility and parking. These areas of evaluation assumes the potential for future development and how the public right-of-way improvements will enhance broader connectivity. CRA will develop a needs analysis and recommendations memo based on the existing conditions and data collection. CRA will meet with City staff to review and discuss before revising the alternatives to a preferred alternative that is moved forward to Task 3.

Task 2 Deliverables:

- Existing Conditions Memo
- Multimodal Recommendations including but not limited to walking, bicycling, accessibility, and parking
- Existing Utility Base File
- Field notes, field photos

Task 3 – Construction Documents

3.1 Preliminary Engineering (30%)

The CRA team will develop a Preliminary Engineering (30%) design package including a plan set depicting proposed curb, gutter, sidewalk, signing and striping improvements over the City-provided topographic survey base map

prepared in Task 2 as well as a preliminary opinion of probable construction cost (OPCC) based on the preliminary design quantity takeoffs and current unit prices. The preliminary OPCC will identify itemized infrastructure items, unit prices, appropriate contingencies, expected project development and construction management costs, and anticipated escalation based on expected construction date. The Preliminary Engineering Layout Plan will be in plan view and will portray the proposed edge curbs, curb and gutters, sidewalk pavement, striping improvements, and potential utility conflicts within the limit of work. The plans will show potential storm drain and green infrastructure improvements but it assumes the required drainage or stormwater quality analysis will be prepared at the final design stage. This task assumes four improvement sheets and one detail sheet.

The CRA team will prepare one (1) photometric study in the form of an exhibit to determine appropriate lighting levels within the proposed improvement limits. The photometric analysis will depict placement of existing and proposed roadway lighting using Illuminating Engineering Society (IES) lighting standards and standard City of La Mesa light fixtures. Other lighting features such as conduit runs, voltage drop calculations, service points, etc. will not be shown. It is assumed that up to one (1) round of comments will be received from the City of La Mesa.

The Preliminary Engineering improvement plan (30%) will be revised based on one (1) round of consolidated City review and comments. CRA will schedule a meeting following the submittal to discuss and reconcile comments. This assumes a comment resolution meeting with revisions.

Task 3 Deliverables:

- Preliminary Engineering (30%) plan set – 11x17 PDF and CAD base files will be submitted electronically via email
- Preliminary OPCC as an excel file (file will be submitted electronically via email)
- Photometric study – (file will be submitted electronically via email)
- Comment response log – (file will be on SharePoint as a living document)

Project Schedule

Once provided with the notice to proceed by the Client, CRA will schedule a kickoff meeting as soon as possible to gain a better understanding of the Client's vision and goals for this grant and identify a step-by-step schedule (MS Project Schedule) including review time in order to meet City's desired timeframe. CRA has a team ready to execute this work immediately.

Fee

The CRA team will perform the scope of services outlined above on a time-and materials basis under the terms of the 25-01 as needed master agreement rates, with a maximum not to exceed fee of One-hundred and fifty-thousand dollars (\$150,000.00).

Additional Services

Any services not specifically described in the above scope, as well as any changes in the scope the Client requests, will be considered as Additional Services and will be performed at our then-current hourly rates. Prior to commencing Additional Services, Consultant shall obtain prior written approval from the Client. Additional services we can provide include, but are not limited to providing any other services not expressly included in this Agreement or not customarily furnished in accordance with generally accepted practices in the industry.

We appreciate the opportunity to submit this proposal and look forward to helping the City envision this area to be more pedestrian and bike friendly.

Sincerely,

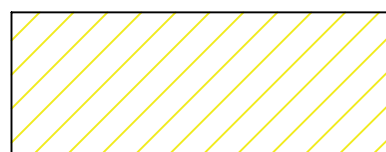


Monique Chen, PE
Principal

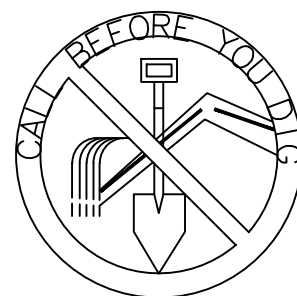


N

LEGEND:



WALKABILITY STUDY AREA



UNDERGROUND SERVICE ALERT

SECTION 4216 & 4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE @ 1-800-422-4133 TWO (2) WORKING DAYS BEFORE YOU DIG.

WEB ADDRESS: WWW.DIGALERT.ORG

REFERENCE PLANS:

RECORD DRAWING

BY: _____ DATE _____

APPROVED: _____ DATE _____

HELIX WATER DISTRICT
S-XX-XXX

REVIEWED BY _____ DATE _____

BENCHMARK

DESCRIPTION: SEE EACH SHEET

LOCATION: _____

RECORD FROM: _____

ELEVATION: _____ DATUM: _____

CITY OF LA MESA APPROVED CHANGES

NO.	DESCRIPTION	APPROVED	DATE

ENCROACHMENT PERMIT: _____ ISSUED: _____



**WALKABILITY STUDY AREA EXHIBIT
INDUSTRIAL AREA ROADWAY IMPROVEMENTS PROJECT**

CITY OF LA MESA, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS/ENGINEERING DIVISION
SHEET OF SHEETS

C.I.P.
NO. _____

CITY ENGINEER R.C.E. 60164 DATE
DESCRIPTION BY APPROVED DATE FILMED

ORIGINAL

UTILITIES: _____ DEVELOPMENT: _____
TRAFFIC: _____ CAPITAL PROJ: _____

DIVISION HEAD

DESIGN ENGINEER

CONTROL CERTIFIC

LAMBERT COORDINATES

SCANNED BY:

DATE:

FILE LOCATION:

XX% SUBMITTAL

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 \$ _____ Fund _____

Purpose _____

Director of Finance
City of La Mesa

Date _____ By _____

Unappropriated Reserves Available Balance \$ _____

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 \$150,000



Director of Finance
City of La Mesa

Date: 07/08/2025

By: Michael Throne

Fund: 540 Dept. Account: 8322-6830 Activity: \$150,000 from Account 540-8322-6830 (Amount Available \$150,000)

Purpose:

Resolution awarding a task order to Chen Ryan Associates, Inc., for Traffic Engineering Services for the Industrial Area Walkability Study for the Industrial Area Roadway Improvements Project.

CERTIFICATE NO. 1934



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

DATE: July 8, 2025

SUBJECT: RESOLUTION APPROVING A CONTRACT
AMENDMENT TO NV5 TO PERFORM APPRAISAL
REVIEW SERVICES FOR THE GROSSMONT CENTER
DRIVE REHABILITATION AND WIDENING PROJECT
(CIP NO. 8309)

ISSUING DEPARTMENT: Public Works

SUMMARY:

Issues:

Should the City of La Mesa approve a contract amendment to NV5 to perform appraisal review services for the Grossmont Center Drive Bridge Rehabilitation and Widening Project (CIP No. 8309) in the amount of \$46,804.84?

Recommendation:

Adopt a resolution approving a contract amendment to NV5 to perform appraisal review services for the Grossmont Center Drive Bridge Rehabilitation and Widening Project (CIP No. 8309) in the amount of \$46,804.84.

Fiscal Impact:

Change Order No. 5 to the agreement for CIP No. 8309, Grossmont Center Drive Bridge Rehabilitation and Widening Project, will be funded by the Federal Highway Administration (FHWA) Highway Bridge Program (HBP) grant, with 11.47% required matching funds coming from HUTA gas tax. No general fund money will be used for this project.

City's Strategic Goals:

- Invest in infrastructure to serve the needs of the community.

Climate Action Plan Reduction Strategy:

- T-1: Bicycle and Pedestrian Infrastructure Development

BACKGROUND:

In April 2013, the City was awarded Federal Highway Administration (FHWA) Highway Bridge Program (HBP) grant funding, administered by Caltrans, to review the feasibility of rehabilitating and widening the Grossmont Center Drive Bridge. The project aims to enhance safety, install sidewalks and bike lanes, and extend the service life of the bridge, supporting the goals of the City's Climate Action Plan and Vision Zero.

Preliminary design work determined that full bridge widening would be necessary to meet current standards and accommodate sidewalks and bike lanes on both sides of the bridge. In March 2017, additional design funds were approved by Caltrans.

In April 2021, the City was awarded an additional \$1,050,000 in HBP funds (less local matching funds) to complete the final design and right-of-way acquisition. The right-of-way phase includes obtaining railroad clearance from MTS/SD&AE Railroad, whose facilities are spanned by the bridge.

In September 2020, NV5 was selected as the project design consultant. Since then, there have been four contract change orders to address unforeseen engineering challenges, Caltrans audit findings, address MTS catenary design and traffic signal modifications, and services for right-of-way mapping.

DISCUSSION:

The attached contract amendment, Change Order No. 5, provides for additional right-of-way services related to temporary construction easements. Specifically, the amendment covers appraisal certifications and adjustments to temporary easement boundaries to better accommodate the needs of adjacent private property owners.

These refinements are necessary to ensure the project proceeds efficiently through the right-of-way certification process and remains in compliance with FHWA and Caltrans requirements.

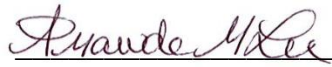
CONCLUSION:

Staff recommends that the City Council adopt the attached resolution, approving a contract amendment to NV5 to perform appraisal review services for the Grossmont Center Drive Bridge Rehabilitation and Widening Project in the amount of \$46,804.84.

Reviewed by:



Greg Humora
City Manager



Amanda Lee
Assistant City Manager

Respectfully submitted by:



Michael Throne, PE
Director of Public Works

Michael Kinnard

Michael Kinnard, PE
Engineering Project Manager

Attachments: A. Resolution
 B. Proposal

RESOLUTION NO. 2025 -

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA MESA
APPROVING A CONTRACT AMENDMENT TO NV5 TO PERFORM
APPRAISAL REVIEW SERVICES FOR THE GROSSMONT CENTER DRIVE
REHABILITATION AND WIDENING PROJECT (CIP NO. 8309)

WHEREAS, in September 2020, an RFQ was issued for final design of the Grossmont Center Drive Bridge Widening and Rehabilitation Project. Based on experience and qualifications, the firm of NV5 was selected;

WHEREAS, on January 12, 2021, the City Council approved Resolution 2021-004 awarding design services for the Project to NV5;

WHEREAS, a task order was issued to NV5 to provide appraisal services for the Project; and

WHEREAS, additional appraisal review services are necessary to provide appraisal certifications and modifications of temporary construction easements to better accommodate adjacent private property owners working near the project.

NOW, THEREFORE, 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 execute for and on behalf of said City, a Contract Amendment for additional appraisal review services between the City of La Mesa and NV5 in an amount of \$46,804.66 for the Grossmont Center Drive Rehabilitation and Widening Project. Said Contract Amendment is 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 8th day of July 2025, by the following vote, to wit:

AYES:

NOES:

ABSENT:

CERTIFICATE OF CITY CLERK

I, MEGAN WIEGELMAN, City Clerk of the City of La Mesa, California, do hereby certify the foregoing to be a true and exact copy of Resolution No. 2025 -, duly passed and adopted by the City Council of said City on the date and by the vote therein recited.

MEGAN WIEGELMAN, CMC, City Clerk

(SEAL OF CITY)

June 6, 2025

Michael Kinnard, PE, PTOE
Engineering Project Manager
City of La Mesa
8130 Allison Avenue
La Mesa, California 91942

Subject: Grossmont Center Drive Bridge Widening – Request for Contract Amendment (Independent Appraisal Review Services, Acquisition Services, Escrow Coordination, Caltrans ROW Certification, and Project Management, Administration, and Coordination Services)

Dear Michael:

NV5, Inc. (NV5) is pleased to submit our proposal for the above additional services, in accordance with your request and the expanded Bender Rosenthal Inc. (BRI) scope of work.

This proposal covers the effort required to provide these services for this project.

This proposal includes the following four sections:


1. Background
2. Detailed Scope of Services
3. Schedule
4. Proposed Compensation

If the enclosed proposal meets with your approval, please amend our contract, and provide us with a Service Authorization Order under the terms and conditions of our existing Agreement, resolution Number 2021-004 with City of La Mesa, dated January 12, 2021. This proposal is good for 90 days.

We appreciate the opportunity to provide this proposal and look forward to our continued working relationship with you. Please feel free to call me (760) 580 8159 if you have any questions.

Sincerely,

NV5, Inc.



Darab Bouzarjomehri, P.E.
Engineering Manager



Mark A. Weaver, P.E. S.E.
Transportation Manager

Attachments:

Attachment "A" – Bender Rosenthal Inc. Scope and Fee & Exhibit 10-H

Attachment "B" – NV5 Exhibit 10-H

Background:

The City of La Mesa, prior to this request, had approved and awarded the following design services fee for the Grossmont Center Drive Bridge Widening Project to NV5:

Original Contract Amount	\$ 211,189.90
Change Order No. 1	\$ 437,610.17
Change Order No. 2	\$ 27,377.18
Change Order No. 3	\$ 118,118.95
Change Order No. 4	\$ 33,094.00
Contract Total	\$ 827,390.20

On October 8, 2024, the City of La Mesa Project Manager requested that NV5, Inc. provide additional independent appraisal review services, acquisition services, escrow coordination, and Caltrans Right-of-Way Certification for the affected parcels (APNs: 490-200-26, 490-200-47, 490-260-11, and 490-261-04) located on both sides of the Grossmont Center Drive Bridge Widening Project. Our subconsultant Bender Rosenthal Inc. (BRI) is able to perform these required services. Their proposal is attached to this request.

Detailed Scope of Services for NV5:

Task 1 - Project Management and Coordination (NV5)

NV5 will provide continuous project management and coordination with the City and sub-consultant, two (2) virtual meetings, and review and submittal of invoices. NV5 will provide a total of 48 Hours of management and support during this phase.

Additional Services:

Additional services if required, beyond the tasks identified in the scope of BRI services such as (construction support services, consultations, etc.) will be charged on a time and material basis per the Charge Rate Schedule at the time of construction. These tasks will not commence prior to written authorization from the city.

Schedule:

Please refer to BRI's proposal attached.

Proposed Compensation:

The following is the list of tasks shown above with their respective compensation amount.

	<u>FEE \$\$</u>
Task 1 – Project Management, Coordination, and Support Services (NV5).....	\$13,808.18
Task 2 – Additional ROW Services (BRI).....	\$32,996.66
Total Fee	\$ 46,804.84



December 11, 2024

Jack Abcarius, PE
Associate, Project Manager | NV5
15092 Avenue of Science, Suite 200
San Diego, CA 92128

ORIGINAL BY EMAIL:
Jack.abcarius@nv5.com

**RE: AMENDMENT REQUEST - RIGHT OF WAY SUPPORT
GROSSMONT CENTER DRIVE BRIDGE WIDENING PROJECT - CITY OF LA MESA
APNS: 490-200-26, 490-200-47, 490-260-11, 490-261-04**

Mr. Abcarius,

Bender Rosenthal, Inc. (BRI) and NV5 entered into a Professional Services Agreement on October 5, 2023, for BRI to provide Appraisal Services for the City of La Mesa (City) Grossmont Center Drive Bridge Widening Project (Project). BRI provided three (3) appraisal reports for the fair market value of the impacted properties, two (2) of which are owned by Rainbow Investments and two (2) of which are owned by the San Diego Metropolitan Transit System (MTS).

At this time, BRI's scope has been expanded to include updates of the three existing appraisals (Memorandums of Appraisal Updates), Independent Appraisal Review Services, Acquisition Services, Escrow Coordination and Caltrans Right of Way Certification, as well as additional Project Management. BRI is therefore respectfully requesting a budget amendment in the amount of **\$32,996.66** to complete this Project.

The following outlines our scope, methodology, timeline and fee.

TASK 1 - RIGHT OF WAY PROJECT MANAGEMENT & COORDINATION

Chip Willett, CA Real Estate Broker, will continue to serve as the Project Manager and will oversee performance of the tasks involved in the delivery of the right of way for the project.

TASK 2 - MEMORANDUMS OF APPRAISAL UPDATES

BRI will update the existing appraisals to a new date of value, including investigation, data, and analysis to support our conclusion. The properties will not be re-inspected. The Memorandums of Appraisal Updates will be prepared in conformance with, and subject to, the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute, which fully incorporate the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation and applicable laws.

Deliverables: Three (3) Memorandums of Appraisal Updates.

TASK 3 - INDEPENDENT APPRAISAL REVIEW SERVICES

BRI has enlisted the expertise of Sierra West Valuation, Inc. for independent appraisal review. Upon completion of the review, the original appraisal and a USPAP Standard 3 and 4 compliant review report will be provided and forwarded to NV5 for approval of Just Compensation.

Deliverables: Three (3) Independent Appraisal Review Certificates.

Task 3, Independent Appraisal Review Services, was initially an optional task, but it has already been accounted for in the budget. It will therefore not appear on the attached 10-H1 fee proposal.

TASK 4 - ACQUISITION SERVICES

Upon completion of the appraisal and establishment of just compensation, BRI will develop the contract and conveyance documents necessary to make the offers and acquire the necessary rights. Each offer package will be reviewed internally for quality measures. BRI will then convey documents until acceptance or impasse is reached.

BRI will contact or attempt to contact each property owner at least six (6) times within the first sixty (60) days of approval to proceed and will make additional contacts by phone, e-mail or through the postal service. Finally, BRI will prepare a final file for each parcel, ensuring that it has been quality checked and meets State and Federal reporting requirements.

Deliverables: Acquisition of temporary and permanent property rights from three (3) parcels, with files on each negotiation, acquisition, and project settlement.

TASK 5 - ESCROW COORDINATION SERVICES

BRI will deliver documents and checks to the escrow company, review all documents for submission to escrow companies, and review all final title and escrow documents. We will apply extensive acquisition experience so that the project acquires good title and property rights necessary for completion. BRI will coordinate escrow closings and file all applicable forms and documents with the County Assessor's office.

Deliverables: Facilitate Title and Escrow support as outlined above for three (3) parcels.

TASK 6 - CALTRANS RIGHT OF WAY CERTIFICATION

BRI will coordinate with Caltrans District 11 to supply all required documentation for the draft and final Right of Way Certification Document 13-B at certification level 1 or 2.

Deliverables: One (1) draft and one (1) final Right of Way Certification Document 13-B at certification level 1 or 2.

FEDERAL/CALTRANS COMPLIANCE

Under the City's direction and operational policies, all right of way services will be provided in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as amended, and implementing regulation, 49 CFR Part 24; California Government Code Section 7267 et seq.; California Code of Civil Procedure Sections 1263.010 to 1263.620 and 1255.010 to 1255.060; Housing and Community Development Title 25; USPAP, the City's real estate policies and Caltrans real estate policies and procedures, as applicable.

DELIVERY SCHEDULE

The Memorandums of Appraisal Updates will be delivered in four (4) weeks of Notice to Proceed (NTP) and the independent appraisal reviews will be delivered within two (2) weeks thereafter.

Acquisition tasks are anticipated to take place over three (3) to six (6) months. Escrow and Right of Way Certification will be completed thereafter.



FEE FOR SERVICES

The fee for additional right of way services for the Grossmont Center Drive Bridge Widening Project is **\$32,996.66**. Attached please find BRI's 10-H1 fee proposal containing the staff proposed, and their hourly rates, direct and indirect, based on Federal Audited Rates, as well as hours per task.

Should you have any questions regarding this scope and fee, please reach out to Project Manager Chip Willett at c.willett@benderrosenthal.com or at (760) 716-8600.

We look forward to working with you.

Sincerely,

BENDER ROSENTHAL, INC.

A handwritten signature in blue ink, appearing to read 'R. Baur'.

Renee Baur, PMP
CA Real Estate Broker
Chief Executive Officer

EXHIBIT 10-H COST PROPOSAL
ACTUAL COST-PLUS-FIXED FEE OR LUMP SUM OR FIRM FIXED PRICE CONTRACTS
(DESIGN, ENGINEERING AND ENVIRONMENTAL STUDIES)

Note: Mark-Ups are Not Allowed

☐ Prime Consultant

☒ Subconsultant

☐ 2nd Tier Subconsultant

Consultant: BENDER ROSENTHAL, INC.

Project No. TBD Contract No. TBD

Date December 11, 2024

Project Name Grossmont Center Drive Bridge Widening Project

DIRECT LABOR

Classification/Title	Name	Range	Hours	Actual Hr Rate	Total
Senior Project Manager	Chip Willett, RE Broker	\$68.00 - \$96.00	36	\$ 76.92	\$ 2,769.12
Project Manager	Nicole Cornell, PMP	\$35.00 - \$65.00	24	\$ 60.00	\$ 1,440.00
			60		

LABOR COSTS

a) Subtotal Direct Labor Costs	\$ 4,209.12
b) Anticipated Salary Increases	\$168.36

c) **TOTAL DIRECT LABOR COSTS [(a) + (b)]** **\$ 4,377.48**

INDIRECT COSTS

d) Fringe Benefits (Rate: <u>41.12%</u>)	c) Total Fringe Benefits [(c) x (d)]	\$ 1,800.02
f) Overhead (Rate: <u>19.83%</u>)	g) Overhead [(c) x (f)]	\$ 868.06
h) General & Admin (Rate: <u>58.70%</u>)	i) Gen & Admin [(c) x (h)]	\$ 2,569.58

j) **TOTAL INDIRECT COSTS [(e) + (g) + (i)]** **\$ 5,237.66**

FIXED FEE

k) **TOTAL FIXED FEE [(c) + (j)] x fixed fee 10%]** **\$ 961.51**

l) CONSULTANT'S OTHER DIRECT COSTS (ODC) – ITEMIZE (Add additional pages if necessary)

Description of Item	Quantity	Unit	Unit Cost	Total
Memorandums of Appraisal Updates	3	Each	\$ 3,000.00	\$ 9,000.00
Acquisition Services	3	Each	\$ 3,500.00	\$ 10,500.00
Right of Way Certification	1	Each	\$ 2,500.00	\$ 2,500.00
Shipping	6	Each	\$ 70.00	\$ 420.00

i) **TOTAL OTHER DIRECT COSTS** **\$ 22,420.00**

m) SUBCONSULTANTS' COSTS (Add additional pages if necessary)

m) **TOTAL SUBCONSULTANTS' COSTS** **\$ -**

n) **TOTAL OTHER DIRECT COSTS INCLUDING SUBCONSULTANTS [(l) + (m)]** **\$ 22,420.00**

TOTAL COST [(c) + (j) + (k) + (n)] **\$ 32,996.66**

NOTES:

1. Key personnel must be marked with an asterisk (*) and employees that are subject to prevailing wage requirements must be marked with two asterisks (**). All costs must comply with the Federal cost principles. Subconsultants will provide their own cost proposals.
2. The cost proposal format shall not be amended. Indirect cost rates shall be updated on an annual basis in accordance with the consultant's annual accounting period and established by a cognizant agency or accepted by Caltrans.
3. Anticipated salary increases calculation (page 2) must accompany.

EXHIBIT 10-H COST PROPOSAL
ACTUAL COST-PLUS-FIXED FEE OR LUMP SUM OR FIRM FIXED PRICE CONTRACTS
(CALCULATIONS FOR ANTICIPATED SALARY INCREASES)

1. Calculate Average Hourly Rate for 1st year of the contract (Direct Labor Subtotal divided by total hours)

Direct Labor Subtotal per Cost Proposal	Total Hours per Cost Proposal		Avg Hourly Rate	5 Year Contract Duration Year 1 Avg Hourly Rate
\$4,209.12	60	=	\$70.15	

1. Calculate hourly rate for all years (Increase the Average Hourly Rate for a year by proposed escalation %)

	Avg Hourly Rate		Proposed Escalation			
Year 1	\$70.15	+	5.0%	=	\$73.66	Year 2 Avg Hourly Rate
Year 2	\$73.66	+	5.0%	=	\$77.34	Year 3 Avg Hourly Rate
Year 3	\$77.34	+	5.0%	=	\$81.21	Year 4 Avg Hourly Rate
Year 4	\$81.21	+	5.0%	=	\$85.27	Year 5 Avg Hourly Rate

3. Calculate estimated hours per year (Multiply estimate % each year by total hours)

	Estimated % Completed Each Year		Total Hours per Cost Proposal		Total Hours per Year	
Year 1	20.0%	*	60	=	12	Estimated Hours Year 1
Year 2	80.0%	*	60	=	48	Estimated Hours Year 2
Year 3	0.0%	*	60	=	0	Estimated Hours Year 3
Year 4	0.0%	*	60	=	0	Estimated Hours Year 4
Year 5	0.0%	*	60	=	0	Estimated Hours Year 5
Total	100.0%		Total	=	60	

4. Calculate Total Costs including Escalation (Multiply Average Hourly Rate by the number of hours)

	Avg Hourly Rate (Calculated above)		Estimated hours (Calculated Above)		Cost Per Year	
Year 1	\$70.15	*	12	=	\$841.82	Estimated Hours Year 1
Year 2	\$73.66	*	48	=	\$3,535.66	Estimated Hours Year 2
Year 3	\$77.34	*	0	=	\$0.00	Estimated Hours Year 3
Year 4	\$81.21	*	0	=	\$0.00	Estimated Hours Year 4
Year 5	\$85.27	*	0	=	\$0.00	Estimated Hours Year 5
Total Direct Labor Cost with Escalation				=	\$4,377.48	
Direct Labor Subtotal before Escalation				=	\$4,209.12	
Estimated total of Direct Labor Salary Increase				=	\$168.36	Transfer to Page 1

- NOTES:
1. This is not the only way to estimate salary increases. Other methods will be accepted if they clearly indicate the % increase, the # of years of the contract, and a breakdown of the labor to be performed each year.
 2. An estimation that is based on direct labor multiplied by salary increase % multiplied by the # of years is not acceptable. (i.e. \$250,000 x 2% x 5 yrs = \$25,000 is not an acceptable methodology)
 3. This assumes that one year will be worked at the rate on the cost proposal before salary increases are granted.
 4. Calculations for anticipated salary escalation must be provided.

EXHIBIT 10-H COST PROPOSAL


Certification of Direct Costs:

I, the undersigned, certify to the best of my knowledge and belief that all direct costs identified on the cost proposal(s) in this contract are actual, reasonable, allowable, and allocable to the contract in accordance with the contract terms and the following requirements:

1. Generally Accepted Accounting Principles (GAAP)
2. Terms and conditions of the contract
3. [Title 23 United States Code Section 112](#) - Letting of Contracts
4. [48 Code of Federal Regulations Part 31](#) - Contract Cost Principles and Procedures
5. [23 Code of Federal Regulations Part 172](#) - Procurement, Management, and Administration of Engineering and Design Related Service
6. [48 Code of Federal Regulations Part 9904](#) - Cost Accounting Standards Board (when applicable)

All costs must be applied consistently and fairly to all contracts. All documentation of compliance must be retained in the project files and be in compliance with applicable federal and state requirements. Costs that are noncompliant with the federal and state requirements are not eligible for reimbursement. Local governments are responsible for applying only cognizant agency approved or Caltrans accepted Indirect Cost Rate(s).

Prime Consultant or Subconsultant Certifying:

Name**:	<u>Renee Baur</u>	Title**:	<u>Chief Executive Officer</u>
Signature:		Date of Certification (mm/dd/yyyy):	<u>12/11/2024</u>
Email**:	<u>r.baur@benderrosenthal.com</u>	Phone Number:	<u>(916) 978-4900</u>
Address:	<u>2825 Watt Ave. Suite 200, Sacramento CA 95821</u>		

**An individual executive or financial officer of the consultant's or subconsultant's organization at a level no lower than a Vice President or a Chief Financial Officer, or equivalent, who has authority to represent the financial information utilized to establish the cost proposal for the contract.

List services the consultant is providing under the proposed contract:

Right of Way Services

Grossmont Center Drive Bridge☒ Prime Consultant☒ Subconsultant☒ 2nd Tier SubConsultant **NV5, Inc.**

Project No.

Contract No. TBDDate 06 - JUNE - 2025**DIRECT LABOR**

Classification/Title	Name	Hours	Hourly Rates	Total
Principal/Project Manager*	Jack Abcarius	20	\$119.67	\$2,393.40
Assistant Project Manager*	Darab Bouzarjomehri	10	\$107.48	\$1,074.80
2 nd Assistant Project Manager	Mark Weaver	10	\$125.00	\$1,250.00
CAD Tech. III	Steve Dodge	8	\$69.10	\$552.80
		48		\$5,271.00

LABOR COSTS

a) Subtotal Direct Labor Costs

\$5,271.00

b) Anticipated Salary Increases (see page 2 for sample)

\$0.00

c) TOTAL DIRECT LABOR COSTS [(a) + (b)] \$5,271.00**FRINGE BENEFITS**

d) Fringe Benefits

(Rate: **16.54%**)**e) Total Fringe Benefits**[(c) x (d)] \$871.82

INDIRECT COSTS

f) Overhead	(Rate: 54.27%)	g) Overhead [(c) x (f)]	\$2,860.57
h) General and Administrative	(Rate: 67.34%)	i) Gen & Admin [(c) x (h)]	\$3,549.49
j) Total Indirect Costs [(e) + (g) + (i)]			\$7,281.89

FIXED FEE (Profit)

q) (Rate: 10.00%)

k) **TOTAL FIXED PROFIT** [(c) + (j)] x (q) **\$1,255.29****l) OTHER DIRECT COSTS (ODC)**

Description	Unit(s)	Unit Cost	Total
	Day		\$0.00
	LS		\$0.00
	LS		\$0.00
	Miles		\$0.00
l) TOTAL OTHER DIRECT COSTS			\$0.00

m) Subconsultants:

Subconsultant 1: BRI, Inc.		\$32,996.66	70.50%
Subconsultant 2:	(DBE)		0.00%
Subconsultant 3:	(DBE)		0.00%
Subconsultant 4:	(DBE)		0.00%
m) TOTAL SUBCONSULTANT'S COSTS		\$32,996.66	

n) **Total Other Direct Costs Including Subconsultants** [(l) + (m)] **\$32,996.66****TOTAL COST** [(c) + (j) + (k) + (n)] **\$46,804.84****NOTES:**

- Key personnel **must** be marked with an asterisk (*) and employees that are subject to prevailing wage requirements must be marked with two asterisks (**). All costs must comply with the Federal cost principles.
Subconsultants will provide their own cost proposals.
- The cost proposal format shall not be amended. Indirect cost rates shall be updated on an annual basis in accordance with the consultant's annual accounting period and established by a cognizant agency or accepted by Caltrans.
- Anticipated salary increases calculation (page 2) must accompany.

Grossmont Center Drive Bridge

☒ Prime Consultant
 ☐ Subconsultant
 ☐ 2nd Tier Sub
Consultant **NV5, Inc.**

Project No.

Contract No. TBDDate 06 - JUNE - 2025**1. Calculate Average Hourly Rate for 1st year of the contract (Direct Labor Subtotal divided by total hours)**

Direct Labor Subtotal	Total Hours		Avg Hourly	2 Year Contract
per Cost Proposal	per Cost Proposal		Rate	Duration
\$5,271.00	48	=	\$109.81	Year 1 Avg Hourly Rate

2. Calculate hourly rate for all years (Increase the Average Hourly Rate for a year by proposed escalation %)

	Avg Hourly Rate		Proposed Escalation			
Year 1	\$109.81	+	3%	=	\$113.11	Year 2 Avg Hourly Rate
Year 2	\$113.11	+	3%	=	\$116.50	Year 3 Avg Hourly Rate
Year 3	\$116.50	+	3%	=	\$120.00	Year 4 Avg Hourly Rate
Year 4	\$120.00	+	3%	=	\$123.59	Year 5 Avg Hourly Rate

3. Calculate estimated hours per year (Multiply estimate % each year by total hours)

	Estimated % Completed Each Year		Total Hours per Cost Proposal		Total Hours per Year	
Year 1	100.00%	*	48.0	=	48.0	Estimated Hours Year 1
Year 2		*	48.0	=	0.0	Estimated Hours Year 2
Year 3		*	48.0	=	0.0	Estimated Hours Year 3
Year 4		*	48.0	=	0.0	Estimated Hours Year 4
Year 5		*	48.0	=	0.0	Estimated Hours Year 5
Total	100%		Total	=	48.0	

4. Calculate Total Costs including Escalation (Multiply Average Hourly Rate by the number of hours)

	Avg Hourly Rate (calculated above)		Estimated hours (calculated above)		Cost per Year	
Year 1	\$109.81	*	48	=	\$5,271.00	Estimated Hours Year 1
Year 2	\$113.11	*	0	=	\$0.00	Estimated Hours Year 2
Year 3	\$116.50	*	0	=	\$0.00	Estimated Hours Year 3
Year 4	\$120.00	*	0	=	\$0.00	Estimated Hours Year 4
Year 5	\$123.59	*	0	=	\$0.00	Estimated Hours Year 5
Total Direct Labor Cost with Escalation				=	\$5,271.00	
Direct Labor Subtotal before Escalation				=	\$5,271.00	
Estimated total of Direct Labor Salary Increase				=	\$0.00	Transfer to Page 1

NOTES:

- 1 This is not the only way to estimate salary increases. Other methods will be accepted if they indicate the % increase, the # of years of the contract, and a breakdown of the labor to be performed each year.
- 2 An estimation that is based on direct labor multiplied by salary increase % multiplied by the # of years is not acceptable. (i.e. \$250,000 x 3% x 5 yrs = \$37,500 is not an acceptable methodology)
- 3 This assumes that one year will be worked at the rate on the cost proposal before salary increases are granted.
- 4 Calculations for anticipated salary escalation must be provided.


Grossmont Center Drive Bridge**Certification of Direct Costs:**

I, the undersigned, certify to the best of my knowledge and belief that all direct costs identified on the cost proposal(s) in this contract are actual, reasonable, allowable, and allocable to the contract in accordance with the contract terms and the following requirements:

1. Generally Accepted Accounting Principles (GAAP)
2. Terms and conditions of the contract
3. Title 23 United States Code Section 112 - Letting of Contracts
4. 48 Code of Federal Regulations Part 31 - Contract Cost Principles and Procedures
5. 23 Code of Federal Regulations Part 172 - Procurement, Management, and Administration of Engineering and Design Related Service
6. 48 Code of Federal Regulations Part 9904 - Cost Accounting Standards Board (when applicable)

All costs must be applied consistently and fairly to all contracts. All documentation of compliance must be retained in the project files and be in compliance with applicable federal and state requirements. Costs that are noncompliant with the federal and state requirements are not eligible for reimbursement. Local governments are responsible for applying only cognizant agency approved or Caltrans accepted Indirect Cost Rate(s).

Prime Consultant or Subconsultant Certifying:

Name:	<u>Lori Goodwin</u>	Title *:	<u>Senior Vice President</u>
Signature :		Date of Certification (mm/dd/yyyy):	<u>10/14/2024</u>
Email:	<u>lori.goodwin@nv5.com</u>	Phone Number:	<u>559-661-5228</u>
Address:	<u>15092 Avenue of Science, Suite 200, San Diego, CA 92128</u>		

*An individual executive or financial officer of the consultant's or subconsultant's organization at a level no lower than a Vice President or a Chief Financial Officer, or equivalent, who has authority to represent the financial information utilized to establish the cost proposal for the contract.

List services the consultant is providing under the proposed contract:

1. Civil Engineering (Surveying, Roadway, Traffic, SWPPP)
2. Structural Engineering (Bridge Design & Retrofit)
3. Geotechnical Engineering
4. Environmental Permitting (if necessary)

**CITY OF LA MESA
GROSSMONT CENTER DRIVE BRIDGE**

SCOPE OF WORK - ESTIMATED HOURS WORKSHEET

[illegible]

CITY OF LA MESA
GROSSMONT CENTER DRIVE BRIDGE

SCOPE OF WORK - ESTIMATED HOURS WORKSHEET

Fully Loaded Hourly Rate (Direct Labor, overhead, and profit)			\$313.49	\$281.56	\$327.46	\$181.02	TOTAL HOURS	TOTAL FULLY LOADED LABOR COST PER TASK	SUBCONSULTANT COSTS
TASKS	Sub-Task No.	Staff Name	Jack Abcarius	Darab Bouzarjomehri	Mark Weaver	Steve Dodge			
		Staff Classification	Principal/Project Manager*	Assistant Project Manager*	2nd Assistant Project Manager	CAD Tech. III			
TOTAL HOURS FOR PROJECT			20	10	10	8	48	\$13,808.18	\$0.00
							0	\$0.00	
							0	\$0.00	
							0	\$0.00	
							0	\$0.00	
							0	\$0.00	
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							0	\$0.00	
							0	\$0.00	
							0	\$0.00	
	OPTIONAL SERVICES			0	0	0	0	0	\$0.00
PHASE 5 - Construction Support									
5.1	Pre-Bid Meeting						0	\$0.00	
5.2	Bid Support - Respond to RFIs (15 max)						0	\$0.00	
5.3	Evaluate Bids						0	\$0.00	
5.4	Attend Pre-Construction Meeting						0	\$0.00	
5.5	Assist RE with Contract Documents						0	\$0.00	
5.6	Review Shop Drawing Submittals						0	\$0.00	
5.7	Construction Site Meetings (2 Max)						0	\$0.00	
5.8	Prepare As-Builts						0	\$0.00	
							0	\$0.00	
							0	\$0.00	
							0	\$0.00	
							0	\$0.00	

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 \$ _____ Fund _____

Purpose _____

Director of Finance
City of La Mesa

Date _____ By _____

Unappropriated Reserves Available Balance \$ _____

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 \$46,804.66



Director of Finance
City of La Mesa

Date: 07/08/2025

By: Michael Throne

Fund: 540 Dept. Account: 8309-6830 Activity: \$46,804.66 from Account 540-8309-6830 (Amount Available \$567,200)

Purpose: Resolution awarding a contract amendment to NV5 for appraisal review services for the Grossmont Center Drive Bridge Rehabilitation and Widening Project

CERTIFICATE NO. 1935



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

DATE: July 8, 2025

SUBJECT: A. RESOLUTION ACCEPTING BID 25-17, 2025 PAVING PROJECT, AND AWARDING A CONSTRUCTION CONTRACT TO HAZARD CONSTRUCTION ENGINEERING, INC.

B. RESOLUTION AWARDING A TASK ORDER TO ARDURRA GROUP, INC. TO PROVIDE INSPECTION SERVICES FOR THE 2025 PAVING PROJECT

ISSUING DEPARTMENT: PUBLIC WORKS

SUMMARY:

Should the City Council approve the attached Resolutions:

Issues:

- A. Accepting Bid 25-17, 2025 Paving Project and awarding a construction contract to Hazard Construction Engineering, Inc., in the amount of \$774,729?
- B. Awarding a task order to Ardurra Group, Inc. to provide inspection services for the 2025 Paving Project in the amount of \$54,240?

Recommendation:

- A. Accept Bid 25-17, 2025 Paving Project and awarding a construction contract to Hazard Construction Engineering, Inc., in the amount of \$774,729.
- B. Award a task order to Ardurra Group, Inc. to provide inspection services for the 2025 Paving Project in the amount of \$54,240.

Fiscal Impact:

CIP No. 8304, 2025 Paving Project (Street Resurfacing Project), is funded by TransNet Regional Transportation Improvement Program, LAM40. No general fund money will be used for this project.

City's Strategic Goals:

- Invest in infrastructure to serve the needs of the community.
- Maintain a community where residents and visitors feel safe.
- Promote a high quality of life that current and future generations can afford to call home.

BACKGROUND:

The City's annual street projects aim to provide excellent municipal services to commuters and residents by regularly and responsibly maintaining and improving roadways through means most effective to the community. The 2025 Paving Project will fully reconstruct selected streets utilizing the Full Depth Reclamation (FDR) method that recycles materials for reduced time impact to residents and decreased cost.

The City maintains roadways on a 7-year, 7-zone cycle. Roadways are selected based on multiple factors, including average daily traffic, types of vehicle load, paving history, types of roadway damage, and more. Although this year's resurfacing zone is 5, due to roadway damage, utility repairs, and various other factors, the City has included the streets shown in Attachment F.

DISCUSSION:

Construction Contract. On June 11, 2025, a notice inviting bids was advertised, and bid documents were distributed. On June 30, 2025, the following six bids were received electronically.

Bidders	Base Bid	Bid Total
Hazard Construction Engr LLC	\$774,729.00	\$774,729.00
VSI Technologies	\$850,000.00	\$850,000.00
R.J. Noble Company	\$1,014,996.86	\$1,014,996.86
Frank & Son Paving, Inc.	\$1,062,340.57	\$1,062,340.57
TC Construction Company, Inc.	\$1,121,229.60	\$1,121,229.60
LCR Earthwork & Engineering, Corp.	\$1,181,084.80	\$1,181,084.80

The apparent responsive and responsible low bidder was identified as Hazard Construction Engineering, Inc., with a base bid of \$774,729, which is below the engineer's estimate for the base bid of \$903,733. The contract time for project completion is 30 working days. The work is expected to begin in July 2025 and be completed by October 2025.

Inspection and Construction Management Contract. In May 2025, the City solicited proposals from pre-qualified firms for Inspection and Construction Management services for CIP No, 8304, the 2025 Paving Project. On June 10, 2025, Ardurra Group, Inc. (Ardurra) submitted a proposal and subsequently was found to be the most highly qualified firm. The contract with Adrura is \$54,240, and their proposal is included as attachment D.

CONCLUSION:

Staff recommends that the City Council adopt the attached resolutions:

- A. Accepting Bid 25-17, 2025 Paving Project and awarding a construction contract to Hazard Construction Engineering, Inc., in the amount of \$774,729.
- B. Awarding a task order to Ardurra Group, Inc. to provide construction management and inspection services for the 2025 Paving Project in the amount of \$54,240.

Respectfully submitted by:



Greg Humora
City Manager



Michael Throne, PE
Director of Public Works



Amanda Lee
Assistant City Manager

Respectfully submitted by:

Tristan Leger

Tristan Leger
Assistant Engineer

Report to Mayor and Councilmembers
Date: July 8, 2025
Page: 4 of 4

Attachments: A – Resolution Awarding Bid 25-17 to Hazard Construction Eng, Inc.
 B – Resolution Awarding Task Order to Ardurra Group, Inc.
 C – Bid 25-17 Tabulation
 D – Ardurra Group, Inc. Proposal
 E – Map of Work

RESOLUTION NO. 2025-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA MESA
ACCEPTING THE LOW BIDDER FOR BID 25-17 AND AWARDING A
CONSTRUCTION CONTRACT FOR THE 2025 PAVING PROJECT TO
HAZARD CONSTRUCTION ENGINEERING, INC. (CIP NO. 8304)

WHEREAS, the City of La Mesa continues to improve public streets and roadways to provide smoother roads for residents and commuters;

WHEREAS, the City advertised a notice inviting bids on June 11, 2025;

WHEREAS, the City received six (6) bids on the bid opening date of June 30, 2025; and

WHEREAS, based on the base bid, the low bidder, Hazard Construction Engineering, Inc., was found to be a 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:

Hazard Construction Engineering, Inc. was determined to be the lowest responsive and responsible bid with a base bid in the amount of \$774,729 for Bid 25-17, 2025 Paving Project, CIP Project No. 8304. 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 Hazard Construction Engineering, Inc. to perform the work at the prices set forth in said base 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 8th day of July 2025, by the following vote, to wit:

AYES:

NOES:

ABSENT:

CERTIFICATE OF CITY CLERK

I, MEGAN WIEGELMAN, City Clerk of the City of La Mesa, California, do hereby certify the foregoing to be a true and exact copy of Resolution No. 2025-____, duly passed and adopted by the City Council of said City on said date and by the vote therein recited.

MEGAN WIEGELMAN, CMC, City Clerk

(SEAL OF CITY)

RESOLUTION NO. 2025-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA MESA
APPROVING A TASK ORDER TO ARDURRA TO PROVIDE CONSTRUCTION
MANAGEMENT AND INSPECTION SERVICES FOR THE 2025 PAVING
PROJECT (CIP NO. 8304)

WHEREAS, the City of La Mesa continues to provide high quality municipal services to residents and commuters;

WHEREAS, in May 2024, the City advertised a request for qualifications RFQ 25-01 for as-needed engineering services;

WHEREAS, Ardurra Group, Inc. was selected as a qualified firm to provide as-needed construction management and inspection services; and

WHEREAS, the City requires assistance with inspection for the 2025 Paving Project.

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

The task order to provide construction management and inspection services of 2025 Annual Resurfacing Project, CIP Project No. 8304, for an amount of \$54,240 is approved and the Mayor is hereby authorized to execute a task order with Ardurra Group, Inc. to perform the work.

PASSED AND ADOPTED at a Regular meeting of the City Council of the City of La Mesa, California, held the 8th day of July 2025, by the following vote, to wit:

AYES:

NOES:

ABSENT:

CERTIFICATE OF THE CITY CLERK

I, MEGAN WIEGELMAN, City Clerk of the City of La Mesa, California, do hereby certify the foregoing to be a true and exact copy of Resolution No. 2025-, duly passed and adopted by the City Council of said City on the date and by the vote therein recited.

MEGAN WIEGELMAN, CMC, City Clerk

(SEAL OF CITY)

Bid Tabulation
BID 25-17 2025 Paving Project

Bidders	Base Bid	Bid Total
1 Hazard Construction Engr LLC	\$774,729.00	\$774,729.00
2 VSI Technologies	\$850,000.00	\$850,000.00
3 R.J. Noble Company	\$1,014,996.86	\$1,014,996.86
4 Frank & Son Paving, Inc.	\$1,062,340.57	\$1,062,340.57
5 TC Construction Company, Inc.	\$1,121,229.60	\$1,121,229.60
6 LCR Earthwork & Engineering, Corp.	\$1,181,084.80	\$1,181,084.80
Engineer's Estimate	\$903,703.00	\$903,703.00

All bids compared on the basis of the BASE BID ONLY.



June 10, 2025

Mr. Michael Throne
City Engineer/Public Works Director
City of La Mesa
8031 Allison Avenue
La Mesa, CA 91941

**REFERENCE: PROPOSAL TO PERFORM CONSTRUCTION MANAGEMENT AND
INSPECTION SERVICES – BID NO. 25-17; 2025 PAVING PROJECT
FULL DEPTH RECLAMATION**

Dear Mr. Throne,

In accordance with your request, Ardurra is pleased to provide this proposal for Construction Management and Inspection services for the City of La Mesa (City) on the subject project. Ardurra would like to propose Mr. Scott Adamson as Construction Manager, Mr. Bob Keleman as the Sr. Construction Inspector and Ms. Nancy Cambra as the Labor Compliance Specialist. Our proposed scope of work may include, but is not limited to, the following:

SCOPE OF SERVICES

Presented below is Ardurra's proposed Detailed Scope of Work to be provided based on our understanding of the project requirements. Ardurra has assembled a comprehensive and detailed scope of work to accomplish the City's project objectives and ensure a complete and well-coordinated construction management program that results in a project that is delivered on time and within budget.

Task 1 – Pre-Construction Phase Services

Task 1.1 – Pre-Construction Conference

Notify appropriate parties and schedule and conduct the Pre-Construction Conference with the Contractor. The meeting shall cover the overall project objectives, responsibilities of key personnel and agencies, schedules, procedures for handling submittals, correspondence, utility relocations, local agency permit requirements, request for clarification, progress payments, change orders, and other pertinent topics.

Task 1.2 – Review Pre-Construction Submittals

Review the Contractor's pre-construction submittals such as initial CPM schedule, schedule of values, staging plans, and by-pass plans and provide comment to the City on the adequacy of those documents.



Task 1.3 – Coordinate with Outside Agencies/Stakeholders

Provide coordination with outside agencies and property owners regarding upcoming construction. Provide regular communication and coordinate any possible additional meetings that may be required to satisfy encroachment permit requirements or stakeholder concerns.

Task 2 – Construction Phase Services

Task 2.1 – Reports and Communications (Document Control)

A. Project Document Control

Prepare detailed project punch item lists at closeout of the project. Upon correction of deficiencies, schedule, coordinate, and conduct a final walk through prior to acceptance of work with the City. Verify work, testing, cleanup, and demobilization is complete. Check and submit final payment requests after final walk through. Review and certify that the Contractor's project record drawings are complete and accurate.

Task 2.2 – Communication Administration

A. Construction Progress Meetings

Schedule and conduct bi-weekly construction progress meetings with the Contractor(s) and the City. Provide meeting agendas and discuss the schedule, near term activities, clarifications and problems which need resolution, coordination with other Contractors, status of change orders, and safety issues. Prepare minutes of the meetings with identified action items. Prepare and distribute the minutes to the attendees.

B. Project Coordination

Provide coordination between the Contractor, Agencies, Public Outreach Consultant, Private Properties, and the City as needed to facilitate the construction process. Ardurra will ensure that the parties have up to date necessary information and documents such as shop drawings, submittals, plan revisions, by-pass plans, and traffic control plans. A documentation tracking procedure will be developed to track the distribution of these documents.

C. Shop Drawings and Submittal Reviews

Coordinate submittal review and approval. Ardurra will be responsible for processing and monitoring the status of submittals. Ardurra will provide cursory review of the Contractor's submittals for general conformance with the contract document requirements prior to sending the submittals to the Design Engineer. Submittals of a general nature will be reviewed and processed by the CM team at the City's request. The CM team may also provide review of technical specifications of a general nature such as crushed rock, asphalt paving, and import.

Ardurra will log, track, and monitor shop drawings, calculations, data samples, submittals, and manuals from the Contractor. Shop drawings and submittals which significantly do not meet the specified requirements will be returned to the Contractor with comments for corrections and resubmittal.



Exception reports, which identify outstanding submittals or reviews needed, shall be prepared periodically.

D. Plans and Specifications Interpretation (RFI Processing)

Review and respond to Contractor RFIs if of a general nature. Technical RFIs will be submitted to the project Design Engineer for response. Maintain a log of RFIs in order to ensure that written clarifications are provided to the Contractor in a timely manner. Responses to requests for changes to the design will be submitted to the City's Project Manager and Design Engineer for response and approval.

E. Respond to Change Order Requests

Identify, prepare log, and monitor Contractor or City initiated claims, changes, extra work, and change orders. Negotiate claims to an agreed Contractor/Consultant/City conclusion. Provide written recommendations to the City regarding the resolution of change orders and submit change orders to the City for approval. Prepare a report providing statement of claim, extra work, or change; background leading to the issue; resolution recommendation for action by the City. Prepare written justification and cost estimates for each change order that require design modifications or clarifications, including revisions to the drawing, details, and specifications. Resolve claims, extra work, and change orders for changes to the work and obtain City approval.

F. Progress Payment Reviews

Prepare project related invoices and progress payments. Submit invoices to the City's Project Manager with a recommendation stating the proper amount for payment using the Schedule of Values and actual quantities as a basis to prepare payment requests. Progress payment review will also include evaluation of the monthly updated construction schedule and review of the project as-builts to verify that the Contractor is up to date. In addition, review of monthly progress payments will include review of the Contractor's required inspections, testing, and reports as required by the project SWPPP and the Construction General Permit.

Task 2.3 – Construction Inspection Services

A. Daily Construction Monitoring

Provide part-time inspection and necessary specialty inspection to observe and document that the Contractor's work is in compliance with the contract documents. Prepare daily reports of the construction activities including weather conditions, Contractor's equipment and manpower, work performed, materials used, site visitors, note delays in work and reasons for the delays, and deficiencies. Prepare daily reports of deviations and non-conformance to specifications and provide a timely response. Perform technical inspection at the job site as required of materials and workmanship and discuss with the Contractor appropriate revisions to the methods and procedures used in performing the work. Observe and record all material deliveries to the site. Material certificates shall be verified and documented for compliance with plans, specifications, and approved shop drawings. Prepare a detailed daily report summarizing all observations and work performed on site each day/shift. Maintain, on a daily basis, a set of as-built drawings as verification and redundancy to the Contractor's.



B. Photo Documentation

Take and file construction documentation photographs on a regular basis. Maintain a digital photographic library of significant construction activities. Take additional photographs to document differing site conditions, change order claim items and any special or unique conditions as they arise.

C. Community Outreach

Provide a central point of contact for stakeholders on the project and act as the City's representative in the field. Meet with affected stakeholders regularly and keep a log of complaints with a description of the complaint and the measures taken to mitigate the complaint.

D. Labor Compliance Services

Verify DIR registration of prime and subcontractors. Coordinate the submittal of certified payroll records, fringe benefit records, and apprentice registration materials. Verify proper apprentice ratios are being met. Verify proper signage and wage rate determinations are displayed on the project. Perform employee interviews as required by project funding conditions. Spot check certified payroll records for proper pay rates.

Task 3 – Post-Construction Phase Services

Task 3.1 – Project Closeout

Prepare detailed project punch item lists at closeout of the project. Upon correction of deficiencies, schedule, coordinate, and conduct a final walk through prior to acceptance of work with the City. Verify work, testing, cleanup and demobilization is complete. Check and submit final payment requests after final walk through. Review and certify that the Contractor's project record drawings are complete and accurate.

Task 3.2 – Final Project Documents

Within 30 days of filing of the notice of completion, provide a Construction Documentation notebook and electronic copy comprised of all approved shop drawings, material test reports, certifications, daily inspection reports, meeting minutes, conversation logs, and photo documentation. Also provide and submit one set of redlined as-built drawings.

FEE

Ardurra is pleased to present this estimated fee and estimated schedule for Construction Management and Inspection Services for the 2025 Paving; Full Depth Reclamation Project. In developing this estimate, we have reviewed the project plans and specifications, visited the site, and called upon our experience with similar projects.

Our estimate has been based on a 30 – working day schedule. As always our fees will be charged on an as-needed basis only for those services provided with a "Not to Exceed" limit. Should the project schedule extend substantially or should additional services, such as extended shifts, be required Ardurra will need to negotiate



with the City for additional fees. The table below presents the hours we have included in our estimate by team member over the anticipated life of the project.

Role/Team Member	2025 Paving Project, Full Depth Reclamation						
	2025						
	Week 1	Week 2	Week 3	Week 4	Week 5	Week 6	Total Hours
Construction Manager							
Scott Adamson	4	4	4	4	4	4	24
Senior Construction Inspector							
Bob Keleman	40	40	40	40	40	40	240
Labor Compliance							
Nancy Cambra	8	8	8	8	8	8	48

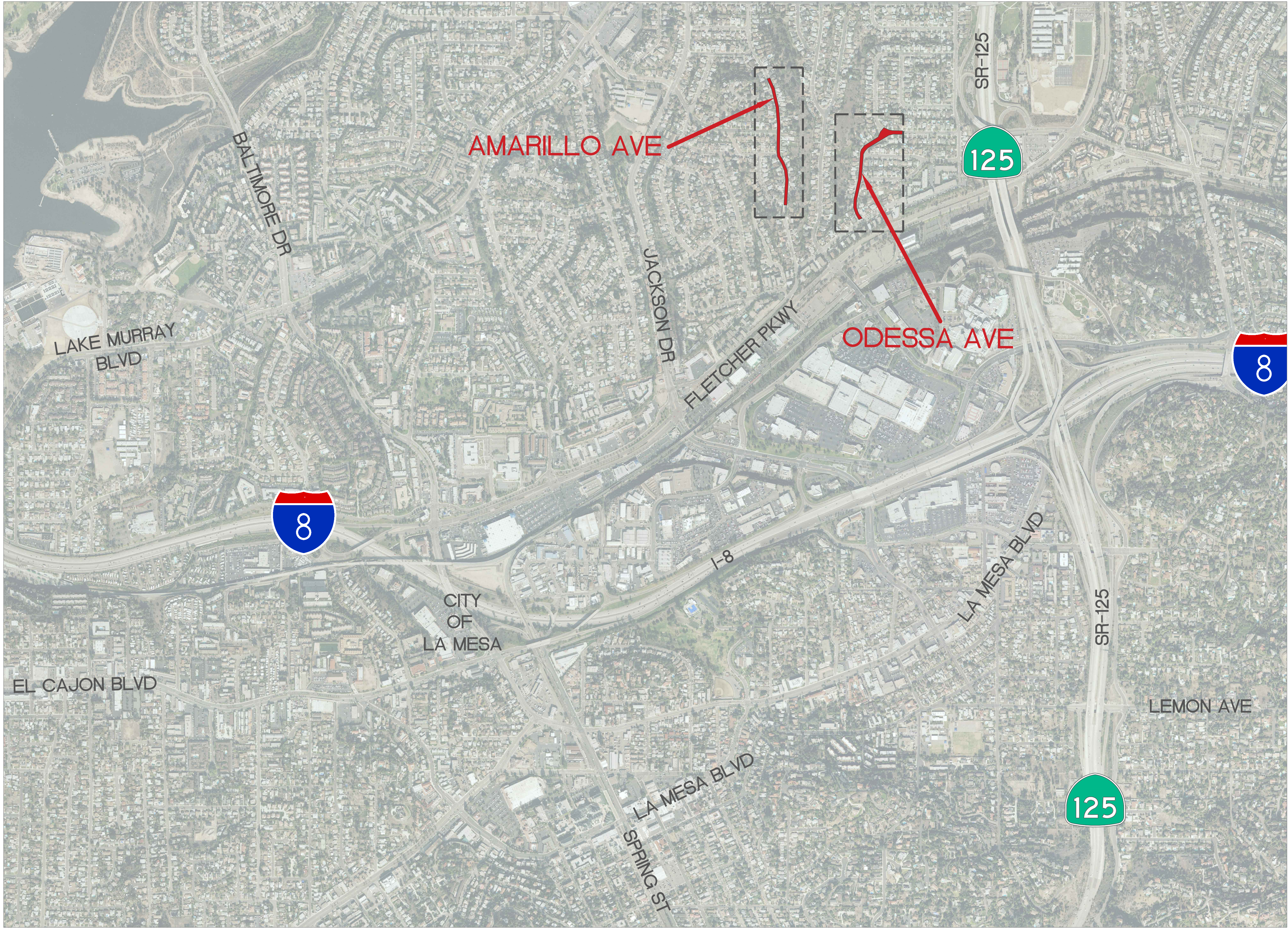
Our estimated not to exceed fee for the proposed scope of work is **\$54,240.00** (Fifty-Four Thousand Two Hundred Forty Dollars). As part of this proposal, we have included a breakdown of anticipated hours by staff type that we feel will be dedicated to each task outlined in our scope and provided an estimate of the overall project schedule and the anticipated number of hours for each proposed staff member as they relate to the resource schedule presented above.

■ Mr. Scott Adamson Senior Construction Manager	24 hrs @ \$210.00/HR	\$ 5,040.00
■ Mr. Bob Keleman Resident Engineer/Site Inspector	240 hrs @ \$175.00/HR	\$ 42,000.00
■ Ms. Nancy Cambra Labor Compliance Specialist	48 hrs @ \$150.00/HR	\$ 7,200.00
TOTAL		\$ 54,240.00

We sincerely appreciate the opportunities to provide this proposal and assist the City with this project. Please contact me at (858) 243-4977 should you have any questions or need further information.

Sincerely,

Scott Adamson, PE, QSD/P
Practice Director – SW Water CM/PM



CITY OF LA MESA
2025 PAVING PROJECT

- 1 ODESSA AVE
- 2 AMARILLO AVE



CITY OF LA MESA 2025 PAVING PROJECT

CITY OF LA MESA, CALIFORNIA
ENGINEERING DEPARTMENT
SHEET 1 OF 1 SHEETS

BID NO. 25-17

CITY ENGINEER		R.C.E. 46469		DATE		DIVISION HEAD	
DESCRIPTION	BY	APPROVED	DATE	FILMED		DESIGN ENGINEER	
ORIGINAL						CONTROL CERTIFIC.	
						LAMBERT COORDINATES	
UTILITIES:		DEVELOPMENT:				9433	
TRAFFIC:		CAPITAL PROJ:					



UNDERGROUND SERVICE ALERT
SECTION 4216 & 4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE @ 1-800-422-4133 TWO (2) WORKING DAYS BEFORE YOU DIG.

WEB ADDRESS: WWW.DIGALERT.ORG

REFERENCE PLANS:

RECORD DRAWING

BY: _____ DATE _____
APPROVED: _____ DATE _____

HELIX WATER DISTRICT
S-XX-XXX

BENCHMARK

DESCRIPTION: _____
LOCATION: _____
RECORD FROM: _____
ELEVATION: _____ DATUM: _____

CITY OF LA MESA APPROVED CHANGES

NO.	DESCRIPTION	APPROVED	DATE

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 \$ _____ Fund _____

Purpose _____

Director of Finance
City of La Mesa

Date _____ By _____

Unappropriated Reserves Available Balance \$ _____

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: 07/08/2025

By: Michael Throne

Fund: 540 Dept. Account: 8309-6830 Activity: \$828,969 from Account 540-8304-6830 (Amount Available \$1,179,200)

Purpose:

Resolution Accepting Bid 25-17, 2025 Paving Project and awarding a construction contract to Hazard Construction Engineering, Inc. and Resolution Awarding a task order to Ardurra Group, Inc. to provide inspection services for the 2025 Paving Project

CERTIFICATE NO. 1936



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

DATE: July 8, 2025

SUBJECT: RATIFICATION OF DESIGN REVIEW OF A NEW WIRELESS FACILITY; PROJECT NO. 2024-1135 (4200 LOWELL STREET)

DESCRIPTION: CITY COUNCIL RATIFICATION OF DESIGN REVIEW APPROVAL OF A NEW WIRELESS COMMUNICATION FACILITY CONSISTING OF A 185 SQUARE FOOT 8 FOOT HIGH EQUIPMENT SHELTER AND ASSOCIATED ANTENNAE MOUNTED ON A LIGHT POLE AT 4200 LOWELL STREET, APN 475-050-06-00, IN THE URBAN RESIDENTIAL (R1) ZONE.

ISSUING DEPARTMENT: Community Development

SUMMARY:

Issues:

Should the City Council ratify the Design Review Board's determination that the proposed project design meets the intent of the Design Guidelines for Wireless Telecommunication Facilities?

Recommendation:

That City Council ratify the Design Review Board approval of Project 2024-1135 **(Attachment 1)**.

Fiscal Impact:

There is no impact to the General Fund related to this project. The City's policy is to recover 100% of the cost of staff time through application processing fees.

BACKGROUND:

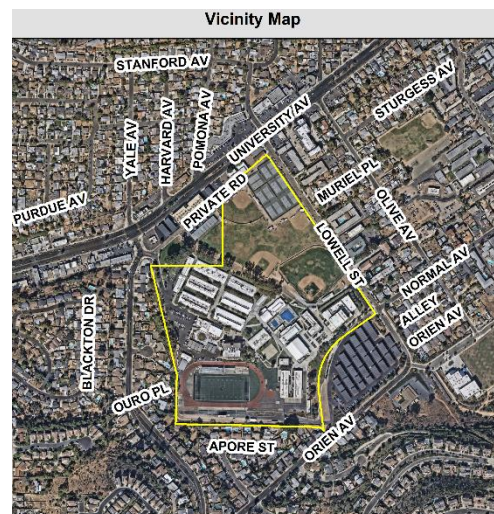
The proposed wireless communication facility (wireless facility) is proposed to be located on the Helix Charter High School site, located on Lowell Street between University Avenue and Orien Avenue, as seen on the Vicinity map below. Development on Lowell Street is primarily residential, and the school represents a significant majority of development on Lowell, south of University Avenue.



The project includes the replacement of a 78-foot-tall light pole that will house the antennae, and a new 185 square foot, eight-foot-tall shelter to house the equipment. The subject light pole would match the surrounding baseball field light poles and no other light poles would be impacted as a result of the project.

The existing parcel is primarily landscaped with street trees, grass, and other vegetation; however, the proposed leased area and surrounding areas are not currently landscaped.

Review by the City's Design Review Board (DRB) is required for wireless facilities per the City of La Mesa's 2001 Wireless Communication Facilities Ordinance. The Design Review Board considered and approved the proposed project on April 14, 2025 (**Attachment 1**).



DISCUSSION:

As mentioned above, the applicant proposes to replace an existing 78-foot-high light pole to add wireless communication equipment and construct a 185 square foot 8-foot-tall concrete masonry unit (CMU) brick equipment enclosure. The DRB determined that the proposed project is consistent with the City's Design Guidelines for Wireless Telecommunication Facilities (**Attachment 2**) as follows:

Location. Although co-locating wireless infrastructure on existing facilities is encouraged by the Design Guidelines for Wireless Facilities, there currently are no other cellular facilities available to co-locate with in the nearby area. The existing cell sites in the vicinity are either in the process of co-locating with another carrier or did not meet the antenna

elevation that the applicant required to provide sufficient coverage. Therefore, the proposed location would provide the best coverage for the applicant while maintaining the existing character of the neighborhood and minimizing the visual impact of the site **(Attachment 3)**.

Color and Materials. To create a cohesive design, the project will utilize the same light pole design with the equipment enclosed in a cylindrical enclosure painted the same grey color as the existing pole. The ground level equipment enclosure would be constructed out of CMU brick wall with a height of eight feet, and painted brown to match the surrounding ground cover.

Scale and Form. The location of the cylinder on the pole would help conceal the equipment out of the normal sightlines of persons within the area and would not change the existing scale of the light pole. The proposed 185 square foot and 8-foot-high equipment shelter is consistent with the scale and form of other buildings on the site and therefore would not create a negative visual impact.

Landscaping. Consistent with the existing condition, no further landscaping is proposed. To further integrate with the surrounding area, the equipment enclosure will be painted a brown color to minimize impacts to viewers from the street. Viewers from the school and baseball field would experience minimal visual impacts from the enclosure due to the netting blocking views of the street.

CONCLUSION:

Staff recommends that the City Council ratify the Design Review Board approval of Project 2024-1135.

Reviewed by:



Greg Humora
City Manager

Respectfully submitted by:



Lynnette Santos
Director of Community Development



Amanda Lee
Assistant City Manager

Attachments:

1. Design Review Board Certificate of Action
2. Design Guidelines for Wireless Telecommunications Facilities
3. Photo Simulations



CERTIFICATION OF DESIGN REVIEW BOARD ACTION

FILE: Project 2024-1135 (Lowell Street)

MEETING DATE: April 14, 2025

SUBJECT: Consideration for a new wireless communication facility at 4200 Lowell Street, APN 475-050-06-00 in the R1 (Urban Residential) zone.

DETERMINATION: After reviewing the proposal, the Board made a motion to recommend approval of Project 2024-1135 based on plans stamped received by the City on November 4, 2024, and a materials board stamped received on March 11, 2025, and a finding that the project is consistent with the City's Wireless Facility Design Guidelines.

The vote on the motion was as follows:

Aye: Vice Chair Ruiz-Ostmeyer, Board Member Langdon, Board Member Morita,
and Director of Community Development Santos

Nay: None
Absent: None

ATTEST:

Lynnette Santos
Director of Community Development



Exhibit A

**Project 2024-1135
Conditions of Approval**

1. The project is conditionally approved as set forth on the application and project drawings received electronically by the City on November 4, 2024, consisting of fourteen (14) sheets total, including Sheet T1 – Title Sheet, Sheet LS-1 – 1A Certificate, Sheet LS-2 – Site Survey, Sheet LS-3 – Site Survey, Sheet PS-1 – Photosim, Sheet PS-2 – Photosim, Sheet PS-3 – Photosim, Sheet A1 – Overall Site Plan, Sheet A2 – Enlarged Site Plan, Sheet A3 – Proposed Antenna Plan & Schedule, Sheet A4 – Proposed Elevations, Sheet A5 – Proposed Elevations, Sheet A6 – Proposed Equipment Elevations, Sheet A7 – Enlarged Equipment Plan.
2. This approval shall not waive compliance with any section of the La Mesa Municipal Code and all other applicable City regulations in effect at the time of Building Permit issuance unless specifically waived herein.
3. Prior to any use or issuance of final occupancy of the project site pursuant to this approval, all conditions of approval contained herein shall be completed or secured to the satisfaction of the Community Development Department.
4. The applicant is responsible for coordinating civil, landscape, and architectural plans and supplemental materials at building permit submittal to ensure that all project plans and materials are internally consistent and consistent with each other. Inconsistent construction documents will not be accepted.
5. This does not constitute an approval of the discretionary entitlement. Approval from the Planning Commission is required for discretionary entitlement. Additional permits, including but not limited to building and grading permits, may be required by the Community Development Department or other City departments prior to commencement of construction and/or use. It is the property owner and applicant's responsibility to obtain all necessary permits required for the type of project proposed.
6. The Owner shall waive any claims of liability against the City and indemnify, hold harmless and defend the City and City's employees regarding any component of the City's approval, and shall execute an indemnity agreement in substantially the form as provided by the Community Development Department prior to building permit issuance, initiating use in reliance of this permit, and the Community Development Director is hereby authorized to execute the same.
7. The applicant shall consult with the landlord to determine a final painting design for the school logo on the equipment enclosure or utilize CMU blocks with natural color aggregates if no design is chosen. The final design shall be approved by the Director of Community Development.

A. THE FOLLOWING CONDITIONS SHALL BE SATISFIED AT BUILDING SUBMITTAL:

8130 ALLISON AVENUE • LA MESA, CA 91942 • TEL: 619.667.1311 FAX: 619.462.7528



Building

1. Plans and calculations must be complete and stamped by a licensed professional before the Building Division can accept them into the plan review and permitting process.
2. The design shall meet all requirements for current adopted California Building Codes.

Engineering

1. Public improvement plans shall be complete and stamped by a licensed professional engineer.
2. All engineering permits (encroachment, grading, et cetera) for this development project shall be submitted concurrently. An encroachment permit (major) with a traffic control plan is required for work to be performed in the street right-of-way, e.g., utility installation; new curb and gutter, sidewalk and driveway approach; lighting; tree planting; parking of construction equipment; storage of materials; etcetera. Use of an appropriate regional standard traffic control plan is suggested.
3. The project shall comply with the applicable adopted City of La Mesa engineering standards and policies and San Diego County Regional Standard Drawings. All public and private improvements in the city right-of-way shall comply with City of La Mesa engineering standards.
4. The project shall comply with the City's stormwater quality and erosion control requirements.

B. THE FOLLOWING CONDITIONS MUST BE SATISFIED PRIOR TO THE ISSUANCE OF BUILDING AND GRADING PERMITS:

Engineering

1. All engineering bonds shall be secured and fees paid prior to issuance of engineering permits.

C. THE FOLLOWING CONDITIONS MUST BE SATISFIED PRIOR TO CERTIFICATE OF FINAL OCCUPANCY:

Building

1. The applicant shall obtain approvals from all departments for all issued permits: building, fire, planning, engineering, or other permits for the proposed improvements prior to final.

Engineering

1. The applicant shall obtain final inspections and approvals from all departments for all issued permits prior to the issuance of a certificate of occupancy.



Agreement of acceptance

I accept all the requirements for the project indicated above. I am aware that permits might not be granted if the requirements are not fulfilled. I, the applicant, or my lawfully authorized agent, acknowledge and agree to all the above-mentioned requirements imposed by the City of La Mesa.

Business owner/ owner's Agent

Date

Applicant's name and title

Date

DRAFT

Exhibit B

Design Guidelines for Wireless Communication Facilities

A. Locational Guidelines for Wireless Communications Facilities

1. Encourage the use of existing structures for the installation of wireless communication facilities.
2. Encourage co-location on existing sites to the extent that it is technically feasible and unobtrusive.
3. Façade mounted antennas on existing building should be encouraged on commercial sites.
4. In residential areas, the use of non-residential sites for wireless communication facilities should be encouraged. Such sites include the following:
 - Churches, steeples, spires, towers, and monuments;
 - Public utility structures, substations, water tanks, treatment facilities, fire stations, hose towers, and light standards;
 - Care facilities, cultural centers, ball fields, parking lots, and other existing features.

B. Design Guidelines for Wireless Communications Facilities

1. Encourage antennas to be integrated into or onto existing structures when possible.
2. Encourage creative designs that minimize potential visual impacts and are compatible with their surroundings.
3. Encourage designs that mimic natural elements and are natural in appearance using the following:
 - Natural colors
 - Antennas screened by natural-looking features
 - Forms and textures as found in nature or the adjacent surroundings
4. Ensure the mass and scale of proposed wireless communication facilities are appropriate for the site.
5. Encourage the use of landscaping to screen exterior equipment cabinets and enclosures when appropriate.

ATTACHMENT D

6. Ensure proposed landscaping has appropriate irrigation and maintenance.
7. When locating on residential sites, the facilities should be integrated on the site.
8. All proposed wireless communication facilities shall be designed to minimize their visual impact to the maximum extent feasible, considering technological requirements, by means of placement, screening and camouflage, as well as landscaping. Proposed facilities and related equipment shall be compatible with adjacent uses, existing architectural elements, topography, neighborhood landscaping, building materials, and other site characteristics.
9. Colors and materials for facilities shall be designed and chosen to blend into their background.
10. Façade-mounted antennas shall be integrated architecturally into the style and character of the structure they are attached to; they shall be painted and textured to match the existing structure.
11. Roof mounted antennas and related equipment shall be constructed at the minimum height possible while complying with the building height requirements of this title to serve the operator's service area. Roof mounted antennas and equipment shall be designed or otherwise screened to minimize their visibility from surrounding areas. Roof mounted antennas shall be painted and textured to match the existing structure or building.
12. Wireless facility support structures such as equipment buildings, cabinets, cables, conduit, air conditioning units and fencing, shall be painted and textured to match and/or compliment the surrounding physical area and, when ground mounted, screened with landscaping in order to minimize visual impacts.
13. All new on-site telephone and electrical service facilities shall be placed underground.
14. Construction and development shall conform to approved development plans.

C. Maintenance Guidelines for Wireless Communications Facilities

1. Wireless Communication Facilities shall comply with the City's Maintenance and Noise standards as established in the Municipal Code.
2. Maintenance hours shall be restricted to between the hours of 7:00 a.m. and 7:00 p.m., with emergencies excepted. In cases where maintenance is required after normal specified business hours, wireless providers shall provide notification 72 hours prior to work to the residents of contiguous properties. Signs shall be posted on site informing individuals of maintenance hours and noticing requirements.

D. Additional Application Requirements

1. Provide a "Wireless Development Plan" (for residentially zoned facilities), an assessment of alternative sites considered, if any reviewed, and the reason they were not selected.
2. Provide the following information: 1) the maximum power output level as allowed under FCC regulations; 2) the maximum power output capability of the facility being proposed.
3. Identify existing facilities that will be abandoned as a result of a newly proposed facility.

VIEW 1



PROPOSED LOOKING WEST

VIEW 2



PROPOSED LOOKING SOUTHWEST



PROPOSED LOOKING SOUTHWEST



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

DATE: July 8, 2025

SUBJECT: RATIFICATION OF DESIGN REVIEW APPROVAL OF
PHASE 1 OF THE GROSSMONT SHOPPING CENTER
RENOVATION PROJECT 2025-0903

DESCRIPTION: RATIFICATION OF DESIGN REVIEW APPROVAL FOR
PHASE 1 OF THE GROSSMONT SHOPPING CENTER
PROJECT; 5500 GROSSMONT CENTER DRIVE, (APNS
490-261-09-00 AND 490-261-10-00) IN THE C-G-D
(GENERAL COMMERCIAL / GROSSMONT OVERLAY
/ URBAN DESIGN OVERLAY) ZONE

ISSUING DEPARTMENT: Community Development

SUMMARY:

Issues:

Does the proposed design meet the intent of the Urban Design Program policies and the Grossmont Specific Plan?

Recommendation:

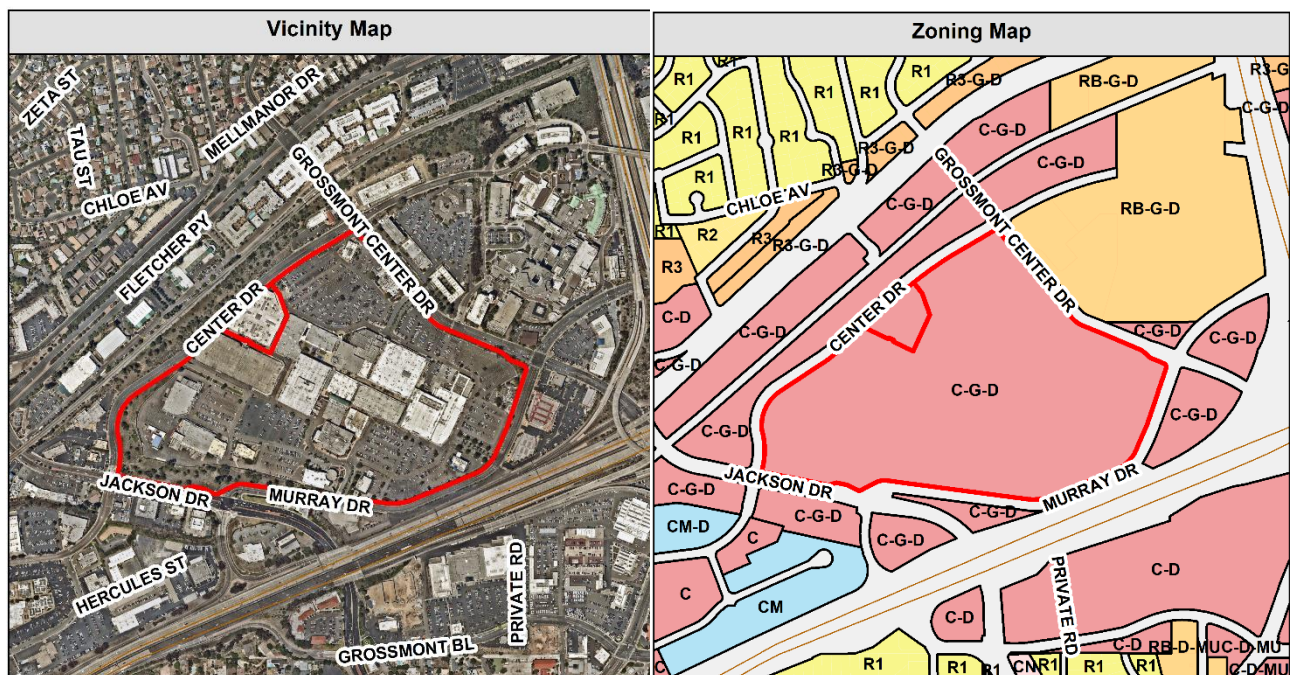
Ratify the Design Review Board approval of Project 2025-0903 (**Attachment A**).

Fiscal Impact:

There is no impact to the General Fund related to this project. The City's policy is to recover 100% of the cost of staff time through application processing fees.

BACKGROUND:

The proposed project includes the renovation of several tenant spaces and an exterior refresh of the portion of the Grossmont Shopping Center (Grossmont Center) that is located along the northern portion of the existing site. The overall site is approximately 64-acre property that is comprised of two lots located at 5500 Grossmont Center Drive, bounded by Center Drive to the west, Murray Drive to the east, and Jackson Drive to the south, as shown on the vicinity map below. The lot is roughly rectangular in shape. Photos of the project site are provided as **Attachment B**.



No right-of-way improvements are proposed for this phase of renovations. Various renovations that have occurred over the years have resulted in a disjointed and dated design aesthetic. To create a more uniform design theme and to ensure the success of all tenants, the entire shopping center will be renovated, proposed to be completed in three phases.

- Phase 1, the subject of this project, addresses the northern storefronts of the Grossmont Center that are between the two primary anchors at the west and east end of the mall, currently occupied by Target and Walmart, respectively. Target and Walmart are not included in the renovation project.
- Phase 2 is proposed to focus on renovation of the anchor tenant building on the southwest side, currently occupied by Macy's.

- Phase 3 is proposed to include renovation of the buildings and facades along the south and southeast portions of the Center, between the current Macy's and Walmart.

Target and Walmart are not included in the proposed phases of the renovation project.

Signage will be processed under comprehensive sign program, once tenant details and agreements are finalized. The comprehensive sign program would be reviewed and subject to approval by Planning Commission.

Projects that involve major renovations or remodeling of property within the Urban Design Overlay zone shall be subject to the Urban Design Program. The City's Urban Design Program and Grossmont Specific Plan prescribe urban design principles to projects that are located within the subject overlay zones. Project entitlement consists of Design Review by the Design Review Board (DRB), subject to City Council ratification. The DRB considered and approved the proposed project on June 23, 2025.

DISCUSSION:

The Urban Design Program identifies Grossmont Center as a major commercial node, which are complexes of buildings and other site development elements having a uniform or related design theme. Similarly, the Grossmont Specific Plan specifies the importance of applying superior design principles to the Grossmont Shopping Center, as well as incorporating landmarks into its design. The DRB determined that the proposed project meets the intent of the Urban Design Program and Grossmont Specific Plan through the site design and architectural design as discussed below.

URBAN DESIGN PROGRAM SITE DESIGN GUIDELINES

Site Design

The proposed renovations will improve upon the existing shopping center under these considerations:

- The project will establish a unified design theme that is simple, crisp, and modern, allowing each tenant's identity to shine through. Design consistency will be upheld with an overall color and material palette, which consists of neutral hues, a warm wood tone, and a cool, fresh accent color that will be used in discrete doses.
- The storefronts will be renovated to meet the requirements of the Urban Design Program by increasing the storefront continuity and improving the appropriate proportion to the pedestrian scale. Additionally, new architectural details, such as wood paneling, stone bases, and pops of blue accent walls, will make the overall building scale to a much more pedestrian-friendly scale.

- The renovated central plaza and entry paseos strategically integrate sitting areas, pedestrian-focused design, and accessible open space to create a vibrant community hub that aligns with the Urban Design Program. The central pedestrian mall and entry paseos will feature enhanced outdoor seating oriented toward primary circulation paths to activate the space and create natural rest points. The design incorporates pedestrian-appropriate amenities including distinctive planting, a central fountain, decorative paving elements, and shade canopies that provide human-scaled visual interest and comfort. The central plaza will serve as an accessible community gathering node connecting all mall buildings through the integrated pedestrian system, featuring a stage for events, interpretive play elements, and flexible gathering areas.
- The project's exterior lighting design uses wall sconces, path lights, tree lights, and string lighting to illuminate entrances, walkways, and seating areas while enhancing the architectural and landscape design.

Landscape Design

The proposed landscaping includes a combination of accent and broad-spreading shade trees, accent plants and shrubs, and turf areas. The plants proposed are low-maintenance, low-water, and native to Southern California. The combination of trees, accent plants, and shrubs provide visual focal points and shade from the sun.

For Phase 1, a total of 30 trees are proposed, including six street trees along the entrance from Grossmont Center Drive, and 24 on-site trees.

Off-Street Parking Design

While there are no significant modifications to the existing parking areas, there are proposed changes limited to the loading zone and striping in front of Buildings 9 and 12. These improvements include widening the sidewalk at the northwest corner of Building 9 and replacing the paving and updating the ADA striping at the secondary pedestrian entrance between Buildings 9 and 12. The existing parking facilities include interior and perimeter landscaping around the paved areas with curbing, striping and wheel stops that all comply with the City's Parking and Landscape Standards and Off-Street Parking Design Guidelines.

Energy Conservation

The project will meet all energy conservation requirements and the Energy Conservation Guidelines through its site orientation, open spaces, and landscaping. The orientation and siting of structures and landscaping considers water conservation, by management of water run-off and use of plant materials appropriate to the climate.

Safety Design

Security bollards with lighting along the northern facades provide a clear separation from the vehicular and pedestrian circulation, while new exterior-facing storefronts increase natural surveillance. The project meets the intent of the safety design guidelines by creating a clear distinction of semi-public space on the property and incorporation of strategic light placement.

URBAN DESIGN PROGRAM ARCHITECTURAL GUIDELINES

Architectural Design

The project addresses the Urban Design Program's architectural elements for architectural design including design theme, consistency, form and texture, human scale, pedestrian interest, and entries. The modern design theme features simple, crisp lines with varied surface planes, forms, and textures that create visual interest across building elevations while maintaining consistency. Facades renovations break up blank walls, through horizontal and vertical dimensional additions, creating varied window sizes organized in consistent patterns that contribute to the human scale and appropriate building massing. Buildings 9 and 13 will undergo major façade renovations, while Building 12 will receive minor improvements pending future tenant decisions.



Architectural Finish and Details

The building design utilizes varied colors and materials for visual interest, featuring plaster surfaces with metal canopies and siding, composite wood panels, and stone base accents. Colors include white, dark grey, blue, brown, and copper, creating a neutral theme that complements current and future Grossmont Shopping Center tenants. The color scheme and materials align with Urban Design Program Guidelines by providing visual contrast while remaining compatible with the surrounding neighborhood.

GROSSMONT SPECIFIC PLAN SITE AND BUILDING DESIGN GUIDELINES

The Grossmont Specific Plan identifies the importance of creating landmarks for the Grossmont Shopping Center that are highly visible from the community and located at major entrances through landmark buildings, signage, and distinctive landscaping. The primary entrance from Grossmont Center Drive will have enhanced landscaping leading to a renovated gateway featuring a new entry portico that reflects the modern design, enhancing the visual presence of Grossmont Shopping Center from the public right-of-way.



CONCLUSION:

Staff recommends the City Council ratify the Design Review Board's approval of Project 2025-0903.

Reviewed by:



Greg Humora
City Manager

Respectfully submitted by:



Lynnette Santos
Director of Community Development



Amanda Lee
Assistant City Manager

Attachments:

- A. Design Review Board Certification of Action for Project 2025-0903
- B. Site Photographs (Existing Photos and Proposed Renderings)



CERTIFICATION OF DESIGN REVIEW BOARD ACTION

FILE: Project 2025-0903 (5500 Grossmont Center)

MEETING DATE: June 23, 2025

SUBJECT: Consideration for the first phase of renovations of Grossmont Shopping Center (Phase 1) at 5500 Grossmont Center Drive, APNs 490-261-09-00 and 490-261-10-00 in the C-G-D (General Commercial/Grossmont Overlay/Urban Design Overlay) zone.

DETERMINATION: After reviewing the proposal, the Board made a motion to recommend approval of Project 2025-0903 based on plans stamped received by the City on June 13, 2025, and a materials board stamped received on March 21, 2025, and a finding that the project is consistent with the City's Urban Design Program and Grossmont Specific Plan Guidelines.

The vote on the motion was as follows:

Aye: Board Member Langdon, Board Member Morita, Director of Community Development Santos, and Assistant Director of Community Development Chavez

Nay: None

Absent: Chair Ruiz-Ostmeyer, and Board Member Morita

ATTEST:

Lynnette Santos
Director of Community Development



Exhibit A

**Project 2025-0903
Conditions of Approval**

1. The project is conditionally approved as set forth on the application and project drawings received electronically by the City on June 13, 2025, consisting of sixty-six (66) sheets total, including Sheet 1 – Cover Page, Sheet 2 – Sheet Index, Sheet 3 – Principles, Sheet 4 – Vision, Sheet 5 – Overall Site Plan – Scope, Sheet 6 Overall Site Plan – ADA Stalls and Path of Travel, Sheet 7 – Accessible Parking Layout, Sheet 8 – Overall Landscape Site Plan, Sheet 9 – Color and Material Palette, Sheet 10 – Bldg. 9 North Facade: View 1 – Existing, Sheet 11 - Bldg. 9 North Facade: View 1 – Proposed, Sheet 12 - Bldg. 9 North Facade: View 2 – Existing, Sheet 13 - Bldg. 9 North Facade: View 2 – Proposed, Sheet 14 – Bldg. 9 North Facade: View 3 – Existing, Sheet 15 - Bldg. 9 North Facade: View 3 – Proposed, Sheet 16 - Bldg. 9 North Facade: Enlarged Plan, Sheet 17 - Bldg. 9 North Facade: Elevations (BW), Sheet 18 - Bldg. 9 North Facade: Elevations (Color), Sheet 19 - Bldg. 9 North Facade: Landscape, Sheet 20 - Bldg. 12 North Facade: Enlarged Plan, Sheet 21 - Bldg. 12 North Facade: Elevations (BW), Sheet 22 - Bldg. 12 North Facade: Elevations (Color), Sheet 23 - Bldg. 13 North Facade: View 4 – Existing, Sheet 24 - Bldg. 13 North Facade: View 4 – Proposed, Sheet 25 - Bldg. 13 North Facade: View 5 – Existing, Sheet 26 - Bldg. 13 North Facade: View 5 – Proposed, Sheet 27 - Bldg. 13 North Gateway: Existing And Proposed, Sheet 28 - Bldg. 13 North Facade: Enlarged Plan, Sheet 29 - Bldg. 13 North Facade: Elevations (BW), Sheet 30 - Bldg. 13 North Facade: Elevations (Color), Sheet 31 - Bldg. 13 East Facade: Enlarged Plan, Sheet 32 - Bldg. 13 East Facade: Elevations (BW), Sheet 33 - Bldg. 13 East Facade: Elevations (Color), Sheet 34 - Bldg. 13 North Facade: Landscape Plan, Sheet 35 - Entry Drive: Landscape Plan, Sheet 36 - Bldg. 9 & 12 East And West Facade: Enlarged Plan, Sheet 37A - Bldg. 9 & 12 East And West Facade: Elevations (BW), Sheet 37B - Bldg. 9 & 12 East And West Facade: Elevations (Color), Sheet 38 - Bldg. 9 & 12 East And West Facade: Landscape Plan, Sheet 39 - Bldg. 12 & 13 Main Paseo: Existing, Sheet 40 - Bldg. 12 & 13 Main Paseo: Proposed, Sheet 41 - Bldg. 12 & 13 Main Paseo: Enlarged Plan, Sheet 42 - Bldg. 12 East Facade: Elevations (BW), Sheet 43 - Bldg. 12 East Facade: Elevations (Color), Sheet 44 - Bldg. 13 West Facade: Elevations (BW), Sheet 45 - Bldg. 13 West Facade: Elevations (Color), Sheet 46 - Bldg. 12 & 13 Main Paseo: Landscape Plan, Sheet 47 - Bldg. 9 South Facade: Existing, Sheet 48 - Bldg. 9 South Facade: Proposed, Sheet 49 - Bldg. 9 South Facade: Enlarged Plan, Sheet 50 - Bldg. 9 South Facade: Elevations (BW), Sheet 51 - Bldg. 9 South Facade: Elevations (Color), Sheet 52 - Bldg. G North Facade: Elevations (BW), Sheet 53 - Central Plaza: Landscape Plan, Sheet 54 - Central Plaza: Landscape Plan, Sheet 55 - Central Plaza: Landscape Images, Sheet 56 - Lighting Schedule 1, Sheet 57 - Lighting Schedule 2, Sheet 58 - Lighting Plan: Overall, Sheet 59 - Lighting Plan: Central Plaza, Sheet 60 - Lighting Plan: Theater Paseo, Sheet 61 - Lighting Plan: Main Paseo, Sheet 62 - Civil Drawings - Grading Plan, and Sheet 63 - Civil Drawings - Storm Water.
2. This approval shall not waive compliance with any section of the La Mesa Municipal Code and all other applicable City regulations in effect at the time of Building Permit issuance unless specifically waived herein.



3. Prior to any use or issuance of final occupancy of the project site pursuant to this approval, all conditions of approval contained herein shall be completed or secured to the satisfaction of the Community Development Department.
4. The applicant is responsible for coordinating civil, landscape, and architectural plans and supplemental materials at building permit submittal to ensure that all project plans and materials are internally consistent and consistent with each other. Inconsistent construction documents will not be accepted.
5. Additional permits, including but not limited to building and grading permits, may be required by the Community Development Department or other City departments prior to commencement of construction and/or use. It is the property owner and applicant's responsibility to obtain all necessary permits required for the type of project proposed.
6. The Owner shall waive any claims of liability against the City and indemnify, hold harmless and defend the City and City's employees regarding any component of the City's approval, and shall execute an indemnity agreement in substantially the form as provided by the Community Development Department prior to building permit issuance, initiating use in reliance of this permit, and the Community Development Director is hereby authorized to execute the same.



Agreement of acceptance

I accept all the requirements for the project indicated above. I am aware that permits might not be granted if the requirements are not fulfilled. I, the applicant, or my lawfully authorized agent, acknowledge and agree to all the above-mentioned requirements imposed by the City of La Mesa.

Business owner/ owner's Agent

Date

Applicant's name and title

Date







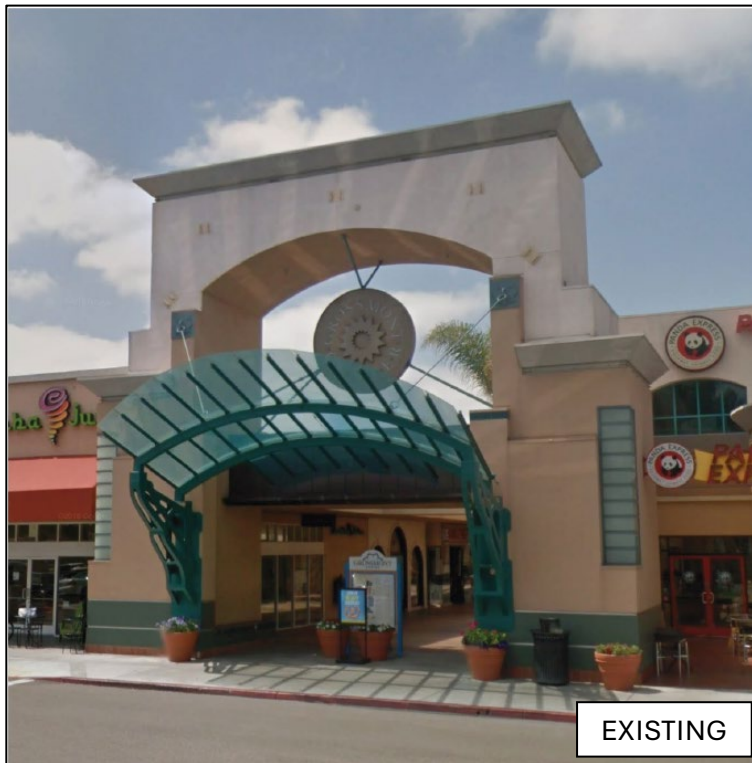


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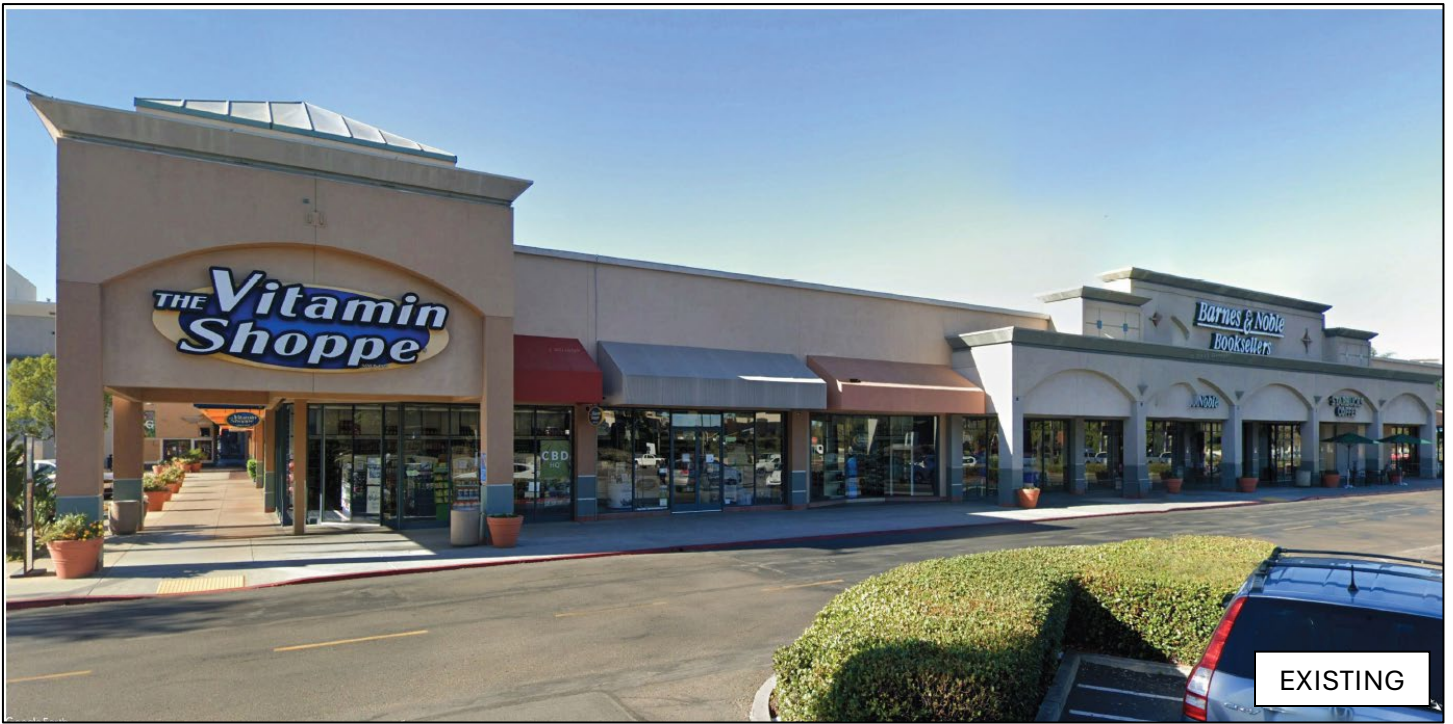


EXISTING

















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

DATE: July 8, 2025

SUBJECT: RATIFICATION OF DESIGN REVIEW APPROVAL OF A PROPOSED REDESIGN OF 6957 UNIVERSITY AVENUE (PROJECT 2025-0498).

DESCRIPTION: CITY COUNCIL RATIFICATION OF DESIGN REVIEW APPROVAL OF A REDESIGN OF A PROPOSED TWO-STORY COMMERCIAL BUILDING LOCATED AT 6957 UNIVERSITY AVENUE IN THE GENERAL COMMERCIAL (URBAN DESIGN OVERLAY / MIXED USE OVERLAY) ZONE (PROJECT 2025-0498).

ISSUING DEPARTMENT: Community Development

SUMMARY:

Issues:

1. Should the City Council ratify the June 25, 2025, approval of the Design Review Board, approving the exterior redesign of a proposed two-story commercial building?

Recommendation:

1. That City Council ratify Design Review Board's approval of Project 2025-0498 (**Attachment A**).

Fiscal Impact:

There would be no impact to the General Fund related to this project. City of La Mesa policy is to recover 100% of the cost of staff time through application processing fees

City's Strategic Goal(s):

- Promote a high quality of life that current and future generations can afford to call home.

BACKGROUND:

The proposed project is on a 5,382 square foot lot located at 6957 University Avenue, at the southwest corner of University Avenue and Lois Street. Construction is currently underway on a two-story 2,377 square foot commercial building (Cannabis Dispensary) This project was approved by the Design Review Board (DRB) on October 28, 2019.

DISCUSSION:

The applicant requested review and approval of design modifications to the project approved by DRB on October 28, 2019 (**Attachment B**). The scope of the design changes are outlined below and shown on **Attachment C**.

Scope of Design Changes

1. North and South Elevations
 - Revisions to the Window and Wall Geometry
 - Removal of Decorative Fins
2. West Elevation
 - Material and Articulation Treatment
 - Articulation through a pattern of geometric stucco with squared forms

Architectural Design

The current project redesign proposes to remove the wood grain anodized aluminum facade, decorative metal fins, and multi-colored articulated concrete masonry block. The new design is less decorative, and proposes a color and materials palette of white, black, and grey stucco, and a dark bronze anodized aluminum for the trim of the doors and windows. In response to DRB input, the applicant is working with City staff to revise the west elevation to meet the Urban Design Program, which states that colors should be compatible and blend with the existing colors of the surrounding neighborhood and community and should not detract or compete for attention. Earthtones (lighter greys and browns) and white are recommended for base colors of buildings with black used for an accent color.

CONCLUSION:

At the June 25, 2025, DRB meeting, the DRB determined that, with some minor improvements to the west elevation, the proposed project redesign meets the Urban Design Program and the Mixed-Use Design Guidelines. The DRB voted unanimously to approve the project redesign and recommended that the City Council ratify the DRB's approval. Therefore, staff recommends that City Council approve the resolution, ratifying Project 2025-0498.

Reviewed by:



Greg Humora
City Manager

Respectfully submitted by:



Lynnette Santos
Director of Community Development



Amanda Lee
Assistant City Manager

Attachments:

- A. June 25, 2025, DRB Certificate of Action for 6957 University Avenue Redesign
- B. Original Project Design Approved by DRB October 28, 2019
- C. Redesign Proposal Approved by DRB June 25, 2025



CERTIFICATION OF DESIGN REVIEW BOARD ACTION

FILE: Project 2025-0498 (6957 University Avenue; Redesign)

MEETING DATE: June 25, 2025

SUBJECT: Design Review approval of a redesign of a proposed two-story commercial building located at 6957 University Avenue, originally approved by the Design Review Board on October 28, 2019.

DETERMINATION: After reviewing the redesign proposal, the Board made a motion to recommend approval of Project 2025-0498 finding that the project is consistent with the City's Urban Design Program and Mixed Use Design Guidelines, subject to the following conditions:

- 1) The applicant shall revise the west elevation as follows:
 - a. The use of grey (shown the color palette as Sherwin-Williams Online)
 - b. The use of relief of color and depth (stucco plant-ons) of a darker color (shown as Sherwin-Williams Cyberspace) to reduce the large expanse of wall(s).

The vote on the motion was as follows:

Aye: Board members Langdon, Morita, and Ruiz-Ostmeyer, Santos, and Chavez

Nay: None

Absent: None

ATTEST:

Lynnette Santos
Director of Community Development

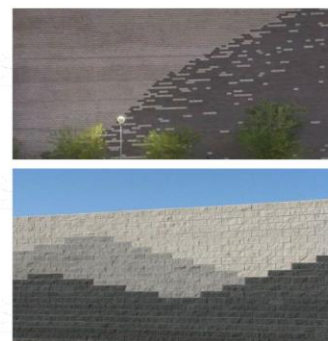
6957 University Avenue – Original Design (Approved by DRB October 28, 2019)



North Facade



South Facade



Attachment B

6957 University Avenue – Proposed Redesign (Approved by DRB June 25, 2025)



North Facade



South Facade



North Facade



South Facade



East Facade



DATE: July 8, 2025

TO: Mayor and Members of the City Council

FROM: Megan Wiegelman, City Clerk *MW*

VIA: Greg Humora, City Manager
Amanda Lee, Assistant City Manager *AML*

SUBJECT: APPROVAL OF SECOND READING AND ADOPTION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA MESA AMENDING THE ZONING MAP OF TITLE 24 OF THE LA MESA MUNICIPAL CODE TO DESIGNATE THE PROPERTY ADDRESSED 9365 CARMICHAEL DRIVE (APN 495-335-05-00) SUBURBAN RESIDENTIAL/SCENIC PRESERVATION OVERLAY R1S-P)

At the June 24, 2025 City Council meeting, the City Council voted 4-0, with Mayor Arapostathis absent, to approve the introduction and first reading of the Ordinance amending the Zoning Map of Title 24 of the La Mesa Municipal Code to designate the property addressed 9365 Carmichael Drive (APN 495-335-05-00) Suburban Residential/Scenic Preservation Overlay (R1s-P).

Staff recommends the City Council approve the second reading and adoption of the Ordinance.

Attachment: A. Draft Ordinance

ORDINANCE NO. 2025-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA MESA
AMENDING THE ZONING MAP OF TITLE 24 OF THE LA MESA MUNICIPAL
CODE TO DESIGNATE THE PROPERTY ADDRESSED 9365 CARMICHAEL
DRIVE (APN 495-335-05-00) SUBURBAN RESIDENTIAL/SCENIC
PRESERVATION OVERLAY (R1S-P)

WHEREAS, on April 27, 2022, Project Applicant, AJX Homes LLC, submitted an application for an annexation, General Plan Amendment, and Zoning Ordinance Amendment ("Project 2022-0492") for the property addressed 9365 Carmichael Drive (APN 495-335-05-00) ("Property");

WHEREAS, the Property is currently located within the unincorporated area of San Diego County, surrounded on two sides by parcels located in the City of La Mesa;

WHEREAS, the Property owner has requested jurisdictional boundary change through annexation to connect to the City's sewer system due to a failing septic system;

WHEREAS, upon annexation, the Property would detach from the County of San Diego and the San Miguel Consolidated Fire Protection District and would be incorporated into the City of La Mesa jurisdictional boundary;

WHEREAS, the City Sphere of Influence is coterminous with the City boundary;

WHEREAS, upon annexation, the City's Sphere of Influence would expand to include only the subject property, consistent with the jurisdictional boundary change;

WHEREAS, a Zoning Ordinance Amendment is required to amend the Zoning Map, made a part of the Municipal Code by Ordinance 2479, to reflect City zoning;

WHEREAS, properties surrounding the Property to the east, west, and south located within the City are zoned Suburban Residential/Scenic Preservation Overlay (R1S-P);

WHEREAS, the R1S-P zone is typically assigned to areas affected by moderate to severe hillside conditions and to the fringe of such areas;

WHEREAS, the Property is consistent with the City zoning designation of the surrounding neighborhood (R1S-P) which would conform to a General Plan Land Use designation of Suburban Residential;

WHEREAS, the project was reviewed pursuant to the California Environmental Quality Act ("CEQA") and was determined to be exempt from environmental review;

WHEREAS, the Planning Commission did receive and consider a staff report for the Project;

WHEREAS, on May 21, 2025, the Planning Commission held a noticed public hearing and accepted public testimony in consideration of Project No. 2022-0492;

WHEREAS, on May 21, 2025, the Planning Commission adopted Resolution PC-2025-09 recommending that Council approve the proposed ordinance amending the Zoning Map of Title 24 of the La Mesa Municipal Code, to designate the Property Suburban Residential/Scenic Preservation Overlay (R1S-P); and

WHEREAS, the Council did hold a public hearing on June 24th, 2025, and accepted public testimony in considering Project No. 2022-0492.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LA MESA, CALIFORNIA DOES ORDAIN AS FOLLOWS:

SECTION 1: That the Zone Map of Title 24 of the La Mesa Municipal Code be amended, designating the Property to R1S-P (Suburban Residential/Scenic Preservation Overlay) zone, subject to the provisions contained in Ordinance No. 2185.

SECTION 2: 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 Daily Transcript within 15 days of its adoption.

INTRODUCED AND FIRST READ at a Regular meeting of the City Council of the City of La Mesa, California, held on the 24th day of June 2025, and thereafter PASSED AND ADOPTED at a Regular meeting of said City Council held the 8th day of July 2025, by the following vote, to wit:

AYES:

NOES:

ABSENT:

APPROVED:

MARK ARAPOSTATHIS, Mayor

ATTEST:

MEGAN WIEGELMAN, CMC, City Clerk

CERTIFICATE OF CITY CLERK

I, MEGAN WIEGELMAN, CMC, City Clerk of the City of La Mesa, California, do hereby certify the foregoing to be true and exact copy of Ordinance No. 2025-xx, duly passed and adopted by the City Council of said City on the date and by the vote therein recited.

MEGAN WIEGELMAN, CMC, City Clerk

(SEAL OF CITY)



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

DATE: July 8, 2025

SUBJECT: RESOLUTION ACKNOWLEDGING RECEIPT OF A REPORT
BY THE FIRE DEPARTMENT REGARDING SB1205
REPORTING COMPLIANCE WITH THE ANNUAL
INSPECTION OF CERTAIN OCCUPANCIES PURSUANT TO
SECTIONS 13146.2 AND 13146.3 OF THE CALIFORNIA
HEALTH AND SAFETY CODE

ISSUING DEPARTMENT: Fire

SUMMARY:

Issues:

Should the City receive the annual SB1205 reporting?

Recommendation:

Staff recommends that the City Council adopt the resolution acknowledging receipt of the report made by the Fire Chief regarding compliance with the annual inspection of certain identified Occupancies pursuant to sections 13146.2 and 13146.3 of the California Health and Safety Code.

Fiscal Impact:

There is no direct fiscal impact associated with the recommendation.

City's Strategic Goals:

- Maintain a community where residents and visitors feel safe.

BACKGROUND:

Senate Bill (SB) 1205 mandates that fire departments annually report to the City Council on their compliance with state-required inspections of specific occupancies. In accordance with this requirement, the Fire Chief has prepared the annual compliance report.

DISCUSSION:

SB 1205 was approved on September 27, 2018. Health and Safety Code Section (H&S Code Section) 13146.4 requires all fire departments that provide fire protection services to report annually to their administering authority on their compliance with H&S Code Section 13146.2 and 13146.3. Sections 13146.2 and 13146.3 require annual inspections of every building used as a public or private school, hotel, motel, lodging house, apartment house and certain residential care facilities for compliance with building standards. In accordance with California H&S Code Sections 13146.2, 13146.3, and 13146.4, 86% of the identified occupancies have been inspected during the preceding 12-month period. The remaining inspections are being scheduled and were delayed due to staffing limitations

The La Mesa Fire Department is required to provide its report, and, in turn, the City Council is required to acknowledge receipt of the Fire Department's report and its compliance with California H&S Code Sections 13146.2 and 13146.3.

CONCLUSION:

Staff recommends that the City Council receive the annual reporting in compliance with H&S Code Sections 13146.2 and 13146.3, requiring inspections annually of every building as a public or private school, hotel, motel, lodging hours, apartment house and certain residential care facilities for compliance with building standards.

Reviewed by:

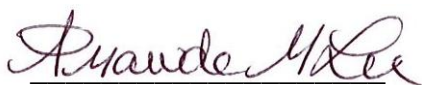


Greg Humora
City Manager

Respectfully submitted by:



Bent Koch
Fire Chief



Amanda Lee
Assistant City Manager

Attachments: A. Resolution

RESOLUTION NO. 2025-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA MESA
ACKNOWLEDGING RECEIPT OF A REPORT BY THE FIRE DEPARTMENT
REGARDING SB1205 REPORTING COMPLIANCE WITH THE ANNUAL
INSPECTION OF CERTAIN OCCUPANCIES PURSUANT TO SECTIONS
13146.2 AND 13146.3 OF THE CALIFORNIA HEALTH AND SAFETY CODE

WHEREAS, California Health & Safety Code Section 13146.4 was added in 2018 and became effective on January 1, 2019;

WHEREAS, California Health & Safety Code Section 13146.4 requires all fire departments, including La Mesa Fire Department, that provide fire protection services, to report annually to its administering authority on its compliance with Health & Safety Code Sections 13146.2 and 13146.3;

WHEREAS, California Health & Safety Code Section 13146.2 and 13146.3 requires all fire departments, including La Mesa Fire Department, that provide fire protection services to perform annual inspections in every building used as a public or private school, hotel, motel, lodging house, apartment house, and certain residential care facilities for compliance with building standards;

WHEREAS, the La Mesa Fire Department has conducted 86% of the inspections for the identified occupancy's pursuant to the California Health & Safety Code Sections 13146.2 and 13146.3 have been inspected during the period covering July 1, 2024, through June 30, 2025; and

WHEREAS, the City Council of the City of La Mesa intends this Resolution to fulfill the requirements of the California Health & Safety Code 13146.4 regarding acknowledgment of La Mesa Fire Department's compliance with California Health and Safety Code Sections 13146.2 and 13146.3.

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

1. The above recitals are true and correct, are the findings of the City Council, and are incorporated herein.
2. The City Council hereby expressly acknowledges the measure of compliance of La Mesa Fire Department with Health and Safety Code sections 13146.2 and 13146.3 in the City of La Mesa for the time period of July 1, 2024, to June 30, 2025.
3. The City Council hereby approves the adoption of the annual reporting under Health and Safety Code sections 13146.2 and 13146.3.

PASSED AND ADOPTED at a Regular meeting of the City Council of the City of La Mesa, California, held the 8th day of July 2025, by the following vote, to wit:

AYES:

NOES:

ABSENT:

CERTIFICATE OF CITY CLERK

I, MEGAN WIEGELMAN, City Clerk of the City of La Mesa, California, do hereby certify the foregoing to be a true and exact copy of Resolution No. 2025-, duly passed and adopted by the City Council of said City on the date and by the vote therein recited.

MEGAN WIEGELMAN, CMC, City Clerk

(SEAL OF CITY)



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

DATE: July 8, 2025

SUBJECT: RESOLUTION AUTHORIZING THE CHIEF OF POLICE
TO ENTER INTO A MEMORANDUM OF AGREEMENT
BETWEEN THE POLICE DEPARTMENT AND THE SAN
DIEGO COUNTY SHERIFF'S DEPARTMENT FOR THE
OPERATION STONEGARDEN GRANT IN THE
AMOUNT OF \$175,000

ISSUING DEPARTMENT: POLICE

SUMMARY:

Issues:

Should the City Council authorize the Chief of Police to enter into a Memorandum of Agreement between the Police Department and the San Diego County Sheriff's Department for the Operation Stonegarden Grant in the Amount of \$175,000?

Recommendation:

Approve a resolution authorizing the Chief of Police to enter into a Memorandum of Agreement between the Police Department and the San Diego County Sheriff's Department for the Operation Stonegarden Grant in the Amount of \$175,000?

Fiscal Impact:

The grant is cost reimbursement, requiring the City to pay costs upfront and receiving a reimbursement for allowable costs associated with the grant activities up to \$175,000.

City's Strategic Goals:

- Maintain a community where residents and visitors feel safe.
- Promote a high quality of life that current and future generations can afford to call home.

BACKGROUND:

In 2005, United States Department of Homeland Security established Operation Stonegarden to enhance cooperation and coordination among federal, state, tribal, and local law enforcement in an effort to reduce border-related state crimes. The Stonegarden grant is focused on addressing crime and is not related to immigration enforcement, as stated in the Memorandum of Agreement (Section 4.2).

The La Mesa Police Department will conduct all Stonegarden operations in compliance with the California Values Act (SB 54) and applicable department policies. This is a competitive grant sponsored by the State Homeland Security Program (SHSP), awarding over eight million dollars toward combating border-related violence within California.

DISCUSSION:

The City of La Mesa has been authorized to receive Stonegarden Operations grant funding of \$175,000. The operational funding consists of up to \$157,600 in operational overtime, \$12,056 for fringe benefits, and \$5,344 for mileage costs.

La Mesa has three major freeways running through it and five trolley stations that can directly link individuals to the US/Mexico border. These transportation corridors have the potential to bring border-related crime (e.g. drug smuggling, trafficking) into the surrounding areas, including La Mesa.

This grant would allow officers, detectives, dispatchers, and sergeants from the Police Department to work with other police personnel throughout the County on reimbursable overtime to address border-related criminal activity, which affects La Mesa and the entire county. The majority of the operations funded for La Mesa Police personnel will take place within and/or surrounding areas of the City of La Mesa. Most other San Diego County police agencies also participate with the San Diego Sheriff's Department (Sheriff's Department) on this grant. Staffing Operation Stonegarden will be on an overtime basis only and will not affect the normal daily operations within the Police Department.

This grant process involves each local agency submitting their overtime requests to the Sheriff's Department. The Sheriff's Department will forward the San Diego County request to the State Administrative Agency (SAA), who will then submit the reimbursement request to the Federal Emergency Management Agency (FEMA).

Report to Mayor and Councilmembers

Date: July 8, 2025

Page: 3 of 3

On grant funded overtime, La Mesa Police personnel would typically work with the Sheriff's Department and other allied local, state, and federal agency personnel conducting activities similar to:

- High visibility enforcement and traffic stop activity in high-intensity drug trafficking areas within the region
- Offer ground support for aerial flights during the day and night
- High visibility criminal interdiction and/or covert interdiction operations
- Specific operations targeting urban and rural areas of San Diego County

All overtime will be reimbursed up to \$157,600, including an additional \$12,056 for personnel fringe benefits.

No additional equipment is scheduled for purchase under this grant during this cycle.

CONCLUSION:

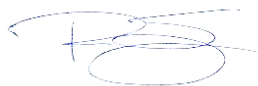
Staff recommends that the City Council approve the Police Department's participation and entry into an MOA with the San Diego Sheriff's Department for the Operation Stonegarden Grant, which will reimburse expenses related to addressing regional crime with a border nexus.

Reviewed by:



Greg Humora
City Manager

Respectfully submitted by:



Ray Sweeney
Chief of Police



Amanda Lee
Assistant City Manager

- Exhibits:
- A. FY 2024 OPSG Budget Worksheet
 - B. FY 2024 OPSG Standard Assurances
 - C. FY 2024 OPSG Required Federal Grant Provisions
 - D. FY 2024 OPSG Byrd Anti-Lobbying Certification Form
 - E. FY 2024 OPSG Operations Order
- Attachments:
- A. OPSG Resolution 2024-25
 - B. FY 2024 OPSG Memorandum of Agreement

RESOLUTION NO. 2025-_____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA MESA
AUTHORIZING THE CHIEF OF POLICE TO ENTER INTO A MEMORANDUM
OF AGREEMENT BETWEEN THE POLICE DEPARTMENT AND THE SAN
DIEGO COUNTY SHERIFF'S DEPARTMENT FOR THE OPERATION
STONEGARDEN GRANT IN THE AMOUNT OF \$175,000

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the City Council of the City of La Mesa, that the City Council authorizes the Chief of Police to sign and enter into a Memorandum of Agreement with the San Diego County Sheriff's Department and the La Mesa Police Department for the reimbursement of overtime and equipment expenditures incurred while increasing law enforcement presence in the County of San Diego to reduce crime with a border nexus by enforcing state and local laws.

BE IT FURTHER RESOLVED that the City, if awarded the grant, appropriates the funds in the amount of \$175,000 for Operation Stonegarden; provided however, that if the actual revenue received from the source specified should be more or less than the amount set forth herein, that the appropriations shall be adjusted to equal the amount actually received.

PASSED AND ADOPTED at a Regular meeting of the City Council of the City of La Mesa, California, held the 8th day of July 2025, by the following vote, to wit:

AYES:

NOES:

ABSENT:

CERTIFICATE OF CITY CLERK

I, MEGAN WIEGELMAN, City Clerk of the City of La Mesa, California, do hereby certify the foregoing to be a true and exact copy of Resolution No. 2025-_____, duly passed and adopted by the City Council of said City on the date and by the vote therein recited.

MEGAN WIEGELMAN, CMC, City Clerk

(SEAL OF CITY)

**AGREEMENT FOR
FISCAL YEAR 2024
OPERATION STONEGARDEN (OPSG)**

1. PARTIES TO THE AGREEMENT

This Agreement is between the COUNTY OF SAN DIEGO (COUNTY), the CITY OF CARLSBAD, CITY OF CHULA VISTA, CITY OF EL CAJON, CITY OF ESCONDIDO, CITY OF LA MESA, CITY OF OCEANSIDE (collectively the CITIES), SAN DIEGO UNIFIED PORT DISTRICT (SDUPD), SYCUAN BAND OF THE KUMEYAAY NATION (SBKN), UNIVERSITY OF CALIFORNIA SAN DIEGO (UCSD), COUNTY OF ORANGE (OC), COUNTY OF SAN LUIS OBISPO (SLOC), COUNTY OF SANTA BARBARA (SBC), COUNTY OF VENTURA (VC), COUNTY OF MONTEREY (MC), COUNTY OF SAN MATEO (SMC), CALIFORNIA HIGHWAY PATROL (CHP), CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE (DFW), and the CALIFORNIA DEPARTMENT OF PARKS AND RECREATION (DPR), each a PARTY and collectively the PARTIES, for support of the Operation Stonegarden (OPSG) program.

1.1 Party Departments or Agencies Participating In The Agreement

- 1.1.1** For the COUNTY, participating agency is the Sheriff's Office (SHERIFF).
- 1.1.2** For the CITIES, SDUPD, SBKN, and UCSD, participating agencies are their respective police departments.
- 1.1.3** For OC, SLOC, SBC, VC, MC, and SMC participating agencies are their respective Sheriff's Departments.
- 1.1.4** CHP, DFW, and DPR do not have subordinate agencies or department participants.

2. RECITALS

2.1 WHEREAS, COUNTY through SHERIFF applied for, and was awarded grant funds from the U. S. Department of Homeland Security (DHS) passed through the California Governor's Office of Emergency Services (Cal OES), under the Fiscal Year (FY) 2024 Operation Stonegarden (OPSG) grant program. As an applicant for the San Diego Border Patrol Sector, SHERIFF shall be the lead agency to manage the OPSG program.

2.2 WHEREAS, funds shall be used to support the OPSG program to enhance law enforcement preparedness and operational readiness along the land and water borders of the United States.

2.3 WHEREAS, Government Code § 55632 authorizes COUNTY and PARTIES to contract for provision of joint law enforcement services.

2.4 WHEREAS, PARTIES desire to enter into an agreement with provisions concerning the nature and extent of OPSG collaboration, services rendered, and compensation.

2.5 WHEREAS, COUNTY, by action of the Board of Supervisors Minute Order No. 06 on June 24, 2025, approved the appropriation and use of FY 2024 OPSG funds to reimburse PARTIES for program related overtime and fringe benefits; equipment purchases and maintenance costs; fuel; mileage; flight; and management and administration costs incurred not to exceed the amounts described in Exhibit A – FY 2024 OPSG Budget Worksheet in paragraph 2.9 (a), during the period of performance (POP) September 1, 2024 through May 31, 2027 but, the operational project period for PARTIES shall be the date of FEMA's approval, April 10, 2025 through February 28, 2027.

2.6 WHEREAS, PARTIES shall retain documentation supporting all expenditures reimbursed from OPSG grant funds, ensure all expenditures are allowable under grant requirements, adhere to the federal procurement standards found in Title 2 of the Code of Federal Regulations, Part 200, Subpart D, Section § 200.317-§ 200.327, and comply with the Single Audit Act Amendments of 1996 and Title 2 of the Code of Federal Regulations, Part 200, Subpart F - Audit Requirements regarding organization-wide financial and compliance audit reports if \$750,000 or more of OPSG federal funds are expended in a fiscal year.

2.6.1 Documentation shall be retained in accordance with the [FEMA Preparedness Grants Manual](#) and other OPSG grant requirements and shall be available for audit and inspection.

2.7 WHEREAS, PARTIES agree that this Agreement does not provide Federal authority to PARTIES to enforce immigration laws (Title 8 USC).

2.8 WHEREAS, PARTIES acknowledge the following information for the OPSG grant program:

- (a) Federal Grantor Agency: U. S. Department of Homeland Security (DHS)
- (b) Administrative Authority: Federal Emergency Management Agency (FEMA)
- (c) Operational Oversight: U. S. Customs and Border Protection (CBP)
- (d) State Administrative Agency (SAA) or Pass-Through Agency: California Governor's Office of Emergency Services (Cal OES)
- (e) Program Title: Homeland Security Grant Program (HSGP) Operation Stonegarden (OPSG)
- (f) Grant Identification Number: 2024-0088
- (g) Federal CFDA Number: 97.067

2.9 WHEREAS, PARTIES agree and shall utilize and adhere to the Exhibits attached hereto and/or available using the referenced links:

- (a) Exhibit A – FY 2024 OPSG Budget Worksheet
- (b) Exhibit B – FY 2024 OPSG Standard Assurances
- (c) Exhibit C – FY 2024 OPSG - Required Federal Grant Provisions
- (d) Exhibit D - FY 2024 OPSG – Byrd Anti-Lobbying Certification Form
- (e) Exhibit E – FY 2024 OPSG Operations Order
- (f) Exhibit F – [Title 2 of the Code of Federal Regulations Part 200](#)
- (g) Exhibit G – [Appendix II Part 200](#)
(includes guidelines/directions to create/develop mandatory and/or recommended language to cover and address each required provision for incorporation within a contract)
- (h) Exhibit H - [FY 2024 Homeland Security Grant Program \(HSGP\) Notice of Funding Opportunity \(NOFO\)](#)
- (i) Exhibit I - [FY 2024 Homeland Security Grant Program \(HSGP\) California Supplement to the Federal Notice of Funding Opportunity \(NOFO\)](#)
- (j) Exhibit J – [FEMA Preparedness Grants Manual](#) (PGM)

Nothing in the Exhibits above shall limit the requirements of this Agreement.

NOW THEREFORE, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, PARTIES jointly intend that COUNTY will reimburse, and PARTIES will provide, a level of OPSG services as set forth in this Agreement.

3. PURPOSE AND INTENT

The purpose of this Agreement is to satisfy the OPSG grant program proposal awarded by the DHS and passed through to Cal OES, under the FY 2024 Operation Stonegarden grant program.

4. SCOPE OF SERVICES

4.1 Method of Service Delivery

SHERIFF shall manage the OPSG grant program, oversee the funding allocation of PARTIES, and be administratively responsible for coordination of PARTIES' obligations under this Agreement. SHERIFF's OPSG grant program team will be staffed as described in paragraph 6. STANDARDS OF SERVICE: OBLIGATIONS OF THE PARTIES.

4.2 Overview of Basic Services

PARTIES shall perform OPSG Operations ("Operations") by increasing law enforcement presence in each PARTY's designated jurisdiction and in coordination with other OPSG participating agencies to support the U. S. Customs and Border Protection (CBP) efforts to improve border security in the region. PARTIES shall enforce local and state laws within their designated jurisdiction subject to the California Values Act (SB 54; Chapter 495) and shall not enforce or aid in the enforcement of immigration laws on behalf of U. S. Customs and Border Protection (CBP) and U. S. Border Patrol (BP). This Agreement does not provide Federal authority to PARTIES to enforce immigration laws (Title 8 USC).

5. TERM OF AGREEMENT

The OPSG grant program Period of Performance (POP) is September 1, 2024 through May 31, 2027, but the operational project period for PARTIES shall be the date of FEMA's approval, April 10, 2025 through February 28, 2027.

5.1 Initial Term

The term of this Agreement shall be retroactive to 12:01 a.m. on April 10, 2025 and shall continue in effect through and terminate at midnight on May 31, 2027; subject to the termination provision in paragraph 5.3.

5.2 Option to Extend

Renewal or extension of the Agreement beyond May 31, 2027 shall be subject to remaining grant funds and to a time extension approved by Cal OES. PARTIES that choose not to renew shall terminate its participation at the end of the term of this Agreement.

5.3 Termination

Subject to the applicable provisions of state law, each PARTY may terminate its participation in this Agreement upon ninety (90) days minimum written notice to the other PARTIES.

5.3.1 A PARTY may terminate its participation in this Agreement immediately upon written notice to the other PARTIES in the event it becomes ineligible to receive grant funds under this Agreement.

5.3.2 As the lead agency, SHERIFF, with approval from FEMA, CBP, and/or Cal OES as needed, may require the termination of a PARTY's participation if it is determined that the PARTY has violated the provisions of this Agreement, including failure to provide the Anticipated Outcome set forth in section 6.3.

6. STANDARDS OF SERVICE: OBLIGATIONS OF THE PARTIES

6.1 Suspension and Debarment

SHERIFF will request, and PARTIES shall provide a copy of the SAM.gov report for their agency which shows their Active and Inactive Exclusions. Any PARTY with Active Exclusions at the onset of, or any time during, the term of this Agreement is not eligible to participate as set forth in Executive Orders 12549 and 12689, 2 CFR 200.214, and codified in 2 CFR Part 180, and shall terminate its participation in this Agreement as provided for in paragraph 5.3 Termination.

6.2 Byrd Anti-Lobbying Amendment

PARTIES that receive an award greater than \$100,000 shall certify to SHERIFF on the Byrd Anti-Lobbying Certification Form attached hereto as Exhibit D, that it will not and has not used federally appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, officer or employee of Congress, or an employee of a Member of Congress in connection with obtaining any federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Each

PARTY shall also disclose any lobbying with non-federal funds that takes place in connection with obtaining any federal award. Such disclosures are forwarded from agency to agency up to the recipient who in turn will forward the certifications to the federal awarding agency.

6.3 Anticipated Outcome

The anticipated outcome of Operations to be performed by PARTIES under this Agreement is increased law enforcement presence in each PARTY's designated jurisdiction to support U. S. DHS and U. S. CBP efforts in the region to improve border security and reduce border related crime. The anticipated outcome will be reached by achieving the goals and accomplishing the missions set forth below by PARTIES and in Exhibit E – FY 2024 OPSG Operations Order.

6.3.1 PARTIES shall provide enhanced enforcement by increasing patrol presence in proximity to the border and/or routes of ingress from the border, including the water borders. In addition, PARTIES shall utilize their unique investigatory areas of expertise in operations.

6.3.2 Increased intelligence/information sharing among PARTIES, including but not limited to:

- (a) Conducting bi-monthly meetings with a minimum of one representative from each PARTY.
- (b) Increasing information sharing during operations.

6.3.3 Prior to Operations, PARTIES' Designated Operations Coordinator, in paragraph 6.4.3, shall submit an operational plan and schedule to the Integrated Planning Team (IPT) at least 72 hours prior to the operation.

6.3.3.1 The IPT is comprised of SHERIFF and CBP sworn personnel.

6.3.3.2 The role of the IPT is to provide support and guidance to the local, state, and federal law enforcement stakeholders within the grant.

6.3.4 Within 48 hours following the conclusion of each Operation:

6.3.4.1 Each PARTY shall complete a Daily Activity Report (DAR) form in Excel format, which will be submitted as supporting documentation for any reimbursement request. Information entered in the Narrative section of the DAR form shall include statistical data and reports from Field Interviews (FIs), Arrest Reports, and/or Citations.

6.3.4.2 PARTIES' Designated Operations Coordinator in paragraph 6.4.3, or designee, shall enter and submit the same DAR information directly into DHS's Homeland Security Information Network (HSIN).

6.3.4.3 PARTIES' Designated Operations Coordinator or designee shall ensure DAR information entered in HSIN is correct and shall make necessary corrections until it is processed for approval.

6.4 Personnel Qualifications and Assignment

6.4.1 Qualifications

Each PARTY shall ensure that personnel assigned to perform Operations pursuant to this Agreement meet the minimum qualifications for their specific classification.

6.4.1.1 Personnel assigned to perform law enforcement activities in support of OPSG initiative to enhance border security must be peace officers who are certified to act as public safety officers, including but not limited to rangers, lifeguards, detectives, and investigators who work in a patrol capacity, along with assistance from other law enforcement direct support personnel such as communication officers/dispatchers and patrol pilots.

6.4.2 Management, Direction, and Supervision; Independent Contractors

The hiring, firing, management, direction, and supervision of each PARTY's personnel, the standards of performance, the discipline of each PARTY's personnel, and all other matters incident to the performance of such services, shall be performed by and be the responsibility of each PARTY in each PARTY's sole but reasonable judgment and in accord with the provisions of applicable labor agreements. Each PARTY shall be the appointing authority for all its personnel provided to OPSG by this Agreement. PARTIES shall have no liability for any direct payment of salary, wages, indemnity, or other compensation or benefit to any other PARTY's personnel.

Each PARTY and its respective officers, agents, and employees are independent contractors and are not officers, agents, and employees of any other PARTY. Each PARTY's personnel are under the direct and exclusive supervision of that PARTY, and each PARTY assumes full responsibility for the performance of its own personnel in connection with this Agreement. No PARTY has the authority to bind any other PARTY.

6.4.3 Designated Operations Coordinators

SHERIFF shall select a Designated Operations Coordinator, at the rank of Sheriff's Lieutenant or higher, who shall manage and direct OPSG operations. All other PARTIES shall select a Designated Operations Coordinator for their respective agency under this Agreement. The Designated Operations Coordinator for each PARTY shall serve as their agency contact and shall implement, as needed, appropriate procedures governing the performance of all requirements under this Agreement and shall be responsible for meeting and conferring in good faith to address any disputes which may arise concerning implementation of this Agreement.

6.4.4 Staffing for Basic Services

PARTIES shall ensure that adequate numbers of their qualified respective personnel are always provided to Operations during the term of this Agreement to meet the Basic Services, Scope of Services, and Standards of Service commitments set forth herein.

6.4.5 Equipment and Supplies

COUNTY will provide SHERIFF OPSG personnel with all supplies and/or prescribed safety gear, body armor, and/or standard issue equipment necessary to perform Operations. Similarly, all other PARTIES will provide their respective OPSG personnel with all supplies and/or prescribed safety gear, body armor, and/or standard issue equipment necessary to perform Operations unless otherwise specified in Exhibit E - FY 2024 OPSG Operations Order.

6.4.5.1 PARTIES are responsible for the procurement of their own equipment to be used in Operations.

6.4.5.2 PARTIES shall maintain an inventory list of all equipment purchased with OPSG funds and when practicable, equipment shall be labeled with: *"Purchased with funds provided by the U. S. Department of Homeland Security"*.

7. COST OF SERVICES/CONSIDERATION

7.1 General

7.1.1 As full consideration for the satisfactory performance and completion by PARTIES of Operations set forth in this Agreement, COUNTY shall reimburse PARTIES for personnel assigned to perform Operations based on claims and submittals as set forth hereunder. Such payments by COUNTY are dependent on the continued availability of funds from the DHS passed through the Cal OES.

7.1.2 PARTIES agree that awarded funds identified as allowable costs, as set forth in Exhibit J – [FEMA Preparedness Grants Manual](#) (PGM), shall be expended only for approved Operations operating expenses and equipment as detailed in Exhibit A – FY 2024 OPSG Budget Worksheet, and that unallowable costs are not reimbursable as set forth in Exhibit J – FEMA PGM.

7.1.2.1 Law enforcement activities, such as operational overtime costs incurred by increased patrol operations, in support of enhanced border security will be performed by peace officers who are certified to act as public safety officers, as described in paragraph 6.4.1.1 of this Agreement.

7.1.2.2 Personnel assigned to perform Operations may not work an overtime shift that exceeds 16 hours worked in any 24-hour period.

7.1.2.3 Unallowable OPSG activities include but are not limited to, costs associated with evidence collection, arrest processing, prosecution and Traffic/DUI checkpoints, such as evidence documentation cameras, fingerprinting supplies, alcohol breathalyzers, traffic barricades, and similar law enforcement expenses. General IT computing equipment, construction and/or renovation expenses, as well as exercise program costs are also prohibited under OPSG.

7.1.3 No reimbursement shall be made to a PARTY during any period within which that PARTY is in default on filing any informational or financial reports required by SHERIFF. SHERIFF shall make any necessary adjustments to PARTY claims to correct for overpayments, underpayments, or disallowances.

7.2 Project Costs/Rate of Compensation

SHERIFF shall reimburse PARTIES for overtime worked by personnel assigned to perform Operations and shall reimburse for costs approved in Exhibit E – FY 2024 OPSG Operations Order, based upon available funding and the actual costs incurred by PARTIES to provide Operations.

7.3 Reimbursement Method

PARTIES shall submit to SHERIFF, accurate and complete reimbursement forms, labor reports, timesheets, DARs, equipment and equipment maintenance invoices, procurement documents, purchase orders and/or contracts, and proof of payment, that represent amounts to be reimbursed under this Agreement within ninety (90) days from the date when expenditure was incurred or, within thirty (30) days if expenditure is incurred on February 28, 2027. All requests for reimbursement shall be sent to:

San Diego County Sheriff's Office
O-41 Grants Unit (OPSG)
P. O. Box 939062
San Diego, CA 92193-9062

7.3.1 Reimbursement forms and invoices must have the signature of PARTY's Authorized Agent, certifying that the invoice and substantiating documentation, e.g., DARs, timesheets, payroll and labor reports, procurement documents, etc., are true and correct.

7.3.2 PARTIES shall provide payroll records for each person whose costs are reimbursable under this Agreement, to include, at a minimum, the person's name, classification, duty position, task, regular hourly rate, overtime hourly rate, overtime hours worked, date(s) overtime worked, and fringe benefit rate and cost.

7.3.2.1 PARTIES shall make available to SHERIFF for inspection, upon request, all payroll records and any other records that relate to the Basic Services provided under this Agreement.

7.3.3 PARTIES shall submit to SHERIFF, verifiable and complete supporting documentation to substantiate reimbursement requests for service maintenance and/or equipment purchase, to include the equipment inventory ledger, certified true copies of invoice, purchase order, proof of payment to vendor and other procurement documentation. Compliance with the disclosure requirements of this Agreement by any PARTY shall not otherwise waive Attorney-Client privilege or any other privilege or exemption.

7.3.3.1 PARTIES shall provide procurement records that show proof of compliance to 2 CFR § 200.317-§ 200.327 requirements, and documents that substantiate full and open competition, to include but not limited to, copies of solicitation (RFQ, RFB, RFP), rationale for the method of procurement, contract policy, basis for the contract type and price, purchase request, statement of work and other pre-solicitation documents, cost/price analysis (if applicable), profit negotiation (if applicable), purchase orders, federal contract provisions with required language incorporated within contracts under federal award (as directed herein by Exhibit G – [Appendix II Part 200](#)), notice of award, record of protest, performance or other bond documents, specialized endorsements and request form approvals (if applicable), suspension and debarment listing, etc.

7.3.3.2 PARTIES shall make available to SHERIFF for inspection and upon request, all procurement records that provide historical and background information to answer inquiries pertaining to the acquisition of service maintenance and/or equipment that may arise in a review or audit or until the grant record retention period expires.

7.3.4 PARTIES shall ensure awareness, understanding, and compliance to all grant rules and procurement requirements. PARTIES shall be responsible in making sure that proper authorizations are in place for any OPSG equipment purchase that requires specialized endorsement or approvals, including waiver request forms or Environmental and Historic Preservation (EHP) review and compliance.

7.3.5 Noncompetitive procurements of equipment exceeding the \$250,000 simplified acquisition threshold established by Federal Acquisition Regulation (FAR) 48 CFR Subpart 2.1, in accordance with 41 U.S.C. 1908, requires prior written approval from Cal OES.

7.3.5.1 Prior to purchasing equipment determined to be noncompetitive, PARTIES shall email SHERIFF a copy of their Purchasing Agent's approval for the noncompetitive procurement which SHERIFF will submit to Cal OES for approval.

7.3.6 PARTIES shall obtain a performance bond from vendors prior to procuring equipment over \$250,000, or any vehicle, aircraft, or watercraft, regardless of contract amount, to be paid at the time of purchase, to ensure delivery of the equipment within ninety (90) days of the performance period end date.

7.3.6.1 Performance bond shall be included for reimbursement with invoice.

7.3.7 Within ninety (90) days of receipt of valid invoice and supporting documentation specified in subparagraphs under 7.3, SHERIFF will reimburse PARTIES for the Basic Services agreed to.

7.3.8 Each PARTY shall manage their allocation and track their claims to remain within their allocated amount as specified in Exhibit A – FY 2024 OPSG Budget Worksheet.

7.4 Reimbursement Disallowances

PARTIES not in compliance with procedures in paragraph 7.3 above risk having incurred expenditures disallowed for reimbursement by SHERIFF. PARTIES that fail to submit claims for reimbursement within ninety (90) days will be notified in writing by SHERIFF that the claim(s) is/are past due, and funds allocated to the PARTY for that period may be redistributed among other PARTIES.

8. PROGRAM/FINANCIAL ADMINISTRATION

8.1 PARTIES shall use as the primary reference in all programmatic, financial, and grant administration matters and adhere to the policies and regulations in Exhibit F - [Title 2 of the Code of Federal Regulations Part 200](#) (2 CFR Part 200), Exhibit H – [FY 2024 HSGP NOFO](#), Exhibit I – [FY 2024 HSGP CA Supplement to the NOFO](#) and Exhibit J – [FEMA Preparedness Grants Manual](#), in conjunction with updates issued by the Office of Management and Budget (OMB), Grants & Training (G&T) information bulletins, and Cal OES policy, regulations, and statutes.

8.1.1 Contract Provisions

PARTIES shall ensure that *all* contracts adhere to all applicable procurement rules and regulations stated in 2 CFR § 200.317-§ 200.327 and described in [Appendix II Part 200](#) - Contract Provisions for Non-Federal Entity Contracts under Federal Awards. Reimbursement claims associated with contracts found to be out of compliance will be denied.

8.1.2 Methods of Procurement

PARTIES shall adhere to the procurement methods found in 2 CFR 200, Subpart D, [§ 200.320](#).

8.1.3 Grant Requirements

PARTIES shall comply with the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, [2 C.F.R. 200 Subpart D](#), including requiring their contractors to comply with the applicable Federal Requirements contained in Exhibit C hereto.

9. REPAYMENT OF REIMBURSEMENTS

9.1 Any PARTY found through compliance assessments, audits, or monitoring site visits, to be out of compliance with paragraphs 7.3 and 8 above, shall retroactively repay SHERIFF, within ninety (90) days of notification, any reimbursement found out of compliance which was paid to PARTY during the term of, and even after the term, of this Agreement. This provision shall survive termination or expiration of this Agreement.

10. INDEMNIFICATION – WORKERS' COMPENSATION, EMPLOYMENT AND CLAIMS AND LIABILITY ISSUES

10.1 The COUNTY shall fully indemnify and hold harmless non-County PARTIES and their respective officers, employees and agents, from any claims, losses, fines, expenses (including attorneys' fees and court costs and/or arbitration costs), costs, damages or liabilities arising from or related to (1) any workers' compensation claim or demand or other workers' compensation proceeding arising from or related to, or claimed to arise from or relate to, employment which is brought by an employee of the COUNTY or any contract labor provider retained by the COUNTY, or (2) any claim, demand, suit, or other proceeding arising from or related to, or claimed to arise from or relate to, the status of employment (including without limitation, compensation, demotion, promotion, discipline, termination, hiring, work assignment, transfer, disability, leave or other such matters) which is brought by an employee of the COUNTY or any contract labor provider retained by the COUNTY.

10.2 Each non-County PARTY shall fully indemnify and hold harmless the COUNTY, its officers, employees, and agents, from any claims, losses, fines, expenses (including attorneys' fees and court costs or arbitration costs), costs, damages or liabilities arising from or related to (1) any workers' compensation claim or demand or other workers' compensation proceeding arising from or related to, or claimed to arise from or relate to, employment which is brought by an employee of that respective non-County PARTY or any contract labor provider retained by non-County PARTY, or (2) any claim, demand, suit, or other proceeding arising from or related to, or claimed to arise from or relate to, the status of employment (including without limitation, compensation, demotion, promotion, discipline, termination, hiring, work assignment, transfer, disability, leave or other such matters) which is brought by an employee of that respective non-County PARTY or any contract labor provider retained by the non-County PARTY.

10.3 Each non-County PARTY shall fully indemnify and hold harmless the other non-County PARTIES, its officers, employees, and agents, from any claims, losses, fines, expenses (including attorneys' fees and court costs or arbitration costs), costs, damages or liabilities arising from or related to (1) any workers' compensation claim or demand or other workers' compensation proceeding arising from or related to, or claimed to arise from or relate to, employment which is brought by an employee of that respective non-County PARTY or any contract labor provider retained by non-County PARTY, or (2) any claim, demand, suit, or other proceeding arising from or related to, or claimed to arise from or relate to, the status of employment (including without limitation, compensation, demotion, promotion, discipline, termination, hiring, work assignment, transfer, disability, leave or

other such matters) which is brought by an employee of that respective non-County PARTY or any contract labor provider retained by the non-County PARTY.

11. INDEMNIFICATION RELATED TO ACTS OR OMISSIONS; NEGLIGENCE

11.1 Claims Arising from Sole Acts or Omissions of a PARTY

Each PARTY to this Agreement hereby agrees to defend and indemnify the other PARTIES to this Agreement, their agents, officers, and employees, from any claim, action, or proceeding against the other PARTIES, arising solely out of its own acts or omissions in the performance of this Agreement. At each PARTY's sole discretion, each PARTY may participate at its own expense in the defense of any claim, action, or proceeding, but such participation shall not relieve any PARTY of any obligation imposed by this Agreement. PARTIES shall notify each other promptly of any claim, action, or proceeding and cooperate fully in the defense.

11.2 Claims Arising from Concurrent Acts or Omissions

The PARTIES hereby agree to defend themselves from any claim, action, or proceeding arising out of the concurrent acts or omissions of the PARTIES. In such cases, PARTIES agree to retain their own legal counsel, bear their own defense costs, and waive their right to seek reimbursement of such costs, except as provided in paragraph 11.4 below.

11.3 Joint Defense

Notwithstanding paragraph 11.2 above, in cases where PARTIES agree in writing to a joint defense, PARTIES may appoint joint defense counsel to defend the claim, action, or proceeding arising out of the concurrent acts or omissions of PARTIES. Joint defense counsel shall be selected by mutual agreement of PARTIES. PARTIES agree to share the costs of such joint defense and any agreed settlement in equal amounts, except as provided in paragraph 11.4 below. PARTIES further agree that no PARTY may bind the others to a settlement agreement without the written consent of the others.

11.4 Reimbursement and/or Reallocation

Where a trial verdict or arbitration award allocates or determines the comparative fault of the parties, PARTIES may seek reimbursement and/or reallocation of defense costs, settlement payments, judgments, and awards, consistent with such comparative fault.

12. GENERAL PROVISIONS

12.1 Notices

Any notice, request, demand, or other communication required or permitted hereunder shall be in writing and may be personally delivered or given as of the date of mailing by depositing such notice in the United States mail, first-class postage prepaid and addressed as follows, or, to such other place as each PARTY may designate by subsequent written notice to each other:

To SHERIFF:
Sheriff
San Diego County Sheriff's Office
P. O. Box 939062
San Diego, CA 92193-9062

To Non-County PARTIES:
Chief
Carlsbad Police Department
2560 Orion Way
Carlsbad, CA 92010

Chief
El Cajon Police Department
100 Civic Center Way
El Cajon, CA 92020

Chief
La Mesa Police Department
8085 University Avenue
La Mesa, CA 91942

Chief
San Diego Harbor Police Department
3380 North Harbor Drive
San Diego, CA 92101

Chief
University of California-San Diego
Police Department
9500 Gilman Drive, MC 0017
La Jolla, CA 92093

Sheriff
San Luis Obispo County Sheriff's Office
1585 Kansas Avenue
San Luis Obispo, CA 93405

Sheriff
Santa Barbara County Sheriff's Office
4434 Calle Real
Santa Barbara, CA 93110

Chief
Chula Vista Police Department
315 Fourth Avenue
Chula Vista, CA 91910

Chief
Escondido Police Department
1163 North Centre City Parkway
Escondido, CA 92026

Chief
Oceanside Police Department
3855 Mission Avenue
Oceanside, CA 92058

Chief
Sycuan Tribal Police Department
4 Kwaaypaay Court
El Cajon, CA 92019

Sheriff
Orange County Sheriff's Department
550 North Flower Street
Santa Ana, CA 92703

Sheriff
Ventura County Sheriff's Office
800 South Victoria Avenue
Ventura, CA 93009

Sheriff
Monterey County Sheriff's Office
1414 Natividad Road
Salinas, CA 93906

Sheriff
San Mateo County Sheriff's Office
330 Bradford Street
Redwood City, CA 94063

Chief
California Highway Patrol
Border Division
9330 Farnham Street
San Diego, CA 92123

Chief
California Department of Fish and Wildlife
Law Enforcement Division
1416 9th Street, Room 1326
Sacramento, CA 95814

Chief
California Department of Parks and Recreation
P.O. Box 942896
Sacramento, CA 94296-0001

A notice shall be effective on the date of personal delivery if personally delivered before 5:00 p.m. on a business day or otherwise on the first business day following personal delivery; or two (2) business days following the date the notice is postmarked, if mailed; or on the first business day following delivery to the applicable overnight courier, if sent by overnight courier for next business day delivery and otherwise when received.

12.2 Amendment; Assignment

This Agreement may be modified or amended only by a written document signed by the COUNTY through SHERIFF and the affected PARTY or PARTIES, and no oral understanding or agreement shall be binding on any PARTY or PARTIES. No PARTY shall assign any of its rights or delegate any of its obligations hereunder without the prior written consent of the other PARTIES.

12.3 Entire Agreement

This Agreement constitutes the complete and exclusive statement of agreement among the COUNTY and non-County PARTIES with respect to the subject matter hereto. As such, all prior written and oral understandings are superseded in total by this Agreement.

12.4 Construction

This Agreement will be deemed to have been made and shall be construed, interpreted, governed, and enforced pursuant to, and in accordance with, the laws of the State of California. The headings and captions used in this Agreement are for convenience and ease of reference only and shall not be used to construe, interpret, expand, or limit the terms of the Agreement and shall not be construed against any one PARTY.

12.5 Waiver

A waiver by COUNTY or non-County PARTIES of a breach of any of the covenants to be performed by COUNTY or non-County PARTIES shall not be construed as a waiver of any succeeding breach of the same or other covenants, agreements, restrictions, or conditions of this Agreement. In addition, the failure of any PARTY to insist upon strict compliance with any provision of this Agreement shall not be considered a waiver of any right to do so, whether for that breach or any subsequent breach. The acceptance by COUNTY or non-County PARTIES of either performance or payment shall not be considered a waiver of PARTY's preceding breach of this Agreement.

12.6 Authority to Enter Agreement

COUNTY and non-County PARTIES have all requisite power and authority to conduct their respective business and to execute, deliver, and perform the Agreement. Each PARTY warrants that the individuals who have signed this Agreement have the legal power, right, and authority to make this Agreement and to bind each respective PARTY.

12.7 Cooperation

COUNTY through SHERIFF and Non-County PARTIES will cooperate in good faith to implement this Agreement.

12.8 Counterparts

This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original, but all of which together shall constitute one and the same instrument. SHERIFF will provide each PARTY with a copy of this Agreement once fully executed.

12.9 Severability

This Agreement is subject to all applicable laws and regulations. If any provision of this Agreement is found by any court or other legal authority, or is agreed upon by the PARTIES, to conflict with any law or regulation, then the conflicting provision shall be considered null and void. If the effect of nullifying any conflicting provision is such that a material benefit of this Agreement to any PARTY is lost, then the Agreement may be terminated at the option of the affected PARTY, with the notice as required in this Agreement. In all other cases, the remainder of this Agreement shall be severable and shall continue in full force and effect.

12.10 Legislative Changes

If any changes are made to regulations pursuant to which this Agreement is made or to any successor legislation or regulations, or if the U. S. DHS imposes any budget requirements or limitations applicable to this Agreement and the services to be provided hereunder, then (1) to the extent any of the changes are of mandatory application, such change(s) shall apply to the PARTIES in this Agreement, and this Agreement shall be deemed to be amended to be consistent with such changes(s) except to the extent that such change(s) alter(s) a material provision of this Agreement in which case such material provision shall be voidable and the PARTIES will negotiate in good faith to amend the Agreement as necessary, and (2) to the extent any of the changes are not of mandatory application, such change(s) shall not affect this Agreement or the right or obligations of COUNTY and non-COUNTY under this Agreement unless the PARTIES mutually agree to subject themselves to such changes(s).

12.11 Representation

Each PARTY's Chief, and/or Sheriff, or their respective designee, shall represent its PARTY in all discussions pertaining to this Agreement. SHERIFF, or his or her designee, shall represent COUNTY in all discussions pertaining to this Agreement.

12.12 Dispute Resolution Concerning Services and Payment

In the event of any dispute concerning services and payment arising from this Agreement, representatives described in paragraph 12.11, will meet, and confer within ten (10) business days after receiving notice of the dispute to resolve the dispute.

12.13 Termination of Funding

If funding for reimbursement of costs related to Operations is terminated by the U. S. DHS, this Agreement in its entirety shall be considered null and void and COUNTY through SHERIFF and PARTIES shall no longer be required to provide Operations as described herein. In such event, PARTIES shall meet immediately, and if agreed upon by the PARTIES, mutually develop and implement within a reasonable time frame, a transition plan for the provision of Operations through alternate means.

12.14 Obligation

This Agreement shall be binding upon the successors of the PARTIES.

12.15 California Law

This Agreement is executed and delivered within the State of California and the rights and obligations of the PARTIES hereto shall be construed and enforced in accordance with, and governed by, the laws of the State of California.

IN WITNESS WHEREOF, the PARTIES hereto approve and agree to the terms of this Agreement, such Agreement being effective April 10, 2025, unless otherwise specified.

**SAN DIEGO COUNTY
SHERIFF'S OFFICE**

Approved as to form and legality:
**OFFICE OF COUNTY COUNSEL
COUNTY OF SAN DIEGO**

Kelly A. Martinez
Sheriff

Mark Day
Senior Deputy

**CARLSBAD POLICE
DEPARTMENT**

**CHULA VISTA POLICE
DEPARTMENT**

Christie Calderwood
Chief

Roxana Kennedy
Chief

**EL CAJON POLICE
DEPARTMENT**

Jeremiah Larson
Chief

**LA MESA POLICE
DEPARTMENT**

Ray Sweeney
Chief

**SAN DIEGO HARBOR POLICE
DEPARTMENT**

Magda Fernandez
Chief

**UNIVERSITY OF CALIFORNIA
SAN DIEGO POLICE DEPARTMENT**

Lamine Secka
Chief

**SAN LUIS OBISPO COUNTY
SHERIFF'S OFFICE**

Ian Parkinson
Sheriff

**ESCONDIDO POLICE
DEPARTMENT**

Ryan Banks
Interim Chief

**OCEANSIDE POLICE
DEPARTMENT**

Taurino Valdovinos
Chief

**SYCUAN TRIBAL POLICE
DEPARTMENT**

Anthony O'Boyle
Chief

**ORANGE COUNTY
SHERIFF'S DEPARTMENT**

Don Barnes
Sheriff-Coroner

Approved as to form and legality:
LEON J. PAGE
THE OFFICE OF COUNTY COUNSEL
COUNTY OF ORANGE

Wendy J. Phillips
Senior Deputy

**SANTA BARBARA COUNTY
SHERIFF'S OFFICE**

Bill Brown
Sheriff-Coroner

**MONTEREY COUNTY
SHERIFF'S OFFICE**

Tina Nieto
Sheriff-Coroner

**CALIFORNIA HIGHWAY PATROL
BORDER DIVISION**

Tommie Cocroft
Chief

**CALIFORNIA DEPARTMENT
OF PARKS AND RECREATION**

Lisa Tomas
District Superintendent

**VENTURA COUNTY
SHERIFF'S OFFICE**

James Fryhoff
Sheriff

**SAN MATEO COUNTY
SHERIFF'S OFFICE**

Christina Corpus
Sheriff

**CALIFORNIA DEPARTMENT
OF FISH AND WILDLIFE
LAW ENFORCEMENT DIVISION**

Amy Mowrer
Chief
Business Management Branch

FY 2024 OPERATION STONEGARDEN
ANNUAL BUDGET WORKSHEET
SUMMARY

AGENCY NAME	Budget Narrative Category									TOTAL
	A	B	C	D	E	F	G	H	I	
	Operational OT	Fringe Benefits	Vehicle/Vessel Maint	Equip Maint	New/Replace Equip	Fuel Costs	Mileage	Flight Costs	M&A	
San Diego County Sheriff's Office	2,881,610	195,350	-	55,710	810,000	-	231,646	54,743	353,971	4,583,030
Carlsbad Police Department	36,351	618	-	-	-	-	3,031	-	-	40,000
Chula Vista Police Department	98,571	1,429	-	-	-	-	-	-	-	100,000
El Cajon Police Department	115,163	4,837	-	-	-	-	-	-	-	120,000
Escondido Police Department	10,000	-	-	-	-	-	-	-	-	10,000
La Mesa Police Department	157,600	12,056	-	-	-	-	5,344	-	-	175,000
Oceanside Police Department	93,606	1,357	29,037	-	-	26,000	-	-	-	150,000
San Diego Harbor Police Department	44,528	5,472	-	-	-	-	-	-	-	50,000
Sycuan Tribal Police Department	9,857	143	-	-	-	-	-	-	-	10,000
University of California San Diego Police Department	9,060	393	-	-	-	-	547	-	-	10,000
Orange County Sheriff's Department	306,476	31,536	26,368	-	-	20,880	14,740	-	-	400,000
San Luis Obispo County Sheriff's Office	73,166	12,643	3,669	-	45,684	3,750	6,772	-	-	145,684
Santa Barbara County Sheriff's Office	138,532	-	12,880	-	43,081	25,650	7,318	15,620	-	243,081
Ventura County Sheriff's Office	355,620	-	20,047	-	19,306	47,488	-	26,845	-	469,306
Monterey County Sheriff's Office	90,094	1,306	-	-	-	-	8,600	-	-	100,000
San Mateo County Sheriff's Office	44,755	5,245	-	-	-	-	-	-	-	50,000
CA Highway Patrol	402,795	5,841	-	-	25,600	-	30,119	61,245	-	525,600
CA Department of Fish and Wildlife	39,428	572	-	-	-	-	-	-	-	40,000
CA Department of Parks and Recreation	100,151	1,452	18,789	-	100,000	5,990	3,618	-	-	230,000
Grand Total San Diego County Region	\$ 5,007,363	\$ 280,250	\$ 110,790	\$ 55,710	\$ 1,043,671	\$ 129,758	\$ 311,735	\$ 158,453	\$ 353,971	\$ 7,451,701

Homeland Security Grant Program - Operation Stonegarden Grant (OPSG)
FY 2024 OPSG Standard Assurances
(All OPSG Participating Agencies of Friendly Forces)

Name of Agency: _____

Address: _____

City: _____ State: _____ Zip Code: _____

As the duly authorized representative of the Agency ("Agency") named above, I hereby certify that the Agency has the legal authority to apply for federal assistance and has the institutional, managerial and financial capability (including sufficient funds to pay any non-federal share of project cost or to retroactively repay any reimbursement found out of compliance which was paid to Agency, for as long as the grant is active) to ensure proper planning, management and completion of the project described in this application, within prescribed timelines.

The requirements outlined in these assurances apply to Agency and any of its principals, contractors, and subcontractors.

I further acknowledge that the Agency is responsible for reviewing and adhering to all requirements within the:

- (a) Applicable Federal Regulations (see below);
- (b) Federal Program Notice of Funding Opportunity (NOFO);
- (c) Federal Preparedness Grants Manual;
- (d) California State Supplement to the NOFO; and
- (e) Federal and State Grant Program Guidelines.

Federal Regulations

Government cost principles, uniform administrative requirements and audit requirements for federal grant programs are set forth in Title 2, Part 200 of the Code of Federal Regulations (C.F.R.) and adopted by the Department of Homeland Security (DHS) at 2 C.F.R. §3002.10. Updates are issued by the [Office of Management and Budget \(OMB\)](http://www.whitehouse.gov/omb/) and can be found at <http://www.whitehouse.gov/omb/>.

For necessary changes are made to the subaward, including changes to period of performance or terms and conditions, Agency will be notified of the changes in writing. Once notification has been made, any subsequent request for funds will indicate Agency acceptance of the changes to the subaward.

State and federal grant award requirements (some of which appear in the documents listed above) are set forth below. The Agency hereby agrees to comply with the following:

1. Proof of Authority

The Agency will obtain proof of authority from the city council, governing board or authorized body in support of this project. This written authorization must specify that the Agency and the city council, governing board or authorized body agree:

- (a) To provide all matching funds required for the grant project and that any cash match will be appropriated as required;

- (b) Any liability arising out of the performance of this agreement shall be the responsibility of the Agency and the city council, governing board or authorized body;
- (c) Grant funds shall not be used to supplant expenditures controlled by the city council, governing board or authorized body;
- (d) The Agency is authorized by the city council, governing body, or authorized body to apply for federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-federal share of project cost, if any, or to retroactively repay any reimbursement found out of compliance, which was paid to Agency, for as long as the grant is active) to ensure proper planning, management and completion of the project described in this application; and
- (e) The official executing this agreement is authorized by the Agency.

This Proof of Authority must be maintained on file and readily available upon request.

2. Period of Performance and Operational Project Period

The period of performance is specified in the Award and the operational project period for the Agency is indicated in the FY2024 Operation Stonegarden (OPSG) Memorandum of Agreement (MOA). The Agency is only authorized to perform allowable activities approved under the award, within the period of performance specified in the grant, within which, the operational project period for the Agency is enforced.

3. Lobbying and Political Activities

As required by Section 1352, Title 31 of the U.S. Code (U.S.C.), for persons entering into a contract, grant, loan or cooperative agreement from an agency or requests or receives from an agency a commitment providing for the United States to insure or guarantee a loan, the Agency certifies that:

- (a) No federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement.
- (b) If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying", in accordance with its instructions.
- (c) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all Agencies shall certify and disclose accordingly.

The Agency will also comply with provisions of the Hatch Act (5 U.S.C. §§1501-1508 and §§7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with federal funds.

Finally, the Agency agrees that federal funds will not be used, directly or indirectly, to support the enactment, repeal, modification or adoption of any law, regulation or policy without the express written approval from the California Governor's Office of Emergency Services (Cal OES) or the federal awarding agency.

4. Suspension and Debarment

As required by Executive Orders (EO) 12549 and 12689, and 2 C.F.R §200.214 and codified in 2 C.F.R Part 180, Debarment and Suspension, the Agency will provide protection against waste, fraud and abuse by debarment or suspending those persons deemed irresponsible in their dealings with the federal government. The Agency certifies that it and its principals, contractors, or subcontractors:

- (a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any federal department or agency;
- (b) Have not within a three-year period preceding this application been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State, or local) transaction or contract under a public transaction; violation of federal or state antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
- (c) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State, or local) with commission of any of the offenses enumerated in paragraph (4)(b) of this certification; and
- (d) Have not within a three-year period preceding this application had one or more public transaction (Federal, State, or local) terminated for cause or default.

Where the Agency is unable to certify to any of the statements in this certification, he or she shall attach an explanation to this application.

5. Non-Discrimination and Equal Employment Opportunity

The Agency will comply with all state and federal statutes relating to non-discrimination, including:

- (a) Title VI of the Civil Rights Act of 1964 (Public Law (P.L.) 88-352 and 42 U.S.C. § 2000d et seq.) which prohibits discrimination on the basis of race, color or national origin and requires that recipients of federal financial assistance take reasonable steps to provide meaningful access to persons with limited English proficiency (LEP) to their programs and services;
- (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§ 1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex in any federally funded educational program or activity;
- (c) Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794), which prohibits discrimination against those with disabilities or access and functional needs;
- (d) Americans with Disabilities Act (ADA) of 1990, (42 U.S.C. § 12101 et seq.), which prohibits discrimination on the basis of disability, and requires buildings and structures be accessible to those with disabilities and access and functional needs;
- (e) Age Discrimination Act of 1975, (42 U.S.C. §§ 6101-6107), which prohibits discrimination on the basis of age;
- (f) Public Health Service Act of 1912 (42 U.S.C. §§ 290 dd --- 2), relating to confidentiality of patient records regarding substance abuse treatment;
- (g) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. § 3601 et seq.), relating to nondiscrimination in the sale, rental or financing of housing as implemented by the Department of Housing and Urban Development at 24 C.F.R Part 100. The prohibition on disability discrimination includes the requirement that new multifamily housing with four or more dwelling units --- i.e., the public and common use areas and individual apartment units (all units in buildings with elevators and ground-floor units in buildings without elevators) --- be designed and constructed with certain accessible features (See 24 C.F.R § 100.201);
- (h) Executive Order (E.O.) 11246, which prohibits federal contractors and federally assisted construction contractors and subcontractors, who do over \$10,000 in Government business in one year from discriminating in employment decisions on the basis of race, color, religion, sex, sexual orientation, gender identification, or national origin;
- (i) Executive Order (E.O.) 11375, which bans discrimination on the basis of race, color, religion, sex, sexual orientation, gender identification, or national origin in hiring and employment in both the United States federal workforce and on the part of government contractors;
- (j) California Public Contract Code § 10295.3, which prohibits discrimination based on domestic partnerships and those in same sex marriages;

- (k) Department of Homeland Security (DHS) policy to ensure the equal treatment of faith-based organizations, under which the Agency must comply with equal treatment policies and requirements contained in 6 C.F.R. Part 19;
- (l) The Agency will comply with California's Fair Employment and Housing Act (FEHA) (California Government Code § 12940 – 12957), as applicable. FEHA prohibits harassment and discrimination in employment because of ancestry, familial status, race, color, religious creed (including religious dress and grooming practices), sex (which includes pregnancy, childbirth, breastfeeding and medical conditions related to pregnancy, childbirth or breastfeeding), gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, mental and physical disability, genetic information, medical condition, age, pregnancy, denial of medical and family care leave, or pregnancy disability leave, military and veteran status, and/or retaliation for protesting illegal discrimination related to one of these categories, or for reporting patient abuse in tax supported institutions;
- (m) Any other nondiscrimination provisions in the specific statute(s) under which application for federal assistance is being made; and
- (n) The requirements of any other nondiscrimination statute(s) which may apply to the application.

Civil Rights Policies for Program Beneficiaries and Subrecipients of DHS funding, pertaining to the following are available on the Cal OES website:

- Non-discrimination in Programs & Services
- Reasonable Accommodation for Program Beneficiaries
- Language Access Policy

6. Drug-Free Workplace

As required by the Drug-Free Workplace Act of 1988 (41 U.S.C. § 701 et seq.), the Agency certifies that it will maintain a drug-free workplace and a drug-free awareness program as outlined in the Act.

7. Environmental Standards

The Agency will comply with state and federal environmental standards, including:

- (a) California Environmental Quality Act (CEQA) (California Public Resources Code §§ 21000-21177), to include coordination with the city or county planning agency;
- (b) CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, §§ 15000-15387);
- (c) Federal Clean Water Act (CWA) (33 U.S.C. § 1251 et seq.), which establishes the basic structure for regulating discharges of pollutants into the waters of the United States and regulating quality standards for surface waters;
- (d) Federal Clean Air Act of 1955 (42 U.S.C. § 7401), which regulates air emissions from stationary and mobile sources;
- (e) Institution of environmental quality control measures under the National Environmental Policy Act (NEPA) of 1969 (P.L. 91-190); the Council on Environmental Quality Regulations for Implementing the Procedural Provisions of NEPA; and Executive Orders (EO) 12898 which focuses on the environmental and human health effects of federal actions on minority and low-income populations with the goal of achieving environmental protection for all communities;
- (f) Evaluation of flood hazards in floodplains in accordance with Executive Order (EO) 11988;
- (g) Executive Order (EO) 11514 which sets forth national environmental standards;
- (h) Executive Order (EO) 11738 instituted to assure that each federal agency empowered to enter into contracts for the procurement of goods, materials, or services and each federal agency empowered to extend federal assistance by way of grant, loan, or contract shall undertake such procurement and assistance activities in a manner that will result in effective enforcement of the Clean Air Act and the Federal Water Pollution Control Act Executive Order (EO) 11990 which requires preservation of wetlands;
- (i) The Safe Drinking Water Act of 1974, (P.L. 93-523);

- (j) The Endangered Species Act of 1973, (P.L. 93-205);
- (k) Assurance of project consistency with the approved state management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§ 1451 et seq.);
- (l) Conformity of Federal Actions to State (Clear Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§ 7401 et seq.); and
- (m) Wild and Scenic Rivers Act of 1968 (16 U.S.C. § 1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.

The Agency shall not be: 1) in violation of any order or resolution promulgated by the State Air Resources Board or an air pollution district; 2) subject to a cease-and-desist order pursuant to § 13301 of the California Water Code for violation of waste discharge requirements or discharge prohibitions; or 3) determined to be in violation of federal law relating to air or water pollution.

8. Audits

For grant recipients expending \$1,000,000 or more in federal grant funds annually, the Agency will perform the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and C.F.R., Part 200, Subpart F Audit Requirements.

9. Cooperation and Access to Records

The agency must cooperate with any compliance reviews or investigations conducted by DHS. In accordance with 2 C.F.R. § 200.337, the Agency will give the awarding agency, the Comptroller General of the United States and, if appropriate, the state, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award. The Agency will require any grant recipients, contractors, successors, transferees and assignees to acknowledge and agree to comply with this provision.

10. Conflict of Interest

The Agency will establish safeguards to prohibit the Agency's employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.

11. Financial Management

False Claims for Payment - The Agency will comply with 31 U.S.C. § 3729-3733 which provides that Agency shall not submit a false claim for payment, reimbursement or advance.

12. Reporting - Accountability

The Agency agrees to comply with applicable provisions of the Federal Funding Accountability and Transparency Act (FFATA) (P.L. 109-282), including but not limited to (a) the reporting of subawards obligating \$30,000 or more in federal funds, and (b) executive compensation data for first tier subawards as set forth in 2 C.F.R. Part 170, Appendix A. The Agency also agrees to comply with the requirements set forth in the government-wide financial assistance award term regarding the System for Award Management and Universal Identifier Requirements located at 2 C.F.R. Part 25, Appendix A.

13. Whistleblower Protections

The Agency must comply with statutory requirements for whistleblower protections at 10 U.S.C. § 2409, 41 U.S.C. § 4712, and 10 U.S.C. § 2324, 41 U.S.C. § 4304 and § 4310.

14. Human Trafficking

The Agency will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. § 7104) which prohibits the Agency or its grant recipients from: (1) engaging in trafficking in persons during the period of time that the award is in effect; (2) procuring a commercial sex act during the period of time that the award is in effect; or (3) using forced labor in the performance of the award or subawards under the award.

15. Labor Standards

The Agency will comply with the following federal labor standards:

- (a) The Davis-Bacon Act (40 U.S.C. §§ 276a to 276a-7), as applicable, and the Copeland Act (40 U.S.C. § 3145 and 18 U.S.C. § 874) and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§ 327-333), regarding labor standards for federally assisted construction contracts or subcontracts, and
- (b) The Federal Fair Labor Standards Act (29 U.S.C. § 201 et seq.) as they apply to employees of institutes of higher learning (IHE), hospitals and other non-profit organizations.

16. Worker's Compensation

The Agency must comply with provisions which require every employer to be insured to protect workers who may be injured on the job at all times during the performance of the work of this Agreement, as per the workers compensation laws set forth in California Labor Code §§ 3700 et seq.

17. Property-Related

If applicable to the type of project funded by this federal award, the Agency will:

- (a) Comply with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of federal or federally assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of federal participation in purchase;
- (b) Comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires federal grant recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more;
- (c) Assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. § 470), Executive Order (EO) 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. § 469a-1 et seq.); and
- (d) Comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. § 4831 and 24 C.F.R. Part 35) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.

18. Certifications Applicable Only to Federally Funded Construction Projects

For all construction projects, the Agency will:

- (a) Not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with federal assistance funds to assure nondiscrimination during the useful life of the project;
- (b) Comply with the requirements of the awarding agency with regard to the drafting, review and approval of construction plans and specifications; and
- (c) Provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms to the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.

19. Use of Cellular Device While Driving is Prohibited

The Agency is required to comply with California Vehicle Code Sections 23123 and 23123.5. These laws prohibit driving motor vehicle while using an electronic wireless communications device to write, send, or read a text-based communication. Drivers are also prohibited from the use of a wireless telephone without hands-free listening and talking, unless to make an emergency call to 911, law enforcement, or similar services.

20. California Public Records Act and Freedom of Information Act

The Agency acknowledges that all information submitted in the course of applying for funding under this program, or provided in the course of an entity's grant management activities that are under federal control, is subject to the Freedom of Information Act (FOIA), 5 U.S.C. § 552, and the California Public Records Act, California Government Code § 7920.000 et seq. The Agency should consider these laws and consult its own state and local laws and regulations regarding the release of information when reporting sensitive matters in the grant application, needs assessment, and strategic planning process.

21. Acknowledgement of Federal Funding from DHS

The Agency must acknowledge its use of federal funding when issuing statements, press releases, requests for proposal, bid invitations, and other documents describing projects or programs funded in whole or in part with federal funds.

22. Activities Conducted Abroad

The Agency must coordinate with appropriate government authorities when performing project activities outside the United States and obtain all appropriate licenses, permits, or approvals.

23. Best Practices for Collection and Use of Personally Identifiable Information (PII)

DHS defines personally identifiable information (PII) as any information that permits the identity of an individual to be directly or indirectly inferred, including any information that is linked or linkable to that individual. If the Agency collects PII, the Agency is required to have a publicly available privacy policy that describes standards on the usage and maintenance of PII it collects. The Agency may refer to the DHS Privacy Impact Assessments: Privacy Guidance and Privacy template a useful resource.

24. Copyright

The Agency must affix the applicable copyright notices of 17 U.S.C. §§ 401 or 402 to any work first produced under federal awards and also include an acknowledgement that the work was produced under a federal award (including the federal award number and federal awarding agency). As detailed in 2 C.F.R. § 200.315, a federal awarding agency reserves a royalty-free, nonexclusive, and irrevocable right to reproduce, publish, or otherwise use the work for federal purposes and to authorize others to do so.

25. Duplicative Costs

Agency is prohibited from charging any cost to this federal award that will be included as a cost or used to meet cost sharing or matching requirements of any other federal award in either the current or a prior budget period. (See 2 C.F.R. § 200.403(f)). However, the Agency may shift costs that are allowable under two or more awards where otherwise permitted by federal statutes, regulations, or the federal financial assistance award terms and conditions.

26. Energy Policy and Conservation Act

The Agency must comply with the requirements of 42 U.S.C. § 6201 which contain policies relating to energy efficiency that are defined in the state energy conservation plan issued in compliance with this Act.

27. Federal Debt Status

The Agency is required to be non-delinquent in its repayment of any federal debt. Examples of relevant debt include delinquent payroll and other taxes, audit disallowances, and benefit overpayments. See OMB Circular A-129.

28. Fly America Act of 1974

The Agency must comply with Preference for United States Flag Air Carriers: (a list of certified air carriers can be found at: Certified Air Carriers List | US Department of Transportation, <https://www.transportation.gov/policy/aviation-policy/certificated-air-carriers-list>) for international air transportation of people and property to the extent that such service is available, in accordance with the International Air Transportation Fair Competitive Practices Act of 1974 (49 U.S.C. § 40118) and the interpretative guidelines issued by the Comptroller General of the United States in the

29. Hotel and Motel Fire Safety Act of 1990

In accordance with Section 6 of the Hotel and Motel Fire Safety Act of 1990, the Agency must ensure that all conference, meeting, convention, or training space funded in whole or in part with federal funds complies with the fire prevention and control guidelines of the Federal Fire Prevention and Control Act of 1974, as amended, 15 U.S.C. § 2225a.

30. Non-supplanting Requirement

If the Agency receives federal financial assistance awards made under programs that prohibit supplanting by law, the Agency must ensure that federal funds do not replace (supplant) funds that have been budgeted for the same purpose through non-federal sources.

31. Patents and Intellectual Property Rights

The Agency is subject to the Bayh-Dole Act, 35 U.S.C. § 200 et seq. and applicable regulations governing inventions and patents, including the regulations issued by the Department of Commerce at 37 C.F.R. Part 401 (Rights to Inventions Made by Nonprofit Organizations and Small Business Firms under Government Awards, Contracts, and Cooperative Agreements) and the standard patent rights clause set forth at 37 C.F.R. § 401.14.

32. SAFECOM

If the Agency receives federal financial assistance awards made under programs that provide emergency communication equipment and its related activities, the Agency must comply with the SAFECOM Guidance for Emergency Communication Grants, including provisions on technical standards that ensure and enhance interoperable communications.

33. Terrorist Financing

The Agency must comply with Executive Order (EO) 13224 and United States law that prohibit transactions with, and the provisions of resources and support to, individuals and organizations associated with terrorism. The Agency is legally responsible for ensuring compliance with the EO and laws.

34. Reporting of Matters Related to Subrecipient Integrity and Performance

If the total value of the Agency's currently active grants, cooperative agreements, and procurement contracts from all federal assistance offices exceeds \$10,000,000 for any period of time during the period of performance of this federal financial assistance award, the Agency must comply with the requirements set forth in the government-wide Award Term and Condition for Recipient Integrity and Performance Matters located at 2 C.F.R. Part 200, Appendix XII, the full text of which is incorporated here by reference in the award terms and conditions.

35. USA Patriot Act of 2001

The Agency must comply with the requirements of the Uniting and Strengthening America by Providing Appropriate Tools Required to Intercept and Obstruct Terrorism Act (USA PATRIOT Act), which amends 18 U.S.C. §§ 175-175c.

36. Use of DHS Seal, Logo, and Flags

The Agency must obtain written permission from its DHS prior to using the DHS seal(s), logos, crests or reproductions of flags or likenesses of DHS agency officials, including use of the United States Coast Guard seal, logo, crests or reproductions of flags or likenesses of Coast Guard officials.

37. Performance Goals

In addition to the Biannual Strategy Implementation Report submission requirements outlined in the Preparedness Grants Manual, the Agency must demonstrate how the grant-funded project addresses the core capability gap associated with each project. The capability gap reduction must be addressed in the Project Description of the BSIR for each project.

38. Applicability of DHS Standard Terms and Conditions to Tribes

The DHS Standard Terms and Conditions are a restatement of general requirements imposed upon the Agency and flow down to sub tier subrecipients and contractors as a matter of law, regulation, or executive order. If the requirement does not apply to Indian tribes or there is a federal law or regulation exempting its application to Indian tribes, then the acceptance by Tribes of, or acquiescence to, DHS Standard Terms and Conditions does not change or alter its inapplicability to an Indian tribe. The execution of grant documents is not intended to change, alter, amend, or impose additional liability or responsibility upon the Tribe where it does not already exist.

39. Required Use of American Iron, Steel, Manufactured Products, and Construction Materials

The Agency must comply with the "Build America, Buy America" Act (BABAA), enacted as part of the Infrastructure Investment and Jobs Act and Executive Order (EO) 14005. Agencies receiving a federal award subject to BABAA requirements may not use federal financial assistance funds for infrastructure projects unless:

- (a) All iron and steel used in the project are produced in the United States – this means all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States;
- (b) All manufactured products used in the project are produced in the United States – this means the manufactured product was manufactured in the United States; and the cost of the components of the manufactured product that are mined, produced, or manufactured in the United States is greater than 55 percent of the total cost of all components of the manufactured product, unless another standard for determining the minimum amount of domestic content of the manufactured product has been established under applicable law or regulation; and
- (c) All construction materials are manufactured in the United States – this means that all manufacturing processes for the construction material occurred in the United States.

The "Buy America" preference only applies to articles, materials, and supplies that are consumed in, incorporated into, or affixed to an infrastructure project. It does not apply to tools, equipment, and supplies, such as temporary scaffolding, brought to the construction site and removed at or before the completion of the infrastructure project. Nor does a "Buy America" preference apply to equipment and furnishings, such as movable chairs, desk, and portable computer equipment, that are used at or within the finished infrastructure project but are not an integral part of the structure or permanently affixed to the infrastructure project.

Per Section 70914(c) of BABAA, FEMA may waive the application of a "Buy America" preference under an infrastructure program in certain cases.

40. E.O. 14074 - Advancing Effective, Accountable Policing and Criminal Justice Practices to Enhance Public Trust and Public Safety

The Agency must comply with the requirements of Section 12(c) of Executive Order (EO) 14074. The Agency is also encouraged to adopt and enforce policies consistent with Executive Order (EO) 14074 to support safe and effective policing.

IMPORTANT

The purpose of the assurance is to obtain federal and state financial assistance, including any and all federal and state grants, loans, reimbursement, contracts, etc. The Agency recognizes and agrees that state financial assistance will be extended based on the representations made in these assurances. These assurances are binding on the Agency, its successors, transferees, assignees, etc. as well as any of its principals, contractors, and subcontractors. Failure to comply with any of the above assurances may result in suspension, termination, or reduction of grant funds.

All appropriate documentation, as outlined above, must be maintained on file by the Agency and available for Cal OES or public scrutiny upon request. Failure to comply with these requirements may result in suspension of payments under the grant or termination of the grant or both and the Agency may be ineligible for award of any future grants if Cal OES determines that the Agency: (1) has made false certification, or (2) violates the certification by failing to carry out the requirements as noted above.

All of the language contained within this document must be included in the award documents for all subawards at all tiers. Agencies are bound by the [Department of Homeland Security \(DHS\) Standard Terms and Conditions 2024, Version 3](https://www.dhs.gov/publication/fy15-dhs-standard-terms-and-conditions), hereby incorporated by reference, which can be found at: <https://www.dhs.gov/publication/fy15-dhs-standard-terms-and-conditions>.

The undersigned represents that he/she is authorized to enter into this agreement for and on behalf of the above-named Agency.

Name of Agency: _____

Signature of Authorized Agent: _____

Printed Name of Authorized Agent: _____

Title: _____ Date: _____

Email Address: _____

Homeland Security Grant Program – FY2024 Operation Stonegarden Grant (OPSG)

REQUIRED FEDERAL GRANT PROVISIONS

1. Termination for Default. In the event of Contractor's breach of this Agreement, County shall have the right to terminate this Agreement in whole or in part.
 - (a) Prior to termination for default, Contracting Officer will send Contractor written notice specifying the default. Contractor shall have ten (10) days from issuance (unless a different time is given in the notice) to respond to the notice as directed by County to acknowledge the default or show cause as to why Contractor is not in default. Such notice may provide Contractor the opportunity to cure the default or to demonstrate progress towards curing the default. If Contractor fails to respond, or if Contractor's response is not satisfactory to the County, County may terminate this Agreement for default upon written notice from Contracting Officer.
 - (b) If County determines that the default contributes to the curtailment of an essential service; poses an immediate threat to life, health, or property; or constitutes fraud or other serious misconduct, County may terminate this Agreement for default by written notice from the Contracting Officer.
 - (c) In the event of termination for default, all finished or unfinished documents, and other materials, prepared by Contractor under this Agreement shall become the sole and exclusive property of County.
 - (d) If, after termination for default, it is determined for any reason that Contractor was not in default under this Agreement, the rights and obligations of the parties shall be the same as if terminated for convenience under section 2. "Termination for Convenience."
2. Termination for Convenience. The County may, by written notice from Contracting Officer, terminate this Agreement for convenience, in whole or in part, at any time. Upon receipt of such notice, Contractor shall promptly report to County all undelivered or unaccepted work performed in accordance with this Agreement prior to termination ("Incomplete Work"). Contractor may, at County's option, be required to complete some or all Incomplete Work during disentanglement.
 - (a) The County shall pay Contractor as full compensation for work performed and costs of termination:
 - i. The unit or pro rata price for any delivered and accepted portion of the work.
 - ii. Actual and reasonable Contractor costs for Incomplete Work not mitigable or otherwise recoverable by Contractor. Such compensation shall not exceed the unit or pro rata price due to Contractor had the work been completed.
 - (b) In no event shall the County be liable for any loss of profits or any other consequential damages.
 - (c) County's termination of this Agreement for convenience shall not preclude it from changing the termination to a default, as set forth in section 1. of this Agreement, nor from taking any action in law or equity against Contractor for:
 - i. Fraud, waste, or abuse of Agreement funds, or
 - ii. Improperly submitted claims, or
 - iii. Any failure to perform the work in accordance with the Statement of Work, or
 - iv. Any breach of any terms or conditions of the Agreement, or

- v. Any actions under any warranty, express or implied, or
- vi. Any claim of unprofessional negligence, or
- vii. Any other matter arising from or related to this Agreement, whether know, knowable, or unknown before, during, or after the date of termination.

3. Contracting with Small and Minority Businesses, Women's Business Enterprises, and Labor Surplus Area Firms. Contractor shall, in accordance with 2 CFR 200.321, take affirmative steps to include minority business, women's business enterprises, and labor surplus area firm by:

- (a) Placing qualified small and minority businesses and women's business enterprises on solicitation lists;
- (b) Assuring that small and minority businesses, and women's business enterprises are solicited whenever they are potential sources;
- (c) Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority businesses, and women's business enterprises;
- (d) Establishing delivery schedules, where the requirement permits, which encourage participation by small and minority businesses, and women's business enterprises; and
- (e) Using the services and assistance, as appropriate, of such organizations as the Small Business Administration and the Minority Business Development Agency of the Department of Commerce.

4. Clean Air Act and The Federal Water Pollution Control Act. [for contracts more than \$150,000]

- (a) The Contractor agrees to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act, as amended, 42 U.S.C. 7401 et seq.
- (b) The Contractor agrees to report each violation to the County and understands and agrees that the County will, in turn, report each violation as required to assure notification to the appropriate federal agency, and the appropriate Environmental Protection Agency Regional Office.
- (c) The Contractor agrees to include these requirements in each subcontract exceeding \$150,000 financed in whole or in part with federal assistance.
- (d) The Contractor agrees to comply with all applicable standards, orders, or regulations issued pursuant to the Federal Water Pollution Control Act, as amended, 33 U.S.C. 1251 et seq.
- (e) The Contractor agrees to report each violation to the County and understands and agrees that the County will, in turn, report each violation as required to assure notification to the appropriate federal agency, and the appropriate Environmental Protection Agency Regional Office.
- (f) The Contractor agrees to include these requirements in each subcontract exceeding \$150,000 financed in whole or in part with federal assistance.

5. Debarment and Suspension.

- (a) This Agreement is a covered transaction for purposes of 2 C.F.R. 180 and 2 C.F.R. 3000. As such, the Contractor is required to verify that none of the Contractor's principals (defined at 2 C.F.R. 180.995) or its affiliates (defined at 2 C.F.R. 180.905) are excluded (defined at 2 C.F.R. 180.940) or disqualified (defined at 2 C.F.R. 180.935).
- (b) The Contractor must comply with 2 C.F.R. 180, subpart C and 2 C.F.R. 3000, subpart C, and must include a requirement to comply with these regulations in any lower tier covered transaction it enters into.

- (c) This certification is a material representation of fact relied upon by County. If it is later determined that the Contractor did not comply with 2 C.F.R. 180, subpart C and 2 C.F.R. 3000, subpart C, in addition to remedies available to County, the Federal Government may pursue available remedies, including but not limited to suspension and/or debarment.
6. Byrd Anti-Lobbying Amendment. In accordance with 31 U.S.C. 1352 and related regulations, (a) Contractor certifies, and shall require each lower-tier recipient (as that term is defined in 31 U.S.C. 1352) to certify to the tier above, that it will not and has not used federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any covered federal contract, grant or any other award covered by 31 U.S.C. 1352, and (b) Contractor shall disclose, and shall require each lower-tier recipient to disclose to the tier above, any lobbying with non-federal funds that takes place in connection with obtaining any covered federal award.
7. Procurement of Recovered Materials.
- (a) In the performance of this Agreement, the Contractor shall make maximum use of products containing recovered materials that are EPA-designated items unless the product cannot be acquired:
- i. Competitively within a timeframe providing for compliance with the contract performance schedule;
 - ii. Meeting contract performance requirements; or
 - iii. At a reasonable price.
- (b) Information about this requirement, along with the list of EPA-designated items, is available at EPA's Comprehensive Procurement Guidelines web site: <https://www.epa.gov/smm/comprehensiveprocurement-guideline-cpg-program>.
- (c) The Contractor also agrees to comply with all other applicable requirements of Section 6002 of the Solid Waste Disposal Act.
8. Domestic Preferences. In accordance with 2 CFR 200.322, as appropriate and to the extent consistent with law, Contractor shall, to the greatest extent practicable, provide a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States (including but not limited to iron, aluminum, steel, cement, and other manufactured products). This requirement shall be included in all subcontracts under this Agreement.
- (a) "Produced in the United States" means, for iron and steel products, that all manufacturing processes, from the initial melting stage through the application of coatings, must occur in the United States.
- (b) "Manufactured products" means items and construction materials composed in whole or in part of non-ferrous metals such as aluminum; plastics and polymer-based products such as polyvinyl chloride pipe; aggregates such as concrete; glass, including optical fiber; and lumber.
9. Prohibition on Certain Telecommunications and Video Surveillance Services or Equipment. In accordance with 2 CFR 200.216, Contractor and its subcontractors are prohibited from expending funds under this Agreement to:
- (a) Procure or obtain;
 - (b) Extend or renew a contract to procure or obtain; or
 - (c) Enter a contract (or extend or renew a contract) to procure or obtain equipment, services, or systems that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system. As described in Public Law 115-232, section 889, covered telecommunications equipment is telecommunications equipment produced by Huawei Technologies Company or ZTE Corporation (or any subsidiary or affiliate of such entities).

- i. For public safety, security of government facilities, physical security surveillance of critical infrastructure, and other national security purposes, video surveillance and telecommunications equipment produced by Hytera Communications Corporation, Hangzhou Hikvision Digital Technology Company, or Dahua Technology Company (or any subsidiary or affiliate of such entities).
 - ii. Telecommunications or video surveillance services provided by such entities or using such equipment.
 - iii. Telecommunications or video surveillance equipment or services produced or provided by an entity that the Secretary of Defense, in consultation with the Director of the National Intelligence or the Director of the Federal Bureau of Investigation, reasonably believes to be an entity owned or controlled by, or otherwise connected to, the government of a covered foreign country.
10. Contract Work Hours and Safety Standards Act. [for contracts more than \$100,000 that involve the employment of mechanics or laborers] If mechanics or laborers are to be employed under this Agreement, Contractor shall comply with 40 U.S.C. 3702 and 3704, as supplemented by Department of Labor regulations (29 CFR 5). Contractor shall compute the wages of every mechanic and laborer based on a standard work week of 40 hours. Work more than the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked more than 40 hours in the work week. Contractor shall not require any laborer or mechanic to work in surroundings or under working conditions that are unsanitary, hazardous, or dangerous.
11. Equal Employment Opportunity. During the performance of this Agreement, the Contractor agrees as follows:
 - (a) The Contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender identity, or national origin. The Contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, sexual orientation, gender identity, or national origin. Such action shall include, but not be limited to the following: Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.
 - (b) The Contractor will, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, sexual orientation, gender identity, or national origin.
 - (c) The Contractor will not discharge or in any other manner discriminate against any employee or applicant for employment because such employee or applicant has inquired about, discussed, or disclosed the compensation of the employee or applicant or another employee or applicant. This provision shall not apply to instances in which an employee who has access to the compensation information of other employees or applicants as a part of such employee's essential job functions discloses the compensation of such other employees or applicants to individuals who do not otherwise have access to such information, unless such disclosure is in response to a formal complaint or charge, in furtherance of an investigation, proceeding, hearing, or action, including an investigation conducted by the employer, or is consistent with the Contractor's legal duty to furnish information.
 - (d) The Contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of the Contractor's commitments under this section and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
 - (e) The Contractor will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.

- (f) The Contractor will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.
- (g) In the event of the Contractor's noncompliance with the nondiscrimination clauses of this Agreement or with any of the said rules, regulations, or orders, this Agreement may be canceled, terminated, or suspended in whole or in part and the Contractor may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.
- (h) The Contractor will include the portion of the sentence immediately preceding paragraph (a) and the provisions of paragraphs (a) through (h) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The Contractor will take such action with respect to any subcontract or purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance: Provided, however, that in the event a contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the administering agency, the Contractor may request the United States to enter into such litigation to protect the interests of the United States. The applicant further agrees that it will be bound by the above equal opportunity clause with respect to its own employment practices when it participates in federally assisted construction work: Provided, that if the applicant so participating is a State or local government, the above equal opportunity clause is not applicable to any agency, instrumentality or subdivision of such government which does not participate in work on or under the Agreement. The applicant agrees that it will assist and cooperate actively with the administering agency and the Secretary of Labor in obtaining the compliance of contractors and subcontractors with the equal opportunity clause and the rules, regulations, and relevant orders of the Secretary of Labor, that it will furnish the administering agency and the Secretary of Labor such information as they may require for the supervision of such compliance, and that it will otherwise assist the administering agency in the discharge of the agency's primary responsibility for securing compliance. The applicant further agrees that it will refrain from entering into any contract or contract modification subject to Executive Order 11246 of September 24, 1965, with a contractor debarred from, or who has not demonstrated eligibility for, Government contracts and federally assisted construction contracts pursuant to the Executive Order and will carry out such sanctions and penalties for violation of the equal opportunity clause as may be imposed upon contractors and subcontractors by the administering agency or the Secretary of Labor pursuant to Part II, Subpart D of the Executive Order. In addition, the applicant agrees that if it fails or refuses to comply with these undertakings, the administering agency may take any or all of the following actions: Cancel, terminate, or suspend in whole or in part this grant (contract, loan, insurance, guarantee); refrain from extending any further assistance to the applicant under the program with respect to which the failure or refund occurred until satisfactory assurance of future compliance has been received from such applicant; and refer the case to the Department of Justice for appropriate legal proceedings.

12. Davis-Bacon Act. [for construction contracts more than \$2,000]

- (a) All transactions regarding this Agreement shall be done in compliance with the Davis-Bacon Act (40 U.S.C. 3141- 3144, and 3146-3148) and the requirements of 29 C.F.R. 5 as may be applicable. The Contractor shall comply with 40 U.S.C. 3141-3144, and 3146-3148 and the requirements of 29 C.F.R. 5 as applicable.
- (b) Contractors are required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor.
- (c) Additionally, contractors are required to pay wages not less than once a week.

13. Copeland Anti-Kickback Act. [for construction or repair contracts more than \$2,000]

- (a) Contractor. The Contractor shall comply with 18 U.S.C. 874, 40 U.S.C. 3145, and the requirements of 29 C.F.R. 3 as may be applicable, which are incorporated by reference into this Agreement.
- (b) Subcontracts. The Contractor or subcontractor shall insert in any subcontracts the clause above and such other clauses as the federal funding agency may by appropriate instructions require, and a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime Contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all these contract clauses.
- (c) Breach. A breach of the contract clauses above may be grounds for termination of the Agreement, and for debarment as a Contractor and subcontractor as provided in 29 C.F.R. 5.12.

Homeland Security Grant Program - Operation Stonegarden Grant (OPSG)
CERTIFICATION REGARDING LOBBYING UNDER FY2024 OPSG
(All OPSG Participating Agencies)

Certification for Contracts, Grants, Loans and Cooperative Agreements

The undersigned certifies, to the best of his or her knowledge and belief, that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, 'Disclosure of Lobbying Activities,' in accordance with its instructions.
3. The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Homeland Security Grant Program - Operation Stonegarden Grant (OPSG)
CERTIFICATION REGARDING LOBBYING UNDER FY2024 OPSG
(All OPSG Participating Agencies)

The Subrecipient, as identified below, certifies, or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the Subrecipient understands and agrees that the provisions of 31 U.S.C. Chap. 38, Administrative Remedies for False Claims and Statements, apply to this certification and disclosure, if any.

Name of Agency: _____

Signature of Authorized Agent: _____

Printed Name of Authorized Agent: _____

Title: _____ Date: _____

APPENDIX A
U.S. Department of Homeland Security
U.S. Customs and Border Protection
Operations Order Report

Op Order Name: SDC OPERATION STONEGARDEN (OPSG) FY2024
Op Order Number: 24-SDCSDC-09-002
Op Dates: From: 09/01/2024 To: 08/31/2027 (POP)
Report Date: 09/18/2024

(U) Warning: The information contained herein remains under the control of the Department of Homeland Security (DHS), through U.S. Customs and Border Protection (CBP). Dissemination is for authorized law enforcement purposes only.

(U) This document contains information that is UNCLASSIFIED//FOR OFFICIAL USE ONLY (U//FOUO). It contains information that may be exempt from public release under the Freedom of Information Act (5 U.S.C. § 552). It is to be controlled, stored, handled, transmitted, distributed, and disposed of in accordance with DHS policy relating to FOUO information and is not to be released to the public, the media, or other personnel who do not have a valid need-to-know without prior approval of an authorized CBP official.

(U) Privacy Act 5 U.S.C. § 552a(b) “No agency shall disclose any record which is contained in a system of records by any means of communication to any person, or to another agency, except pursuant to a written request by, or with the prior written consent of, the individual to whom the record pertains [subject to 12 exceptions].” OOs and OPSG Operational documents contain shared intelligence, information, targeted enforcement information, Personally Identifiable Information (PII) of USBP and partner State, Local, and Tribal law enforcement entities. PII should not be released as it places public safety officials in danger from illicit actors and shared intelligence and information should not be disclosed without notice and permission from the contributing law enforcement agencies.”

EXECUTIVE SUMMARY

Law enforcement partnerships between federal, state, and local entities are critical to improving operational control of the border. Grant funding in the amount of \$7,451,701 via Operation Stonegarden (OPSG) will be utilized by a total of 19 partner law enforcement agencies from local units of government within San Diego County, including the Sycuan Tribal Police Department, Sheriff's Departments from San Diego, Orange, Ventura, Santa Barbara, San Luis Obispo, Monterey, and San Mateo Counties, as well as California State Agencies to target border-related crime in the U.S./Mexico Border area and the California coastline. The San Diego County Sheriff's Office (SDSO) will be the OPSG Grant Administrator. The point-of contact (POC) will be Lieutenant Chris Katra. The USBP San Diego Sector Chief Patrol Agent will have operational oversight. The POC will be Assistant Chief Patrol Agent Anna Sofchek.

The USBP San Diego Sector Chief Patrol Agent (CPA), in coordination/collaboration with OPSG stakeholders, will determine which areas will be the focus of operations. Security threats and operational hours/activities will be determined jointly between the San Diego Sector unified command staff and the OPSG Integrated Planning Team (IPT). Maritime-specific operations will be coordinated jointly with the San Diego Regional Coordinating Mechanism (ReCoM), Los Angeles/Long Beach ReCoM, Central California Maritime Agency Coordination Group (CenCal MAC), and the San Francisco ReCoM.

Utilizing an all-threats approach in collaboration with U.S. Customs and Border Protection (CBP)-U.S. Border Patrol (USBP), state and local law enforcement agencies will exercise their

unique jurisdictional capabilities in order to collaboratively address border security issues. Historically, San Diego County has been a highly favored operational area for crime and drug smuggling organizations. The close proximity of Tijuana, Mexico to San Diego, California, population density, significant coastline, and extensive transportation networks leading to the interior immediately north of the border make San Diego a consistently lucrative target. Now, as the maritime smuggling threat increases, these organizations are looking for smuggling opportunities beyond San Diego County as demonstrated by Pangas being discovered more than 400 miles north in San Mateo County. Border-related crime represents an all-threat environment in that the primary criminal activity (drug/human smuggling) often results in cross-border criminal organizations and individuals undertaking secondary and frequently, tertiary criminal activities that involve a wider range of crimes (kidnappings, assaults, murders, money laundering, cross-border weapons trafficking, etc.). These criminal activities, when undertaken in the U.S., constitute a threat to domestic security, subsequently triggering involvement by state and local law enforcement.

I. SITUATION

A. General Situation:

San Diego County (SDC) includes approximately 60 miles of international land border, and the responsibility of the San Diego Sector includes the 931 miles of coastal border of the State of California, including beaches and bays. SDC has an effective level of security that is commensurate with known and identified risks associated with criminal organizations. The incidence of border violence associated with competing drug cartels in the Tijuana/Tecate areas has continued and still has great potential to spread into the United States. Frequent assaults against Border Patrol Agents are a common diversionary tactic utilized by smuggling organizations to further their criminal activity. During a particularly volatile situation on July 23, 2009, Border Patrol Agent Robert Rosas was murdered in close proximity to the border fence while responding to an incursion in the Campo Station area of responsibility (AOR). As security of the border is established and/or expanded within key target zones, criminal organizations resort to increasingly elaborate smuggling methods such as sophisticated cross-border tunnels, watercraft in the maritime environment, and ultra-light aircraft. U.S. Border Patrol (USBP) San Diego Sector Operation Division will address specific threats posed by such organizations and aggressively integrate OPSG assets to reduce violent crime along the border, increase border security, and improve the quality of life within affected communities throughout the San Diego Sector operational AOR.

As the maritime threat continues to increase in San Diego Sector's AOR, it has been necessary to provide additional funding and support along the coast to address emerging maritime Panga smuggling events approximately 489 miles north in Monterey, Santa Cruz and San Mateo counties.

Since its inception, the intent of OPSG has been to enhance law enforcement preparedness and operational readiness along the nation's borders. The Department of Homeland Security Appropriations Act 2010 (PL 111-83), via the

Homeland Security Grant Program, allocated \$81 million in FY 2024 OPSG grant funds for use by local units of government to increase coordination and enforcement capabilities in support of Department of Homeland Security (DHS) goals including those outlined in the Border Patrol National Strategy. For this grant year, the San Diego Sector has been awarded \$7,451,701 in FY 2024 OPSG Homeland Security Grant funds.

B. Terrain/Weather:

Terrain features within the San Diego Sector include beaches, estuaries, coastal plains, steep canyons and ravines, high desert, and mountains over six thousand feet in elevation. There are numerous environmentally sensitive and protected areas. Dense, low-lying brush and scrub trees cover much of the rural terrain throughout.

San Diego County's western corridor is one of the most densely populated areas in the United States. The corridor includes the cities of San Diego, Imperial Beach, Chula Vista, Coronado, Encinitas, Carlsbad, and Oceanside. The County's central corridor is comprised primarily of a blend of sparsely populated remote and rural wilderness areas. The eastern corridor consists of rural mountain and ranching enclaves with populations ranging from a few hundred up to several thousand.

Orange County through San Mateo County represents a rugged coastline along with varying weather. Ventura and Santa Barbara Counties include the Channel Islands. These islands are remote and desolate and represent an area of great concern for the San Diego Sector.

California State Parks and the California Highway Patrol are working together in remote areas from Ventura to San Mateo with the Sheriff's Offices in each of those counties as the Maritime threat continues to move north along the California Coast.

Weather conditions vary greatly throughout the San Diego Sector. The western corridor generally maintains year-round mild temperatures that average 50 to 80 degrees. The central and eastern corridors can experience extremes in temperatures ranging from subfreezing to well over 100 degrees. Eastern portions of the County can experience occasional snowfall and high winds. In addition, the western portion of the San Diego Sector experiences frequent coastal eddies (a combination of low clouds and fog), which extend several miles inland.

Wildfires are a very real and persistent threat throughout the San Diego Sector. The fire season extends from May through November. Historically, wildfires have resulted in the devastating loss of life and property.

The combination of climatic extremes, rugged terrain, dense urban corridors, and protected environmental areas presents a complex challenge to conducting daily operations. As such, enforcement entities operating within the counties utilize considerable ingenuity and flexibility in order to achieve their missions.

C. Criminal Element:

Drug smuggling organizations continue to pose significant threats throughout the area. These organizations have become increasingly sophisticated and use counter surveillance, diversionary tactics, night vision devices, and secure communications while conducting operations. Human trafficking, trans-border kidnappings, extortion, murder, and intimidation are common results of cartel competition for lucrative territory. Criminal debriefings, examination of pocket trash, and officer observations indicate substantial intelligence gathering efforts against law enforcement operations by area criminal organizations.

Smugglers frequently utilize dangerous tactics in order to further their cargo into the United States. Among these are failures to yield when vehicle or checkpoint stops are initiated, abandonment of the smuggling vehicle by the driver while it is still in motion, wrong way driving on freeways north through the Mexican Port of Entry into the southbound lanes of Interstate 5, and the overloading of boats with human cargo. The abandonment of individuals or entire groups by their guides in remote, inhospitable environments is not uncommon and has resulted in a significant number of deaths. Smuggling organizations using these, and other tactics, have been historically responsible for several assaults on Border Patrol Agents and local law enforcement officers.

D. Friendly Forces:

San Diego County Sheriff's Office
San Diego Harbor Police
Carlsbad Police Department
Chula Vista Police Department
Escondido Police Department
La Mesa Police Department
El Cajon Police Department
Oceanside Police Department
Sycuan Tribal Police Department
Ventura County Sheriff's Office
Orange County Sheriff's Department
Monterey County Sheriff's Office
Santa Barbara County Sheriff's Office
San Luis Obispo County Sheriff's Office
San Mateo County Sheriff's Office
California Highway Patrol
California Department of Fish and Wildlife
California Department of Parks and Recreation
University of California San Diego Police Department



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

DATE: July 8, 2025

SUBJECT: INTRODUCTION AND THE FIRST READING
ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
LA MESA AMENDING THE LA MESA MUNICIPAL CODE
(INCLUDING CHAPTER 2.32, SECTION 2.16.15(D)(6),
CHAPTERS 9.04, 9.05 AND 9.06) TO DO THE
FOLLOWING:

DESCRIPTION: (1) RENAME (A) "COMMUNITY SERVICES
DEPARTMENT" TO "PARKS AND RECREATION
DEPARTMENT," (B) "COMMUNITY SERVICES
COMMISSION" TO "PARKS AND RECREATION
COMMISSION," AND (C) "DIRECTOR OF COMMUNITY
SERVICES" TO "DIRECTOR OF PARKS AND
RECREATION;" AND, (2) SHIFT THE SUPERVISORY
RESPONSIBILITY OF LANDSCAPING AND
MAINTENANCE OF PARK AREAS TO THE CITY
MANAGER OR HIS OR HER DESIGNEE.

ISSUING DEPARTMENT: City Manager

SUMMARY:

Issues:

Should the City Council introduce and conduct a first reading of an ordinance amending the La Mesa Municipal Code (Including Chapter 2.32, Section 2.16.15(D)(6), Chapters 9.04, 9.05 And 9.06) to do the following:

1. Rename (A) "Community Services Department" to "Parks and Recreation Department," (B) "Community Services Commission" to "Parks and Recreation Commission," and (C) "Director of Community Services" to "Director of Parks and Recreation;" and,

2. Shift the supervisory responsibility of landscaping and maintenance of park areas to the City Manager or his or her designee.

Recommendation:

Introduce and conduct a first reading of the following:

An ordinance amending the La Mesa Municipal Code (Including Chapter 2.32, Section 2.16.15(D)(6), Chapters 9.04, 9.05 And 9.06) to do the following:

1. Rename (A) "Community Services Department" to "Parks and Recreation Department," (B) "Community Services Commission" to "Parks and Recreation Commission," and (C) "Director of Community Services" to "Director of Parks and Recreation;" and,
2. Shift the supervisory responsibility of landscaping and maintenance of park areas to the City Manager or his or her designee.

Fiscal Impact:

There is no direct fiscal impact associated with the recommendation.

City's Strategic Goals:

- Promote a high quality of life that current and future generations can afford to call home.

BACKGROUND:

In 1990, the City renamed the Parks and Recreation Department to the Department of Community Services and updated the Commission's name accordingly to reflect a broader service-oriented focus. Overtime, the term "Community Services" has caused confusion among residents, who often associate it with social services, public safety, or community outreach rather than parks and recreation programming.

At the April 8, 2025, City Council meeting, at the request of Mayor Arapostathis and Councilmember Suzuki, the City Council directed staff to:

1. Draft the necessary amendments to the La Mesa Municipal Code to rename the Department of Community Services back to the Department of Parks and Recreation.

2. Update all associated commissions' names accordingly and return to the City Council within 90 days with a draft ordinance for consideration. Update all position titles currently associated with the Department of Community Services to reflect the Parks and Recreation name.
3. Conduct outreach to inform employees, residents and stakeholders of the transition and provide information about the changes.

DISCUSSION:

In response to City Council direction, staff has reviewed the La Mesa Municipal Code and is proposing amendments to reflect the renaming of the Community Services Department and Commission to the Parks and Recreation Department and Commission. Several sections of the Municipal Code require updates to reflect this change, including Chapter 2.32, Section 2.16.015(D)(6), and Chapters 9.04, 9.05, and 9.06.

Additionally, staff recommends amending the La Mesa Municipal Code to shift supervisory responsibility for the landscaping and maintenance of park areas to the City Manager or their designee. This change is intended to provide greater administrative flexibility by allowing the City Manager to assign these responsibilities to the most appropriate department based on organizational needs.

The proposed changes are outlined in Attachment A.

CONCLUSION:

Staff recommends that the City Council introduce and conduct a first reading of the following:

An ordinance amending the La Mesa Municipal Code (Including Chapter 2.32, Section 2.16.15(D)(6), Chapters 9.04, 9.05 And 9.06) to do the following:

3. Rename (A) "Community Services Department" to "Parks and Recreation Department," (B) "Community Services Commission" to "Parks and Recreation Commission," and (C) "Director of Community Services" to "Director of Parks and Recreation;" and,
4. Shift the supervisory responsibility of landscaping and maintenance of park areas to the City Manager or his or her designee.

Report to Mayor and Councilmembers

Date:

Page: 4 of 4

Reviewed by:



Greg Humora
City Manager

Respectfully submitted by:



Amanda Lee
Assistant City Manager

Attachments: Ordinance

ORDINANCE NO. 2026-

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA MESA AMENDING THE LA MESA MUNICIPAL CODE (INCLUDING CHAPTER 2.32, SECTION 2.16.15(d)(6), CHAPTERS 9.04, 9.05 AND 9.06) TO DO THE FOLLOWING: (1) RENAME (a) "COMMUNITY SERVICES DEPARTMENT" TO "PARKS AND RECREATION DEPARTMENT," (b) "COMMUNITY SERVICES COMMISSION" TO "PARKS AND RECREATION COMMISSION," AND (c) "DIRECTOR OF COMMUNITY SERVICES" TO "DIRECTOR OF PARKS AND RECREATION;" AND, (2) SHIFT THE SUPERVISORY RESPONSIBILITY OF LANDSCAPING AND MAINTENANCE OF PARK AREAS TO THE CITY MANAGER OR HIS OR HER DESIGNEE

WHEREAS, in 1990, the City renamed the Parks and Recreation Department to the Community Services Department, along with its associated commission; and

WHEREAS, on April 8, 2025, the City Council directed staff to restore the department and commission's name to "Parks and Recreation" and to bring forward a code amendment for consideration.

NOW, THEREFORE, BE IT AND IT IS HEREBY ORDAINED by the City Council of the City of La Mesa, California as follows:

SECTION 1: All references in the La Mesa Municipal Code to "Community Services Department" shall be deleted and replaced (renamed) by the reference "Parks and Recreation Department," including, specifically, such references in Chapter 2.32 of the La Mesa Municipal Code.

SECTION 2: All references in the La Mesa Municipal Code to "Community Services Commission" shall be deleted and replaced (renamed) by the reference "Parks and Recreation Commission," including, specifically, such references in the Chapters 2.32 and 9.04 of the La Mesa Municipal Code.

SECTION 3: All references in the La Mesa Municipal Code to "Director of Community Services" shall be deleted and replaced (renamed) by the reference "Director of Parks and Recreation," including, specifically, such references in the Section 2.16.15(d)(6), and Chapters 9.04, 9.05 and 9.06 of the La Mesa Municipal Code.

SECTION 4: Chapter 9.06 shall be amended to read as follows:

"Maintenance of Parks

9.06.010 Director of Parks and Recreation – Responsibility.

The responsibility for landscaping park areas, direction and assistance to personnel engaged in planning and caring for lawns, trees, shrubs, flowers, and maintenance of all parks, shall be under the supervision of the City Manager or his or her designee."

SECTION 5: The City Manager is hereby directed to cause all necessary and appropriate administrative actions to implement this Ordinance.

SECTION 6: This Ordinance shall be effective 30 days after its adoption and the City Clerk shall certify to the adoption of this Ordinance. The City Clerk is hereby authorized to use summary publication procedures pursuant to Government Code Section 36933 utilizing a newspaper of general circulation published in the City of La Mesa.

INTRODUCED AND READ at a Regular meeting of the City Council of the City of La Mesa, California, held the _____th day of _____ 2025, and thereafter PASSED AND ADOPTED at a Regular meeting of said City Council held the _____th day of _____ 2025, by the following vote, to wit:

AYES:

NOES:

ABSENT:

APPROVED:

MARK ARAPOSTATHIS, Mayor

ATTEST:

MEGAN WIEGELMAN, CMC, City Clerk

CERTIFICATE OF CITY CLERK

I, MEGAN WIEGELMAN, City Clerk of the City of La Mesa, California, do hereby certify the foregoing to be a true and correct copy of Ordinance No. 2026-_____, 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.

MEGAN WIEGELMAN, CMC, City Clerk

(SEAL OF CITY)



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

DATE: July 8, 2025

SUBJECT: INTRODUCTION AND FIRST READING OF AN ORDINANCE
AMENDING SECTION 17.12 OF THE LA MESA MUNICIPAL
CODE TO ADJUST THE SEWER SERVICE RATES FOR
FISCAL YEARS 2026 AND 2027

ISSUING DEPARTMENT: Public Works

SUMMARY:

Issues:

Should the City Council introduce the first reading of an ordinance to approve proposed sewer rates and amend Chapter 17.12 of the La Mesa Municipal Code to adjust the sewer rates for Fiscal Years 2026 and 2027 upon a four-fifths vote?

Recommendation:

Staff recommends that the City Council introduce the first reading of an ordinance to approve proposed sewer rates and amend Chapter 17.12 of the La Mesa Municipal Code to adjust the sewer rates for Fiscal Years 2026 and 2027 upon a four-fifths vote.

Fiscal Impact:

If approved, the proposed rates would generate sufficient revenue to fund the City's wastewater utility at the levels identified in this report for Fiscal Years 2026 and 2027. The sewer fund is an enterprise fund, and therefore, any rate adjustments would have no fiscal impact on the General Fund.

City's Strategic Goals:

- Ensure a strong financial outlook through careful planning, sustainable service levels, and fiscal sustainability.
- Invest in infrastructure to serve the needs of the community.

BACKGROUND:

Sewer charges are calculated to meet the revenue needs of the sewer fund in compliance with Section 204(b)(1) of the federal Clean Water Act. The Act requires that recipients of wastewater treatment services pay their proportionate share of the costs. In accordance with Section 5471 of the California Health and Safety Code, revenues derived from sewer fees are used solely for the purpose of covering program costs and expenses related to operating the City's sewer utility including sewer treatment and transportation, operation and maintenance activities, capital improvements, program administration, regulatory compliance, and program financing. Furthermore, as a recipient of a State Revolving Fund (SRF) loan, La Mesa is also required to maintain compliance with the revenue program guidelines and policies established by the State.

While the City of La Mesa operates the sewer collection system, sewage treatment is performed by the San Diego Metropolitan Wastewater System (also known as "Metro"), for which the City of La Mesa pays fees on a quarterly basis. These sewerage treatment fees represent approximately 51% of the La Mesa sewer system operation costs.

In 2022, the City Council approved rate increases of 3.4% for Fiscal Year 2023, 3.5% for Fiscal Year 2024 and 4.9% for Fiscal Year 2025 in anticipation of the ongoing cost increases related to the San Diego Metropolitan Wastewater System, and particularly the Pure Water Program, which is a multi-year capital construction program that will convert up to 83 million gallons a day of wastewater to potable drinking water.

Proposition 218 Process

Prior to bringing a sewer rate adjustment to the City Council for approval, the City is required to follow the notification and public hearing requirements set forth under Proposition 218. The Proposition 218 process requires that written notification be given to all affected property owners, and that those property owners be given a 45-day period in which to submit written protests if they oppose the proposed rate adjustments. If written protests are received by a majority of affected property owners, the proposed adjustments may not be made.

On May 13, 2025, the City Council authorized staff to mail a notice of public hearing to all La Mesa property owners affected by the proposed sewer rate increase as required by Proposition 218. There are 15,030 parcels within the City of La Mesa service area. To meet the 45-day notice requirement of Prop 218, notices were mailed to parcel owners on May 19, 2025. The public hearing notice was also published in The Daily Transcript on June 19, 2025, and July 3, 2025.

Written protest from 7,515 property owners would meet the protest requirement of Proposition 218 and would stop the rates being considered by the City Council. At the time this report was prepared, staff had received 58 letters of protest. The letters received by the City Clerk's Office before June 30, 2025, are attached to this staff report as Attachment B. If by the close of the public hearing, written protests are not filed by the majority of the owners of the affected parcels, the City Council may authorize the sewer rate adjustments with a **four-fifths affirmative vote**. The ordinance amendment would require a second reading at the next Council meeting, and the new rate would take effect on August 21, 2025.

DISCUSSION:

The purpose of this report is to request approval of the City Council to amend Section 17.12 of the La Mesa Municipal Code to adjust the sewer rates for Fiscal Years 2026 and 2027. The information provided in this report illustrates the need for an incremental rate adjustment to keep up with anticipated costs and maintain a minimum sewer fund reserve for 75 operational days or 21% of expenditures.

A financial review of the wastewater fund is completed every two years to ensure that the fund maintains a positive balance and that adequate financial resources are available as needed. The financial information provided in this report is for a five-year period with actual figures for fiscal year 2023 and 2024, estimated amounts provided for fiscal year 2025 and projected amounts for 2026 and 2027 at the proposed sewer rates. Table 1 shows the proposed annual revenue and operating expenses for the wastewater fund with the proposed rate increases.

Table 1

SEWER FUND OVERVIEW		Actual FY 23	Actual FY 24	Estimated FY 25	Estimated FY 26	Estimated FY 27
REVENUE:						
Charges for Services		\$13,241,540	\$12,800,305	\$13,188,710	\$13,762,127	\$14,611,854
Sewer Connection Fees		\$434,230	\$294,588	\$768,624	\$400,000	\$400,000
Other operating revenues		\$0	\$221,694	\$226,128	\$237,434	\$251,680
Nonoperating revenues (expenses)		\$572,493	\$218,759	\$222,229	\$221,707	\$221,423
SUBTOTAL - Revenue		\$14,248,263	\$13,535,346	\$14,405,691	\$14,621,268	\$15,484,958
WASTEWATER FUND EXPENDITURES		Actual FY 23	Actual FY 24	Estimated FY 25	Estimated FY 26	Estimated FY 27
OPERATING EXPENSES:						
Metro Sewer Costs		\$6,937,939	\$8,047,131	\$7,216,325	\$7,248,147	\$7,259,873
Operation and Maintenance		\$3,391,904	\$2,985,685	\$2,793,684	\$2,933,368	\$3,080,037
Insurance/ Support Services		\$2,325,800	\$2,325,792	\$2,325,792	\$2,325,792	\$2,325,792
Debt Service		\$1,240,563	\$1,170,265	\$1,149,520	\$1,120,000	\$1,600,000
SUBTOTAL: Operating Expenses		\$13,896,206	\$14,528,873	\$13,485,321	\$13,627,307	\$14,265,702
Net (Revenue - Expenses)		\$352,057	-\$993,527	\$920,370	\$993,961	\$1,219,256
Wastewater Fund Ending Balance		\$3,530,680	\$2,537,133	\$3,457,503	\$4,451,464	\$5,670,719
21% Operating Budget - Min. Reserve		\$2,918,203	\$3,051,063	\$2,831,917	\$2,861,734	\$2,995,797
Excess reserves available for CIP projects (pay as you go)		\$612,457	-\$513,930	\$625,585	\$1,589,729	\$2,674,922

Revenue

Revenue is divided into four categories:

- Charges for Services
 - Charges for Services represent the Sewer Fees and the revenue that the City receives from sewer customers and are the subject of this report. These fees constitute the vast majority and primary source of the sewer fund revenue (96%). The revenue figures in Table 2 show the estimated sewer fund revenue resulting from the proposed sewer rate increases by account type for FY26 and FY27.

Report to Mayor and Councilmembers**Date: July 8, 2025****Page: 4 of 5**

- Sewer Connection Fees
 - Sewer connection fees are paid by new private development as a proportional contribution to the cost of construction of the existing wastewater collection system.
- Other Operating Revenue
 - Other Operating Revenue typically includes permit fees, miscellaneous charges, and revenue from other agencies for sewer transportation through La Mesa's sewer system.
- Nonoperating Revenues (Expenses)
 - Nonoperating Revenues include investment income or losses, interest expense, intergovernmental revenue, and gain or loss on disposal of assets.

Table 2 – Sewer Fee Revenue

Account Types	ESTIMATED	PROJECTED	PROJECTED
	FY 2025	FY 2026	FY 2027
Single Family	\$ 6,933,205	\$ 7,185,136	\$ 7,351,218
Multi-Family	\$ 3,913,774	\$ 4,017,922	\$ 4,168,163
Commercial Low	\$ 616,059	\$ 670,546	\$ 804,051
Commercial Medium	\$ 558,918	\$ 613,120	\$ 746,337
Commercial High	\$ 746,316	\$ 801,455	\$ 935,615
Commercial Extra High	\$ 420,438	\$ 473,948	\$ 606,471
Totals	\$ 13,188,710	\$ 13,762,127	\$ 14,611,854

Expenses

The expenditure is divided into four categories:

- Metro Sewer Costs
 - Metro Sewer Costs include payments to the City of San Diego for wastewater treatment services at the Point Loma Wastewater Treatment Plant, debt service payments for Metro system improvements, and sewer transportation costs.
- Operation and Maintenance
 - Operation and maintenance includes the costs associated with maintaining the City's sewer collection system, sewer billing, personnel, capital improvement upgrades, and equipment.
- Insurance and support services
 - Insurance and support services include transfers out of the wastewater fund for liability insurance, sewer claims, and other support services.

Report to Mayor and Councilmembers

Date: July 8, 2025

Page: 5 of 5

- Debt Service
 - Expenditures for debt service go toward principal and interest payments for six State Revolving Fund (SRF) loans. The budget includes additional debt service projections for the upcoming SRF-funded project.

Sewer Rate Cost to Average Single-Family Home Customer

Based on the financial projections, staff recommends consideration by the City Council of sewer rate adjustments for the next two fiscal years. The proposed rate increases for the average single-family home customer are 5.96% for FY26 and 5.04% for FY27. For the average single-family home that uses 14 units (or 10,472 gallons during the winter months), the rate adjustment would be a \$37.86 increase to the annual bill (\$3.16 per month) in FY26 and \$33.96 (\$2.83 per month) in FY27. If the proposed rates are approved by the City Council, the City will mail property owners letters in August with the amount of their sewer bill for the coming year that will reflect the revised rate structure adjustments. Requests for sewer rate adjustments may be granted per the City's Sewer Service Charge Adjustment Policy. The process to make those requests can be found on the City's website at <https://cityoflamesa.us/sewer>.

CONCLUSION:

It is recommended that the City Council introduce and conduct a first reading of the an ordinance to approve the proposed sewer rate increase of 5.96% in fiscal year 2026 and 5.04% for fiscal year 2027 as described in this report (Attachment A), and amend Chapter 17.12 of the La Mesa Municipal Code to adjust sewer service charge rates accordingly, which are necessary to maintain the financial health of the wastewater fund.

Reviewed by:



Greg Humora
City Manager

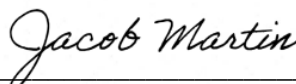


Amanda Lee
Assistant City Manager

Respectfully submitted by:



Michael W. Throne PE
Director of Public Works



Jacob Martin
Senior Management Analyst

Attachments: A: Draft Ordinance
B: Protest Letters

ORDINANCE NO. 2025-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA MESA
AMENDING SECTION 17.12 OF THE LA MESA MUNICIPAL CODE TO
ADJUST THE SCHEDULE OF SEWER SERVICE CHARGES FOR FISCAL
YEARS 2026 THROUGH 2027

WHEREAS, on May 13, 2025, the City Council approved the noticing and public hearing process, pursuant to the requirements of Proposition 218, for the proposed sewer rate adjustments;

WHEREAS, a notice of public hearing was mailed on May 19, 2025, to affected property owners pursuant to Proposition 218;

WHEREAS, a public hearing was held on July 8, 2025, to hear oral testimony and consider written statements of protest from eligible property owners;

WHEREAS, written protest was not received from a majority of affected property owners prior to the close of the public hearing;

WHEREAS, without majority protest, the City Council may authorize the proposed sewer charge adjustments upon a four-fifths vote;

WHEREAS, based upon the information presented at the public hearing, the City Council finds and determines that the proposed sewer service charge adjustments constitute the minimum amount necessary to operate and maintain the City's sewer system in a safe adequate and sanitary manner; and

WHEREAS, any changes in the schedule of sewer service charges requires an amendment to the Municipal Code Chapter 17.12, specifically Section 17.12.030.

NOW, THEREFORE, BE IT AND IT IS HEREBY ORDAINED by the City Council of the City of La Mesa, California as follows:

SECTION 1: Section 17.12030 of the La Mesa Municipal Code is hereby amended to read as follows:

“17.12.030 Sewer service charge rates.

The sewer service charge for all users shall be as established by City Council Ordinance No. 2022-. Said Ordinance shall be kept on file at all times with the City Clerk.”

SECTION 2: Sewer service charges shall be adjusted effective August 21, 2025, and each July 1st through July 1, 2026, pursuant to the following schedule:

	Sewer Rates Effective 7/1/2024	Proposed Rates Effective 8/21/25	Proposed Rates Effective 7/1/26
	FY 25	FY 26	FY 27
	Charge per 100 cubic feet (CF) of water 100 CF = 1 unit = 748 gallons		
Single Family *	\$4.29	\$4.54	\$4.77
Multi Family	\$4.29	\$4.60	\$4.83
Commercial/Industrial			
Low Strength	\$4.54	\$5.08	\$5.34
Medium Strength	\$6.49	\$6.53	\$6.86
High Strength	\$7.46	\$7.69	\$8.08
Extra High Strength	\$13.36	\$13.48	\$14.16
Bi-Monthly Base Charge (applies to all customer accounts)	\$45.84	\$48.65	\$51.09

*A bi-monthly billing cap of 28 units applies to single family residences.

SECTION 3. 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 newspaper of general circulation 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 8th day of July 2025, and thereafter PASSED AND ADOPTED at a Regular meeting of said City Council held the 22nd day of July 2025, by the following vote, to wit:

AYES:

NOES:

ABSENT:

APPROVED:

MARK ARAPOSTATHIS, Mayor

ATTEST:

MEGAN WIEGELMAN, CMC, City Clerk

CERTIFICATE OF CITY CLERK

I, MEGAN WIEGELMAN, City Clerk of the City of La Mesa, California, do hereby certify the foregoing to be a true and correct copy of Ordinance No. 2025-_____, 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.

MEGAN WIEGELMAN, CMC, City Clerk

(SEAL OF CITY)

PROP. 218 PROTEST FORM

By signing the form below I protest the proposed sewer service charge rates and affirm under penalty of law that I am the owner or authorized representative of the owner of the below parcel.

Parcel Information

Assessor's Parcel ID:

490 252 0700

Street Address:



City, State, Zip Code:

La Mesa CA 91942

Statement

I object to the new/proposed sewer charges.

Submitted By

Print Owner Name:

Chelsea Feilen

If the above is not an individual(s), e.g. and LLC, Trust, Corporation, etc.

Print Authorized Signatory:

Page 185 of 375

CITY OF LA MESA
RECEIVED
2025 MAR 27 AM 11:32
JAN W. EGELMAN, CMC
CITY CLERK

PROP. 218 PROTEST FORM

By signing the form below I protest the proposed sewer service charge rates and affirm under penalty of law that I am the owner or authorized representative of the owner of the below parcel.

Parcel Information

Assessor's Parcel ID:

469-230-24-03

Street Address:

[REDACTED]

City, State, Zip Code:

La Mesa, CA 91942

Statement

I oppose the sewer rate adjustments.

Submitted By

Print Owner Name:

Michael Ellis

If the above is not an individual(s), e.g. and LLC, Trust, Corporation, etc.

Print Authorized Signatory:

Page 186 of 375

CITY OF LAMESA
RECEIVED
2022 MAY 27 AM 11:32
MEGHAN WIEGELMAN, CMC
CITY CLERK

PROP. 218 PROTEST FORM

By signing the form below I protest the proposed sewer service charge rates and affirm under penalty of law that I am the owner or authorized representative of the owner of the below parcel.

Parcel Information

Assessor's Parcel ID:

486-581-09-00

Street Address:

City, State, Zip Code:

LA MESA CA 91942

Statement

WE DON'T HAVE THE MONEY FOR THIS
WE BARELY MAKE IT ON WHAT WE HAVE.
EVERYTHING KEEPS GOING UP EXCEPT OUR RETIREMENT
CHECK. WE ARE ON FIXED INCOME PL'S. HELP!

Submitted By

Print Owner Name:

RON WENTWORTH

If the above is not an individual(s), e.g. and LLC, Trust, Corporation, etc.

Print Authorized Signatory:

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CITY OF LA MESA
RECEIVED
2025 MAY 21 AM 11:32
JEAN WIEGELMAN, CMC
CITY CLERK

PROP. 218 PROTEST FORM

By signing the form below I protest the proposed sewer service charge rates and affirm under penalty of law that I am the owner or authorized representative of the owner of the below parcel.

Parcel Information

Assessor's Parcel ID: 464 02029 02

Street Address: [REDACTED]

City, State, Zip Code: La Mesa CA ~~920~~ 91942

Statement

The tax burden is high, raising the water rates
will make it much harder to live in La Mesa

Submitted By

Print Owner Name: Cassels Daniel R Tr + Cassels Pamela A TR

If the above is not an individual(s), e.g. and LLC, Trust, Corporation, etc.

Pri [REDACTED]

CITY OF LAMESA
RECEIVED
2023 MAY 27 AM 11:30
MEGAN WIEGELMAN, CMC
CITY CLERK

PROP. 218 PROTEST FORM

By signing the form below I protest the proposed sewer service charge rates and affirm under penalty of law that I am the owner or authorized representative of the owner of the below parcel.

Parcel Information

Assessor's Parcel ID:

485-481-17-00

Street Address:

[REDACTED]

City, State, Zip Code:

LA MESA, CA. 92942

CITY OF LAMESA
RECEIVED
2025 MAY 27 AM 11:30
MEGAN WIEGELMAN, CMC
CITY CLERK

Statement

I, STRONGLY OPPOSE ALL AND ANY
FUTURE INCREASES DURING NOW & LATER
WITHOUT ASKING IF WE CAN MAKE
YOUR PAYMENT -- STOP THIS CREEPYNESS.

Submitted By

Print Owner Name:

ALECO KLIDARAS

If the above is not an individual(s), e.g. and LLC (Trust) Corporation, etc.

Print Authorized Signatory

[REDACTED]

PROP. 218 PROTEST FORM

By signing the form below I protest the proposed sewer service charge rates and affirm under penalty of law that I am the owner or authorized representative of the owner of the below parcel.

Parcel Information

Assessor's Parcel ID:

464 020 38 75

Street Address:

[REDACTED]

City, State, Zip Code:

LAMESA, CALIFORNIA 91942

Statement

I AM OPPOSED TO THE PROPOSED
SEWER RATE INCREASE

Submitted By

Print Owner Name:

JAMES ANDRECHT

If the above is not an individual(s), e.g. and LLC, Trust, Corporation, etc.

Print Authorized Signatory:

[REDACTED]

Page 190 of 375

CITY OF LAMESA
RECEIVED
2025 MAY 27 AM 11:30
MEGAN WIEGELMAN, CMC
CITY CLERK

PROP. 218 PROTEST FORM

By signing the form below I protest the proposed sewer service charge rates and affirm under penalty of law that I am the owner or authorized representative of the owner of the below parcel.

Parcel Information

Assessor's Parcel ID: 486-000-26-00

Street Address:

[REDACTED]

City, State, Zip Code:

La Mesa, CA 91942

Statement

I oppose the proposed sewer rate adjustments

Submitted By

Print Owner Name:

Sierra Warren

If the above is not an individual(s), e.g. and LLC, Trust, Corporation, etc.

Print Authorized Signatory:

[REDACTED]

Page 191 of 375

CITY OF LAMESA
RECEIVED
2025 MAY 27 AM 11:30
MEGAN WIEGELMAN, CMJ
CITY CLERK

PROP. 218 PROTEST FORM

By signing the form below I protest the proposed sewer service charge rates and affirm under penalty of law that I am the owner or authorized representative of the owner of the below parcel.

Parcel Information

Assessor's Parcel ID:

469-471-01-00

Street Address:

[REDACTED]

City, State, Zip Code:

LA MESA, CA. 91942

Statement

IM A SENIOR LIVING OFF SOCIAL SECURITY
FIXED INCOME. SEWER SYSTEM SERVICE
IS ALREADY TO EXPENSE.

Submitted By

Print Owner Name:

DENNIS G. GONSALVES

If the above is not an individual(s), e.g. and LLC, Trust, Corporation, etc.

Print Authorized Signatory:

Page 192 of 375

[REDACTED]

CITY OF LA MESA
RECEIVED
2025 MAY 27 AM 11:30
MEGAN WIEGELMAN, CLERK

PROP. 218 PROTEST FORM

By signing the form below I protest the proposed sewer service charge rates and affirm under penalty of law that I am the owner or authorized representative of the owner of the below parcel.

Parcel Information

Assessor's Parcel ID:

494-662-28-00

Street Address:

[REDACTED]

City, State, Zip Code:

Av Mesa, Ca 92941

Statement

I oppose the proposed increase.

Submitted By

Print Owner Name:

Debra Fares

If the above is not an individual(s), e.g. and LLC, Trust, Corporation, etc.

Print

[REDACTED] 93 of 375

CITY OF LAMESA
RECEIVED
2025 MAY 27 AM 11:30
MEGAN WIEGELMAN, CNC
CITY CLERK

PROP. 218 PROTEST FORM

By signing the form below I protest the proposed sewer service charge rates and affirm under penalty of law that I am the owner or authorized representative of the owner of the below parcel.

Parcel Information

Assessor's Parcel ID:

470-292-09-00

Street Address:

City, State, Zip Code:

LA MESA CA 91942

CITY OF LA MESA
RECEIVED
MEGAN WIEGELMAN, CMC
CITY CLERK
2025 MAY 27 AM 11:31

Statement

IN THE 70'S WE PASSED PROP 13, HOPING TO SAVE OURSELVES FROM BEING PRICED OUT OF OUR HOMES. THE CITY HAS FIGURED OUT A WAY TO RAISE OUR TAXES, SEWER RATES, MY SEWER RATE IS ALREADY MORE THAN HALF OF MY TOTAL TAX BILL. IF WE PAVE STREETS, RUN SCHOOLS, PAY POLICE AND FIRE WITH LESS THAN HALF, THEN WE NEED TO DRAW THE LINE ON SEWER COSTS.

Submitted By

Print Owner Name:

DANIEL L TITTLE

If the above is not an individual(s), e.g. and LLC, Trust, Corporation, etc.

Print Authorized Signatory:

Page 4 of 375

PROP. 218 PROTEST FORM

By signing the form below I protest the proposed sewer service charge rates and affirm under penalty of law that I am the owner or authorized representative of the owner of the below parcel.

Parcel Information

Assessor's Parcel ID:

469-370-40-00

Street Address:

[REDACTED]

City, State, Zip Code:

LA MESA, CA. 91942

Statement

3 SENIORS ON A FIXED INCOME LIVE
HERE. MY WIFE HAS A HANDICAP. AND THE CITY
WONT EVEN CLEAR THE SEWER LINE FROM
MY SIDEWALK TO THE MIDDLE OF THE STREET.
I HAD TO PAY TO CLEAR THESE LINES MYSELF.

Submitted By

Print Owner Name:

JOHN + LINDA DAVID LIVING TRUST

If the above is not an individual(s), e.g. and LLC, Trust, Corporation, etc.

Print Authorized Signatory:

Page 195 of 375

[REDACTED]

CITY OF LA MESA
RECEIVED
2025 MAY 27 AM 11:52
MEGAN WIEGELMA
CITY CLERK

PROP. 218 PROTEST FORM

By signing the form below I protest the proposed sewer service charge rates and affirm under penalty of law that I am the owner or authorized representative of the owner of the below parcel.

Parcel Information

Assessor's Parcel ID: 464-591-08-00

Street Address: [REDACTED]

City, State, Zip Code:

La Mesa, CA 91942

Statement

Submitted By

Print Owner Name:

[Signature]

If the above is not an individual(s), e.g. and LLC, Trust, Corporation, etc.

Print Authorized Signatory:

[REDACTED]

CITY OF LAMESA
RECEIVED
2025 MAY 27 AM 11:32
MEGAN WIEGELMAN, CMC
CITY CLERK

PROP. 218 PROTEST FORM

By signing the form below I protest the proposed sewer service charge rates and affirm under penalty of law that I am the owner or authorized representative of the owner of the below parcel.

Parcel Information

Assessor's Parcel ID:

486 6002500

Street Address:

City, State, Zip Code:

LA MESA, CA. 91942

Statement

I am protesting sewer rate increase due to financial burden this increase will place on households and the lack of transparency in the rate-setting process. Also there is insufficient justification ~~and~~ no clear breakdown of costs. I request a postponement until a review and public consultation can be conducted.

Submitted By

Print Owner Name:

UNION Property Solutions LLC

If the above is not an individual(s), e.g. and LLC, Trust, Corporation, etc.

Print Authorized Signatory:

Page 197 of 375

CITY OF LA MESA
RECEIVED
2022 MAY 27 AM 11:32
MEGHAN WIEGELMAN, CMC
CITY CLERK

PROP. 218 PROTEST FORM

By signing the form below I protest the proposed sewer service charge rates and affirm under penalty of law that I am the owner or authorized representative of the owner of the below parcel.

Parcel Information

Assessor's Parcel ID:

474-311-21-00

Street Address:

[REDACTED]

City, State, Zip Code:

LA MESA CAL 91941

Statement

I wish to protest these sewer charges

Submitted By

Print Owner Name:

PATRICK D. LOWERY

If the above is not an individual(s), e.g. and LLC, Trust, Corporation, etc.

Print Authorized Signatory:

[REDACTED]

Page 198 of 375

CITY OF LA MESA
RECEIVED
2025 MAY 27 AM 11:32
MEGAN WIEGELMAN, CMC
CITY CLERK

PROP. 218 PROTEST FORM

By signing the form below I protest the proposed sewer service charge rates and affirm under penalty of law that I am the owner or authorized representative of the owner of the below parcel.

Parcel Information

Assessor's Parcel ID:

675-090-02600

Street Address:

[REDACTED]

City, State, Zip Code:

La Mesa CA 91942

CITY OF LA MESA
REGISTERED

2025 MAY 28 AM 9:14

MEGAN WIEGELMAN, CMC
CITY CLERK

Statement

I protest this increase to keep utilities in La Mesa
Affordable.

Submitted By

Print Owner Name:

Kathlynn Pope Kathlynn Pope

If the above is not an individual(s), e.g. and LLC, Trust, Corporation, etc.

Print Authorized Signatory:

Page 199 of 375

[REDACTED]

[REDACTED]

PROP. 218 PROTEST FORM

By signing the form below I protest the proposed sewer service charge rates and affirm under penalty of law that I am the owner or authorized representative of the owner of the below parcel.

Parcel Information

Assessor's Parcel ID:

499-521-4300

Street Address:

[REDACTED]

City, State, Zip Code:

La Mesa, CA 91941

Statement

Everything is going up. Cost of living is out of control. I request sewer charges to remain the same.

Submitted By

Print Owner Name:

Paula Navano Trust

If the above is not an individual(s), e.g. and LLC, Trust, Corporation, etc.

Print Authorized Signatory:

[REDACTED]

Page 200 of 375

CITY OF LAMESA
RECEIVED
2021 MAY 29 AM 9:51
MEGAN WIEGELMAN, CMC
CITY CLERK

PROP. 218 PROTEST FORM

By signing the form below I protest the proposed sewer service charge rates and affirm under penalty of law that I am the owner or authorized representative of the owner of the below parcel.

Parcel Information

Assessor's Parcel ID:

494 3001009

Street Address:

[REDACTED]

City, State, Zip Code:

La Mesa, CA 91941

Statement

I protest the increase in sewer rates

Submitted By

Print Owner Name:

Arnette Taylor

If the above is not an individual(s), e.g. and LLC, Trust, Corporation, etc.

Print Authorized Signatory:

[REDACTED]

Page 201 of 375

I am an individual

CITY OF LA MESA
RECEIVED
2025 MAY 29 PM 2:03
MEGAN WIEGELMAN, CMC
CITY CLERK

PROP. 218 PROTEST FORM

By signing the form below I protest the proposed sewer service charge rates and affirm under penalty of law that I am the owner or authorized representative of the owner of the below parcel.

Parcel Information

Assessor's Parcel ID:

469-230-13-30

Street Address:

[REDACTED]

City, State, Zip Code:

Lamessa Ca 91942

Statement

I protest the increase in proposed sewer rate adjustments as an 87 yr old senior living on minimum income.

Submitted By

Print Owner Name:

MARIE Conway

If the above is not an individual(s), e.g. and LLC, Trust, Corporation, etc.

Print Authorized Signatory:

Page 202 of 375

CITY OF LA MESA
RECEIVED
2025 MAY 29 AM 9:51
JEGAN WIEGELMAN, CMC
CITY CLERK

PROP. 218 PROTEST FORM

By signing the form below I protest the proposed sewer service charge rates and affirm under penalty of law that I am the owner or authorized representative of the owner of the below parcel.

Parcel Information

Assessor's Parcel ID: #464-251-09-00

Street Address: [REDACTED]

City, State, Zip Code:

La Mesa, CA 91942

Statement

I would like to protest the proposed sewer
service charge rates.

Submitted By

Print Owner Name:

Yumiko Asamizu

If the above is not an individual(s), e.g. and LLC, Trust, Corporation, etc.

Print Authorized Signatory:

[REDACTED]

Page 203 of 375

CITY OF LA MESA
RECEIVED
2025 MAY 9 AM 9:51
EGAN WINGELMAN, CMC
CITY CLERK

PROP. 218 PROTEST FORM

By signing the form below I protest the proposed sewer service charge rates and affirm under penalty of law that I am the owner or authorized representative of the owner of the below parcel.

Parcel Information

Assessor's Parcel ID: 494-881-34-00

Street Address: [REDACTED]

City, State, Zip Code:

LA MESA CA 91941

Statement

NO! EVERY YEAR YOU REQUEST
A RATE INCREASE! ENOUGH IS
ENOUGH! LIVE WITHIN YOUR
BUDGET. NO MORE RAISES OR
EXECUTIVE BONUSES!

Submitted By

Print Owner Name:

FARIS T. FARWELL

If the above is not an individual(s), e.g. and LLC, Trust, Corporation, etc.

Print Authorized Signatory:

Page 204 of 375

MEGAN WEGELMAN, CMC
CITY CLERK

2025 MAY 29 AM 9:51

CITY OF LA MESA
RECEIVED

PROP. 218 PROTEST FORM

By signing the form below I protest the proposed sewer service charge rates and affirm under penalty of law that I am the owner or authorized representative of the owner of the below parcel.

Parcel Information

Assessor's Parcel ID:

494 872 0400

Street Address:



City, State, Zip Code:

La mesa CA. 91941

Statement

I Oppose the proposed
increase to sewer rates

Submitted By

Print Owner Name:

Krom Family Trust 10-09-15

If the above is not an individual(s), e.g. and LLC, Trust, Corporation, etc.

Print Authorized Signatory:



CITY OF LA MESA
RECEIVED
2025 MAY 29 PM 12:59
MEGAN WIEGELMAN, CMC
CITY CLERK

PROP. 218 PROTEST FORM

By signing the form below I protest the proposed sewer service charge rates and affirm under penalty of law that I am the owner or authorized representative of the owner of the below parcel.

Parcel Information

Assessor's Parcel ID:

475-542-09-00

Street Address:

[REDACTED]

City, State, Zip Code:

La Mesa, CA 91941

Statement

I OPPOSE The proposed sewer service charge rates to be considered.

Submitted By

Print Owner Name:

M. ERNEST LIGON, JR

If the above is not an individual(s), e.g. and LLC, Trust, Corporation, etc.

Print Authorized Signatory:

Page 206 of 375

CITY OF LA MESA
RECEIVED
2025 MAY 29 AM 9:51
MEGAN WIEGELMAN, CMG
CITY CLERK

PROP. 218 PROTEST FORM

By signing the form below I protest the proposed sewer service charge rates and affirm under penalty of law that I am the owner or authorized representative of the owner of the below parcel.

Parcel Information

Assessor's Parcel ID:

847 400 91 38

Street Address:

[REDACTED]

City, State, Zip Code:

La Mesa, CA 91942

Statement

We use to not even have to pay this. You
say it will only be a few dollars but it is
always turns out to be more & more on
everything. I am on a fixed income, you need
to be on a fixed income too.

Submitted By

Print Owner Name:

Teresa L. Hoffman

If the above is not an individual(s), e.g. and LLC, Trust, Corporation, etc.

Print Authorized Signatory:

Page 207 of 375

CITY OF LA MESA
RECEIVED
2025 MAY 29 AM 9:51
MEGAN WIEGELMAN, CMC
CITY CLERK

PROP. 218 PROTEST FORM

By signing the form below I protest the proposed sewer service charge rates and affirm under penalty of law that I am the owner or authorized representative of the owner of the below parcel.

Parcel Information

Assessor's Parcel ID: 464-080-21-13

Street Address:

[REDACTED]

City, State, Zip Code:

LA MESA, CA 91942-1602

CITY OF LA MESA
RECEIVED
2025 MAY 29 AM 9:51
MEGAN WIEGELMAN, CMC
CITY CLERK

Statement

WE PAY INCOME TAX, PROPERTY TAX, SALES TAX AND WE ALSO PAY ALL YOUR SALARIES.
PLEASE STOP SQUEEZING MORE MONEY OUT OF THE TAXPAYERS! SOME OF US ARE
SENIORS LIVING ON A FIXED INCOME. DO A BETTER JOB MANAGING THE CITY BUDGET!
I OPPOSE THIS RATE HIKE.

Submitted By

Print Owner Name:

SILVIA R. HALKIAS

If the above is not an individual(s), e.g. and LLC, Trust, Corporation, etc.

Print Authorized Signatory:

Page 208 of 375

[REDACTED]

PROP. 218 PROTEST FORM

By signing the form below I protest the proposed sewer service charge rates and affirm under penalty of law that I am the owner or authorized representative of the owner of the below parcel.

Parcel Information

Assessor's Parcel ID:

495-050-22-00

Street Address:

[REDACTED]

City, State, Zip Code:

La Mesa CA 91941

Statement

Submitted By

Print Owner Name:

Christopher + Marina Adams

If the above is not an individual(s), e.g. and LLC, Trust, Corporation, etc.

Print Authorized Signatory:

Page 209 of 375

CITY OF LA MESA
RECEIVED
2025 MAY 29 AM 9:51
MEGAN WIEGELMAN, CMC
CITY CLERK

PROP. 218 PROTEST FORM

By signing the form below I protest the proposed sewer service charge rates and affirm under penalty of law that I am the owner or authorized representative of the owner of the below parcel.

Parcel Information

Assessor's Parcel ID: 490-292-07-00

Street Address: [REDACTED]

City, State, Zip Code:

LA MESA, CA 91942

CITY OF LA MESA
RECEIVED
2025 MAY 30 AM 9:26
MEGAN WIEGELMAN
CITY CLERK

Statement

I Disagree with Any Sewer or Water
increases. the water and Sewer bills are already too
high. they must find ways to cut costs to save
money NOT increasing rates.

Submitted By

Print Owner Name:

Lambda Lane Associates

If the above is not an individual(s), e.g. and LLC, Trust, Corporation, etc.

Print Authorized Signatory:

[REDACTED] Page 240 of 375

PROP. 218 PROTEST FORM

By signing the form below I protest the proposed sewer service charge rates and affirm under penalty of law that I am the owner or authorized representative of the owner of the below parcel.

Parcel Information

Assessor's Parcel ID: _____

Street Address: _____
[REDACTED]

City, State, Zip Code: _____

LA MESA, CA 91942

Statement

PROTEST FOR RATE INCREASE

Submitted By

Print Owner Name: _____

BENJAMIN ROAL

If the above is not an individual(s), e.g. and LLC, Trust, Corporation, etc.

Print Authorized Signatory: _____
[REDACTED]

Page 211 of 375

CITY OF LA MESA
RECEIVED
2025 MAY 30 AM 9:26
MEGAN WIEGELMAN, CMC
CITY CLERK

PROP. 218 PROTEST FORM

By signing the form below I protest the proposed sewer service charge rates and affirm under penalty of law that I am the owner or authorized representative of the owner of the below parcel.

Parcel Information

Assessor's Parcel ID:

4704320600

Street Address:



City, State, Zip Code:

LA MESA CA 91941

Statement

XSD RATE INCREASE !!
ENOUGH ALREADY!
STOP UNNECESSARY WORK

Submitted By

Print Owner Name:

JANE A. SALAZAR

If the above is not an individual(s), e.g. and LLC, Trust, Corporation, etc.

Print Authorized Signatory:

Page 212 of 375



CITY OF
RECEIVED
2025 JUN -2
MEGAN WIEG
CITY C

PROP. 218 PROTEST FORM

By signing the form below I protest the proposed sewer service charge rates and affirm under penalty of law that I am the owner or authorized representative of the owner of the below parcel.

Parcel Information

Assessor's Parcel ID: 4905924400

Street Address: [REDACTED]

City, State, Zip Code:

LA MESA CA 91942

Statement

I oppose the sewer service charges
from the city of LA MESA, CA

Submitted By

Print Owner Name:

VAN TRAN

If the above is not an individual(s), e.g. and LLC, Trust, Corporation, etc.

Print Authorized Signatory:

[REDACTED] Page 213 of 375

MEGAN WIEGELM
CITY CLERK

2025 JUN -2 PM

CITY OF LA M
RECEIVED

PROP. 218 PROTEST FORM

By signing the form below I protest the proposed sewer service charge rates and affirm under penalty of law that I am the owner or authorized representative of the owner of the below parcel.

Parcel Information

Assessor's Parcel ID: 469-560-16-00

Street Address: [REDACTED]

City, State, Zip Code:

La Mesa CA 91942

Statement

I oppose the proposed increase in sewer service rates. This home is leased to a tenant and any increased expenses will be passed on to them through an increase in rent.

Submitted By

Print Owner Name: Kewley Family Trust 04-17-05

If the above is not an individual(s), e.g. and LLC, Trust, Corporation, etc.

Print Authorized Signatory:

Pamela Kewley

Signature: [REDACTED]

Date: 5/28/25

CITY OF LA MESA
RECEIVED
2025 JUN -2 PM 12:14
MEGAN WIEGELMAN, CMC
CITY CLERK

PROP. 218 PROTEST FORM

By signing the form below I protest the proposed sewer service charge rates and affirm under penalty of law that I am the owner or authorized representative of the owner of the below parcel.

Parcel Information

Assessor's Parcel ID: 469-420-28-00

Street Address:

City, State, Zip Code:

La Mesa, CA 91942

Statement

every utility is going up, with many unexpected costs. Many multiple small changes add up. In time, the utility bills burden becomes unbearable. It feels poorly managed, multiple SDG&E, water increases from HWP, now this.

Submitted By

Print Owner Name:

Robert S. Booker, III

If the above is not an individual(s), e.g. and LLC, Trust, Corporation, etc.

Print Authorized Signatory:

Page 215 of 375

CITY OF LA MESA
RECEIVED
JUN -2 PM 12:15
REGINA WIEGELMAN, CMC
CITY CLERK

PROP. 218 PROTEST FORM

By signing the form below I protest the proposed sewer service charge rates and affirm under penalty of law that I am the owner or authorized representative of the owner of the below parcel.

Parcel Information

Assessor's Parcel ID: 495-101-26-00

Street Address: [REDACTED]

City, State, Zip Code: La Mesa, CA 91941-4242

Statement

NO RATE INCREASES!
THE CITY OF SAN DIEGO IS IN DISREPAIR INCLUDING THE SEWER SYSTEM.
THEY KEEP RAISING TAXES AND DO NOT USE THE FUNDS PROPERLY.
IT TIME FOR A FISCAL RECKONING. START MAKING SOME
CUTS IN SPENDING.

Submitted By

Print Owner Name:

Paul Hagen

If the above is not an individual(s), e.g. and LLC, Trust, Corporation, etc.

Print Authorized Signatory:

[REDACTED]
Page 216 of 375

CITY OF LA MESA
RECEIVED
2025 JUN -2 PM 12:15
MEGAN WIEGELMAN, CMC
CITY CLERK

PROP. 218 PROTEST FORM

By signing the form below I protest the proposed sewer service charge rates and affirm under penalty of law that I am the owner or authorized representative of the owner of the below parcel.

Parcel Information

Assessor's Parcel ID: 464-661-49-00

Street Address: [REDACTED]

City, State, Zip Code:

LA MESA, CA. 91942

Statement

I OPPOSE THE INCREASE IN SEWER
SERVICE CHARGES.

Submitted By

Print Owner Name: CATHY ALVARADO

If the above is not an individual(s), e.g. and LLC, Trust, Corporation, etc.

Print Authorized Signatory: [REDACTED]

Page 217 of 375

CITY OF LA MESA
RECEIVED
2025 JUN -2 PM 12:15
MEGAN WIEGELMAN, CMC
CITY CLERK

PROP. 218 PROTEST FORM

By signing the form below I protest the proposed sewer service charge rates and affirm under penalty of law that I am the owner or authorized representative of the owner of the below parcel.

Parcel Information

Assessor's Parcel ID:

4943310400

Street Address:

[REDACTED]

City, State, Zip Code:

La Mesa 91941 CA

CITY OF LA MESA
RECEIVED
2025 JUN -2 PM 12:15
MEGAN WIEGELMAN, CMC
CITY CLERK

Statement

Submitted By

Print Owner Name:

Pierre Pelleher / Angela Pelleher

If the above is not an individual(s), e.g. and LLC, Trust, Corporation, etc.

Print A

[REDACTED]

PROP. 218 PROTEST FORM

By signing the form below I protest the proposed sewer service charge rates and affirm under penalty of law that I am the owner or authorized representative of the owner of the below parcel.

Parcel Information

Assessor's Parcel ID:

4644020700

Street Address:

[REDACTED]

City, State, Zip Code:

La Mesa, CA, 91942

CITY OF LA MESA
RECEIVED
2025 JUN -2 PM 12:15
MEGAN WIEGELMAN, CMC
CITY CLERK

Statement

Submitted By

Print Owner Name:

Michael Stowers

If the above is not an individual(s), e.g. and LLC, Trust, Corporation, etc.

Print Authorized Signatory:

[REDACTED]

PROP. 218 PROTEST FORM

By signing the form below I protest the proposed sewer service charge rates and affirm under penalty of law that I am the owner or authorized representative of the owner of the below parcel.

Parcel Information

Assessor's Parcel ID:

485-451-18-00

Street Address:



City, State, Zip Code:

LA MESA, CA 91942

MEGAN WIEGELMAN, CMC
CITY CLERK

2025 JUN -2 PM 12:15

CITY OF LA MESA
RECEIVED

Statement

ONLY MULTI-FAMILY & COMMERCIAL
SHOULD BEAR THE INCREASES.
SINGLE FAMILY RATE SHOULD BE LESS!

A LOT

Submitted By

Print Owner Name:

DORENE L WOOD + KAREN CAPPETTO

If the above is not an individual(s), e.g. and LLC, Trust, Corporation, etc.

Print Authorized Signatory:



PROP. 218 PROTEST FORM

By signing the form below I protest the proposed sewer service charge rates and affirm under penalty of law that I am the owner or authorized representative of the owner of the below parcel.

Parcel Information

Assessor's Parcel ID:

4693410400

Street Address:

[REDACTED]

City, State, Zip Code:

LA MESA, CA 91942

CITY OF LA MESA
RECEIVED
2025 JUN -2 PM 12:15
MEGAN WIEGELMAN, CMC
CITY CLERK

Statement

I OPPOSE THESE RATE HIKES!

Submitted By

Print Owner Name:

JOHN SINGER

If the above is not an individual(s), e.g. and LLC, Trust, Corporation, etc.

Print Authorized Signatory:

[REDACTED]

PROP. 218 PROTEST FORM

By signing the form below I protest the proposed sewer service charge rates and affirm under penalty of law that I am the owner or authorized representative of the owner of the below parcel.

Parcel Information

Assessor's Parcel ID:

494-111-05-00

Street Address:

[REDACTED]

City, State, Zip Code:

LA MESA, CA

91942

CITY OF LA MESA
RECEIVED
2025 JUN -2 PM 12:15
MEGAN WIEGELMAN, CMC
CITY CLERK

Statement

Submitted By

Print Owner Name:

THOMAS GIRARD TRUJILLO

If the above is not an individual(s), e.g. and LLC, Trust, Corporation, etc.

Print Authorized Signatory:

Page 222 of 375

PROP. 218 PROTEST FORM

By signing the form below I protest the proposed sewer service charge rates and affirm under penalty of law that I am the owner or authorized representative of the owner of the below parcel.

Parcel Information

Assessor's Parcel ID: _____

Street Address: _____

City, State, Zip Code: _____

LA MESA, CA 91941

Statement

WE ARE FED UP WITH RATES ALWAYS GOING UP
WHERE AS YOUR PROFITS DO AS WELL THERE
IS NO COMPROMISE OF FAIRNESS NO MATTER HOW
HARD WE TRY TO CUT ~~BACK~~ BACK AND SAVE
WHERE WE CAN

Submitted By

Print Owner Name: SANDRA M. Baum

If the above is not an individual(s), e.g. and LLC, Trust, Corporation, etc.

Print Authorized Signatory: _____

Signature: _____

Date: 5/28/2025

CITY OF LA MESA
RECEIVED
2025 JUN -3 AM
MEGAN WIEGELMA
CITY CLERK

PROP. 218 PROTEST FORM

By signing the form below I protest the proposed sewer service charge rates and affirm under penalty of law that I am the owner or authorized representative of the owner of the below parcel.

Parcel Information

Assessor's Parcel ID: _____

Street Address: _____

City, State, Zip Code: _____

La Mesa, CA 91941

Statement

We cant afford the increase.
It just my wife and I And we are
elder's.

Submitted By

Print Owner Name: _____

FRANCESCO SANFELIPPO

If the above is not an individual(s), e.g. and LLC, Trust, Corporation, etc.

Print Authorized Signatory: _____

24 of 375

MEGAN WIEGELMAN, CNC
CITY CLERK

2025 JUN -4 AM 11:11

CITY OF LAMESA
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PROP. 218 PROTEST FORM

By signing the form below I protest the proposed sewer service charge rates and affirm under penalty of law that I am the owner or authorized representative of the owner of the below parcel.

Parcel Information

Assessor's Parcel ID: 469-320-08-00

Street Address: [REDACTED]

City, State, Zip Code:

La Mesa, CA 91942

Statement

Rates are high enough for seniors
living on fixed incomes!

Submitted By

Barnett Family Trust 12-10-93

Print Owner Name:

Thomas G. Barnett, III & Suzanne L. Barnett

If the above is not an individual(s), e.g. and LLC, Trust, Corporation, etc.

Print Authorized Signatory: [REDACTED]

CITY OF LA MESA
RECEIVED
2025 JUN 14 AM 8:12
MEGAN WIEGEL/MAJ/CMC
CITY CLERK

PROP. 218 PROTEST FORM

By signing the form below I protest the proposed sewer service charge rates and affirm under penalty of law that I am the owner or authorized representative of the owner of the below parcel.

Parcel Information

Assessor's Parcel ID: 470-223-52-00

Street Address:



City, State, Zip Code:

LA Mesa, CA 91941

Statement

Submitted By

Print Owner Name: Jade Group IV LLC

If the above is not an individual(s), e.g. and LLC, Trust, Corporation, etc.

Print Authorized Signatory:

[Redacted Signature] 6375

CITY OF LA MESA
RECEIVED
2025 JUN -5 AM 11:23
MEGAN WIEGELMAN, CMC
CITY CLERK

PROP. 218 PROTEST FORM

By signing the form below I protest the proposed sewer service charge rates and affirm under penalty of law that I am the owner or authorized representative of the owner of the below parcel.

Parcel Information

Assessor's Parcel ID:

490-123-04-00

Street Address:

[REDACTED]

City, State, Zip Code:

La Mesa, CA 91942

Statement

Submitted By

Print Owner Name:

[REDACTED]

Archuleta Family Trust
dated 8-28-08

If the above is not an individual(s), e.g. and LLC, Trust, Corporation, etc.

Print Authorized Signatory:

[REDACTED]

CITY OF LA MESA
RECEIVED
2025 JUN -9 PM 2:26
MEGAN WIEGELMAN, CMC
CITY CLERK

PROP. 218 PROTEST FORM

By signing the form below I protest the proposed sewer service charge rates and affirm under penalty of law that I am the owner or authorized representative of the owner of the below parcel.

Parcel Information

Assessor's Parcel ID: 494-811-26-00

Street Address:

[REDACTED]

City, State, Zip Code:

LA MESA, CA 91941

Statement

THIS CHARGE SEEMS UNNECESSARY, AS NO
WASTEWATER SERVICE WILL BE PROVIDED BY
THE CITY NO DOUBT HAS ADEQUATE FUNDING
THROUGH THE MANY INTRUSIVE PROGRAMS IT
IMPLEMENTS, E.G. OCTOBERFEST!

Submitted By

Print Owner Name:

DENNIS MARCIA

If the above is not an individual(s), e.g. and LLC, Trust, Corporation, etc.

Print Authorized Signatory:

Page 228 of 375

CITY OF LA MESA
RECEIVED
2025 JUN -9 PM 2:26
MEGAN WIEGELMAN, CMC
CITY CLERK

PROP. 218 PROTEST FORM

By signing the form below I protest the proposed sewer service charge rates and affirm under penalty of law that I am the owner or authorized representative of the owner of the below parcel.

Parcel Information

Assessor's Parcel ID: 490-164-20-00

Street Address:

[REDACTED]

City, State, Zip Code:

La Mesa, CA, 91942

CITY OF LA MESA
RECEIVED

2025 JUN -9 PM 12: 29

MEGAN WIEGELMAN, CMC
CITY CLERK

Statement

I am a resident in La Mesa, and I formally protest the proposed sewer service rate increase. This increase would place an undue financial burden on residents, especially during a time of rising living costs. There has been insufficient justification and transparency regarding this rate increase. The city should prioritize utilizing alternative funding to cover the sewer service expenses.

Submitted By

Print Owner Name:

Robert Kramer, Xiao Kramer

If the above is not an individual(s), e.g. and LLC, Trust, Corporation, etc.

Print Authorized Signatory:

[REDACTED]

PROP. 218 PROTEST FORM

By signing the form below I protest the proposed sewer service charge rates and affirm under penalty of law that I am the owner or authorized representative of the owner of the below parcel.

Parcel Information

Assessor's Parcel ID: 468-582 07 00

Street Address: [REDACTED]

City, State, Zip Code:

La Mesa CA 91942

Statement

THE BASE RATE IS INCREASED 11.5% & SERVICE (FY25-27)
CHARGE IS 11.18% THIS IS WELL OVER
2-3% COST OF LIVING PAY INCREASES FIGURE OUT
HOW TO RUN BUSINESS BETTER & MANAGE MONEY THE
SAME AS ALL US TAX PAYERS GET PAGE TO DO AN
AUDIT.

Submitted By

Print Owner Name:

MARK KNOX

If the above is not an individual(s), e.g. and LLC, Trust, Corporation, etc.

Print Authorized Signatory: [REDACTED]

Page 220 of 275

CITY OF LAMESA
RECEIVED
JUN 9 PM 2:26
SAN W. GELMAN, CMC
CITY CLERK

PROP. 218 PROTEST FORM

By signing the form below I protest the proposed sewer service charge rates and affirm under penalty of law that I am the owner or authorized representative of the owner of the below parcel.

Parcel Information

Assessor's Parcel ID:

486-361-07-00

Street Address:

[REDACTED]

City, State, Zip Code:

La Mesa, CA 91942

Statement

I oppose the proposed increase in rate.

CITY OF LA MESA
RECEIVED
2025 JUN -9 PM 2:26
MEGAN WIEGELMAN, CMC
CITY CLERK

Submitted By

Print Owner Name:

Ashley Ellinwood

If the above is not an individual(s), e.g. and LLC, Trust, Corporation, etc.

Print Authorized Signatory:

Page 231 of 375

PROP. 218 PROTEST FORM

By signing the form below I protest the proposed sewer service charge rates and affirm under penalty of law that I am the owner or authorized representative of the owner of the below parcel.

Parcel Information

Assessor's Parcel ID:

486-392-08-00

Street Address:

[REDACTED]

City, State, Zip Code:

La Mesa, CA 91942

Statement

I oppose the proposed increase in rate.

Submitted By

Print Owner Name:

Ashley Ellinwood

If the above is not an individual(s), e.g. and LLC, Trust, Corporation, etc.

Print Authorized Signatory:

Page 232 of 375

MEGAN WIEGELMAN, CMC
CITY CLERK

2025 JUN -9 PM 2:26

CITY OF LAMESA
RECEIVED

Signature:

[REDACTED]

524-2006

PROP. 218 PROTEST FORM

By signing the form below I protest the proposed sewer service charge rates and affirm under penalty of law that I am the owner or authorized representative of the owner of the below parcel.

Parcel Information

Assessor's Parcel ID:

470-050-15-00

Street Address:



City, State, Zip Code:

LA MESA, CA, 91942

Statement

Submitted By

Print Owner Name:

Ramesh Pitamber

If the above is not an individual(s), e.g. and LLC, Trust, Corporation, etc.

Print Authorized Signatory:

Page 233 of 375



CITY OF LA MESA
RECEIVED
2025 JUN -9 PM 2: 26
MEGAN WIEGELMAN, CMC
CITY CLERK

PROP. 218 PROTEST FORM

By signing the form below I protest the proposed sewer service charge rates and affirm under penalty of law that I am the owner or authorized representative of the owner of the below parcel.

Parcel Information

Assessor's Parcel ID:

464 280 27 00

Street Address:

[REDACTED]

City, State, Zip Code:

La Mesa CA 91942

CITY OF LA MESA
RECEIVED
2025 JUN -9 PM 2:25
MEGAN WIEGELMAN, CMC
CITY CLERK

Statement

I oppose any rate increase
I pay enough

Submitted By

Print Owner Name:

Kimberly B. Scott Revocable Trust

If the above is not an individual(s), e.g. and LLC, Trust, Corporation, etc.

Print Authorized Signatory:

Page 224 of 375

[REDACTED]

PROP. 218 PROTEST FORM

By signing the form below I protest the proposed sewer service charge rates and affirm under penalty of law that I am the owner or authorized representative of the owner of the below parcel.

Parcel Information

Assessor's Parcel ID: 486-444-04-00

Street Address:

[REDACTED]

City, State, Zip Code:

La Mesa CA 91942

Statement

Opposed to the proposed sewer rate increase.

Submitted By

Print Owner Name:

Julie Feldman

If the above is not an individual(s), e.g. and LLC, Trust, Corporation, etc.

Print Au

[REDACTED]

f 375

CITY OF LA MESA
RECEIVED
2025 JUN -9 PM 2:26
MEGAN WIEGEL
CITY CLERK

PROP. 218 PROTEST FORM

6-7-2025

By signing the form below I protest the proposed sewer service charge rates and affirm under penalty of law that I am the owner or authorized representative of the owner of the below parcel.

Parcel Information

Assessor's Parcel ID: 495-090-47-00

Street Address: [REDACTED]

City, State, Zip Code: La Mesa, Ca. 91941

CITY OF LA MESA
RECEIVED
2025 JUN 11 AM 10:21
MEGAN WIEGELMAN, CMG
CITY CLERK

Statement

City of La Mesa has/is mismanaging Current
Funding which does not warrant a Rate
Increase

Submitted By

Print Owner Name: JEFF BENSON

If the above is not an individual(s), e.g. and LLC, Trust, Corporation, etc.

Print Author: [REDACTED]

PROP. 218 PROTEST FORM

By signing the form below I protest the proposed sewer service charge rates and affirm under penalty of law that I am the owner or authorized representative of the owner of the below parcel.

Parcel Information

Assessor's Parcel ID:

494-741-03-00

Street Address:

[REDACTED]

City, State, Zip Code:

La Mesa, CA 91941

CITY OF LA MESA
RECEIVED
2025 JUN 11 AM 11:34
MEGAN WIEGELMAN, CMC
CITY CLERK

Statement

I am retired. Fixed income. Recent increases in
Helix Water, Edco, City of La Mesa sales tax
VERY high at 8.25%. Now sewer rates! It is
too much to bear. We also pay increased gas
grocery costs. Nothing left to eat out (restaurants).

Submitted By

Print Owner Name:

Kathleen Goodfriend c/o Goodfriend Family Trust

If the above is not an individual(s), e.g. and LLC, Trust, Corporation, etc.

Print Authorized Signatory:

[REDACTED]

PROP. 218 PROTEST FORM

By signing the form below I protest the proposed sewer service charge rates and affirm under penalty of law that I am the owner or authorized representative of the owner of the below parcel.

Parcel Information

Assessor's Parcel ID: What is this?

Street Address: [REDACTED]

City, State, Zip Code: LA MESA, CA - 91942

Statement I Protest the proposed sewer service charge rates.

Submitted By

Print Owner Name: Cynthia Pulido

If the above is not an individual(s), e.g. and LLC, Trust, Corporation, etc.

Print Authorized Signatory: [REDACTED]

CITY OF LA MESA
RECEIVED
2025 JUN 12 AM 9:50
MEGAN WIEGELMAN, CMS
CITY CLERK

PROP. 218 PROTEST FORM

By signing the form below I protest the proposed sewer service charge rates and affirm under penalty of law that I am the owner or authorized representative of the owner of the below parcel.

Parcel Information

Assessor's Parcel ID:

469-574-14-00

Street Address:

[REDACTED]

City, State, Zip Code:

La Mesa, CA 91942

CITY OF LA MESA
RECEIVED
2025 JUN 16 AM 10:41
MEGAN WIEGELMAN, CMC
CITY CLERK

Statement

As an owner, I have installed low flow fixtures, water smart landscape, smart irrigation & continued to use less water. My rates will continue to increase for water that does not go down sewer, or get used. This is not right. The city needs to re-think this increase & not penalize conservation.

Submitted By

Print Owner Name:

MAZIALEWSKI TRUST

If the above is not an individual(s), e.g. and LLC, Trust, Corporation, etc.

Print Authorized Signatory:

[REDACTED]

PROP. 218 PROTEST FORM

By signing the form below I protest the proposed sewer service charge rates and affirm under penalty of law that I am the owner or authorized representative of the owner of the below parcel.

Parcel Information

Assessor's Parcel ID: 674-090-38-00

Street Address: [REDACTED]

City, State, Zip Code:

La Mesa, CA 91942

CITY OF LA MESA
RECEIVED
2025 JUN 18 AM 9:30
MEGAN WIEGELMAN, CMC
CITY CLERK

Statement

I protest the proposed sewer rates

Submitted By

Print Owner Name:

Tracy Niemeyer

If the above is not an individual(s), e.g. and LLC, Trust, Corporation, etc.

Print Authorize [REDACTED]

PROP. 218 PROTEST FORM

By signing the form below I protest the proposed sewer service charge rates and affirm under penalty of law that I am the owner or authorized representative of the owner of the below parcel.

Parcel Information

Assessor's Parcel ID: 486 772 13 00

Street Address: [REDACTED]

City, State, Zip Code:

La Mesa, CA 91942

Statement

Please NO increase!!!

Submitted By

Print Owner Name:

Pamela Solis

If the above is not an individual(s), e.g. and LLC, Trust, Corporation, etc.

Print Authorized Signatory:

[REDACTED]

Page 241 of 375

CITY OF LAMESA
RECEIVED
2025 JUN 23 PM 1:37
MEGAN WIEGELMAN, CMC
CITY CLERK

PROP. 218 PROTEST FORM

By signing the form below I protest the proposed sewer service charge rates and affirm under penalty of law that I am the owner or authorized representative of the owner of the below parcel.

Parcel Information

Assessor's Parcel ID: 4706720600

Street Address:

[REDACTED]

City, State, Zip Code:

La Mesa, CA 91941

Statement

A better proposal is for sewer rate increases to
be no higher than the rate of inflation, and the
RATE INCREASE and push back on regulators if the
rate changes cannot be maintained at that level.

Submitted By

Print Owner Name:

Scott Martin

If the above is not an individual(s), e.g. and LLC, Trust, Corporation, etc.

Print Authorized Signatory:

[REDACTED] of 375

Signature

Date: 22 June 2025

CITY OF LA MESA
RECEIVED
2025 JUN 25 AM 11:02
MEGAN WIEGELMAN, CLERK



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

DATE: July 8, 2025

SUBJECT: CONSIDERATION OF A RESOLUTION APPROVING
THE 2025-2029 CDBG CONSOLIDATED PLAN, 2025-
2026 ANNUAL PLAN, AND AMENDMENT TO THE
CITIZEN PARTICIPATION PLAN

DESCRIPTION: CONSIDERATION OF A RESOLUTION APPROVING
THE CITY OF LA MESA 2025-2029 CONSOLIDATED
PLAN (CONSOLIDATED PLAN) AND THE 2025-2026
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
FUNDING ANNUAL ACTION PLAN (ANNUAL PLAN)
AND CITIZENS PARTICIPATION PLAN (CPP) FOR THE
U.S. DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT (HUD) FUNDING PROGRAMS

ISSUING DEPARTMENT:

SUMMARY:

Issues:

1. Should the City Council approve and authorize submission of the 2025-2029 Consolidated Plan and CDBG funding allocations for FY 2025-2026?
2. Should the City Council approve the Citizen Participation Plan for HUD-funded programs?

Recommendation:

1. Approve the resolution (**Attachment A**) approving the Consolidated Plan and Annual Action Plan (**Attachment B**) and Citizen Participation Plan (**Attachment C**)

Fiscal Impact:

There is no direct fiscal impact to the City's General Fund. The City's CDBG entitlement funding allocation for program year 2025-2026 is \$456,031. Additionally, this program year, the City will reprogram \$35,789.95 from available funds from the prior year. These funds will be allocated to the programs identified in the CPP (HUD-funded programs).

City's Strategic Goals:

- Maintain a community where residents and visitors feel safe.
- Promote a high quality of life that current and future generations can afford to call home.
- Invest in infrastructure to serve the needs of the community.

BACKGROUND:

The City receives Community Development Block Grant (CDBG) funds in proportion to its population size, poverty concentration, and other socioeconomic and demographic factors. To receive such funds, the City must submit a Consolidated Plan that outlines the City's housing and community development needs and proposes strategies for using HUD funds to address these needs over a five-year period, an Annual Action Plan that details the specific activities that will be undertaken each year to achieve the goals set forth in the Consolidated Plan, and must have an adopted Citizen Participation Plan to set forth policies and procedures for citizen participation.

Staff initiated the Consolidated Planning process in August 2024, in accordance with the City's current Citizen Participation Plan, to gather community input and determine the strategic planning goals for 2025-2029. This process helped staff allocate CDBG funds effectively.

At the Council meeting on July 10, 2025, the City Council directed staff to return on July 8, 2025, for the second public hearing and accept the draft 2025-2029 Consolidated Plan, the 2025-2026 Action Plan, and the Citizen Participation Plan. Additionally, staff was directed to make all documents available for public review (**Attachment D**).

During this review period, interested individuals and community groups were invited to share their thoughts on the Consolidated Plan and the proposed CDBG Program activities. This Public Hearing also serves to amend the City's Citizen and Community Participation Plan. After considering all public comments, staff recommends that the City Council adopt the 2025-2029 Consolidated Plan and the 2025-2026 Action Plan, including the proposed CDBG Program activities.

DISCUSSION:

In accordance with the federal regulations at 24 CFR Part 91, the City has prepared a Five-Year Consolidated Plan and an Annual Action Plan (**Attachment B**), and amended the Citizen Participation Plan (**Attachment C**).

2025-2029 Consolidated Plan

The following goals have been incorporated into the 2025-2029 Consolidated Plan to guide the selection and implementation of CDBG projects:

Goal 1 – Improve public facilities and infrastructure to promote a healthy and vibrant city environment.

Goal 2 – Promote equitable access to affordable Housing through the preservation of existing units, assistance to homeowners, and fair housing services.

Goal 3 – Create programs to prevent and address homelessness and provide access to services.

Goal 4 – Provide local community services to support low- and moderate-income households.

Annual Action Plan

Below is an overview of the funding recommendations for the 2025-2026 CDBG entitlement funds and prior year funds, based on the goals identified through the citizen participation process. A full description can be found starting on page 73 in the Consolidated Plan.

- Improve Facilities and Infrastructure: Tower Street Mobility Access Improvements Project (\$405,829.29)
- Fair Housing (\$30,000)
- Planning and Administration (\$50,000)
- Conserve the Housing Stock (\$6,000)

Citizen Participation Plan

The Citizen Participation Plan (Attachment C) has been reviewed and updated to align with HUD requirements as follows:

- Amendments to the definition of a Substantial Amendment to include:
 - increased the threshold of activity budget changes from 25% to 100%
 - a change in allocation priorities or a change in the method of distribution of funds
- Amendments to the purpose of noticing and notice time frames in order to align with HUD guidelines.

CONCLUSION:

Staff recommends approval of the resolution approving the 2025-2029 Consolidated Plan, which includes the 2025-2026 Annual Action Plan and amendment to the Citizen Participation Plan.

Reviewed by:



Greg Humora
City Manager

Respectfully submitted by:



Lynnette Santos
Community Development Director



Amanda Lee
Assistant City Manager

Attachments:

- A. Resolution 2025-
- B. 2025-2029 Consolidated Plan and 2025-2026 Annual Action Plan
- C. Citizen Participation Plan
- D. June 10, 2025, Staff Report

RESOLUTION NO. 2025-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA MESA ADOPTING THE CONSOLIDATED PLAN FOR COMMUNITY DEVELOPMENT FOR THE PLANNING PERIOD JULY 2025 THROUGH JUNE 2029 AND THE PROGRAM YEAR 2025-2026 ANNUAL ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM AND AUTHORIZING SUBMITTAL TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

WHEREAS, the City of La Mesa is an entitlement city in accordance with the regulations of the Community Development Block Grant (CDBG) Program Guidelines established by the United States Department of Housing and Urban Development (HUD);

WHEREAS, the City is eligible for the Home Investments Partnership Program (HOME) program, a HUD funding program, through membership in the San Diego HOME Consortium;

WHEREAS, as a condition of funding, grantees are required by HUD to participate in a consolidated planning process to assess affordable housing and community development needs and market conditions, to identify community goals, and to carry out projects and activities that forward those goals;

WHEREAS, in accordance with consolidated planning requirements, the City of La Mesa has prepared a five-year Consolidated Plan for Community Development, which establishes funding priorities for the CDBG and HOME programs for the planning period July 2025 to June 2029;

WHEREAS, the City conducted public outreach in accordance with an adopted Citizen Participation Plan for HUD Funding Programs that included a Consolidated Planning workshop held on December 17, 2024, to seek public input on prioritizing housing and community development needs in the development of the Consolidated Plan;

WHEREAS, a total of \$456,031 in new funding and \$35,798.95 of prior year funding will be available to allocate to eligible projects and programs in Program Year (PY) 2025-2026, as outlined in the Annual Action Plan;

WHEREAS, the City of La Mesa has developed an allocation program based on public participation and policy direction from the City Council;

WHEREAS, the City of La Mesa affirmatively furthers fair housing by ensuring community access to fair housing as a public service, and the Center for Social Advocacy of San Diego County has submitted an application to provide fair housing and tenant/landlord mediation services in the City;

WHEREAS, the City Council held public hearings on June 10, 2025, and July 8, 2025, with published notification, to ensure adequate opportunity for public participation in the development of the Consolidated Plan and Annual Action Plan for PY 2025-2026;

WHEREAS, a review period to allow the public an opportunity to comment on the Consolidated Plan and the Annual Action Plan for PY 2025-2026 began on June 11, 2025, and ended on July 11, 2025; and

WHEREAS, the City will incorporate public comments received into the final submission of said Plan.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the City Council of the City of La Mesa, California, as follows;

1. That the foregoing fact and determinations are true and hereby made a part hereof.
2. That the City Council hereby adopts the Consolidated Plan for Community Development for the planning period July 2025 to June 2029.
3. That the City Council hereby approves the Annual Action Plan for PY 2025-2026.
4. That the City Council hereby authorizes allocation and submittal of the Consolidated Plan and Annual Action Plan for FY 2025-2026 to HUD, with the required certifications, applications, and agreements for the full implementation of activities funded under the Plan.
5. That the City Council hereby authorizes the execution of the PY 2025-2026 contract between the City of La Mesa and the Center for Social Advocacy of San Diego County for fair housing services in the City of La Mesa.

PASSED AND ADOPTED at a Regular meeting of the City Council of the City of La Mesa, California, held on the 8th day of July 2025, by the following vote, to wit:

AYES:

NOES:

ABSENT:

CERTIFICATE OF CITY CLERK

I, MEGAN WIEGELMAN, the City Clerk of the City of La Mesa, California, do hereby certify the foregoing to be a true and exact copy of Resolution No. 2025- ____, duly passed and adopted by the City Council of said City on the date and by the vote therein recited.

MEGAN WIEGELMAN, CMC, City Clerk

(SEAL OF CITY)



**CITY OF
LA MESA**
JEWEL of the HILLS

Attachment A

FISCAL YEAR 2025-2029 CONSOLIDATED PLAN

FISCAL YEAR 2025-2026 ACTION PLAN



**For U.S. Department of Housing and Urban Development (HUD)
Funding Programs
ADOPTED: JULY 2025**

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Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

Incorporated in 1912, the City of La Mesa (City) is in the East County region of San Diego County and is bordered by the cities of San Diego to the west, El Cajon to the east, and Lemon Grove to the south. Often referred to as the "Jewel of the Hills," La Mesa has grown to an estimated population of 60,835 and boasts many vibrant community assets, including a historic downtown village, a robust transit hub that connects to the broader San Diego region, and over 15 parks and open spaces for recreation and community events.

As an entitlement jurisdiction under the U.S. Department of Housing and Urban Development (HUD), the City receives federal funds in proportion to its population size, concentration of poverty, and other socioeconomic and demographic data. To receive such funds, the City must submit a Consolidated Plan every five years to HUD. This document is the City's Consolidated Plan for the 2025 to 2029 period.

The Consolidated Plan is a five-year planning document that identifies needs within low-to-moderate-income (LMI) communities and outlines how the City will address those needs. Ultimately, it guides investments and helps achieve HUD's mission of providing decent housing, suitable living environments, and expanded economic opportunities for LMI populations. Jurisdictions participating in any of the following HUD funding programs must submit a Consolidated Plan every five years:

- Community Development Block Grants (CDBG) – CDBG is a flexible funding source that can be used for both housing and non-housing activities, including neighborhood revitalization, workforce and economic development, community and nonprofit facilities, and infrastructure and public services in LMI communities.
- HOME Investment Partnerships (HOME) – HOME is used for building, acquiring, and rehabilitating affordable housing for rent and homeownership. It may also be used to provide direct rental assistance to low-income residents.
- Emergency Solutions Grants (ESG) – ESG funds programs and services supporting persons experiencing homelessness. This includes operating shelters, providing essential services to shelter residents, administering rapid rehousing programs, and homelessness prevention.

- Housing Opportunities for Persons with AIDS (HOPWA) – HOPWA supports low-income people living with HIV/AIDS and their families by providing affordable housing opportunities.

Based on its population size, the City directly receives CDBG funding but does not receive HOME or ESG funding. The City does not have a public housing authority. However, the City utilizes HOME funding through the County of San Diego's HOME Consortium (HOME Consortium), which includes the Cities of Carlsbad, Encinitas, La Mesa, San Marcos, Santee, and Vista. The Housing Authority of the County of San Diego serves as the City's public housing authority. Forming a consortium is a way for local governments that would not otherwise qualify for funding to join with other contiguous units of local government to directly participate in the HOME Investment Partnerships Program (HOME) program.

In 2024, the HOME Consortium was one of the approved consortia Participating Jurisdictions (PJs). These PJs are interested in taking a more regional, collaborative approach to meeting their affordable housing needs, but whose individual formula allocations do not meet the minimum threshold for funding. The County of San Diego is the lead entity. Per, 24.CFR 92.101, the lead entity, assumes all responsibility for compliance with the HOME program requirements and is responsible for the long-term affordability requirements of all projects developed by the consortium. The HOME Consortium will look to review its approval status in 2026. The City anticipates receiving approximately \$453,937 in CDBG funds annually over the next five program years, or \$2,269,685 total.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The priority needs and goals identified in the Plan are based on the analysis of information, including the results of the Community Needs Surveys and the housing and community development data elements required by HUD. The City determined its goals and priorities for the 2025-2029 Consolidated Plan based on community and stakeholder feedback, U.S. Census Bureau data, and data from 2-1-1 San Diego, the region's Community Information Exchange (CIE). Additionally, this Needs Assessment predominantly uses data drawn from CHAS's most recent dataset (2017-2021).

In consideration of community input and available data, the priorities needs listed below are established as part of this Plan:

- Improve public recreational spaces, other facilities, and infrastructure to promote a healthy, safe, accessible, and environmentally sustainable city.
- Expand equitable access to affordable housing through the preservation of existing units, assistance to homeowners, and fair housing services.
- Prevent and address homelessness by promoting access to reliable, high-quality services, including mental health services and housing resources.
- Provide local community services to support vulnerable populations with low to moderate incomes, including seniors and children.

These priorities represent the varied needs that emerged during the Consolidated Plan development process. Note that fair housing services also fall within the housing priorities. Approximately 56 percent of renters and 29 percent of homeowners in La Mesa spend more than 30 percent of their monthly income on housing costs, indicating that many households struggle with the cost of living.

Consistent with HUD's national goals for the CDBG programs to provide decent housing opportunities, maintain a suitable living environment, and expand economic opportunities for low- and moderate-income residents, the priority needs listed above will be addressed over the next five years through the implementation of activities aligned with the following measurable goals included in the Strategic Plan section of this Plan.

3. Evaluation of past performance

As part of the Consolidated Plan process, the City is required to submit an annual Consolidated Annual Performance and Evaluation Report (CAPER), which reports on how funds were spent, the households that benefited from the funds, and the progress toward meeting its annual goals for housing and community development activities. These reports are made available to the public and posted on the City's website.

The City has successfully implemented housing and community development activities in the previous Consolidated Plan cycle, impacting residents with low to moderate incomes. It is anticipated that the City and its partners will continue to positively impact residents through collaborative efforts. Below is a summary of some of the outcomes achieved during the first four years of the previous five-year Consolidated Plan cycle. Outcome data for the previous Consolidated Plan cycle will be presented to HUD with the submittal of the Program Year 2024-25 CAPER.

- 28,530 persons assisted by public facilities and infrastructure improvements
- 222 persons provided fair housing services

- 237 persons provided homeless services
- 112 persons provided public and community services

4. Summary of citizen participation process and consultation process

The City's community participation process was informed by the City's Citizen Participation Plan, which outlines the framework for engaging the community and providing notifications for public meetings and hearings. To ensure broad community involvement, the City held a community meeting and distributed both a Community Needs Assessment Survey and a Stakeholder Survey to gather input.

Community members were also invited to provide input on the Consolidated Plan during a 30-day public comment period and at City Council meetings on June 10, 2025, and July 8, 2025. All community engagement efforts are detailed further in the Process section of this plan.

5. Summary of public comments

Feedback on community needs was collected through a variety of ways, including a community meeting and survey, a stakeholder survey, a public comment period, and formal public hearings. These comments provided insight into community needs and informed the goals of the Consolidated Plan. The top priority needs identified were infrastructure, homeless services, and the development and preservation of affordable housing.

6. Summary of comments or views not accepted and the reasons for not accepting them

All public comments were accepted and incorporated into Appendix F – Public Comments.

7. Summary

The City's Consolidated Plan sets forth the housing and community development strategies and objectives for Program Years 2025 to 2029 and satisfies the statutory requirements for receiving CDBG funds. More than merely meeting requirements, however, the City is committed to providing every opportunity for residents and stakeholders in La Mesa to participate in the Consolidated Plan process and expanding opportunities for its LMI populations to thrive. This Consolidated Plan and the associated community engagement process are indicative of that commitment.

The Process

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Table PR-05.01: Responsible Agencies

Agency Role	Name	Department/Agency
CDBG Administration	City of La Mesa	Community Development Department

Narrative

The City's Community Development Department is the lead agency responsible for the preparation and administration of the Consolidated Plan, corresponding Annual Action Plans, CAPERs, and the CDBG program. The County of San Diego is the lead agency for HOME funding, which the City utilizes as a member of the County's HOME Consortium. The implementation of programs funded by CDBG and HOME may be done in conjunction with other City departments, such as Public Works or Community Services.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The City of La Mesa has a long history of communication and collaboration with many governmental and non-governmental agencies in the region to address the needs of the City's LMI population. The City's formalized collaborative efforts include membership in the County of San Diego's HOME Consortium and participation in the County's Housing Choice Voucher (Section 8) program. City staff also works closely with the County of San Diego Health and Human Services Agency, as well as nonprofit health and mental health providers, to ensure comprehensive support for the community.

The City encourages agencies to collaborate, leverage resources, and avoid duplication of services to serve residents better. During the community engagement process, the City consulted with these and other agencies, as well as businesses, through invitations to participate in the community meeting and online surveys. Agencies contacted in outreach efforts included:

- Nonprofit service providers catering to the needs of low- and moderate-income households and persons with special needs, including those with disabilities
- Affordable housing providers
- Housing advocates and professionals
- Public agencies, such as school districts, health services, and public works
- Economic development and employment organizations
- Community and neighborhood groups

Additionally, members of the City's governing body work closely with other regional entities and committees throughout the County. These affiliations include:

- San Diego Association of Governments (SANDAG), San Diego County's federally recognized metropolitan planning organization (MPO)
- Regional Task Force on Homelessness (RTFH), the region's HUD Continuum of Care (CoC)
- San Diego Regional Alliance for Fair Housing (SDRAFFH)

- Quarterly convenings of local Community Development Block Grant (CDBG) program administrators

The City of La Mesa remains committed to maintaining partnerships with these and other agencies to achieve its long-term housing and community development goals. By working collaboratively with local and regional partners, the City ensures a coordinated and effective approach to serving its residents.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The City works closely with the Regional Task Force on Homelessness (RTFH), San Diego County's Continuum of Care (CoC) entity. The RTFH organizes the annual Point-in-Time Count (PIT), in which the community engages and surveys those experiencing homelessness countywide to provide a count of the region's sheltered and unsheltered homeless community. During the 2024 PIT, 53 unsheltered individuals and 14 sheltered individuals (67 individuals total) in La Mesa were counted. Of the 14 sheltered individuals, eight (8) were in emergency shelters, and six (6) were in transitional housing. Table PR-10.01 below provides demographic information on the unsheltered and sheltered individuals experiencing homelessness in La Mesa.

Table PR-10.01: La Mesa Homeless Profile

Homeless Profile	% of Unsheltered Persons	# of Unsheltered Persons	% of Sheltered Persons	# of Sheltered Persons
Veteran	19%	10	0%	0
Female	18%	2	71%	10
Families	0%	0	0%	0
Youth	0%	0	100%	14

Source: RTFH 2024 Point-In-Time Count, 2024

The City of La Mesa has been proactive in addressing homelessness through various initiatives and partnerships. In February 2021, the La Mesa City Council unanimously adopted the 2021-2026 Homeless Action Plan, which establishes programs designed to prevent homelessness and

housing insecurity, provide comprehensive outreach and mental health services, and address future transitional and permanent supportive housing needs in East San Diego County.

A cornerstone of the City's efforts is the Homeless Outreach and Mobile Engagement Program, launched on November 1, 2020. This initiative, in collaboration with the La Mesa Police Department, provides a housing-first and trauma-informed approach to addressing homelessness in La Mesa. The program is structured so that trained specialists, including a full-time outreach worker and mental health clinician, are dispatched to respond to non-emergency calls for service related to homelessness that come into the La Mesa Police Department. As appropriate and safe, the outreach team works directly with those experiencing homelessness and offers them an array of services and housing opportunities.

On May 10, 2022, The City Council adopted a Memorandum of Understanding (MOU) establishing a foundation for a working partnership between the County of San Diego and East County Cities to develop a regional network of housing options that benefits all parties. The MOU creates options for the parties to collectively evaluate potential transitional and permanent supportive housing sites and discuss shared bed space opportunities. Additionally, the City also collaborates with other local nonprofits and regional organizations to implement solutions and programs.

Through these coordinated efforts, the City aims to address homelessness comprehensively, ensuring the rights and dignity of those experiencing homelessness.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City does not receive or administer ESG funds. However, the City allocates a portion of its CDBG public services funds to assist agencies that provide services to individuals and families who are experiencing or at risk of experiencing homelessness.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

The City invited various community organizations, government entities, service providers, and stakeholders to participate in community meetings regarding the Consolidated Plan. In addition to attending the meetings, stakeholders were given the opportunity to complete a survey unique to them to provide further input. A total of eight (8) individuals responded to the Stakeholder

Survey. A copy of the survey and the responses can be found in Appendix D – Stakeholder Survey Responses.

Table PR-10.02: Agency, Groups, and Organizations who Participated

Agency, Group, or Organization	Agency, Group, or Organization Type	What Section of the Plan was addressed by consultation?	Briefly describe how the organization was consulted. What are the anticipated outcomes of the consultation or areas of improved coordination?
2-1-1 San Diego	Community Information Exchange (CIE)	Needs Assessment, Market Analysis	Provided localized data to inform the Consolidated Plan.
County of San Diego Health and Human Services Agency, Housing and Community Development Services	Other Government – County	Needs Assessment, Market Analysis	Consulted with various agencies in the county government to inform them of the development of the Consolidated Plan.
Regional Task Force on Homelessness	Continuum of Care	Needs Assessment, Market Analysis	Provided localized data to inform the Consolidated Plan.
San Diego Building Electrification Coalition	Local Advocacy Group	Needs Assessment	Responded to stakeholder survey to provide insight on community needs.
La Mesa First United Methodist Church	Local Nonprofit Organization	Needs Assessment	Responded to stakeholder survey to provide insight on community needs.

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Pacific Energy Policy Center	Local Advocacy Group	Needs Assessment	Responded to stakeholder survey to provide insight on community needs.
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Identify any Agency Types not consulted and provide rationale for not consulting

No agency or organization was purposely excluded from providing input on the Consolidated Plan.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Table PR-10.03: Other Local, Regional, and Federal planning efforts

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
City of La Mesa Housing Element, 2021-2029	City of La Mesa	The Housing Element is the State-recognized strategy for addressing the City's housing needs. This Consolidated Plan aligns with the goals outlined in the Housing Element.
Climate Action Plan	City of La Mesa	The Climate Action Plan is the City's long-range roadmap to reduce greenhouse gas (GHG) emissions in the categories of energy, transportation, solid waste, water, and green infrastructure. This Consolidated Plan aligns with the goals outlined in the Climate Action Plan.

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

As previously noted, the City participates in various regional planning efforts and groups aimed at enhancing coordination in the delivery of housing and community development-related programs and services in the San Diego region. The City will continue to work with other County

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CDBG entitlement jurisdictions, as well as local stakeholders, to address shared priorities and maximize the impact of available funding and resources.

PR-15 Citizen Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

As part of the Plan Needs Assessment, the City held an advertised community meeting, at the La Mesa Community Center. The meeting took place on December 17, 2024. At the meeting, attendees received extensive information about the Consolidated Plan, the citizen participation process, HUD requirements for an entitlement city, the amount of funding that the City anticipates receiving, and how the City could use those funds. The City and its consultants facilitated small group discussions during which the attendees' feedback on community needs was recorded on worksheets. The feedback received during the public workshop included improving infrastructure, recreational spaces, and facilities, expanding access to affordable housing, and providing local services to support vulnerable populations.

Additionally, a Community Needs Assessment Survey was conducted and was available both online and via hard copy. The City received more than 56 individual responses to the survey. A copy of the survey can be found in **Appendix C – Community Needs Assessment Survey Responses**. A public notice was posted on the City's website and printed in the *Daily Transcript* at least 14 days prior to the City Council public hearing on June 10, 2025, to review the draft Consolidated Plan and open a 30-day public comment period. Notice of the public review and comment period was advertised through a publication in the *Daily Transcript*, direct email notification, and on the City's website. The draft Consolidated Plan was available on the City website and at the La Mesa Public Library and City Hall during the 30-day public comment period held from June 11, 2025, to July 11, 2025. [INSERT NUMBER] comments were received during the 30-day public review period. A second public notice was posted on the City's website and printed in the *Daily Transcript* at least 14 days prior to both public hearings held at City Council on June 10, 2025, and July 8, 2025. The Consolidated Plan was unanimously approved by the City Council on July 8th, 2025. [INSERT NUMBER] public comments were received at both hearings and are included in Appendix F of the Consolidated Plan.

Citizen Participation Outreach

Table PR-15.01: Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of Response/ Attendance	Summary of Comments Received	Summary of Comments Not Accepted and Reasons	URL (If applicable)
In-person community meeting on December 17, 2024	Non-targeted/broad community	4 attendees	Home repair, affordable housing, mental health services, and community clean-up were identified as needs by attendees.	All comments were accepted.	Presentation slides are provided in Appendix B.
Online Survey	Non-targeted/broad community	56 responses	Infrastructure, homeless services, and development of affordable housing were identified as the three areas of greatest community need by survey respondents.	All comments were accepted.	URL closed; survey and responses provided in Appendix C
Online survey	Key stakeholders	8 responses	Survey respondents identified affordable housing and homeless services as top needs.	All comments were accepted.	URL closed; survey and responses provided in Appendix D
Public hearing to receive comments on draft Consolidated Plan and 2025-26	Non-targeted/broad community	X public comments were received in support of the Consolidated Plan and	[TBD]	All comments were accepted.	

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Mode of Outreach	Target of Outreach	Summary of Response/ Attendance	Summary of Comments Received	Summary of Comments Not Accepted and Reasons	URL (If applicable)
Annual Action Plan on June 10, 2025		2025-26 Annual Action Plan.			
Public comment period from June 11 to July 11, 2025	Non-targeted/broad community	X public comments were received in support of the Consolidated Plan and 2025-26 Annual Action Plan.	[TBD]	All comments were accepted.	
Public hearing on July 8, 2025	Non-targeted/broad community	X public comments were received in support of the Consolidated Plan and 2025-26 Annual Action Plan.	[TBD]	All comments were accepted.	

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The primary source of data used in this needs assessment is HUD Comprehensive Housing Affordability Strategy (CHAS) tabulations, which are based on the U.S Census Bureau's American Community Survey (ACS) data and incorporate HUD-specified criteria relating to housing needs, HUD-defined income limits, and household types. This Needs Assessment predominantly uses data drawn from CHAS's most recent dataset (2017-2021). The information contained in this section informs the preparation of La Mesa's housing and community development priorities and both five- and one-year investment strategies.

Both Area Median Income (AMI) and HUD Area Median Family Income (HAMFI) are represented in this Consolidated Plan and are essentially equivalent when discussing populations and households with lower incomes. HAMFI is the HUD-specific term for what is broadly referred to as AMI. Where the term AMI is used in this Consolidated Plan, assume it refers to HAMFI. Table NA-05.01 represents the 2024 HUD Income Limits for the San Diego-Carlsbad, CA MSA, in which La Mesa is included.

The HUD Area Median Family Income (HAMFI) categories used in this report are as follows:

- Extremely low income: 0 to 30 percent of HAMFI
- Very low income: 30 to 50 percent of HAMFI
- Low income: 50 to 80 percent of HAMFI
- Moderate income: 80 to 100 percent of HAMFI
- Upper income: 100 percent of HAMFI and above

Table NA-05.01: San Diego County AMI Limits, 2024

	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
County Area Median Income: \$119,500	Extremely Low	\$31,850	\$36,400	\$40,950	\$45,450	\$49,100	\$52,750	\$56,400	\$60,000
	Very Low	\$53,050	\$60,600	\$68,200	\$75,750	\$81,850	\$87,900	\$93,950	\$100,000
	Low	\$84,900	\$97,000	\$109,150	\$121,250	\$130,950	\$140,650	\$150,350	\$160,050
	Median	\$83,650	\$95,600	\$107,550	\$119,500	\$129,050	\$138,600	\$148,200	\$157,750
	Moderate	\$100,400	\$114,700	\$129,050	\$143,400	\$154,850	\$166,350	\$177,800	\$189,300

Attachment A

Source: U.S. Department of Housing and Urban Development, 2024

According to 2021 CHAS data, 24,475 households reside in La Mesa, of which 44 percent are owner households (10,860 households) and 56 percent are renter households (13,615 households). However, these figures vary according to income category, as shown in Table NA-05.02 below.

Table NA-05.02 shows that 67 percent of renter households earn low incomes up to 80 percent HAMFI (9,145 of 13,615 households), compared to 34 percent of owner households (3,655 of 10,860 households). Collectively, 52 percent of all households in La Mesa are lower income (12,800 of 24,475 households).

Table NA-05.02: Household Income Distribution

Income Category	Owner	Renter	Total	Distribution of Owner Households	Distribution of Renter Households
<= 30% HAMFI	900	3,380	4,280	8%	25%
>30% to <=50% HAMFI	1,145	2,565	3,710	11%	19%
>50% to <=80% HAMFI	1,610	3,200	4,810	15%	24%
>80% to <=100% HAMFI	1,265	1,620	2,885	12%	12%
>100% HAMFI	5,940	2,855	8,795	55%	21%
Total Number of Households	10,860 (44%)	13,615 (56%)	24,475	100%	100%

Source: CHAS, 2017-2021

The data in Table NA-05.03 highlights the prevalence of housing problems among households in La Mesa. The four housing problems outlined in the HUD CHAS data are defined in narrow terms as follows:

- Substandard Housing Unit – Lacks Complete Kitchen Facilities: A complete kitchen consists of a sink with running water, a stove or range, and a refrigerator.
- Substandard Housing Unit – Lacks Complete Plumbing Facilities: Complete plumbing consists of hot and cold running water, a flush toilet, and a bathtub or shower.

- **Cost-Burdened Household:** Monthly housing costs exceed 30 percent of monthly income. A household is severely cost-burdened if its monthly housing costs exceed 50 percent of its monthly income. Note that, for renters, housing costs include contract rent and utilities. For owners, housing costs include mortgage payments, utilities, association fees, insurance, and real estate taxes.
- **Overcrowded Household:** More than one person per room. Severe overcrowding is more than 1.5 persons per room.

As shown in Table NA-05.03, 46 percent of all households in the city experience one of the four defined housing problems (11,295 of 24,475 households). However, when broken down by tenure, renters face a significantly higher rate of housing problems compared to homeowners, with 59 percent of renter households affected versus 30 percent of homeowner households.

Table NA-05.03: Housing Problems

	Owner	Renter	Total	Distribution of Owner Households	Distribution of Renter Households
Household has at least 1 of 4 Housing Problems	3,225	8,070	11,295	30%	59%
Household has none of 4 Housing Problems OR cost burden not available, no other problems.	7,640	5,545	13,185	70%	41%
Total Number of Households	10,860	13,615	24,475	100%	100%

Source: CHAS, 2017-20121

The data in Table NA-05.04 highlights the prevalence of Severe Housing Problems among households in La Mesa. As noted above, Severe Housing Problems, as defined by HUD, include severely inadequate and/or incomplete kitchen and plumbing, spending over 50 percent of income on housing costs (severely cost-burdened), and extreme overcrowding (more than 1.5 persons per room). HUD considers a household to have a Severe Housing Problem if they have one or more of these four problems.

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As shown in Table NA-05.04, 24 percent of all households in La Mesa experience at least one of the four Severe Housing Problems (5,975 of 24,475 households). Notably, renters are disproportionately affected, with 35 percent experiencing severe housing problems compared to 11 percent of homeowners.

Table NA-05.04: Severe Housing Problems

	Owner	Renter	Total	Distribution of Owner Households	Distribution of Renter Households
Household has at least 1 of 4 Severe Housing Problems	1,240	4,735	5,975	11%	35%
Household has none of 4 Severe Housing Problems OR cost burden not available, no other problems	9,620	8,880	18,500	89%	65%
Total Number of Households	10,860	13,615	24,475	100%	100%

Source: CHAS, 2017-2021

Table NA-05.05 below shows the various levels of cost burden experienced by homeowners and renters in La Mesa. Overall, it shows that 44 percent of all households are burdened with housing costs (10,730 of 24,475 households). However, cost burden is a greater problem for renters – 56 percent of renters are cost-burdened, while 29 percent of homeowners are cost-burdened.

Table NA-05.05: Housing Cost Burden

	Owner	Renter	Total	Distribution of Owner Households	Distribution of Renter Households
Cost Burden <=30%	7,660	5,815	13,475	71%	43%
Cost Burden >30% to <=50%	2,015	3,775	5,790	19%	28%
Cost Burden >50%	1,130	3,810	4,940	10%	28%
Cost Burden not available	50	215	265	0%	2%
Total Number of Households	10,860	13,615	24,475	100%	100%

Source: CHAS, 2017-2021

The following three tables collectively illustrate the total number of households experiencing housing problems, categorized by income level and tenure (owners vs. renters). The data reveals that most households earning low incomes (up to 80 percent HAMFI), regardless of tenure, are affected by at least one of the four housing problems. Overall, 76 percent of households with low incomes face at least one of the four identified housing problems (9,765 of 12,800 households). Renters are more likely than homeowners to encounter housing challenges. Specifically, 82 percent of renter households with low incomes experience at least one of these issues, compared to approximately 61 percent of homeowner households with low incomes.

Table NA-05.06: Housing Problems by Income Level, All Households

Income Category	Household has at least 1 of 4 Housing Problems	Household has none of 4 Housing Problems OR cost burden not available, no other problems	Total	Distribution of Households with at least 1 of 4 Housing Problems	% of Households in Income Category with at least 1 of 4 Housing Problems
<= 30% HAMFI	3,500	780	4,280	31%	82%
>30% to <=50% HAMFI	2,900	805	3,710	26%	78%
>50% to <=80% HAMFI	3,365	1,450	4,810	30%	70%
>80% to <=100% HAMFI	845	2,040	2,885	7%	29%
>100% HAMFI	690	8,110	8,795	6%	8%
Total Number of Households	11,295	13,185	24,475	100%	

Source: CHAS, 2017-2021

Table NA-05.07: Housing Problems by Income Levels, Renters Only

Income Category	Household has at least 1 of 4 Housing Problems	Household has none of 4 Housing Problems OR cost burden not available, no other problems	Total	Distribution of Households with at least 1 of 4 Housing Problems	% of Households in Income Category with at least 1 of 4 Housing Problems
<= 30% HAMFI	2,795	585	3,380	35%	83%
>30% to <=50% HAMFI	2,300	260	2,565	29%	90%
>50% to <=80% HAMFI	2,430	770	3,200	30%	76%
>80% to <=100% HAMFI	390	1,230	1,620	5%	24%
>100% HAMFI	155	2,700	2,855	2%	5%
Total Number of Households	8,070	5,545	13,615	100%	

Source: CHAS, 2017-2021

Table NA-05.08: Housing Problems, Owners Only

Income Category	Household has at least 1 of 4 Housing Problems	Household has none of 4 Housing Problems OR cost burden not available, no other problems	Total	Distribution of Households with at least 1 of 4 Housing Problems	% of Households in Income Category with at least 1 of 4 Housing Problems
<= 30% HAMFI	705	195	900	22%	78%
>30% to <=50% HAMFI	600	545	1,145	19%	52%
>50% to <=80% HAMFI	935	680	1,610	29%	58%
>80% to <=100% HAMFI	455	810	1,265	14%	36%
>100% HAMFI	535	5,410	5,940	17%	9%
Total Number of Households	3,225	7,640	10,860	100%	

Source: CHAS, 2017-2021

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The following three tables provide an overview of households that are cost-burdened, categorized by income level. Again, a household is considered cost-burdened if its housing costs exceed 30 percent of its income and is considered severely cost-burdened if its housing costs exceed 50 percent of its income. As shown in Table NA-05.09, 44 percent of households in La Mesa are cost-burdened (10,740 households). Of the cost-burdened households, 88 percent earn a low income of up to 80 percent of HAMFI (9,440 households). Furthermore, 20 percent of households are severely cost-burdened (4,940 households). Of the severely cost-burdened households, 98 percent earn a low income (4,820 households).

Table NA-05.09: Cost Burden by Income Level, All Households

Income Category	Cost Burden > 30%	Cost Burden > 50%	Total	Of Households w/ Cost Burden >30%	Of Households w/ Severe Cost Burden >50%	Of Income Category >30%	Of Income Category >50%
<= 30% HAMFI	3,365	2,640	4,280	31%	53%	79%	62%
>30% to <=50% HAMFI	2,840	1,685	3,710	26%	34%	77%	45%
>50% to <=80% HAMFI	3,235	495	4,810	30%	10%	67%	10%
>80% to <=100% HAMFI	765	40	2,885	7%	1%	27%	1%
>100% HAMFI	535	80	8,795	5%	2%	6%	1%
Total Number of Households	10,740	4,940	24,475	100%	100%		

Source: CHAS, 2017-2021

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Table NA-05.10 shows the cost burden for renters by income category. Of the 13,615 renter households in La Mesa, 56 percent are cost-burdened (7,585 households), and 28 percent are severely cost-burdened (3,810 households). Additionally, renters with incomes up to 80 percent of HAMFI represent 95 percent of cost-burdened renter households (7,225 households) and 100 percent of severely cost-burdened renter households (3,810 households).

Table NA-05.10: Cost Burden, Renters

Income Category	Cost Burden > 30%	Severe Cost Burden > 50%	Total	Of Households w/ Cost Burden >30%	Of Households w/ Severe Cost Burden >50%	Of Income Category >30%	Of Income Category >50%
<= 30% HAMFI	2,660	2,185	3,380	35%	57%	79%	65%
>30% to <=50% HAMFI	2,250	1,305	2,565	30%	34%	88%	51%
>50% to <=80% HAMFI	2,315	320	3,200	31%	8%	72%	10%
>80% to <=100% HAMFI	310	0	1,620	4%	0%	19%	0%
>100% HAMFI	50	0	2,855	1%	0%	2%	0%
Total Number of Households	7,585	3,810	13,615	100%	100%		

Source: CHAS, 2017-2021

Table NA-05.11 shows the cost burden for homeowners by income category. Of the 10,860 homeowner households in La Mesa, 29 percent are cost-burdened (3,145 households), and 10 percent are severely cost-burdened (1,130 households). Additionally, homeowners with incomes up to 80 percent of HAMFI represent 70 percent of cost-burdened homeowner households (2,210 households) and 89 percent of severely cost-burdened homeowner households (1,010 households).

Table NA-05.11: Cost Burden by Income Level, Owners

Income Level	Cost Burden > 30%	Severe Cost Burden > 50%	Total	Of Households w/ Cost Burden >30%	Of Households w/ Severe Cost Burden >50%	Of Income Category >30%	Of Income Category >50%
<= 30% HAMFI	700	455	900	22%	40%	78%	51%
>30% to <=50% HAMFI	590	380	1,145	19%	34%	52%	33%
>50% to <=80% HAMFI	920	175	1,610	29%	15%	57%	11%
>80% to <=100% HAMFI	455	40	1,265	14%	4%	36%	3%
>100% HAMFI	480	80	5,940	15%	7%	8%	1%
Total Number of Households	3,145	1,130	10,860	100%	100%		

Source: CHAS, 2017-2021

2-1-1 Data for Clients Living in La Mesa

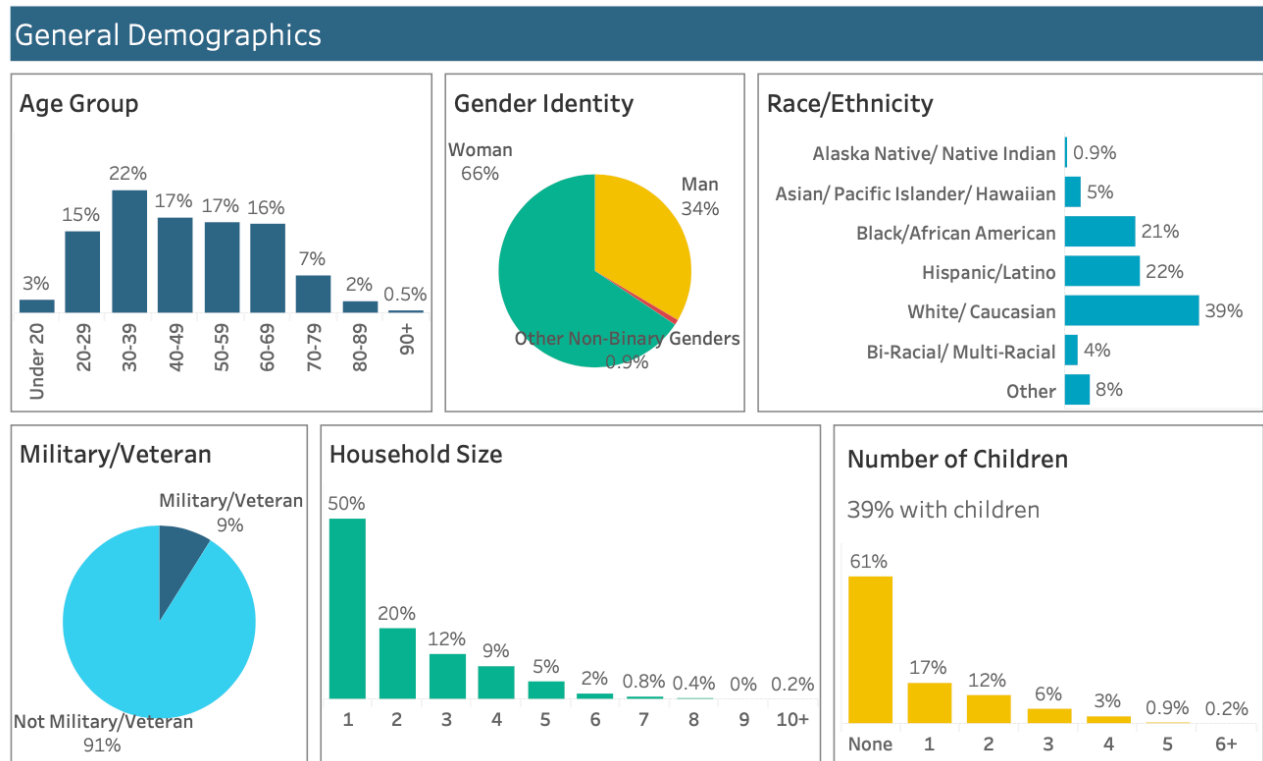
2-1-1 San Diego is a free, confidential, 24/7 service connecting San Diego County residents to community, health, and disaster resources. By dialing 211 or visiting their website, individuals can access help with housing, food, healthcare, utility assistance, and more. This Consolidated Plan incorporates data collected from La Mesa residents who utilized 2-1-1 services between July 2023 and June 2024 (FY 2023-24). The inclusion of this data enhances the City's understanding of community needs and gaps in services, especially those that may not have been fully captured

Attachment A

through traditional community engagement efforts. The information gathered includes demographic and socioeconomic indicators, as well as details on the referral types and associated services.

Between July 2023 and June 2024, a total of 3,514 La Mesa residents accessed services through 2-1-1, resulting in 6,909 referrals to various providers. As shown in Figure NA-05.01, the largest age group utilizing 2-1-1 were individuals aged 30 to 39, representing 22 percent of clients. Most clients identified as women (66 percent), and 39 percent of households included children. While non-Hispanic White/Caucasian individuals make up 52 percent of La Mesa's population, they account for only 39 percent of clients. Similarly, individuals identifying as Hispanic or Latino are 28 percent of the city's population, but they represent only 22 percent of clients. In contrast, Black/African American residents, who represent just 8 percent of the city's population, made up 21 percent of the inquiries.

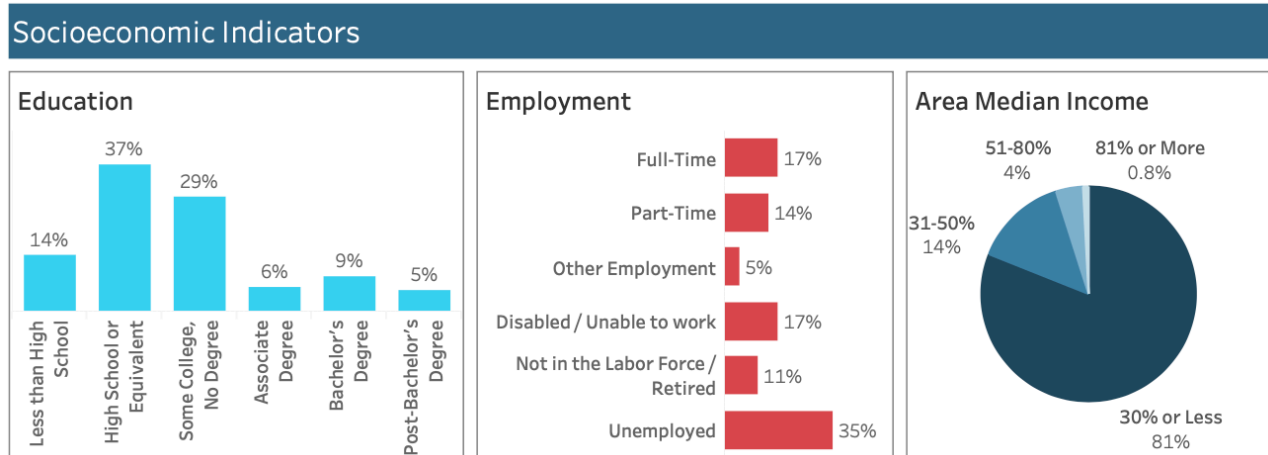
Figure NA-05.01: 2-1-1 Clients Living in La Mesa – Demographics



Source: 2-1-1 San Diego, FY 2023-24

Figure NA-05.02 indicates that most 2-1-1 clients had at least some college education (49 percent); however, 35 percent reported being unemployed, and an additional 17 percent reported being disabled and/or unable to work. More than 80 percent of clients reported earning an extremely low income (less than 30 percent of AMI).

Figure NA-05.02: 2-1-1 Clients Living in La Mesa – Socioeconomic Indicators

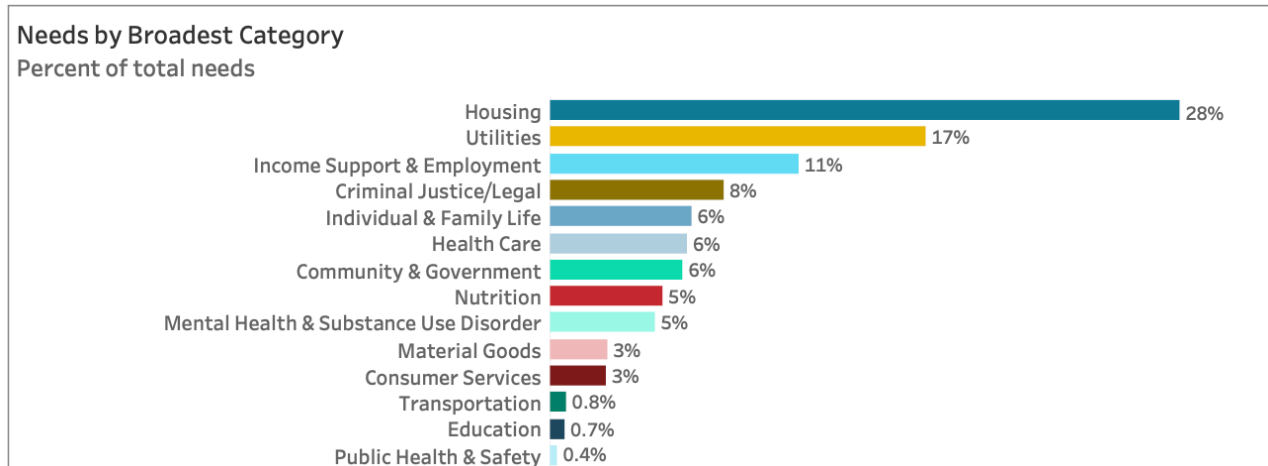


Source: 2-1-1 San Diego, FY 2023-24

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In FY 2023-24, the 3,514 La Mesa residents who utilized 2-1-1 services reported a total of 10,211 needs. As shown in Figure NA-05.03 below, needs related to housing and utilities accounted for the largest share of these needs (45 percent). The next commonly identified need was income support and employment (11 percent).

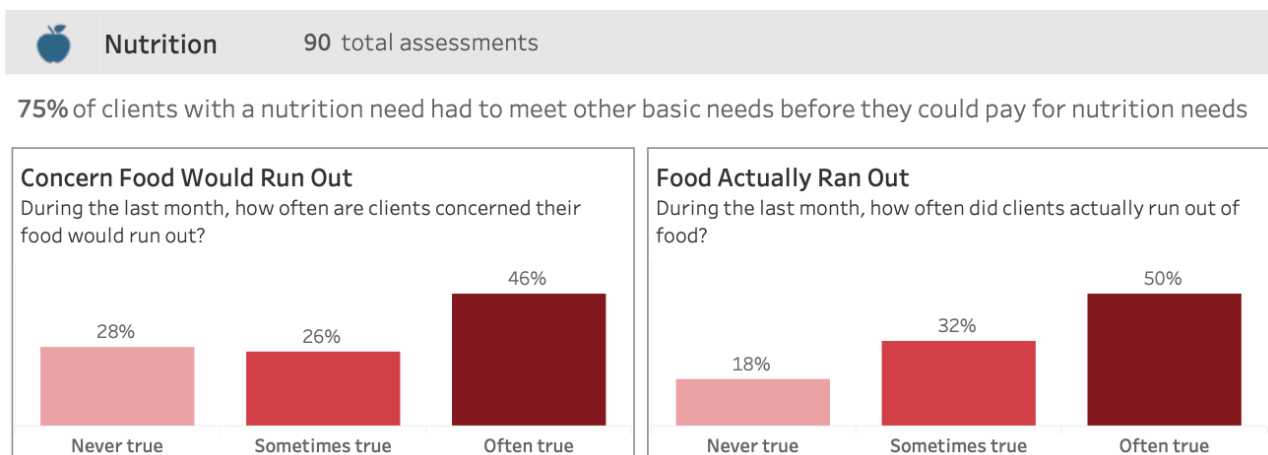
Figure NA-05.03: 2-1-1 Clients Living in La Mesa – Needs



Source: 2-1-1 San Diego, FY 2023-24

Figure NA-05.04 shows that, of the 90 assessments conducted for La Mesa clients with nutrition needs in FY 2023-24, 46 percent reported being often concerned that their food supply would run out, and 50 percent indicated that they often experienced running out of food. Additionally, 75 percent reported having to meet other basic needs before they could pay for nutrition needs.

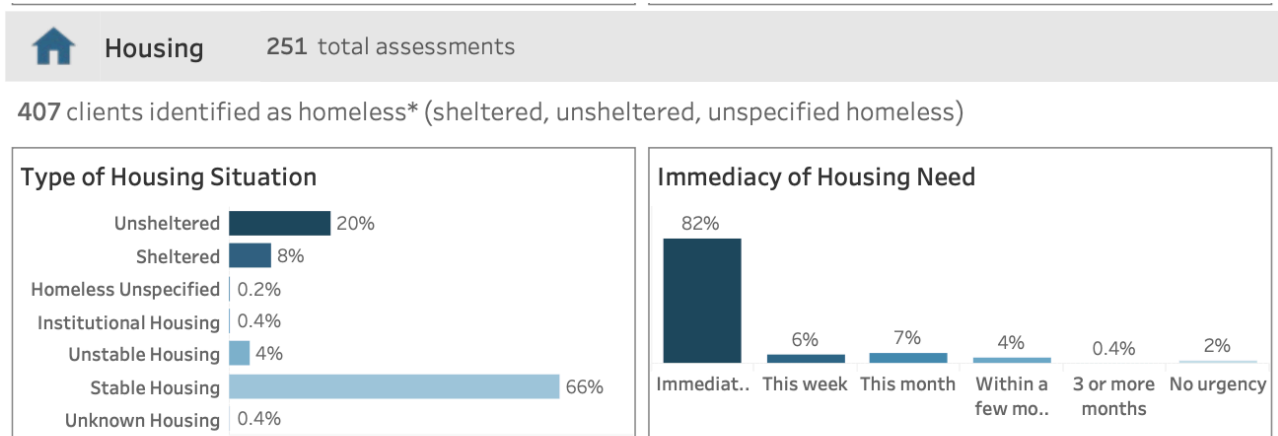
Figure NA-05.04: 2-1-1 Clients Living in La Mesa – Nutrition Assessment



Source: 2-1-1 San Diego, FY 2023-24

Figure NA-05.05 shows that, of the 251 assessments conducted for La Mesa clients with housing needs in FY 2023-24, 82 percent of the clients reported an immediate housing need. Additionally, 407 clients were identified as experiencing some form of homelessness.

Figure NA-05.05: 2-1-1 Clients Living in La Mesa – Housing Assessments

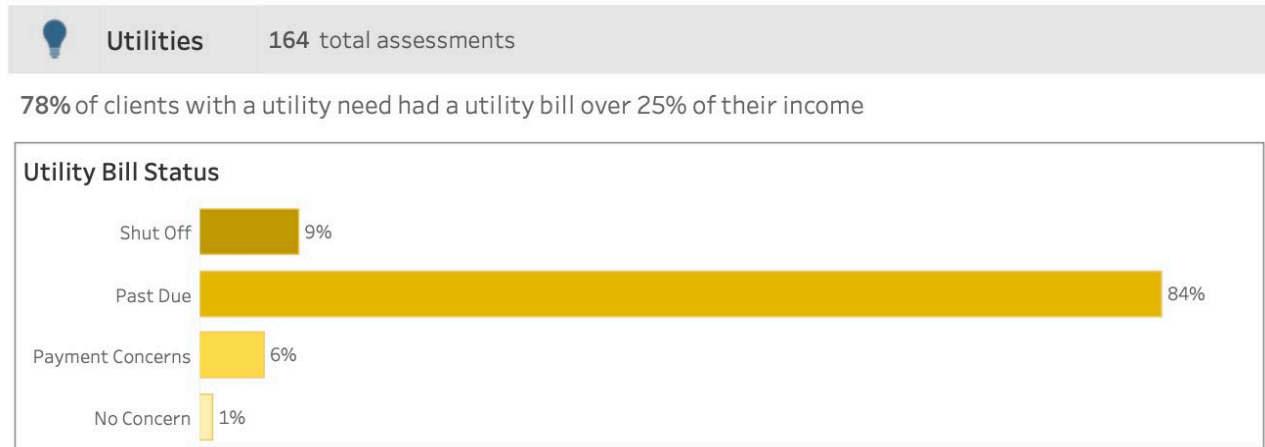


*Data collected for clients with and without housing assessment

Source: 2-1-1 San Diego, FY 2023-24

Figure NA-05.06 shows that, of the 164 assessments conducted for La Mesa clients with utility-related needs in FY 2023-24, 78 percent of clients noted that their utility bill represented more than 25 percent of their income, and 9 percent reported having their utilities shut off. Additionally, 84 percent reported that at least one of their utility bills was past due.

Figure NA-05.06: Utility Referrals



Source: 2-1-1 San Diego, FY 2023-24

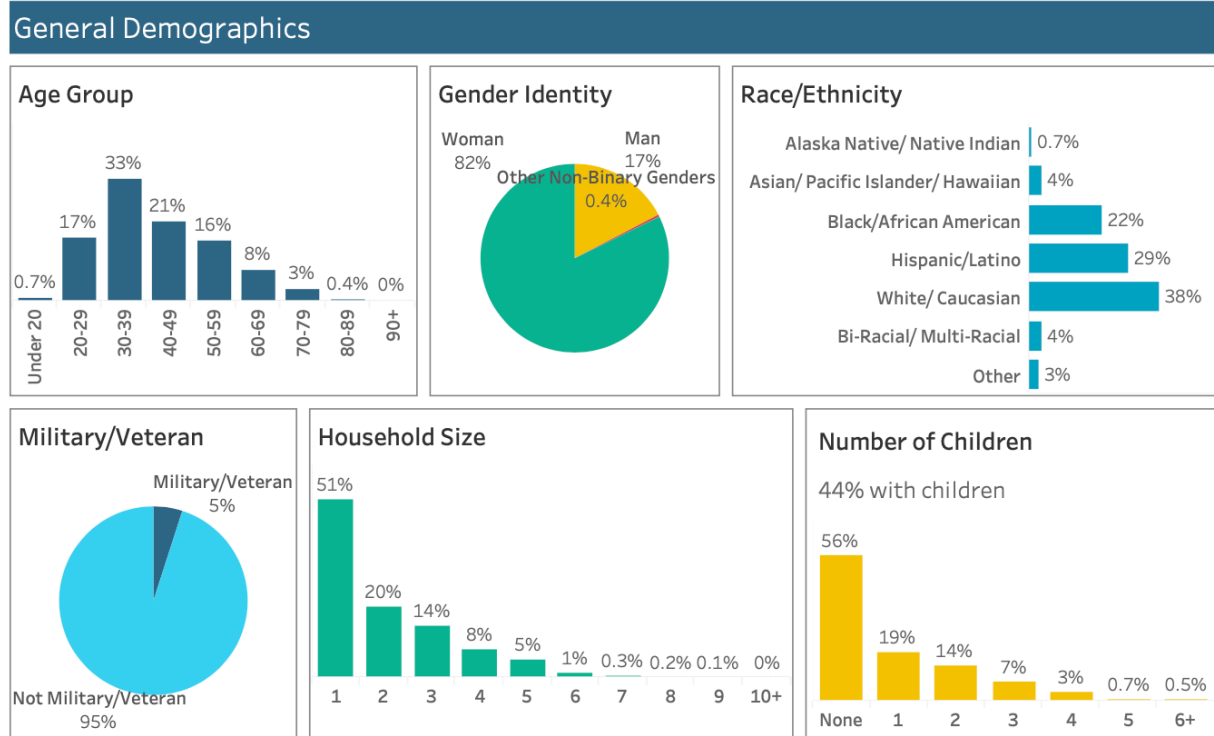
2-1-1 Data for Clients with Domestic Violence-Related Needs Living in San Diego County

To protect the confidentiality of the small number of 2-1-1 San Diego clients with domestic violence-related needs, specific data, demographics, and statistics regarding these clients are only available at the countywide level and cannot be disaggregated for individual cities, including La Mesa. For this Consolidated Plan, countywide data is included to provide a broader understanding of domestic violence-related needs within the region. While this data does not offer city-specific insights, it serves as an important indicator of the prevalence and nature of domestic violence challenges across San Diego County and helps inform strategies to address these issues at both the regional and local levels.

Between July 2023 and June 2024, 2-1-1 San Diego reported receiving calls from 3,668 clients in San Diego County who shared that they were experiencing domestic violence. Of these clients, 82 percent were female, and they were most commonly between the ages of 30 and 39 (33 percent). The following figure shows that 44 percent of the 3,668 clients experiencing domestic violence had children. In terms of racial demographics, 38 percent of the clients were White, which is less than their share of the population in San Diego County (43 percent according to 2023 5-Year ACS Data). Similarly, persons who identify as Hispanic represent 29 percent of clients, which is less than their

share of the population (34 percent). In contrast, while Black/African Americans constitute only 4 percent of the population, they represent 22 percent of the clients.

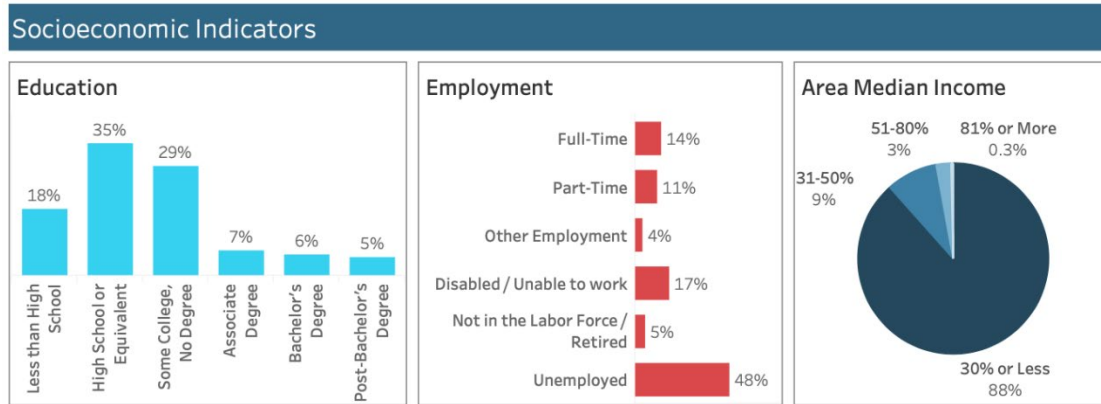
Figure NA-05.07: 2-1-1 Clients with Domestic Violence-Related Needs in San Diego County - Demographics



Source: 2-1-1 San Diego, FY 2023-24

Figure NA-05.08 below indicates that approximately 47 percent of clients reported having some college education, while 48 percent identified as unemployed. An additional 17 percent reported being unable to work or having a disability. Furthermore, 88 percent of clients reported earning an extremely low income, underscoring the significant economic challenges often faced by survivors of domestic violence.

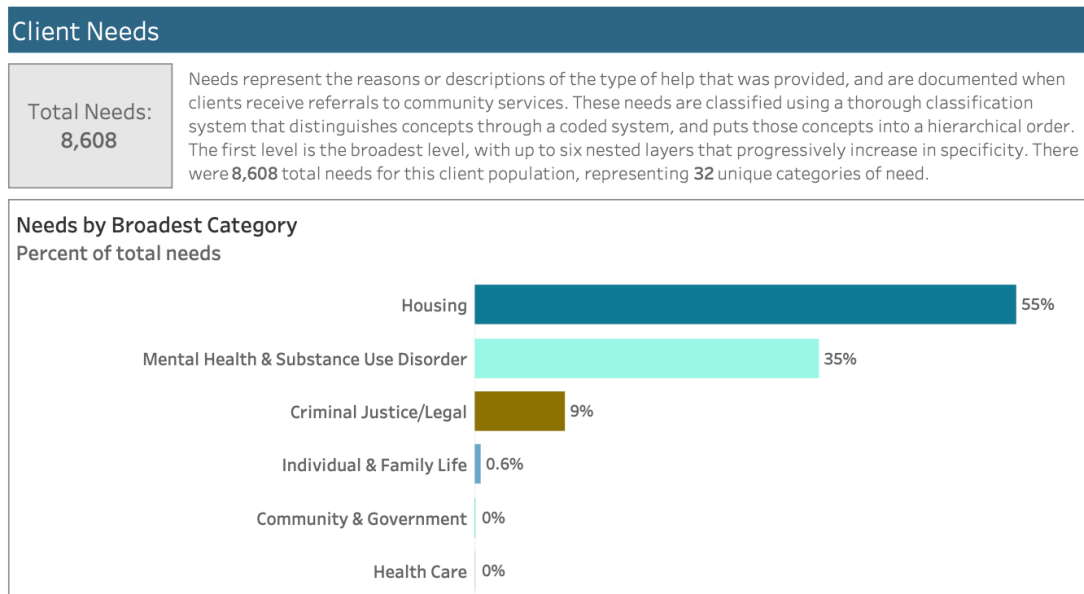
Figure NA-05.08: 2-1-1 Clients with Domestic Violence-Related Needs in San Diego County – Socioeconomic Indicators



Source: 2-1-1 San Diego, FY 2023-24

In FY 2023-24, the 3,668 County residents with domestic violence-related needs who utilized 2-1-1 services reported a total of 8,608 needs, of which 55 percent were related to housing needs. More specifically, 45 percent of the needs were related to seeking domestic violence shelters. These calls resulted in 7,135 total referrals, most commonly to the YWCA of San Diego County (Becky’s House Emergency Shelter), Shaback Altruistic, and Community Resource Center (Carol’s House).

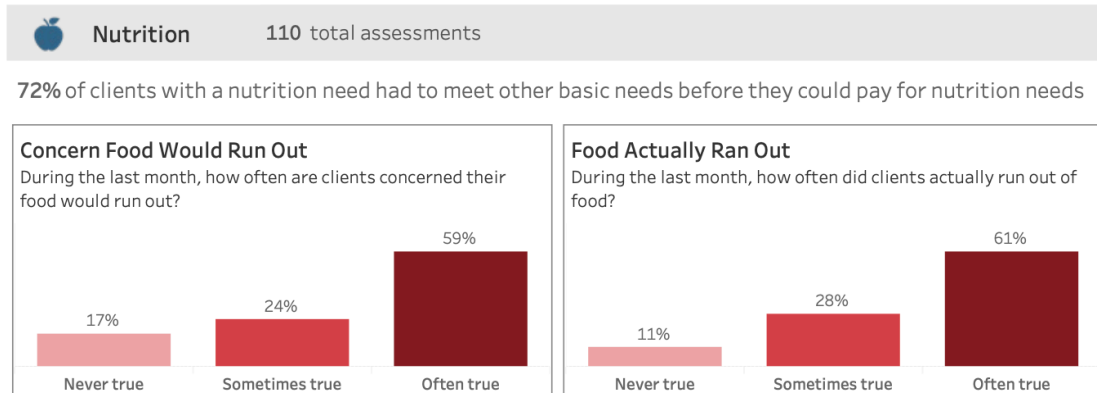
Figure NA-05.09: 2-1-1 Clients with Domestic Violence-Related Needs in San Diego County – Client Needs



Source: 2-1-1 San Diego, FY 2023-24

Figure NA-05.10 shows that, of the 110 assessments conducted for County clients with both domestic violence-related needs and nutrition needs in FY 2023-24, 59 percent reported being often concerned that their food supply would run out, and 61 percent indicated that they often experienced running out of food. Additionally, 72 percent reported having to meet other basic needs before they could pay for nutrition needs.

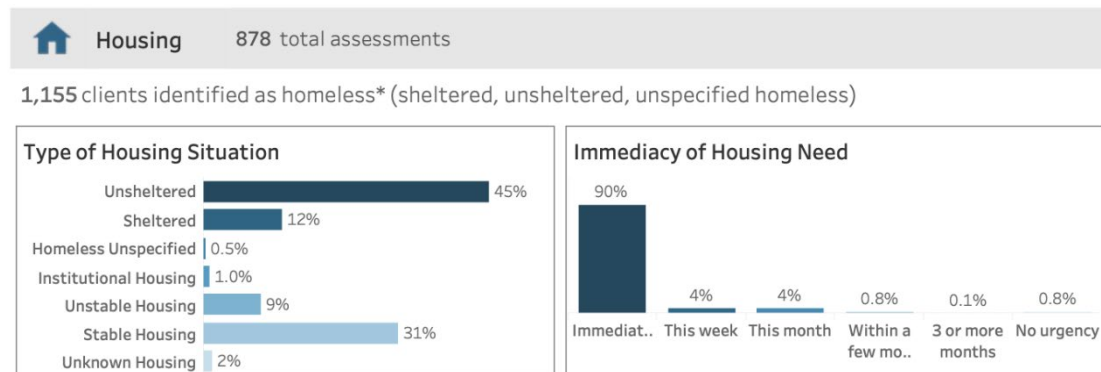
Figure NA-05.10: Domestic Violence Referrals Nutrition



Source: 2-1-1 San Diego, FY 2023-24

Figure NA-05.11 shows that, of the 878 assessments conducted for County clients with both domestic violence-related needs and housing needs in FY 2023-24, 90 percent of the clients reported an immediate housing need—additionally, 1,155 individuals identified as experiencing some form of homelessness.

Figure NA-05.11: 2-1-1 Clients with Domestic Violence-Related Needs in San Diego County – Housing Assessment

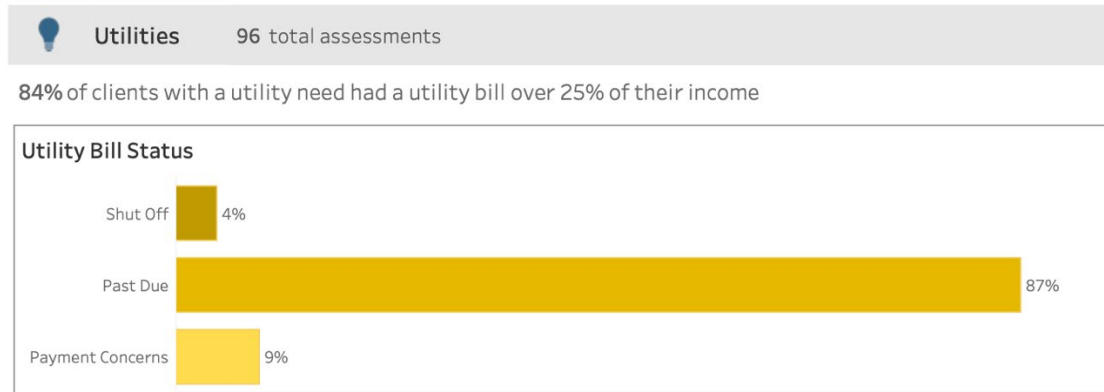


*Data collected for clients with and without housing assessment

Source: 2-1-1 San Diego, FY 2023-24

Figure NA-05.12 shows that, of the 96 assessments conducted for County clients with both domestic violence-related needs and utility-related needs in FY 2023-24, 87 percent of clients noted that their utility bill represented more than 25 percent of their income, and 4 percent reported having their utilities shut off. Additionally, 84 percent reported that at least one of their utility bills was past due.

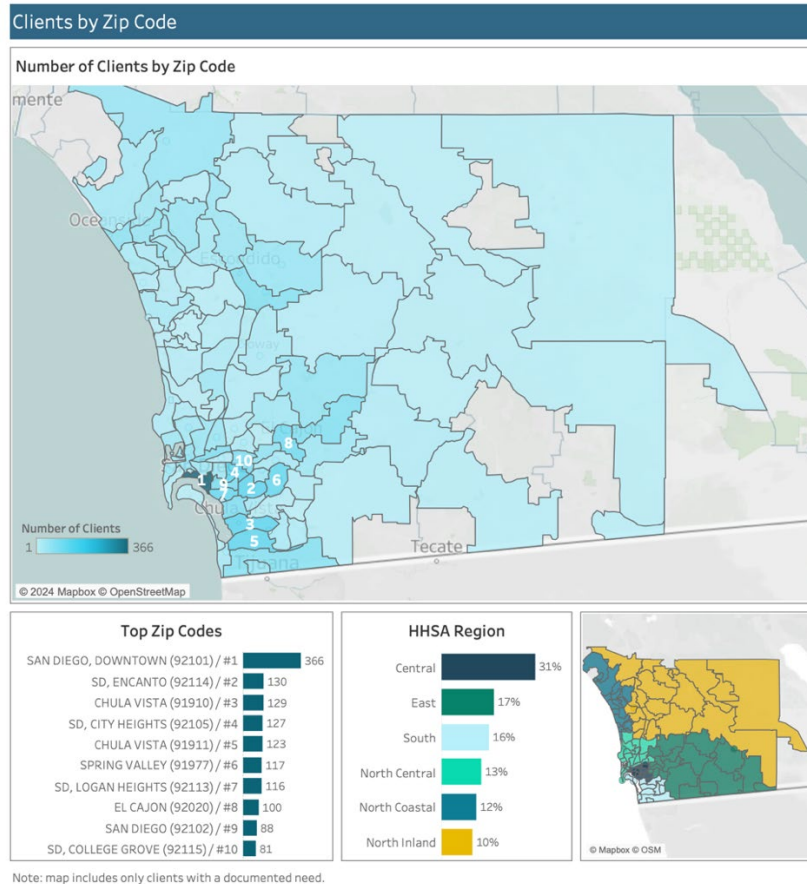
Figure NA-05.12: 2-1-1 Clients with Domestic Violence-Related Needs in San Diego County – Utility Assessments



Source: 2-1-1 San Diego, FY 2023-24

Figure NA-05.13 below provides a map of the zip codes of San Diego County residents experiencing domestic violence who utilized 2-1-1 services in FY 2023-24.

Figure NA-05.13: Domestic Violence Referrals – Referrals by Zip Code



Source: 2-1-1 San Diego, FY 2023-24

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

This section is not applicable, as the City does not administer a HOME Tenant-Based Rental Assistance (TBRA) program.

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for public facilities:

Public facilities offer a range of services for all residents and typically include libraries, community centers, youth centers, and facilities that address the needs of the residents, including LMI residents. Public facilities improvements have been identified as an important objective of the CDBG program.

How were these needs determined?

Public facilities needs were identified through multiple sources, including City Council goals, community and stakeholder meetings, and responses to surveys distributed to the community and identified stakeholders.

In the Community Needs Assessment Survey, the community identified the top three following public facility needs:

- Parks and recreation facilities
- Youth centers
- Community centers

Describe the jurisdiction's need for public improvements:

Public improvements typically include upgrades or expansions to streets, curbs and gutters, sewer and drainage systems, streetlights, and sidewalks. In general, these are eligible activities for CDBG funds within qualifying census tracts. Proposed infrastructure projects are documented in the City's Capital Improvement Program (CIP), which is updated annually through the budget process.

How were these needs determined?

Public improvement needs were identified through multiple sources, including City Council goals, community and stakeholder meetings, and responses to surveys distributed to the community and identified stakeholders.

The community identified the top three following public improvement needs:

- Trees/urban greenspace
- Street lighting

- Public safety improvements

Describe the jurisdiction's need for public services:

An essential part of the City's five-year plan is to provide services for those in the most critical need. These programs are designed to fill voids due to a household's lack of resources or lack of direct access to these necessities.

How were these needs determined?

Public services needs were identified through multiple sources, including City Council goals, community and stakeholder meetings, and responses to surveys distributed to the community and identified stakeholders.

The community identified the top three public service needs:

- Mental health services
- Emergency preparedness
- Childcare centers and services

Based on the needs analysis above, describe the State's needs in Colonias

This section is not applicable, as the jurisdiction does not represent the State.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview

As of 2023, the San Diego Association of Governments (SANDAG) estimates that La Mesa has a total of 26,247 housing units, representing a 2.1 percent increase since 2018. A detailed breakdown by unit type is shown in Table MA-05.01 below.

Table MA-05.01: Housing Units by Type

	2018	2023	Percentage Change
Single Family - Detached	12,233	11,072	-9.5%
Single Family - Attached	1,710	2,950	72.5%
Multifamily	11,465	11,922	4.0%
Mobile Homes	303	303	0.0%
Total	25,711	26,247	2.1%

Source: SANDAG, 2018 and 2023

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As shown in Table MA-05.02 below, median single-family home sales prices increased significantly throughout San Diego County between 2019 and 2024. As of July 2024, the median home sales price in La Mesa was \$997,500, reflecting a 64 percent increase since July 2019.

Table MA-05.02: Regional Median Single-Family Home Sales Prices

Urban County	July 2019 Year to Date	July 2024 Year to Date	% Change
Coronado	\$2,050,000	\$3,002,500	+46%
Del Mar	\$2,000,000	\$3,447,500	+72%
Imperial Beach	\$615,000	\$925,000	+50%
Lemon Grove	\$473,000	\$763,000	+61%
Poway	\$785,000	\$1,396,000	+78%
Solana Beach	\$1,475,600	\$2,850,500	+93%

HOME Cities	July 2019 Year to Date	July 2024 Year to Date	% Change
Carlsbad	\$979,500	\$1,804,400	+84%
Encinitas	\$1,415,000	\$2,199,800	+55%
La Mesa	\$608,800	\$997,500	+64%
San Marcos	\$689,800	\$1,115,000	+62%
Santee	\$540,000	\$850,000	+57%
Vista	\$548,200	\$944,000	+72%

San Diego Region	July 2019 Year to Date	July 2024 Year to Date	% Change
	\$647,000	\$1,058,000	+64%

Source: Greater San Diego Association of Realtors, 2019 and 2024

Attachment A

In previous Consolidated Plans, the City utilized the Housing Opportunity Index (HOI) to measure the percentage of homes affordable to households earning the median income. However, the HOI has since been retired, with the final report published in the fourth quarter of 2023. The National Association of Home Builders has replaced the HOI with the Cost of Housing Index (CHI), which provides a clearer representation of the housing cost burden on families with low and moderate incomes in local markets. Both the HOI and CHI are provided below in Tables MA-05.03a and MA-05.03b, respectively.

As shown in Table MA-05.03a, the HOI indicates that only about 4 percent of homes in the San Diego region are affordable to a household earning a median income. The CHI introduces two new metrics: the percentage of a typical family's income required for a mortgage payment, and the percentage of a low-income household's income needed for a mortgage payment. As shown in Table MA-05.03b, in the San Diego region, 70 percent of a typical family's income would be needed for a mortgage payment, and 141 percent of a low-income family's income would be needed.

Attachment A

Table MA-05.03a: Housing Opportunity Index by Affordability Rank, 4th Quarter 2023

California Metro Area	HOI 4th Qtr 2023 Share of Homes Affordable for Median Income	Median Family Income (000s)	4th Qtr 2023 Median Sales Price (000s)	4th Qtr 2023 Affordability Rank	
				National	Regional
Santa Cruz-Watsonville	11.6	132.8	950	222	55
Santa Rosa-Petaluma	11.2	128.1	760	224	56
San Jose-Sunnyvale-Santa Clara	7.1	181.3	1,400	232	63
Salinas	6.6	100.4	835	233	64
Napa	5.7	129.6	841	234	65
San Francisco-San Mateo- Redwood City*	5.7	173.2	1,446	234	65
San Luis Obispo-Paso Robles	5.5	113.1	812	236	67
San Diego-Chula Vista-Carlsbad	4.0	116.8	828	239	70
Anaheim-Santa Ana-Irvine*	2.9	127.8	1,085	240	71
Los Angeles-Long Beach- Glendale*	2.7	98.2	850	241	72

*Indicate Metropolitan Divisions. All others are Metropolitan Statistical Areas.

Source: National Association of Home Builders, 2024

Table MA-05.03b: Cost of Housing Index by Affordability Rank, 3rd Quarter 2024

Metropolitan Statistical Area	CHI	Low-Income CHI	Median Home Price (000's)	Median Family Income (000's)
San Jose-Sunnyvale-Santa Clara	85%	170%	1,900	184.3
San Francisco-Oakland-Berkeley	68%	137%	1,309	159.8
San Diego-Chula Vista-Carlsbad	70%	141%	1,010	119.5
Riverside-San Bernardino-Ontario	51%	102%	590	97.5
Fresno	43%	86%	430	84.3
Sacramento-Roseville-Folsom	42%	83%	560	113.3

Note: CHI is the percentage of a typical family's income needed for a mortgage payment. Low-income CHI is the percentage of a low-income family's income needed for a mortgage payment, with low income being defined as 50 percent of the AMI.

Source: National Association of Home Builders, 2024

The primary source of information on rental costs in the San Diego Region is the Southern California Rental Housing Association (SCRHA), which conducts two surveys of rental properties per year. In the spring of 2024, approximately 6,000 surveys were sent out to rental property owners and managers throughout San Diego County. Note that although this survey sampled a broad variety of rental housing, it was not a scientific sampling. According to SCRHA, La Mesa's current average rental vacancy rate is 4.0 percent, with average rents as shown in Table MA-05.04. High rental costs in La Mesa and throughout San Diego County continue to pose challenges for residents, particularly those with low to moderate incomes, underscoring the ongoing need for affordable housing initiatives in the region.

Table MA-05.04: Average Rents

Bedroom Size	Spring 2023	Spring 2024	% Increase/ (Decrease)
Studio	No Data Available	No Data Available	--
1 Bedroom	\$1,842	\$1,720	-6.6%
2 Bedrooms	\$2,699	\$2,083	-22.8%
3+ Bedrooms	\$3,334	\$1,900	-43.0%

Source: Southern California Rental Housing Association, 2024

La Mesa's housing stock is significantly older than the housing stock in the other HOME Consortium cities. Approximately 74 percent of housing units in the city were constructed before 1980. The age of the housing stock indicates a potential need for continued code enforcement, property maintenance, and housing rehabilitation programs to stem housing deterioration. Many housing units in La Mesa are showing a need for rehabilitation. The scope of rehabilitation needed ranges from minor to substantial. However, with reduced CDBG funds and the loss of redevelopment funds, the City has limited ability to provide rehabilitation assistance. The County no longer provides a direct HOME allocation to participating jurisdictions in the HOME Consortium, and the County is not using HOME funds to provide ownership of residential rehabilitation activities.

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

La Mesa, known as the "Jewel of the Hills," is a vibrant city in San Diego County that actively fosters economic growth and community development. The city's strategic location, with access to major freeways and trolley lines, enhances its appeal to businesses and residents alike.

The retail sector is a cornerstone of La Mesa's economy, with Grossmont Center serving as a major shopping destination. Established in 1961, Grossmont Center hosts a diverse array of retailers, restaurants, and entertainment venues, contributing significantly to local employment and commerce.

In recent years, La Mesa has demonstrated a strong commitment to supporting entrepreneurs and small businesses. The La Mesa Entrepreneurship Accelerator Program (LEAP), launched in partnership with the East County Economic Development Council and the Small Business Development Center, has empowered numerous entrepreneurs to establish businesses within the city. Since its inception in June 2022, LEAP has facilitated the creation of 18 new businesses, providing training and grants to support their growth for cohorts 1 and 3. For cohort 3, the city shifted to assist existing brick-and-mortar businesses and has granted a total of 33 existing businesses through cohort 3.

The city also prioritizes the revitalization of its downtown area. The ongoing update of the Downtown Village Specific Plan aims to enhance the area's vibrancy, safety, and community-oriented atmosphere. Community workshops have been conducted to gather input, ensuring that the development aligns with residents' visions and needs.

La Mesa's dedication to economic development is further evidenced by its Business Development Handbook, which provides comprehensive guidance for new and expanding businesses. Additionally, the city's Economic Development Newsletter offers regular updates on city news, workforce development programs, funding opportunities, and training relevant to business owners.

Through these initiatives, La Mesa continues to strengthen its economic landscape, supporting a diverse range of industries and fostering a thriving community for its residents.

Economic Development Market Analysis

The tables in this section provide U.S. Census Bureau and ACS data regarding the economic development market in La Mesa.

Table MA-45.01: Business Activity

Business Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs Less Workers %
Administration & Support, Waste Management and Remediation	1,606	736	6.3%	3.3%	-3.0%
Agriculture, Mining, Oil & Gas Extraction	109	10	0.4%	0.0%	-0.4%
Arts, Entertainment, Accommodations	2,415	2,661	9.5%	11.9%	2.4%
Construction	1,594	1,156	6.3%	5.2%	-1.1%
Education and Health Care Services	6,879	9,816	27.1%	43.9%	16.8%
Finance, Insurance, and Real Estate	1,462	1,366	5.8%	6.1%	0.3%
Information	480	44	1.9%	0.2%	-1.7%
Manufacturing	1,633	380	6.4%	1.7%	-4.7%
Other Services	764	816	3.0%	3.6%	0.6%
Professional, Scientific, Management Services	2,978	1,063	11.7%	4.8%	-6.9%
Public Administration	1,363	246	5.4%	1.1%	-4.3%
Retail Trade	2,439	3,587	9.6%	16.0%	6.4%
Transportation and Warehousing	937	357	3.7%	1.6%	-2.1%
Wholesale Trade	717	139	2.8%	0.6%	-2.2%
Total	25,376	22,377	100%	100%	0%

Note: In the “Jobs less workers %” column, a negative number reflects an oversupply of labor for the sector (more workers than jobs), and a positive number reflects an undersupply of labor (more jobs than workers).

Data Source: U.S. Census Bureau 2021 Longitudinal Employer-Household Dynamics OnTheMap (number of workers is based on where workers live; the number of jobs is based on where workers are employed; both analyses are based on primary jobs)

Attachment A

Table MA-45.02: Labor Force

Total Population in the Civilian Labor Force	33,091
Civilian Employed Population 16 years and over	30,940
Unemployment Rate	6.5%
Unemployment Rate for Ages 16-24	9.9%
Unemployment Rate for Ages 25-64	5.9%

Source: 2018-2022 ACS [Tables DP03 and B23001]

Table MA-45.03: Travel Time

Travel Time	Number of Commuters	Percentage
< 30 Minutes	17,694	65%
30-59 Minutes	7,790	29%
60 or More Minutes	1,685	6%
Total	27,169	100%

Source: 2018-2022 ACS [Table B08303]

Table MA-45.04: Educational Attainment by Employment Status (Population 25 to 64 Years)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than a high school graduate	1,139	157	561
High school graduate (includes equivalency)	4,173	208	1,049
Some college or associate's degree	9,581	730	2,917
Bachelor's degree or higher	11,041	581	1,388

Source: 2018-2022 ACS [Table B23006]

Table MA-45.05: Educational Attainment by Age

Educational Attainment	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	32	64	201	283	532
9th to 12th grade, no diploma	523	232	444	633	256
High school graduate, GED, or alternative	1,491	1,679	1,232	2,604	1,745
Some college, no degree	2,067	3,226	2,516	3,991	2,284
Associate's degree	119	1,406	823	1,660	1,072
Bachelor's degree	585	3,548	2,097	3,051	1,655
Graduate or professional degree	73	1,298	1,599	1,529	1,485

Source: 2018-2022 ACS [Table B15001]

Table MA-45.06: Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than a high school graduate	\$30,127
High school graduate (includes equivalency)	\$40,990
Some college or associate's degree	\$46,572
Bachelor's degree	\$78,790
Graduate or professional degree	\$88,766

Source: 2018-2022 ACS [Table B20004]

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Based on the Business Activity Table (Table MA-45.01), the three sectors with the greatest number of jobs in La Mesa are Education and Health Care Services, Retail Trade, and Arts, Entertainment, and Accommodations. All three sectors were the top-employing sectors during the last Consolidated Plan period as well. In terms of the labor force, the largest share of workers are employed in the Education and Health Care Services sector (27 percent).

In several sectors, the number of workers exceeds the number of jobs, meaning that residents employed in these sectors are commuting to other jurisdictions to work. For example, there are only 1,063 Professional, Scientific, and Management Services jobs in the city, but 2,978 workers. At the other end of the spectrum, there are more jobs than workers in some sectors, such as the Education and Health Care Services sector, demonstrating that more people are commuting into the city for work. Overall, there are about 25,376 workers in La Mesa but just 22,377 jobs (a 13 percent discrepancy).

As shown in Table MA-45.02, the overall unemployment rate in La Mesa is 6.5 percent, according to 2022 5-Year ACS data. However, California Employment Development Department data from December 2024 suggests that the overall unemployment rate is 4.2 percent. The low unemployment rate reflects a robust local economy. Unemployment is notably higher among younger workers, with a rate of 9.9 percent for those aged 16 to 24, compared to workers aged 25 to 64 (5.9 percent).

Table MA-45.03 highlights commuting patterns for La Mesa workers. Most workers commute less than 30 minutes (65 percent). Only 6 percent of workers travel more than an hour to work. This figure is consistent with regional patterns in San Diego County, where 7 percent of commuters travel more than one hour. Longer commute times are associated with higher transportation costs, increased greenhouse gas emissions, and a range of negative health impacts.

Educational attainment strongly correlates with labor force participation and employment rates. As shown in Table MA-45.04, of the population aged 25 to 64 years old with less than a high school diploma, 30 percent are not participating in the labor force. In contrast, only 11 percent of individuals with a bachelor's degree or higher are not in the labor force. This data indicates that higher education levels increase the likelihood of employment.

The relationship between education and earnings is clear. As shown in Table MA-45.06, median earnings for La Mesa residents aged 25 years old and above without a high school diploma are \$30,127. In contrast, high school graduates earn a median income of \$40,990, representing a 36 percent increase. Earnings continue to rise with higher education levels. Those with a bachelor's degree have median earnings of \$78,790, and individuals with a graduate or professional degree have median earnings of \$88,766. This data underscores the significant economic benefits of obtaining a high school diploma, college degree, or higher education credential.

Describe the workforce and infrastructure needs of the business community:

Workforce development and infrastructure improvements remain a top priority among community members who provided feedback during the development of the Consolidated Plan. In the Community Needs Survey, respondents identified business building repairs/improvements, grants and loans to small businesses, and job creation and retention as the top economic development needs in La Mesa. These findings underscore the importance of targeted economic support and infrastructure enhancements to sustain and grow the local economy.

In September 2023, the City Council adopted the 2023-2028 Citywide Strategic Plan, which outlines key areas of focus and strategies to address these priorities. Among the established goals, the City emphasized the importance of investing in infrastructure to meet community needs and expanding economic development opportunities to support local businesses. Key strategies from the City's Strategic Plan include:

Attachment A

- Ensure City streets, facilities, and public green spaces are well-maintained;
- Support infrastructure improvements that promote all modes of mobility;
- Continue Civic Center improvements;
- Pursue capital resources to fund public amenities;
- Improve communication with the public regarding street and facility improvements and Impacts;
- Develop a roadmap to enhance technology resources citywide; and
- Develop and enhance parks, trails, and recreational facilities to better serve residents.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

La Mesa is a much sought-after business location due to its regional centrality and vast transportation network, which includes three major freeways and two trolley lines. The City is served by the Metropolitan Transit System (MTS) bus service and features five trolley stations: Spring Street, La Mesa Boulevard, 70th Street, Amaya, and Grossmont. This robust transportation network broadens La Mesa's trade area, enhances its attractiveness to potential employees, and draws more customers and a quality workforce to local businesses.

The City of La Mesa is undertaking a series of significant infrastructure and community improvement projects, as outlined in the 2023-2028 Citywide Strategic Work Plan, to enhance economic opportunities, improve public safety, and elevate the overall quality of life for residents. These initiatives aim to support job creation, business growth, and community vitality.

Efforts to enhance the Downtown Village and other commercial areas include updating the Downtown Village Specific Plan to support thriving economic centers and improving outdoor dining regulations to create vibrant public spaces that benefit businesses. Additionally, the city has allocated \$250,000 in ARPA funding to expand its public art program, fostering cultural vibrancy and attracting visitors and businesses alike. In January 2024, the City Council approved funding for three exciting mural projects that have since been completed and are now on display for all to enjoy: The Walkway of the Stars mural update, the Lemon Avenue Parking Lot Mural, and the Collier Park Mural. These vibrant works of art enhance the beauty of public spaces while deterring graffiti.

Infrastructure improvement projects play a key role in La Mesa's strategy. The Lemon Avenue Parking Lot Upgrades will expand parking capacity and increase revenue for Downtown Village businesses. The La Mesa Bike and Sidewalk Connections (LMBSWC) project, funded in part by a

\$4.0 million Active Transportation Program (ATP) grant awarded by the State of California Department of Transportation through SANDAG's regional ATP allocation, focuses on improving pedestrian and cyclist safety while promoting active transportation. The City is also pursuing capital resources to fund public amenities, such as storm drain replacements, to prevent overflows and enhance infrastructure resilience. Additionally, efforts to improve ADA accessibility will eliminate barriers to mobility and foster inclusive public spaces, further supporting local businesses and residents.

To support small businesses, the city offers the Façade and Property Improvement Grant Program, providing up to \$25,000 for exterior enhancements, including new awnings, signage, painting, lighting, and landscaping. This program aims to revitalize commercial properties and elevate the city's aesthetic appeal. The Façade and Property Improvement Grant Program is now in its fourth year, having completed 25 façade grant projects to date, with another 21 projects currently in process.

Furthermore, in 2019, the La Mesa City Council established the La Mesa Village Enhancement Fund Program. The goal of the program is to support the business community and enhance the vibrancy of the Downtown Village by providing funding for non-profit organizations and businesses to conduct events, promotions, programs, or advertising activities within the boundaries of Parking District Number One. A key program requirement is that applications for funding must demonstrate a community benefit to the businesses in Parking District Number One. The program is funded by 50 percent of annual net parking revenues for each funding cycle of the program.

Currently, over 1,000 housing units are pipelined for development in La Mesa, resulting in a significant number of construction employment opportunities over the next five years. Further, the additional population base resulting from the new housing will provide a ready labor force for potential employers.

Lastly, the City participates on the board of SANDAG. The most significant effort SANDAG is working on is its 5 Big Moves, a long-term vision for a bold new transportation system throughout the County. The 5 Big Moves are:

- Complete Corridors
- Transit Leap
- Mobility Hubs

- Flexible Fleets
- Next Operating System (Next OS)

A redesigned and expansive regional transportation system will undoubtedly bring about economic impacts and affect the workforce and businesses. Further investment through the 5 Big Moves will have a major economic impact on the City.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

La Mesa's employment landscape is characterized by a significant portion of its workforce employed in sectors such as education and health care services, as well as professional, scientific, and management services. These industries often require specialized skills and higher education credentials, contributing to higher earning potential for residents employed in these fields.

Despite the availability of lower-skilled jobs in sectors such as Retail Trade and Arts, Entertainment, and Accommodation, residents with less than a college degree may face challenges in securing higher-paying positions. This disparity is reflected in the higher unemployment rates among individuals without post-secondary education, even amidst the city's relatively low overall unemployment rate of 4.2 percent as of December 2024.

The educational attainment of La Mesa residents is notably high, with a significant majority having completed at least some college. This educational profile, combined with the nature of local employment opportunities, suggests a pattern of residents commuting to surrounding jurisdictions for employment. In contrast, non-residents commute to La Mesa to fill lower-skilled positions.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The San Diego Workforce Partnership (SDWP) is a non-profit organization that provides workforce development services and job training programs across the San Diego region, including areas near La Mesa. SDWP operates a network of career centers in partnership with co-located organizations, offering job seekers and businesses a wide range of services. These services include career counseling, upskilling opportunities, and comprehensive support services. Annually, SDWP serves over 70,000 individuals through its career centers, with one center located in nearby El Cajon, providing accessibility for La Mesa residents.

Attachment A

One of SDWP's key programs, the Expanded Subsidized Employment (ESE) Program, has been instrumental in helping families achieve financial independence through immediate job placements. This program, operated in collaboration with the County of San Diego, the Public Consulting Group, and Equus, incorporates innovative, team-based case management to support participants' success in both the short and long term.

By connecting residents with career resources and upskilling opportunities, these efforts contribute to La Mesa's goals of fostering self-sufficiency and improving economic outcomes for its residents.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

This section is not applicable, as the City does not participate in a CEDS.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

This section is not applicable, as the City does not participate in a CEDS.

Discussion

Please see above.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated?

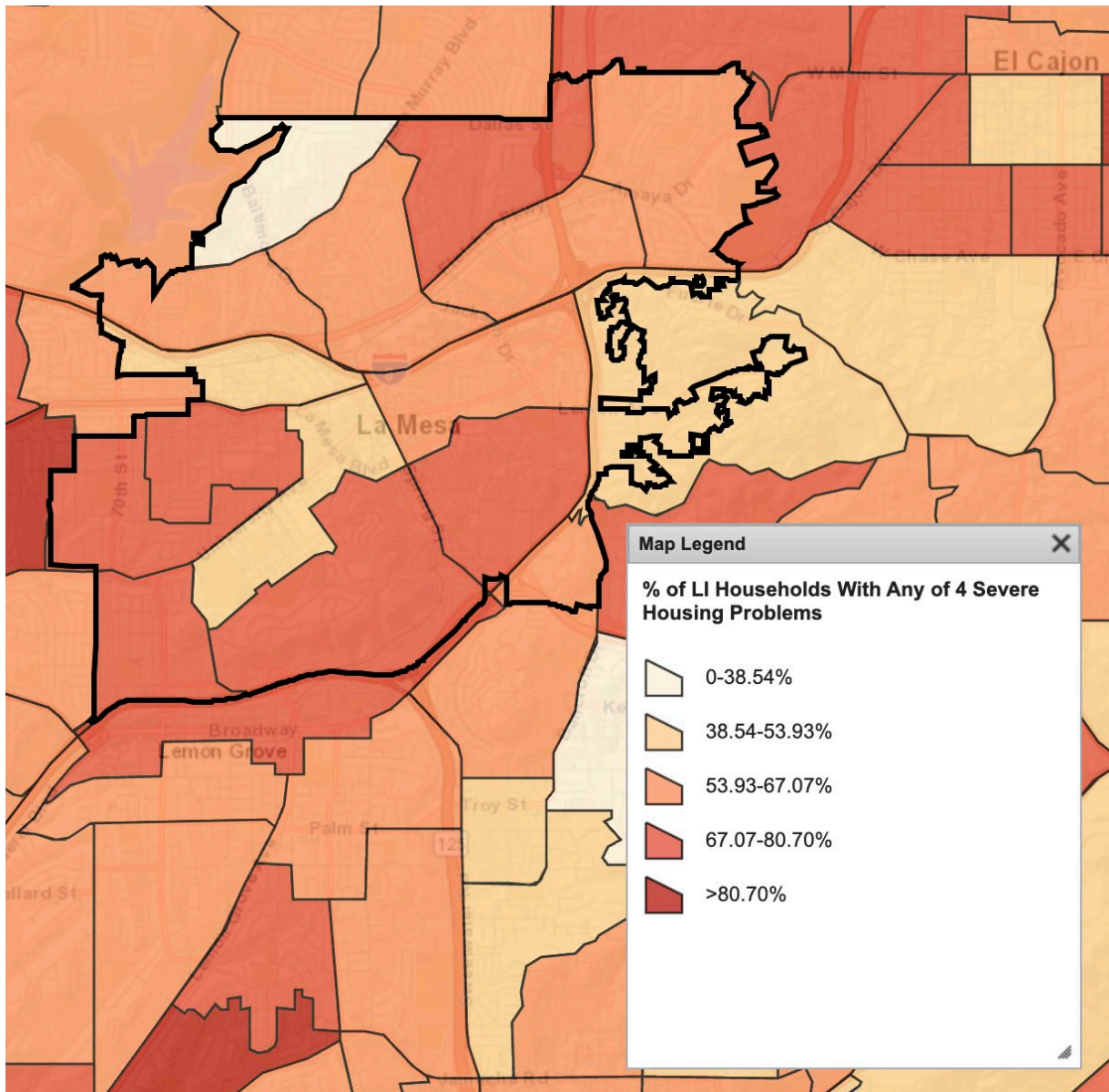
(include a definition of "concentration")

As stated previously, the four major housing problems recognized by HUD are as follows:

- Substandard Housing Unit – Lacks Complete Kitchen Facilities. A complete kitchen consists of a sink with running water, a stove or range, and a refrigerator.
- Substandard Housing Unit – Lacks Complete Plumbing Facilities: Complete plumbing consists of hot and cold running water, a flush toilet, and a bathtub or shower.
- Cost-Burdened Household: Monthly housing costs exceed 30 percent of monthly income. A household is severely cost-burdened if its monthly housing costs exceed 50 percent of its monthly income. Note that, for renters, housing costs include contract rent and utilities. For owners, housing costs include mortgage payments, utilities, association fees, insurance, and real estate taxes.
- Overcrowded Household: More than one person per room. Severe overcrowding is more than 1.5 persons per room.

Figure MA-50.01 is a map indicating census tracts with a concentration of low-income households with any of the four severe housing problems.

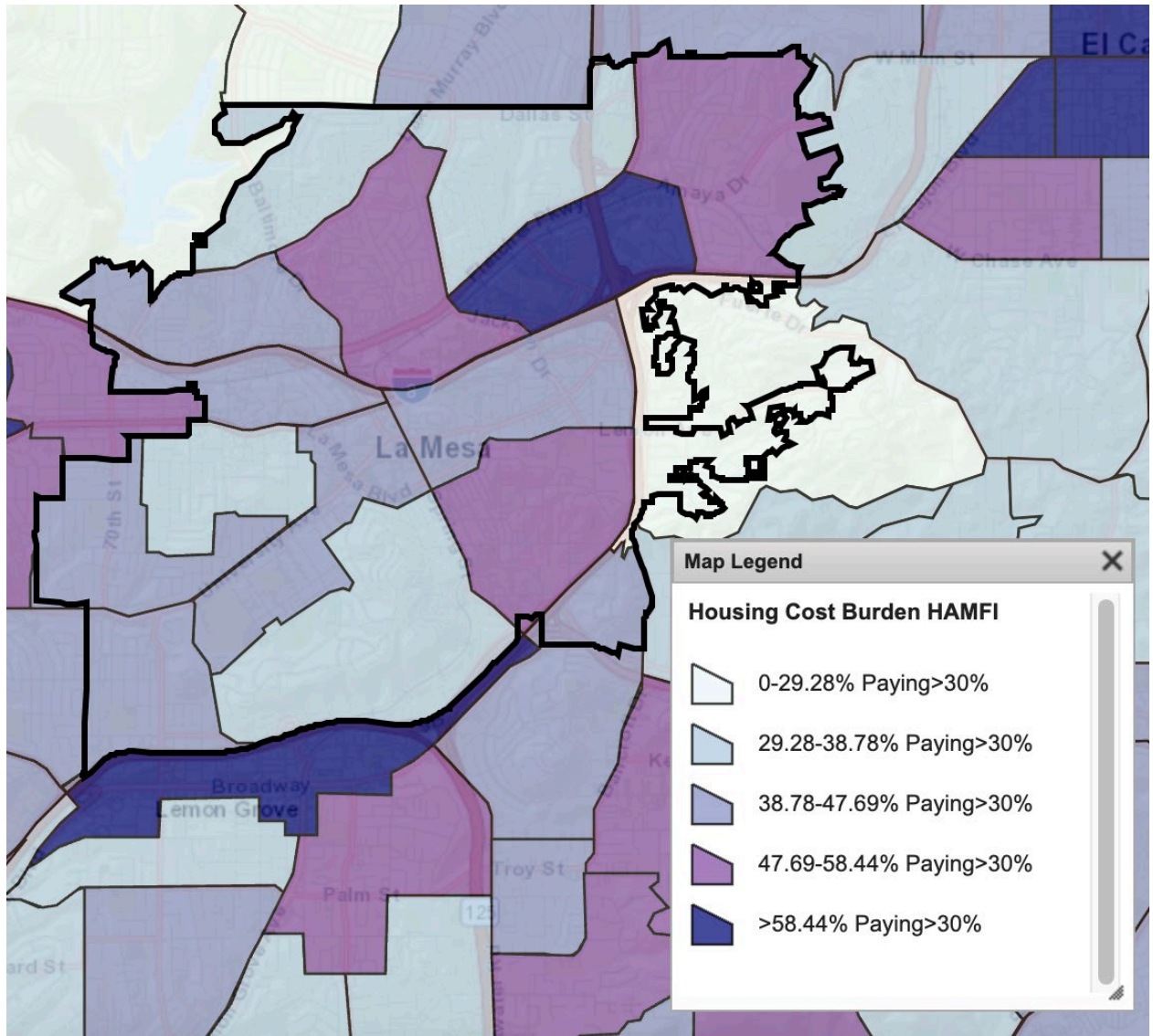
Figure MA-50.01: Percentage of Low-Income Households with Any of the Four Severe Housing Problems



Source: U.S. Department of Housing and Urban Development, 2023

Figure MA-50.02 indicates which census tracts have a concentration of cost-burdened households. Collectively, Figures MA-50.01 and MA-50.02 illustrate a correlation between census tracts that have a concentration of households with severe housing problems and households with cost burdens. Note that the severe cost burden (paying more than 50 percent of household income on housing costs) is one of the severe housing problems.

Figure MA-50.02: Percentage of Cost-Burdened Households by Census Tract



Source: U.S. Department of Housing and Urban Development, 2023

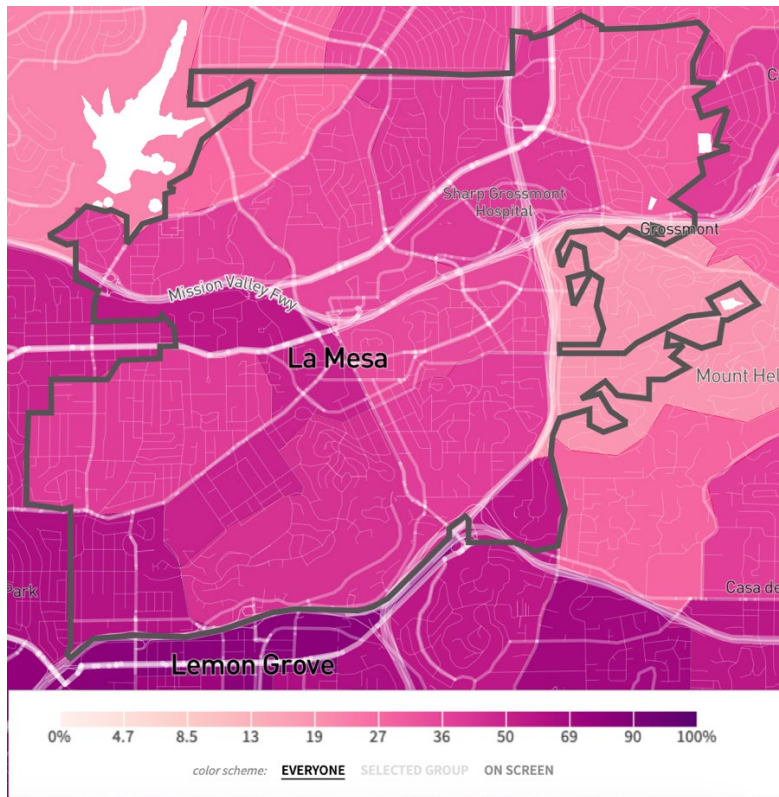
Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

For this analysis, a “racial or ethnic concentration” is any census tract in which a racial or ethnic minority group makes up 10 percent or more of the population than the city as a whole. The racial and ethnic breakdown of La Mesa is as follows:

- White alone: 51.9%
- Hispanic or Latino (of any race): 27.9%
- Two or More Races: 5.6%
- Asian alone: 6.0%
- Black/African American alone: 8.1%
- Native Hawaiian and Other Pacific Islander alone: 0.2%

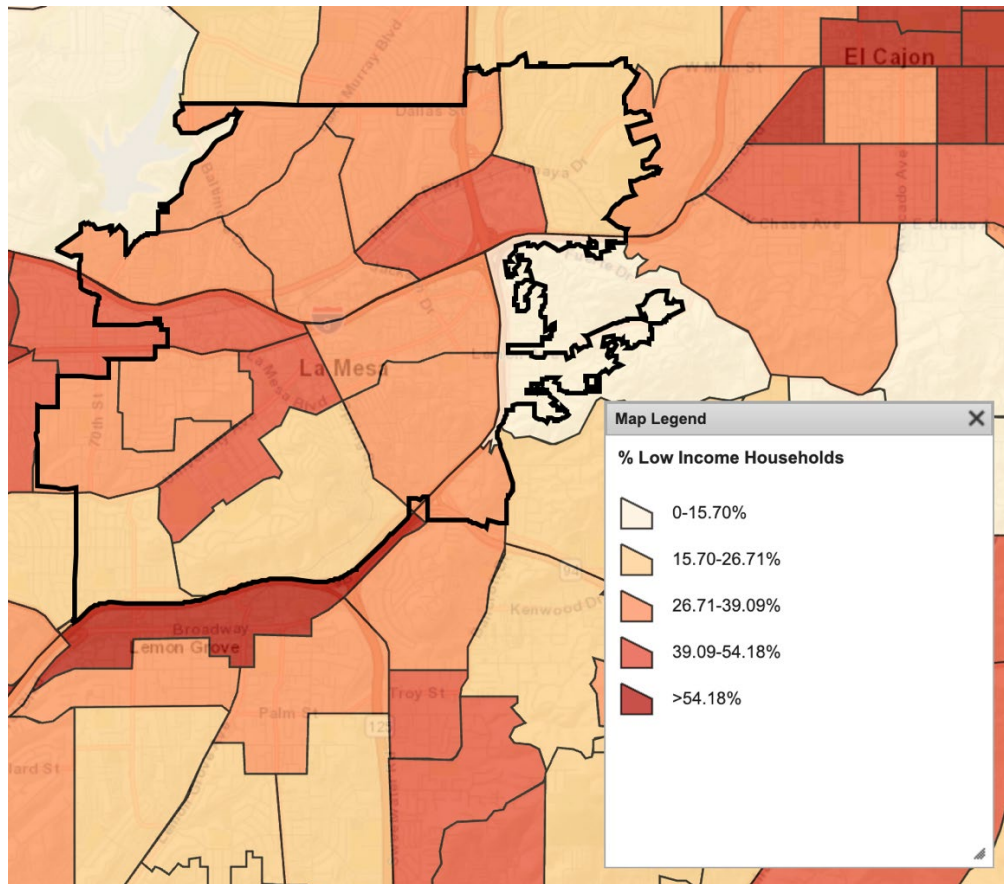
Figure MA-05.03 depicts the non-white percentage of the population in each census tract in the city. The non-white population comprises approximately 48 percent of the city's population, so a census tract with a percentage of non-white population greater than 58 percent indicates a concentration of racial or ethnic minorities. These tracts are represented in darker shades of pink.

Figure MA-50.03: Percentage of Non-White Population by Census Tract



Source: Opportunity Atlas, 2010

Figure MA-50.04 indicates census tracts with a concentration of households with low incomes (earning below 80 percent of the HAMFI).

Figure MA-50.04: Concentration of Low-Income Households by Census Tracts

Source: U.S. Department of Housing and Urban Development, 2023

What are the characteristics of the market in these areas/neighborhoods?

The census tract south of University Avenue in southern La Mesa has a relatively high percentage of ELI households and non-White population. The socioeconomic data reflect these concentrations. According to the Opportunity Atlas, it has the second-highest poverty rate in the city (17 percent) and the lowest median household income (\$40,000).

All but three census tracts south of Interstate 8 include more than 67 percent of low-income households with one of the four severe housing problems. The median household income ranges from \$40,000 to \$78,000. The poverty rate ranges from 8 to 18 percent.

Are there any community assets in these areas/neighborhoods?

The neighborhood just south of University Avenue is mainly residential. This area also includes the La Mesa Springs Shopping Center in the northern corner of the census tract. The Helix Charter High School and the La Mesa Dale Elementary School are in the southern corner of the census tract. The other census tracts south of Interstate 8 include a variety of shopping centers, parks, and schools.

Are there other strategic opportunities in this area?

One of the City's goals identified within this Consolidated Plan is public facilities and infrastructure. Many of the block groups within this area have been identified as CDBG-qualified block groups for those types of projects. Therefore, during the annual funding process, the City can allocate CDBG funding to public facilities and infrastructure improvement projects.

MA-60 Broadband Needs of Housing Occupied by Low- and Moderate-Income

Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

HUD guidelines require all Consolidated Plans to include a discussion on the broadband needs of the jurisdiction and the prevalence of the digital divide, defined as the gap between households with access to computers and the internet on a regular basis and those who do not. In preparing the Consolidated Plan, the City used data from the Federal Communications Commission (FCC) to estimate the number of households with and without internet access.

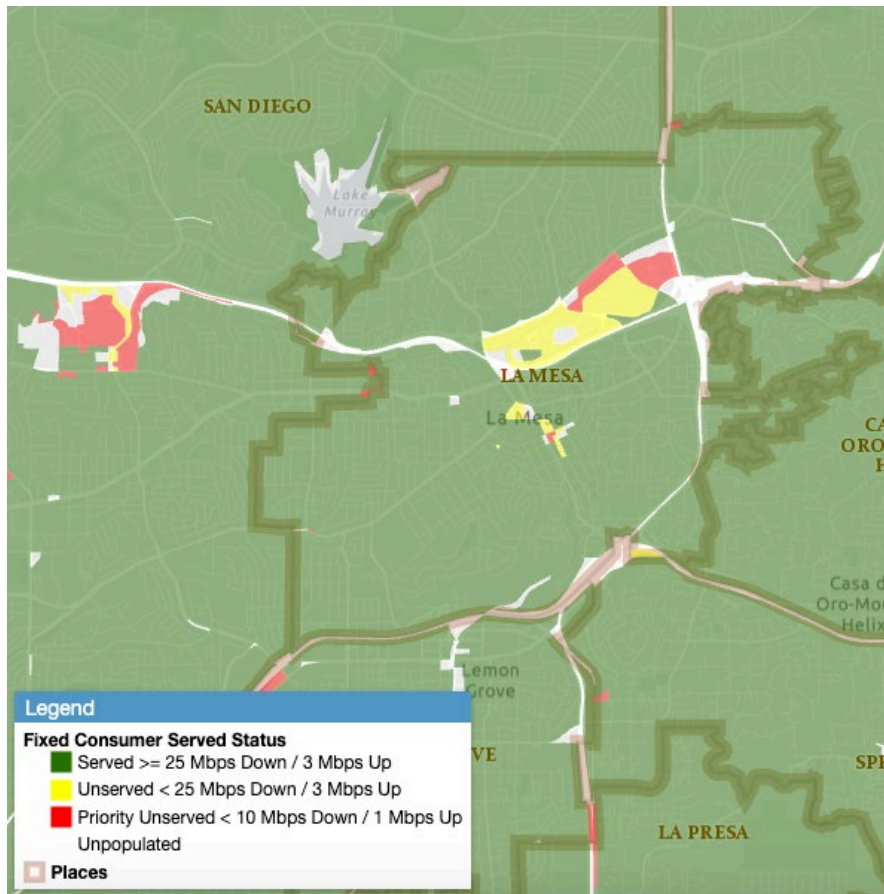
The Internet is an essential communications and information tool, enabling users to benefit from the growing interconnectedness of business, education, commerce, and daily activity. Reliable internet access is increasingly recognized as a necessity for thriving in today's economic environment. Communities without broadband access face significant challenges in keeping pace with the rest of the country, as limited connectivity hinders their residents' ability to access educational and entrepreneurial opportunities online. The issue is particularly pronounced in low to moderate-income areas, where economic opportunities are already limited. Research indicates a strong correlation between expanded high-speed internet access and improved educational and employment prospects, especially in small cities and rural communities.

To assess the digital divide, the City included a question in its Community Needs Survey that asked residents to rank the importance of infrastructure needs in La Mesa. Approximately 45 percent of respondents stated that increasing access to broadband internet is a high-priority need in the city.

Attachment A

Figure MA-60.01 shows broadband access across La Mesa, where broadband is defined as service with download speeds of 25 megabits per second (Mbps) and upload speeds of 3 Mbps (25/3 Mbps). As shown in the map, significant gaps in broadband coverage are minimal.

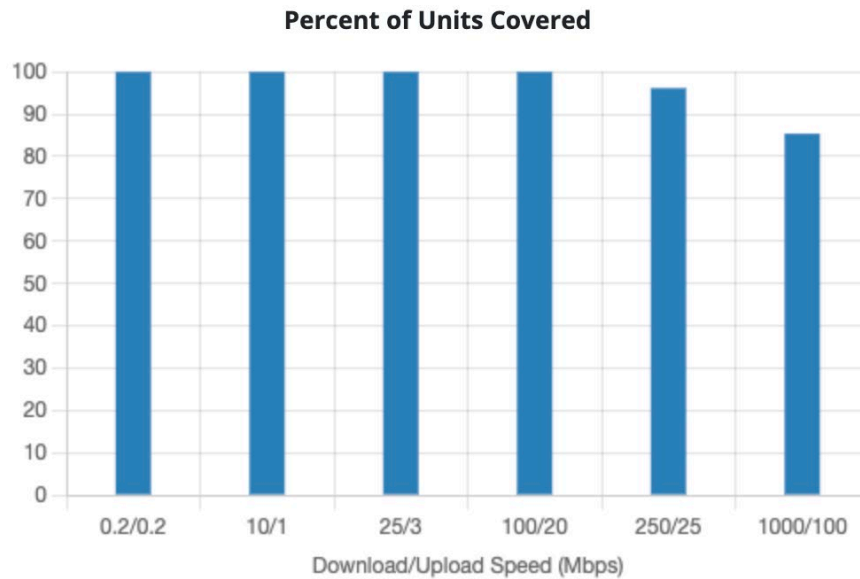
Figure MA-60.01: Map of Broadband Access



Source: California Interactive Broadband Map (data as of December 31, 2021)

In March 2024, the U.S. Federal Communications Commission (FCC) raised its benchmark for high-speed fixed broadband from 25/3 Mbps to download speeds of 100 Mbps and upload speeds of 20 Mbps (100/20 Mbps). Figure MA-60.02 shows that 100 percent of units in La Mesa have access to high-speed fixed broadband with speeds of at least 100/20 Mbps.

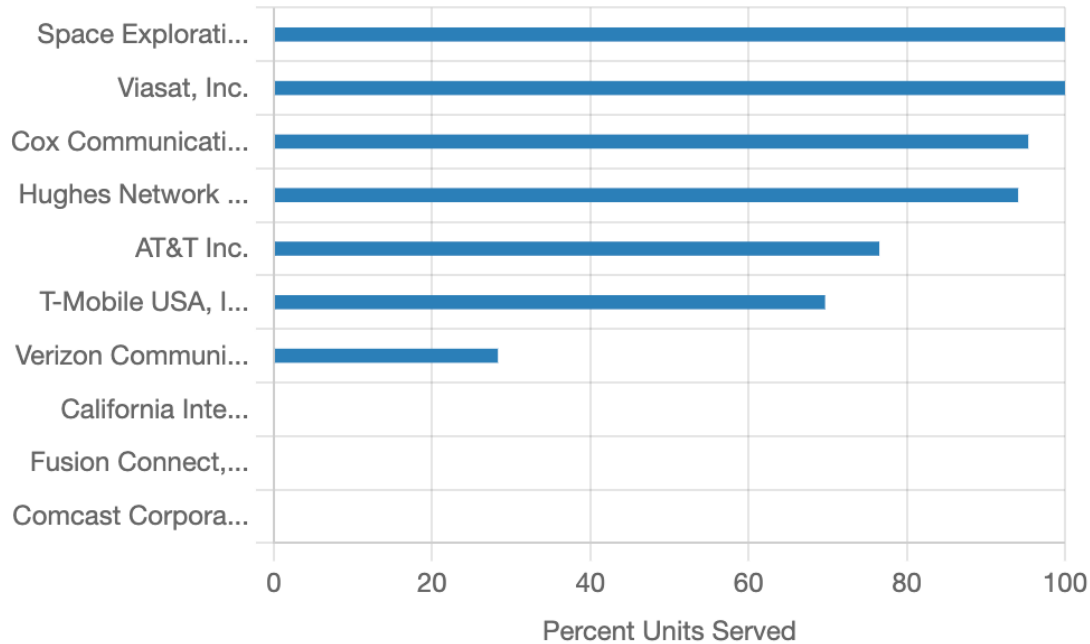
Figure MA-60.02: Units with Fixed Broadband Access in La Mesa



Source: Federal Communications Commission (data as of June 30, 2024)

Figure MA-60.03 shows the top 10 fixed broadband providers in La Mesa and the percentage of units served by each provider.

Figure MA-60.03: Top 10 Fixed Broadband Providers in La Mesa



Source: Federal Communications Commission (data as of June 30, 2024)

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

As shown in Figure MA-60.03, multiple broadband providers serve La Mesa. Having a variety of broadband internet providers fosters competition, which often leads to improved service quality, lower prices, and greater innovation in technology. It gives consumers more choices, enabling them to select a provider that best meets their needs in terms of speed, reliability, and cost. Multiple providers can also increase network resilience, as alternative options ensure connectivity in case of service disruptions. This competitive landscape drives providers to continually enhance their offerings, ultimately benefiting both residential and business users with better overall internet services.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Like many Southern California communities, La Mesa is experiencing increased natural hazard risks associated with climate change. The region has seen an increase in extreme heat. Additionally, wildfires associated with higher temperatures and droughts have increased in frequency, longevity, and severity, resulting in a higher number of poor air quality days. Water availability has become scarcer due to more frequent and intense droughts and is further exacerbated by a decrease in stormwater runoff, negatively impacting the agricultural sector.

To address these challenges, the City of La Mesa has proactively implemented a range of adaptation and resilience measures. The City adopted a Climate Action Plan (CAP) in March 2018 to develop a long-range roadmap to reduce greenhouse gas (GHG) emissions in the categories of energy, transportation, solid waste, water, and green infrastructure. These efforts help drive down harmful emissions and support La Mesa's vision of a community with a safe and healthy environment. The CAP committed the City to amend the plan every five years to reflect inventory and projection updates, measure revisions or additions, and identify pathways towards achievement of future targets. The most recent Climate Action Plan Update was presented to the City Council and adopted on November 26, 2024.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Low- and moderate-income households in La Mesa are particularly vulnerable to natural hazards exacerbated by climate change, such as wildfires and extreme heat. These households often reside in older or less resilient housing structures that may lack modern safety features, including adequate insulation, fire-resistant materials, or structural reinforcements, increasing their susceptibility to damage during natural disasters. Additionally, LMI households may be situated in areas more prone to environmental risks, such as low-lying zones susceptible to flooding or regions near wildland-urban interfaces where wildfire risks are heightened. Financial constraints further limit these households' ability to invest in protective measures like floodproofing, fire-resistant upgrades, or air conditioning to mitigate extreme heat, and they may lack sufficient insurance or savings for post-disaster recovery. Social vulnerability indices and hazard-specific risk modeling consistently identify LMI households as among the most at-risk populations in Southern California, considering factors like income, housing tenure, and access to transportation, which influence their capacity to prepare for and recover from disasters. Addressing these vulnerabilities is crucial for enhancing the resilience of LMI households in La Mesa to the growing challenges posed by climate change.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan is a guide for the City of La Mesa to establish primary objectives for CDBG funding over the next five years, beginning July 1, 2025, to June 30, 2029. The priority needs and goals established in this Strategic Plan are based on the Needs Assessment and Market Analysis of this Consolidated Plan.

Ultimately, the Strategic Plan will help achieve the City's Consolidated Plan goals by guiding investments in La Mesa's LMI communities. The goals are:

- **Goal 1** – Improve public recreational spaces, other facilities, and infrastructure to promote a healthy, safe, accessible, and environmentally sustainable city.
- **Goal 2** – Expand equitable access to affordable housing through the preservation of existing units, assistance to homeowners, and fair housing services.
- **Goal 3** – Prevent and address homelessness by promoting access to reliable, high-quality services, including mental health services and housing resources.
- **Goal 4** – Provide local community services to support vulnerable populations with low to moderate incomes, including seniors and children.

The City's Strategic Plan proposes projects and activities to meet the priorities described in the Consolidated Plan. It describes eligible programs, projects, and activities to be undertaken with anticipated funds made available over the next five years and their relationship to identified needs for infrastructure, housing, homelessness, and community and economic development.

These activities estimate the number of individuals and types of families that will benefit from the proposed activities, including special local objectives and priority needs. The projected use of funds identifies the proposed accomplishments.

The City will receive an annual funding allocation of approximately \$446,016 in CDBG funds over the Consolidated Plan period.

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

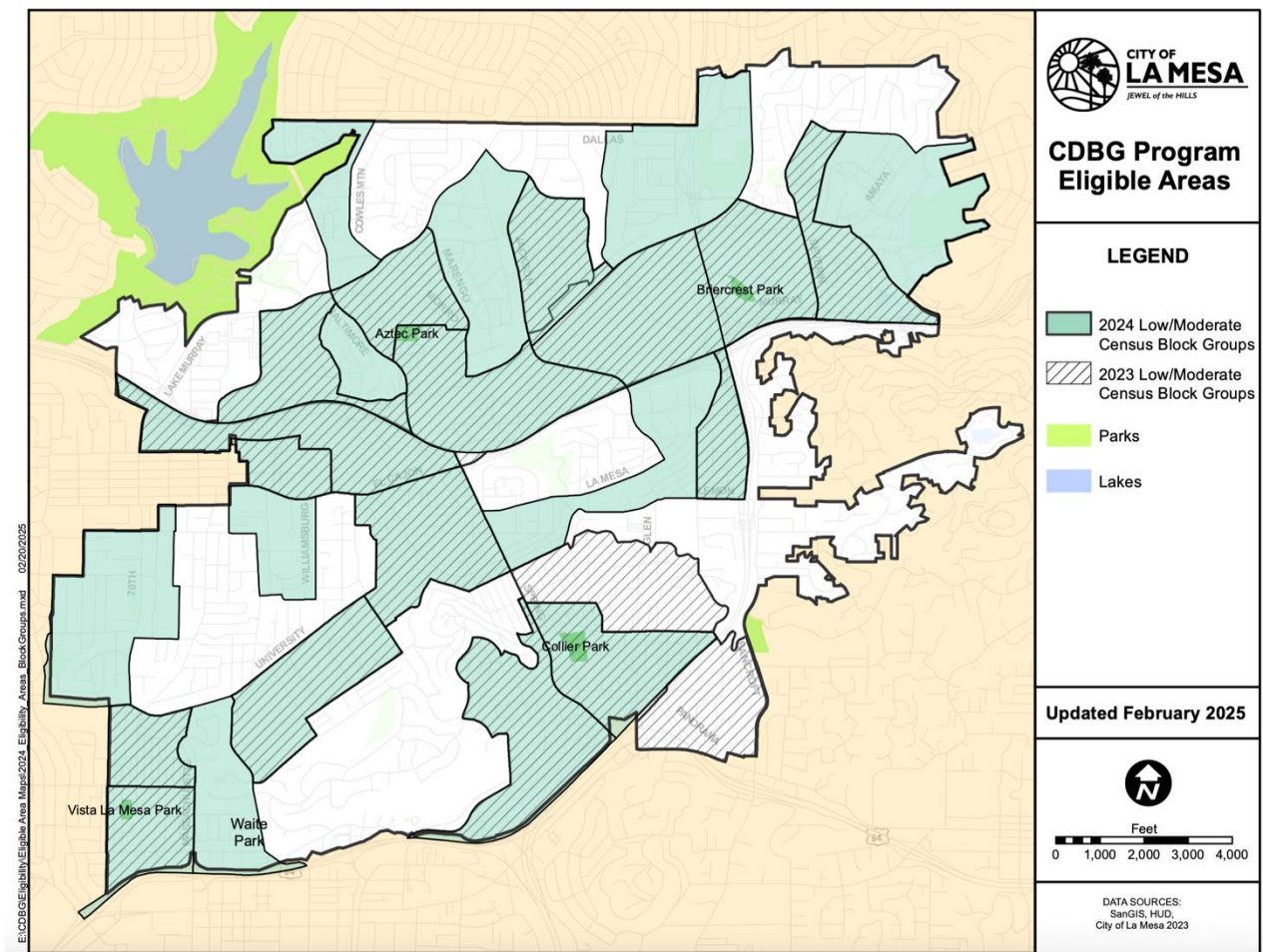
Table 1 - Geographic Priority Areas

Not applicable.

General Allocation Priorities

As a relatively small jurisdiction, the City will not be allocating funding on a geographic basis. Funding will be provided for activities and programs, as well as their alignment with the Consolidated Plan priorities and goals. However, some activities must occur within CDBG-eligible block areas. Below are the CDBG Eligible Areas in grey that are eligible for place-based CDBG activities.

Figure SP-10.01: CDBG Eligible Areas



SP-25 Priority Needs - 91.415, 91.215(a)(2)**Priority Needs****Table SP-25.01: Priority Needs Summary**

1	Priority Need Name	Improve Facilities and Infrastructure
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	City of La Mesa
	Associated Goals	Improve public recreational spaces, other facilities, and infrastructure to promote a healthy, safe, accessible, and environmentally sustainable city.
	Description	Improve and provide public and community facilities, and make necessary infrastructure improvements to serve low- and moderate-income persons.

Attachment A

	Basis for Relative Priority	The highest priority for CDBG funding is capital improvements in lower-income neighborhoods or in areas that benefit presumed low-income clients. The City has consistently committed approximately 80 percent of CDBG program funds to qualifying capital improvement projects that create long-lasting neighborhood and community benefits. Possible improvement projects for consideration include ADA upgrades and street and sidewalk improvements.
2	Priority Need Name	Fair Housing
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	City of La Mesa
	Associated Goals	Expand equitable access to affordable housing through the preservation of existing units, assistance to homeowners, and fair housing services.
	Description	Provide fair housing services to foster equal housing opportunities.

Attachment A

	Basis for Relative Priority	Each year, the City must certify to HUD that the City is "affirmatively furthering fair housing." To promote fair housing in the community, the City contracts with a fair housing service provider to provide fair housing outreach, education, investigation, and counseling services. Currently, the Center for Social Advocacy (CSA) of San Diego County operates the City's fair housing program. 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, Santee, National City, and Chula Vista, supports this organization and furthers fair housing goals within La Mesa and the region.
3	Priority Need Name	Planning and Administration
	Priority Level	High
	Population	Other
	Geographic Areas Affected	City of La Mesa
	Associated Goals	Planning and Administration of programs and all goals.
	Description	Program regulations allow the expenditure of up to 20 percent of the annual allocation to support program administration and planning activities. For the past two years, the City has committed close to 15 percent of the annual grant to fund staff administering the CDBG program.
	Basis for Relative Priority	Compliance with all HUD Consolidated Plan and CDBG program regulations is a requirement for participation in this program.

Attachment A

4	Priority Need Name	Homeless Services
	Priority Level	High
	Population	Chronic Homelessness Individuals Families with Children Mentally Ill
	Geographic Areas Affected	City of La Mesa
	Associated Goals	Homeless Services
	Description	Create programs to prevent and address homelessness and provide access to services.
	Basis for Relative Priority	During the development of the Consolidated Plan, residents were asked to rank the relative importance of housing and community development needs in a survey. Additional needs were also identified at the Community Forum, including the need for mental health services and homelessness prevention services. Addressing homelessness is a high priority for the City. The Homeless Outreach and Mobile Engagement (HOME) Program was expanded in 2024 from two employees to four to ensure La Mesa's unsheltered population is reached and connected to services.
5	Priority Need Name	Public and Community Services
	Priority Level	Low

Attachment A

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	City of La Mesa
	Associated Goals	Provide local community services to support low- and moderate-income households.
	Description	Assist in the provision of needed public and community services for low- and moderate-income persons and those with special needs.
	Basis for Relative Priority	The City is committed to creating a thriving community where everyone feels at home. The City provides a variety of vital public and community services through capital improvement investments, park and recreational amenities, and the provision of funding to assist businesses through the La Mesa Entrepreneurship Accelerator Program (LEAP) and the Façade and Property Improvement Grant Program. In alignment with HUD's recommendation to not allocate funding less than \$5,000 to Social Service providers due to the level of monitoring and paperwork required to make these programs, the City has prioritized the use of CDBG funding within the high-priority areas of improving facilities and infrastructure, fair housing, and program planning and administration.
6	Priority Need Name	Conserve the Housing Stock

Attachment A

Priority Level	Medium
Population	Extremely Low Low Moderate Large Families Families with Children Elderly Frail Elderly Persons with Physical Disabilities
Geographic Areas Affected	City of La Mesa
Associated Goals	Conserve the Housing Stock
Description	Conserve the existing single-family and multi-family housing stock.
Basis for Relative Priority	A small amount of program income funding is set aside to cover the staff cost for monitoring the loan portfolio and processing loan payoff paperwork. Program income resulting from rehabilitation loan payoffs in excess of the amount needed to fund portfolio management will be committed to other CDBG-eligible projects. Additionally, the City intends to implement programs that include the maintenance and preservation of our existing housing stock while preserving affordable housing units in the community to maintain adequate housing opportunities for residents.

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)**Introduction Anticipated Resources****Table SP-35.01: Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Consolidated Plan \$	Narrative Description
			Annual Allocation \$	Program Income \$	Prior Year Resources \$	Total \$		
CDBG	Federal	Acquisition, Administration, and Planning, Economic Development, Housing, Public Improvements, Public Services	446,016	0	35,000	505,676	1,784,064	Estimated amount Over the planning period, the budget is based on anticipated annual funding of \$446,016.

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

While the CDBG program does not require matching funds, CDBG funds offer excellent opportunities to leverage private, local, state, and other federal funds to allow for the provision of public service activities. For example, many State housing programs have scoring criteria that reward applicants who have matching funds. In the past, La Mesa has been extremely successful in garnering matching infrastructure and transportation funds, and it will continue to seek such opportunities in the future, especially through SANDAG's *TransNet* funds, Caltrans HSIP and ATP funds, and local funds from La Mesa Park & Recreation Foundation.

If appropriate, describe publicly owned land or property located within the state that may be used to address the needs identified in the plan

As the housing crisis has worsened in California, utilizing publicly owned land for affordable housing development has become an increasingly popular policy solution. In January 2019, Governor Gavin Newsom issued an Executive Order directing State agencies to inventory and assess surplus State properties for their development potential. Unfortunately, the State owns just seven surplus properties, resulting in 25 total acres, in San Diego County (none are in La Mesa). At this time, city-owned land has not been identified for use to address the needs identified in the plan. However, the City regularly reviews its real estate portfolio and assesses how properties may be best used.

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, non-profit organizations, and public institutions.

Table SP-40.01: Institutional Delivery Structure

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of La Mesa	Government	Lead Agency CDBG Administration	Jurisdiction
County of San Diego Housing and Community Development	Public Housing Authority	HOME Lead Agency: PHA	Region
Regional Task Force on the Homeless	Continuum of Care	CoC	Region

Assess of Strengths and Gaps in the Institutional Delivery System

While only a few entities have formal roles in administering HUD's entitlement programs, the City, as the lead CDBG agency, must work with a host of stakeholders to coordinate activities and achieve the goals of the Consolidated Plan. These include other City departments, various government agencies, businesses, nonprofit organizations, service providers, sub-recipients, and more. Continuous communication and coordination are essential, especially as new resources become available and new challenges emerge.

A primary gap in the service delivery system that has been identified in the smaller cities of East County, such as the City of La Mesa, is that there is a limited number of providers and resources to support the region. To address this gap, the City collaborates with larger entities within the region. The County of San Diego Housing Authority operates the Section 8 rental assistance program within the City of La Mesa through an agreement with the City. The City participates in the HOME program as a member of the San Diego County HOME Consortium. The Consortium

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program, administered by the County Department of Housing and Community Development, assists eligible, low-income, first-time homebuyers.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Table SP-40.02: Homelessness Prevention Services Summary

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	
Utility Assistance			
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services	X		
Supportive Services			
Alcohol & Drug Abuse			
Child Care			
Education	X		
Employment and Employment Training	X		
Healthcare	X		

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HIV/AIDS			
Life Skills			
Mental Health Counseling	X		
Transportation	X		
Other			
Other			

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The city works with the City of La Mesa HOME Team, county, and RTFH as regional partners to address homelessness. The last Point in Time count showed a slight reduction (67-61) in homelessness in La Mesa. While the city's resources are limited, it is committed to partnering with nonprofit service providers to fill service gaps.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The County of San Diego supports a wide range of services that are available to La Mesa residents. The County's Aging and Independent Services supports activities for older adults in La Mesa. In addition, mental health counseling and treatment, residential and non-residential alcohol/drug recovery services, juvenile diversion, child abuse prevention, and public health services are all provided through the county and local nonprofit organizations supported with county funds.

The County's Health and Human Services Agency (HHSA) and the Housing and Community Development Department are also integral to La Mesa achieving its goal of reducing

homelessness. These agencies administer the HOME and ESG programs and offer many healthcare services.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Opportunities to fill gaps continue to emerge at the State level. New financial resources and a more concerted focus on homelessness as an issue may provide local organizations with more tools to address homelessness. Through its partnership with the CoC, the County, and nonprofit partners, the City will continue to work diligently to fill gaps and reduce homelessness. Through its commitment and dedication, the CoC, along with its supporting agencies, will continue to strategize and implement best practices. Ultimately, this will provide homeless individuals with a home of their own.

SP-45 Goals - 91.415, 91.215(a)(4)**Goals Summary Information****Table SP-45.01: Goals Summary**

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve Facilities and Infrastructure	2025	2029	Non-Housing Community Development	City of La Mesa	Improve Facilities and Infrastructure	CDBG: \$1,729,740	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 28,530 persons assisted
2	Fair Housing	2025	2029	Affordable Housing Non-Homeless Special Needs	City of La Mesa	Fair Housing	CDBG: \$150,000	Public service activities other than Low/Moderate Income Housing Benefit: 500 persons assisted
3	Planning and Administration	2025	2029	Administration	City of La Mesa	Planning and Administration	CDBG: \$250,000	
4	Homeless Services	2025	2029	Homeless	City of La Mesa	Homeless Services		Public Service activities other than Low/Moderate Income Housing Benefit: 100

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								persons assisted
5	Public and Community Services	2025	2029	Non-Homeless Special Needs	City of La Mesa	Public and Community Services		Public Service activities other than Low/Moderate Income Housing Benefit: 100 persons assisted
6	Conserve the Housing Stock	2025	2029	Affordable Housing	City of La Mesa	Planning and Administration	CDBG: 30,000	

Goal Descriptions

1	Goal Name	Improve Facilities and Infrastructure
	Goal Description	Improve public recreational spaces, other facilities, and infrastructure to promote a healthy, safe, accessible, and environmentally sustainable city.
2	Goal Name	Fair Housing
	Goal Description	Expand equitable access to affordable housing through the preservation of existing units, assistance to homeowners, and fair housing services.
3	Goal Name	Planning and Administration

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	Goal Description	Program regulations allow the expenditure of up to 20 percent of the annual allocation to support program administration and planning activities. For the past two years, the City has committed about 15 percent of the annual grant to fund staff and other administrative costs.
4	Goal Name	Homeless Services
	Goal Description	Prevent and address homelessness by promoting access to reliable, high-quality services, including mental health services and housing resources.
5	Goal Name	Public and Community Services
	Goal Description	Provide local community services to support vulnerable populations with low to moderate incomes, including seniors and children.
6	Goal Name	Conserve the Housing Stock – Planning and Administration
	Goal Description	Conserve the existing single-family and multi-family housing stock.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City does not receive HOME funding. However, through HOME funding, the City participates in the County of San Diego's HOME Consortium (HOME Consortium), which includes the Cities of Carlsbad, Encinitas, La Mesa, San Marcos, Santee, and Vista. Forming a consortium is a way for local governments that would not otherwise qualify for funding to join with other contiguous units of local government to directly participate in the HOME Investment Partnerships Program (HOME) program. The County of San Diego's Housing Authority serves as the City's public housing authority.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The Lead-Based Paint (LBP) regulations affect a variety of housing and community-based programs. The process for identifying and resolving LBP issues varies depending on the amount of assistance and the type of program affected. The most common actions that need to be taken are:

- Lead Hazard Evaluation – a risk assessment, paint testing, or a combination of these to determine the presence of LBP hazards or lead-based paint in properties built prior to 1978.
- Lead Hazard Reduction – activities designed to reduce or eliminate exposure to LBP hazards through methods including interim controls, standard treatments, or abatement.
- Clearance – an activity conducted following LBP hazard reduction activities to determine that the hazard reduction activities are complete.

Approximately 82 percent of the City's housing units were constructed over 30 years ago. The age of the City's housing stock indicates a potential need for continued code enforcement, property maintenance, and housing rehabilitation programs to stem housing deterioration. An important method for mitigating LBP risks is modernizing the housing stock. This means producing new affordable units that will increase access to housing without lead-based paint hazards. This is a slow process, however, so the County's Health and Human Services Agency offers a lead poisoning prevention program that County residents can access.

The City of La Mesa Building Department provides information to the public regarding the implementation of lead-based paint regulations promulgated by the Environmental Protection Agency. A handout notifies building department customers of the requirement to hire a lead-certified contractor. A slide with contact information for the EPA lead safe housing program, and the need to hire a qualified contractor is on the city's government access television station and posted on the city's website.

How are the actions listed above integrated into housing policies and procedures?

Lead-based paint information has been placed on the City's website, including the new Environmental Protection Agency Lead-Safe Certification Program rules regarding residential renovation and links to the San Diego County Health Department's Childhood Lead Poisoning

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Prevention Program. A countertop brochure provides lead-safe information at the Building/Planning/Engineering public counter at City Hall.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The policies of the county, state, and federal governments generally have a much greater impact related to poverty levels. However, the city of La Mesa places a high priority on economic development, which includes retaining and expanding local business opportunities. Providing a full spectrum of jobs in the community could have a positive impact on very low-income families.

Based on the latest ACS data, approximately 11.7 percent of La Mesa residents are living at or below the federal poverty level. This is lower than both California's and the nation's rates, but any amount of poverty must be addressed. Many issues related to poverty are outside of the City's reach, but the City will utilize all available tools and resources to assist those residents living at or below the federal poverty level.

A major partner in reducing poverty in La Mesa is the County, which administers the CalWORKs Program. CalWORKs provides cash aid to needy families to cover the cost of essentials like housing, healthcare, and clothing. It also supports job training through the County and the Community College Districts. The County also administers CalFresh, the federally funded food assistance program that is widely regarded as one of the most impactful anti-poverty programs in the country. The program has demonstrated positive economic impacts, improved health outcomes, and decreased food insecurity.

How are the Jurisdiction's poverty-reducing goals, programs, and policies coordinated with this affordable housing plan?

The City adopted an Affordable Homes Bonus Program to implement a State density bonus program to incentivize housing development across all income levels. The program is popular with market-rate developers eager to achieve additional housing density. The City has also adopted and regularly updates ADU and JADU ordinances to comply with State regulations. Interest in ADU development remains high and will continue to be an effective tool for providing naturally affordable housing for the foreseeable future. The City does not charge sewer connection fees for ADUs, waives sewer fees for any deed-restricted affordable unit, and waives sewer and park fees for all units in 100 percent deed-restricted affordable projects.

The City continues to work to develop and improve this program, which will further expedite the ADU application and permit issuance process. It is expected that this new process, coupled with the City's \$2,000 ADU waiver of incurred City building permit fees, will further encourage the construction of even more ADUs in La Mesa.

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In 2022, the City adopted policies allowing for two-unit development and urban lot splits in single-family zones consistent with State law. Other ongoing policy updates to promote housing affordability are planned over the next six years as part of the City's Housing Element implementation.

The Housing Element includes housing affordability and fair housing (AFFH) goals consistent with strategic plan goals set forth in the Consolidated Plan.

SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

In the past, the San Diego Housing Commission administered a first-time home buyer program for La Mesa residents, and a number of loans to La Mesa households under the former and current programs remain outstanding. Homebuyer assistance is now available to La Mesa residents through San Diego County Housing and Community Development. The City also issued loans to lower-income homeowners through a CDBG Housing Rehabilitation Program, of which four (4) loans are outstanding. The remaining balance of the Housing Rehabilitation loans is \$117,017. Funds are available upon loan refinancing or loan payoff. No activity on these loans has occurred in the last two years.

City staff is responsible for monitoring compliance with CDBG and HOME program regulations. When a loan is paid off, the City generates a small amount of HOME program income from its rehabilitation loan portfolio. This responsibility starts at the time projects are proposed for funding. All funded projects have been screened for compliance with the national objective and the list of eligible activities.

Staff conducts the environmental review as soon as an adequate project description is available. This assures that environmental compliance is completed prior to the expenditure of funds.

Capital improvement projects require compliance with prevailing wage law. The staff has developed an attachment to the bid documents that includes information about Davis/Bacon, Fair Labor Standards Provisions, and Section 3 requirements. Engineering Department staff also perform field interviews of workers on the job site and review the certified payroll reports.

Each sub-grantee has a standard contract and a specialized statement of work based on the services provided. Submittal of quarterly progress reports is required prior to payment of invoices. Periodically, staff visits the offices of the sub-grantees to monitor contract compliance. Staff uses a checklist provided by HUD to cover all relevant topics during the monitoring visit.

The City's Finance Department operates a financial management system that maintains control over grant expenditures and reporting. The City uses the Integrated Disbursement and Information System (IDIS) to draw down funds and report accomplishments. These two financial management systems provide fiduciary oversight of the CDBG Program.

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction Anticipated Resources

Table AP-15.01: Expected Resources – Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Consolidated Plan \$	Narrative Description
			Annual Allocation \$	Program Income \$	Prior Year Resources \$	Total \$		
CDBG	Federal		446,016	0	35,000	505,676	1,784,064	Estimated amount

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City has been successful in obtaining grants and identifying other funds to commit to Consolidated Plan priorities for capital improvement projects. In 2021, the City received \$3 million in State Parks and Recreation funding for Collier Park Master Plan improvements. La Mesa Park & Recreation funds were also used to resurface and restripe the tennis court in Collier Park for dual use as a pickleball court. The Collier Park Project was completed in FY 2024-2025.

In recent years, the City has received \$10.4 million in grant funding towards bike and pedestrian infrastructure improvements, much of which has been located in low-moderate income neighborhoods or adjacent to schools serving low-moderate income areas. The West La Mesa Street Improvement Project, a \$6 million undertaking, completed a new road, Junior High Drive,

completed missing sidewalk links, and provided over five miles of new Class II or Class III bike lanes adjacent to Helix High School and La Mesa Arts Academy, which are within walking distance of and served by surrounding CDBG-eligible.

In FY 2018-19, the City received four Highway Safety Improvement Program (HSIP) Grants through Caltrans totaling \$1,014,000, two Active Transportation In FY 2018-19, the City received four HSIP grants totaling \$1,014,000, two Active Transportation Program (ATGP) Capital Grants totaling \$625,000, and one SANDAG Smart Growth Incentive Program Planning Grant for \$169,000. These awarded funds will be used to install active transportation infrastructure.

In 2022, the City received a California Department of Parks and Recreation Local Assistance Program grant totaling \$500,000 to fund the School and Park Mobility Access Improvements Projects. The grant promotes safe walking and biking by providing sidewalks and bike lanes. The projects will encourage active transportation options through the planning and development of safe, active transportation infrastructure and facilities in the City. The City has also programmed \$100,000 in the 2025 Regional Transportation Improvement Program for the projects.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Activities to be funded include drainage and street improvements in a residential street in the heart of a low/moderate income neighborhood and sidewalk improvements in the public right-of-way in low/moderate neighborhoods. Future capital improvement projects will be similarly located in public facilities and right-of-way.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Table AP-20.01: Goals Summary

1	Improve Facilities and Infrastructure	2025	2029	Non-Housing Community Development	City of La Mesa	Improve Facilities and Infrastructure	CDBG: \$1,729,740	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 28,530 persons assisted
2	Fair Housing	2025	2029	Affordable Housing Non-Homeless Special Needs	City of La Mesa	Fair Housing	CDBG: \$150,000	Public service activities other than Low/Moderate Income Housing Benefit: 500 persons assisted
3	Planning and Administration	2025	2029	Administration	City of La Mesa	Planning and Administration	CDBG: \$250,000	
4	Homeless Services	2025	2029	Homeless	City of La Mesa	Homeless Services	CDBG: \$120,000	Public Service activities other than Low/Moderate

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								Income Housing Benefit: 100 persons assisted
5	Public and Community Services	2025	2029	Non-Homeless Special Needs	City of La Mesa	Public and Community Services		Public Service activities other than Low/Moderate Income Housing Benefit: 100 persons assisted
6	Conserve the Housing Stock	2025	2029	Affordable Housing	City of La Mesa	Planning and Administration	CDBG: 30,000	

Goal Descriptions

1	Goal Name	Improve Facilities and Infrastructure
	Goal Description	Improve public recreational spaces, other facilities, and infrastructure to promote a healthy, safe, accessible, and environmentally sustainable city.
2	Goal Name	Fair Housing
	Goal Description	Expand equitable access to affordable housing through the preservation of existing units, assistance to homeowners, and fair housing services.
3	Goal Name	Planning and Administration
	Goal Description	Program regulations allow the expenditure of up to 20 percent of the annual allocation to support program administration and planning activities. For the past two years, the City has committed about 15 percent of the annual grant to fund staff and other administrative costs.
4	Goal Name	Homeless Services
	Goal Description	Prevent and address homelessness by promoting access to reliable, high-quality services, including mental health services and housing resources.
5	Goal Name	Public and Community Services
	Goal Description	Provide local community services to support vulnerable populations with low to moderate incomes, including seniors and children.
6	Goal Name	Conserve the Housing Stock – Planning and Administration
	Goal Description	Conserve the existing single-family and multi-family housing stock.

AP-35 Projects - 91.420, 91.220(d)**Introduction**

This plan outlines the steps that the City of La Mesa will take to address the city's housing and community development needs. The plan includes a listing of activities the City will undertake during FY 2025-2026 (July 1, 2025, through June 30, 2026) that utilize CDBG funds. For FY 2025-26, the City has a total CDBG allocation of \$456,031 and \$35,798.95 prior year funds.

Table AP-35.01: Project Information

#	Project Name
1	Tower Street Mobility Access Improvements Project
2	Fair Housing (CSA San Diego County)
3	Program Administration
4	Housing Rehabilitation Loan Program Administration

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The primary obstacle to meeting underserved needs is the lack of financial and staff resources. Each year, the City of La Mesa City Council selects high-priority projects for funding. Other projects, which are high priority and are important to the City's community development goals, are not funded. Despite the small level of financial resources, the City of La Mesa strives to successfully complete at least one high-priority community development project each year.

AP-38 Project Summary

Project Summary Information

1	Project Name	Tower Street Mobility Access Improvements Project
	Target Area	N/A
	Goals Supported	Improve Facilities and Infrastructure
	Needs Addressed	Improve Facilities and Infrastructure
	Funding	CDBG: \$ 405,829.95
	Description	The City's Sidewalk Master Plan Map categorizes streets in three ways: (1) streets where a sidewalk currently exists, (2) streets where a sidewalk does not currently exist but is planned for the future, and (3) streets where a sidewalk does not currently exist and is not planned for the future. Tower Street between 70 th Street and 68 th Street is located within an eligible neighborhood. It is identified on the Sidewalk Master Plan as a street where the sidewalk does not currently exist but is planned for the future.
	Target Date	The design is anticipated to be completed by December 2025. Construction is anticipated to be completed by December 2026.
	Estimate the number and type of families	An estimated 5,500 persons are expected to benefit from this activity.

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	that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Sidewalk was constructed on the south side of Tower Street in 2018. The project includes the design and construction of a sidewalk on the north side of the street and Class 3 bike lanes on both sides of the street.
2	Project Name	Fair Housing (CSA San Diego County)
	Target Area	Tower Street

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	Goals Supported	Fair Housing
	Needs Addressed	Fair Housing
	Funding	CDBG: \$30,000
	Description	The Center for Social Advocacy (CSA) of San Diego County provides fair housing services to the City.
	Target Date	On-going
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 100 persons are expected to benefit from this activity per year.
	Location Description	Citywide
	Planned Activities	Each year, the City must certify to HUD that the City is affirmatively furthering fair housing. The contract with CSA San Diego County helps the City meet this CDBG implementation requirement. The City's contribution to CSA, combined with that of several other jurisdictions, including the Cities of El Cajon, Santee, National City, and Chula Vista, supports this organization and furthers fair housing goals within La Mesa and the region.
3	Project Name	Program Administration
	Target Area	City-wide
	Goals Supported	Planning and Administration
	Needs Addressed	Planning and Administration

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	Funding	CDBG: \$50,000
	Description	CDBG Administration is the responsibility of the Housing Division of the Community Development Department.
	Target Date	On-going
	Estimate the number and type of families that will benefit from the proposed activities	n/a
	Location Description	City-Wide
	Planned Activities	Administrative activities include preparing annual plans and reports, public outreach, environmental review of projects, labor compliance monitoring, contract administration, subrecipient monitoring, and fair housing testing. Staff also maintains and updates the map of low- to moderate-eligible areas.
4	Project Name	Housing Rehabilitation Loan Program Administration
	Target Area	City-wide
	Goals Supported	Planning and Administration Conserve the Housing Stock
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$6,000
	Description	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 payoff paperwork. Program income resulting from rehabilitation loan payoffs in excess of the

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	amount needed to fund portfolio management will be committed to other CDBG-eligible projects. Additionally, the City intends to implement programs that include the maintenance and preservation of our existing housing stock while preserving affordable housing units in the community to maintain adequate housing opportunities for residents.
Target Date	On-going
Estimate the number and type of families that will benefit from the proposed activities	
Location Description	City-wide
Planned Activities	Although no new loans are being granted, there are administrative costs associated with monitoring the loan portfolio and processing loan payoff paperwork.

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Geographic Distribution

The City is committed to a policy that uses CDBG funds to construct public improvements that benefit lower-income neighborhoods or special needs populations. While there is some overlap between lower-income neighborhoods and neighborhoods with minority concentrations, the City does not use minority concentration as a basis for the distribution of assistance.

Table AP-50.01: Geographic Distribution

Target Area	Percentage of Funds

Rationale for the priorities for allocating investments geographically

Priorities for allocation are a result of various community outreach efforts and consultation meetings developed under the Citizen Participation process and approved by the La Mesa City Council. Generally, the needs have been determined to be improvements to aging infrastructure systems, park improvements, and affordable housing. The small size of the community (nine square miles) precludes the need to establish specific Target Areas.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

Program goals established in the 2025-2029 Consolidated Plan, which form the basis for establishing objectives and outcomes in the 2025-2026 One-Year Action Plan, are as follows:

- **Goal 1** – Improve public recreational spaces, other facilities, and infrastructure to promote a healthy, safe, accessible, and environmentally sustainable city.
- **Goal 2** – Expand equitable access to affordable housing through the preservation of existing units, assistance to homeowners, and fair housing services.
- **Goal 3** – Prevent and address homelessness by promoting access to reliable, high-quality services, including mental health services and housing resources.
- **Goal 4** – Provide local community services to support vulnerable populations with low to moderate incomes, including seniors and children.

These four goals represent the varied needs that emerged during the Consolidated Plan development process. Infrastructure emerged as the top priority of survey respondents. The goals identified above specifically address the uses of CDBG funds in La Mesa.

Actions planned to address obstacles to meeting underserved needs

The City proactively pursues grant funding from a variety of private and public sources. Over the past five years (Consolidated Plan 2019-2024 cycle), the City has been awarded several grants for street improvements that help address safe routes to school in CDBG-eligible areas.

In FY 2018-19, the City received four Highway Safety Improvement Program (HSIP) Grants through Caltrans totaling \$1,014,000, two Active Transportation In FY 2018-19, the City received four HSIP grants totaling \$1,014,000, two Active Transportation Program (ATGP) Capital Grants totaling \$625,000, and one SANDAG Smart Growth Incentive Program Planning Grant for \$169,000. These awarded funds will be used to install active transportation infrastructure.

In 2022, the City received a California Department of Parks and Recreation Local Assistance Program grant totaling \$500,000 to fund the School and Park Mobility Access Improvements Projects. The grant promotes safe walking and biking by providing sidewalks and bike lanes. The projects will encourage active transportation options through the planning and development of safe, active transportation infrastructure and facilities in the City. The City has also programmed \$100,000 in the 2025 Regional Transportation Improvement Program for the projects.

Actions planned to foster and maintain affordable housing

The Community Development Department is responsible for the City's housing programs. Staff is assigned to implement the City's Housing Element, monitor the status of one "at-risk" apartment project, manage the housing rehabilitation loan portfolio, work with the private sector to encourage the development of new housing that includes affordable units, and compliance monitoring of all affordable home density bonus projects.

The City adopted the Affordable Homes Bonus Program to implement a State density bonus program to incentivize housing development across all income levels. The program is popular with market-rate developers eager to achieve additional housing density. The City has also adopted and regularly updates ADU and JADU ordinances to comply with State regulations. Interest in ADU development remains high and will continue to be an effective tool for providing naturally affordable housing for the foreseeable future. The City does not charge sewer connection fees for ADUs, waives sewer fees for any deed-restricted affordable unit, and waives sewer and park fees for all units in 100 percent deed-restricted affordable projects. In 2022, the City adopted policies allowing for two-unit development and urban lot splits in single-family zones consistent with State law. Other ongoing policy updates to promote housing affordability are planned over the next six years as part of the City's Housing Element implementation.

Currently, construction is underway on a 100 percent affordable apartment project in the Downtown Village on the former site of the City's police station. The 1.27-acre site will be developed with 147 deed-restricted affordable units. This project is expected to be completed in the Summer of 2025. Additionally, over 1,000 housing units are pipelined for development in La Mesa, with a number of affordable units.

Actions planned to reduce lead-based paint hazards

The City of La Mesa Building Department provides information to the public regarding the implementation of lead-based paint regulations promulgated by the Environmental Protection Agency. A handout notifies building department customers of the requirement to hire a lead-certified contractor. A slide with contact information for the EPA lead safe housing program, and the need to hire a qualified contractor is on the city's government access television station and posted on the city's website.

Actions planned to reduce the number of poverty-level families

As a small city, La Mesa's actions have little direct impact on reducing the number of families living below the poverty level. The policies of the county, state, and federal governments have a

much greater impact. However, the existing housing stock in La Mesa remains relatively affordable, and the City continues to support the production of new affordable housing.

The City has also adopted an Economic Development Strategy to define policies and programs to retain and expand local business opportunities. This long-term project is aimed at providing a full spectrum of jobs in the community. These activities could have a positive impact on very low-income families.

Actions planned to develop institutional structure

The Community Development Department is responsible for the implementation of the City's housing program. In coordination with the Planning Division, the Housing Division processes new housing development projects that choose to participate in the City's Affordable Homes Density Bonus Program. CDBG and housing program administration are the responsibilities of the Housing Division. The Building Division is responsible for housing codes and compliance activities.

The established institutional structure is working effectively. City staff will continue to maintain the established institutional structure and evaluate future improvements through multiple avenues, including the City's process improvement team.

Actions planned to enhance coordination between public and private housing and social service agencies

The Community Development Department will continue efforts to foster cooperation between City departments, neighboring cities, the County of San Diego, the San Diego Association of Governments (SANDAG), the Board of the Metropolitan Transit System (MTS), other public agencies, organizations, and the citizens and business community of La Mesa. Regarding the transit system, the City will work closely with MTS staff to maintain and improve the high level of transit services currently enjoyed by residents of La Mesa, including trolley and fixed-route bus services.

The City works with several community stakeholder groups to further coordinate efforts and ensure community needs are addressed. Some of these groups are sponsored by the City, including the Planning Commission, the Design Review Board, the Historic Preservation Commission, the Traffic Commission, the Commission on Aging, the Environmental Sustainability Commission, the Parking Commission, and the Youth Advisory Commission. Other groups are private non-profit organizations promoting their area of interest, such as the La Mesa Village Association, La Mesa Beautiful, and the La Mesa Historical Society.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use in projects to be carried out.

- | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed | 0 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan | 0 |
| 3. The amount of surplus funds from urban renewal settlements | 0 |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan. | 0 |
| 5. The amount of income from float-funded activities | 0 |

Total Program Income

Other CDBG Requirements

- | | |
|-----------------------------------------|---|
| 1. The amount of urgent need activities | 0 |
|-----------------------------------------|---|



**City of La Mesa
Citizen Participation Plan
For U.S Department of Housing and Urban
Development Funding Programs**

Amended June 2025

Purpose & Objective

The City of La Mesa (City) is an entitlement jurisdiction. It receives an annual entitlement of Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD) for housing and community development activities that assist communities and people with low to moderate incomes.

As an entitlement jurisdiction, the City is required to prepare:

- A. Citizen Participation Plan (CPP)
- B. Five-Year Consolidated Plan (Consolidated Plan)
- C. Annual Action Plan (Annual Plan)
- D. Consolidated Annual Performance and Evaluation Report (CAPER)

As required by HUD, Pursuant to the Code of Federal Regulations (CFR) for the Consolidated Plan (24 CFR 91.105), the City must adopt a CPP that sets forth the City's policies and procedures for citizen participation. The CPP establishes standards for the City to provide for and encourage citizens and entitlement grant beneficiaries to participate in the planning, execution, and evaluation of the Consolidated Plan, the Annual Plans, and the CAPERs.

If, in the future, the City receives other HUD funds subject to this requirement, this CPP is deemed to include those programs. The CPP is reviewed within each Consolidated Plan cycle and amended accordingly to encourage participation in the planning process and ensure alignment with HUD policies.

For reference, commonly used CDBG terms are defined on the last page.

Intent of Consolidated Plan Programs

The City of La Mesa's intent for its Consolidated Plan Programs is to meet the identified needs of low and moderate-income residents and to provide a more desirable living environment for all residents within the City. Due to limited resources, it is impossible for the City to identify all of the needs of our residents and/or fund all of the programs/activities necessary to meet those needs. Therefore, the City must rely on a coordinated effort among our residents, social service providers, and other governmental agencies to address the needs of the residents of La Mesa. To encourage citizen participation in the identification of community needs and appropriate measures to address those needs, the City has adopted this Citizen Participation Plan.

Consolidated Planning Process

CDBG is a flexible program that provides communities with resources to address a wide range of unique community needs. Funds can be directed toward revitalizing

neighborhoods, economic development, and providing community facilities and services, with priority given to activities that benefit persons with low to moderate incomes.

The City is responsible for developing its own priorities and programs within HUD guidelines through the Consolidated Planning process. To develop and implement an effective program, the City will make a concerted effort to engage residents, local and regional agencies, the Continuum of Care, businesses, developers, nonprofit institutions, philanthropic organizations, and community-based and faith-based organizations at each stage of the process, including:

- Identification of housing and community development needs.
- Development of a Consolidated Plan that establishes the City's needs, program goals, and funding priorities.
- Preparation of an Annual Plan that outlines the proposed use of each year's allocation.
- Preparation of a Consolidated Annual Performance Evaluation Report (CAPER) that provides an account of expenditures and program accomplishments.
- Development of an Assessment of Fair Housing (AFH), Analyses of Impediments to Fair Housing Choice (AI), or other forms of fair housing planning.
- Consideration of substantial amendments to the CPP, Consolidated Plan, Annual Plan, CAPER, the AFH, AI, or other forms of fair housing planning; and
- Providing for public comment and hearings for proposed plans, amendments, and AFH, AI, or other forms of fair housing planning with formal approval by the La Mesa City Council (City Council).

Public Hearings and Workshops

The City aims to hold public meetings at convenient times and locations, ensuring accessibility for persons with disabilities. The City continues to explore new ways to enhance participation and involvement, including the use of online needs assessments and surveys.

The City will meet the following public hearing requirements:

- Conduct a minimum of two (2) public hearings each year to obtain residents' feedback regarding housing and community development needs, proposed allocation of CDBG funds, strategies and actions taken to affirmatively further fair housing, review CDBG program performance, and approve program/funding activities.

- Conduct one (1) public workshop and survey during the development of the Consolidated Plan prior to preparing and publishing the Consolidated Plan for public comment. The purpose of this outreach is to obtain residents' views about the city's diverse housing and community development needs and the priority of those needs.
- Conduct public hearings to reaffirm needs and priorities in preparation for the Annual Plan and to adopt the Annual Plan. At the beginning of the Annual Plan process, a hearing is held to obtain resident and stakeholder feedback about the funding allocation for the upcoming program year prior to the preparation of the Plan. A second public hearing will be held after the Annual Plan has been drafted.
- Conduct public hearings to consider substantial amendments to the Consolidated Plan, Annual Plan, Citizen Participation Plan, and AFH, AI, or other forms of fair housing planning (Plan(s)).
- Receive and consider comments concerning the Plan(s) for a period of not less than 30 days. Careful consideration is given to all comments and views expressed by the public, whether given as verbal testimony at the public hearing or submitted in writing during the review and comment period. All submitted Consolidated Planning documents include a section that presents all public comments, City responses and explains why any comments were not accepted.

Public hearings are generally held on the second and fourth Tuesday of the month at 6:00 pm in the La Mesa City Council Chambers (Council Chambers) located at 8130 Allison Avenue, La Mesa, California, 91942, convenient to potential and actual beneficiaries of funding. The Council Chambers are located one block from the San Diego Trolley Orange Line and within one block of MTS bus routes 1 and 7.

La Mesa City Hall (City Hall) and Council Chambers are accessible to persons with disabilities. Reasonable accommodations will be made for people with disabilities who wish to attend the public meetings. Listening devices for individuals who are deaf or hard of hearing will be made available at public hearings upon request. Translators are provided for persons who are non-English speaking or with Limited English Proficiency (LEP) when requested within five working days prior to the public hearing. Individuals with disabilities who require reasonable accommodation in order to participate in the City Council meetings should contact the City's Administrative Services Department at least 48 hours prior to the meeting by phone at 619.667.1175, by fax at 619.667.1163, or by e-mail at GSpaniol@cityoflamesa.gov.

Notice of Hearings and Review Periods

Public review periods are provided at all stages of the Consolidated Planning process to encourage participation by interested parties. Public Notices will announce the availability of relevant documents for public review and will introduce an introduction document, its contents, and purpose. The notices will describe how to obtain a copy of the document for review and clearly list all scheduled hearings with dates, times, and locations. The notice will include information on how to access related documents. Notices are published in the Daily Transcript, a newspaper of general circulation, in the legal section. Notices will be posted at City Hall and on the City's website on the CDBG webpage. The City provides advance notice as follows:

Purpose of Noticing	Noticing Timing
Citizen Participation Plan (CPP)	30 days
Five-Year Consolidated Plan (Consolidated Plan)	30 days
Annual Action Plan (Annual Plan)	30 days
Substantial Amendment	30 days
CAPER	15 days
Public Hearings	14 days

A public review period of not less than thirty (30) calendar days is provided for each Consolidated Plan, CCP, Annual Plan, and Substantial Amendment to enable the public to provide comments prior to submission of the approved document to HUD.

When an emergency is triggered, a minimum of five (5) days period for review and comment will be provided for the Consolidated Plan and the Annual Plan.

The CAPER is prepared after the June 30 completion of the program year and made available for a 15-day public review and comment period before submission to HUD.

HUD requires submission of the CAPER no later than ninety (90) days after the program year-end.

Strategic Planning Process

The City's Strategic Planning process provides a framework for guiding the organization's work efforts, which helps shape budget priorities. The first step in strategic planning is to obtain community input. Each year, the City Council conducts Town Hall meetings at various neighborhood schools throughout the city. Meetings are accessible to persons with disabilities and located in low- and moderate-income areas. The purpose of the Town Hall meeting format is to find out what residents think about their city, to hear their concerns, and to obtain input on their vision for La Mesa's future.

All residents are encouraged to participate in the Town Hall meetings. Notice of these events is publicized on social media, the City's website, www.cityoflamesa.gov, the

Community Bulletin Board on Cox channel 24, the Civic Center Marquee Sign, and the La Mesa newsletter.

Public Access to Information

Residents of La Mesa, public agencies, and other interested parties are provided with reasonable and timely access to local meetings, information, and records relating to the proposed, actual, and past use of funds covered by this CPP.

The CPP, Consolidated Plan, Annual Plan, CAPER, AFH, AI, or other forms of fair housing planning and any substantial amendments to these plans are available for public review at the City of La Mesa, 8130 Allison Avenue, La Mesa, California, and the City's website, www.cityoflamesa.gov. These documents are maintained and accessible for five (5) years and can be provided, upon request, in an accessible format to persons with disabilities and non-English speakers.

The City publishes notices of public meetings, comment periods, and public hearings in the Daily Transcript, a newspaper of general circulation, to encourage involvement by all its residents, particularly residents who have low- and moderate- incomes, residents of blighted neighborhoods, minorities, persons who are non-English speaking persons and persons with disabilities who may benefit from the use of HUD-funded activities. Opportunities for public participation may also be publicized through direct notification (mail, e-mail, or flyers) of groups or individuals who have expressed an interest or whom the City identifies as having a greater potential interest, such as people with disabilities, minorities, seniors, youth, etc. The City provides opportunities for public involvement at all stages of the process, including identifying and prioritizing needs and overseeing the way in which programs are carried out.

Written Public Comment

It is the policy of the City to provide reasonable opportunity, 15 to 30 days, depending on the review periods defined above, for interested parties to examine the contents of Consolidated Planning documents, including the AFH, AI, or other forms of fair housing planning and submit written comments prior to approval of the Plan. The details for public comment on a specific document are included in the corresponding public notice. City staff provides a thoughtful, written reply within 15 days, when feasible, and a summary of the comments with City responses is included with the final document. Documents are made available for public review at the City of La Mesa, 8130 Allison Avenue, La Mesa, California, and the City's website, www.cityoflamesa.gov.

Plan Amendments

Consolidated Planning documents are amended any time there is a substantial change in the approved priorities or funds distribution method, the addition of a funded activity not previously approved, or a change in the approved purpose, location, scope, or beneficiaries of an activity. As required by 24 CFR 91.105, the public is notified and provided a 30-day opportunity to review and comment, prior to the public hearing, on substantial amendments described below:

- The addition, elimination, or modification of a priority goal originally described in the Consolidated Plan.
- A substantial amendment to the CPP.
- The elimination of an activity originally described in the Annual Plan.
- The addition of an activity not originally described in the Annual Plan.
- A change in the use of funding from one activity to another is described in the Annual Plan.
- A change in the purpose, scope, location, or beneficiaries of an activity described in the Annual Plan.
- A change in funding of \$25,000 or more, whether an increase or decrease, allocated to an activity described in the Annual Plan.
- A change to the previously adopted AFH, AI, or other forms of fair housing planning resulting from a material change in circumstances affecting the information on which the AFH, AI, or other forms of fair housing planning was based to the extent that the analysis, the fair housing contributing factors, or the priorities and goals of the AFH, AI, or other forms of fair housing planning no longer reflect actual circumstances (for instance, a significant change that impacts the City's ability to carry out the AFH, AI, or other forms of fair housing planning, such as new significant contributing factors, civil rights findings, a substantial change in demographics used, a Presidentially declared disaster, etc.); or resulting from a written notification provided by HUD identifying a material change that HUD believes warrants revisions to the AFH, AI, or other forms of fair housing planning.

Technical Assistance

Upon request, the City works with individuals or groups that represent people with low and moderate incomes to develop proposals for funding assistance under the Consolidated Plan programs. City staff provides technical assistance for proposals that strengthen and expand the role of community-based development organizations in planning for eligible activities. Technical assistance does not include the award of funds to the requesting group.

Anti-displacement

The City strives to avoid or minimize the displacement of individuals because of HUD-funded activities. Therefore, to the greatest extent possible, the City:

- Considers the impact of displacement in site selection during the project planning phase.
- Provides information to displaced individuals on available assistance and relocation benefits.

Prior to approval of any HUD-funded activity with the potential for temporary or permanent displacement of individuals, the responsible agency (City or private developer) provides a written plan of action for comparable replacement of housing for low to moderate-income households and assistance to displaced persons, based on the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA), 49 CFR part 24.

Complaint Procedures

The federal government has given the Mayor and City Council sole responsibility and authority to develop and implement the Consolidated Plan program within HUD-regulated guidelines. HUD requires 30-day public review periods for the Five-Year Consolidated Plan, AFH, AI, or other forms of fair housing planning, as well as substantial amendments. The review period for the CAPER and Annual Plan is 15 days.

Written comments, complaints, concerns, or questions addressed to the City will receive a thoughtful and substantive reply generally within 15 days, when feasible. A summary of all comments or views received, including a summary of views not accepted and the reasons therefor, shall be attached to the final Consolidated Plan or AFH, AI, or other forms of fair housing planning.

CDBG Program Contact Information

CITY OF LA MESA

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U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Irene Muro, Community Planning & Development Representative
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Definitions

Amendment, Substantial: A change to a previously adopted Five-Year Con Plan or Annual Plan that:

- A change in the CDBG funding level of the activity by 100% of the original adopted budget; or
- A change in the CDBG funding level of the activity by 100% of the original adopted budget; or
- Makes a significant change to an activity's proposed beneficiaries or persons served; or
- Funds a new activity not previously described in the Annual Plan; or
- Eliminates funding for an activity identified in the Annual Plan; or
- A change in allocation priorities or a change in the method of distribution of funds.

For substantial amendments, the City will provide a minimum of a 30-day public comment period, except when the emergency provisions of Section VI of this Plan are triggered, and will hold a public hearing on the proposed amendment(s) according to procedures outlined in the Plan. The City will make the final amendment(s) public by posting the item on its website.

Amendment, Minor: A change to a previously adopted Five-Year Con Plan or Annual Plan that does not meet the thresholds to qualify as a Substantial Amendment. A minor amendment may include monetary changes or shifts, regardless of size, that are (1) necessary for preserving all the programs and activities identified in a plan and (2) necessitated by significant changes in the funding levels between HUD's initial estimates of funding amounts and HUD's final allocation notification to the City.

Annual Plan: A one-year (July 1- June 30) planning document detailing approved funding allocations for specific eligible activities. The Annual Plan is submitted to HUD 45 days prior to the beginning of the program year.

CFR: The Code of Federal Regulations (CFR) is the general and permanent rules and regulations published in the Federal Register by the executive departments and agencies of the U.S. Government.

Community Development Block Grant (CDBG): A HUD entitlement grant program that provides communities with resources to address a wide range of community development needs that benefit low- and moderate-income persons.

Consolidated Plan (Con Plan): The Five-Year Consolidated Plan is a comprehensive document that provides a detailed description of the housing and community development needs in La Mesa, which prioritizes those needs and then develops a strategy for addressing the needs.

Consolidated Annual Performance Evaluation Report (CAPER): A report prepared at the end of each fiscal year to assess the City's annual achievements relative to the goals in the Consolidated Plan and the activities in the Annual Plan. The CAPER is submitted to HUD within 90 days of the program year's end.

Five-Year Consolidated Plan: A five-year planning document that establishes the City's priorities and strategies for the use of HUD-administered funding. The Consolidated Plan identifies housing, economic, and community development needs and prioritizes funding to meet those needs.

HUD: The U.S. Department of Housing and Urban Development (HUD) is the federal agency that administers and provides guidance for the Consolidated Plan Process and use of federal funds such as CDBG.

Persons with low to moderate incomes: Individuals from households with a total income that does not exceed 80% of the median household income for the area adjusted for family size.

Public Hearing: Public hearings provide the public with an opportunity to make public comments. The City will conduct a minimum of two public hearings per program year at two different stages. Together, the hearings will address housing and community development needs, as well as the development of proposed activities, strategies, and actions for affirmatively furthering fair housing.



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

DATE: June 10, 2025

SUBJECT: CONSIDERATION AND APPROVAL OF THE DRAFT CONSOLIDATED PLAN FOR COMMUNITY DEVELOPMENT FOR THE PLANNING PERIOD JULY 2025 TO JUNE 2029 AND THE FISCAL YEAR 2025-2026 ANNUAL ACTION PLAN FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDING AND CITIZEN PARTICIPATION PLAN (CPP) FOR THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FUNDING PROGRAMS

ISSUING DEPARTMENT: Community Development

SUMMARY:

Issues:

1. Should the City Council approve the Draft Consolidated Plan for July 2025 to June 2029 and FY 2026 CDBG Annual Plan?
2. Should the City Council approve the draft CPP for HUD-funded programs?

Recommendation:

1. That the City Council provide input on the the draft Consolidated Plan and Annual Action Plan (**Attachment A**) and Citizen Participation Plan (**Attachment B**)
2. Direct staff to return on July 8, 2025, for final review and approval.

Fiscal Impact:

There is no impact on the City's General Fund. The City's CDBG entitlement funding allocation for program year 2025-2026 is \$456,031. In addition, this program year, the City will reprogram \$35,789.95 from available prior year funds.

City's Strategic Goals:

- Maintain a community where residents and visitors feel safe.
- Promote a high quality of life that current and future generations can afford to call home.
- Invest in infrastructure to serve the needs of the community.

Environmental Review:

This is not a project under CEQA and is, therefore, not subject to environmental review. CCR15378; PRC 21065.

BACKGROUND:

Incorporated in 1912, the City of La Mesa (City) is in the East County region of San Diego County and is bordered by the cities of San Diego to the west, El Cajon to the east, and Lemon Grove to the south. Often referred to as the "Jewel of the Hills," La Mesa has grown to an estimated population of 60,835 and boasts many vibrant community assets, including a historic downtown village, robust transit hubs that connects to the broader San Diego region, and 14 parks and open spaces for recreation and community events.

As an entitlement jurisdiction under the U.S. Department of Housing and Urban Development (HUD), the City qualifies to receive federal funding. HUD funding programs include:

- Community Development Block Grants (CDBG) – CDBG is a flexible funding source that can be used for both Housing and non-housing activities, including neighborhood revitalization, workforce and economic development, community and nonprofit facilities, and infrastructure and public services in LMI communities.
- HOME Investment Partnerships (HOME) – HOME is used for building, acquiring, and rehabilitating affordable Housing for rent and homeownership. It may also be used to provide direct rental assistance to low-income residents.
- Emergency Solutions Grants (ESG) – ESG funds programs and services supporting persons experiencing homelessness. This includes operating shelters, providing essential services to shelter residents, administering rapid rehousing programs, and homelessness prevention.

The City of La Mesa receives Community Development Block Grant (CDBG) funds in proportion to its population size, concentration of poverty, and other socioeconomic and

demographic data. To receive such funds, the City must submit a Consolidated Plan that outlines the City's housing and community development needs and proposes strategies for using HUD funds to address these needs over a five-year period, an Annual Action Plan that details the specific activities that will be undertaken each year to achieve the goals set forth in the Consolidated Plan, and must have an adopted Citizen Participation Plan to set forth policies and procedures for citizen participation.

Together, these documents serve as the Strategic Plan for allocating federal resources and enhancing the quality of life for its residents, particularly those that are low and moderate-income. Although the goals align with the City's Strategic Plan, the CDBG program Strategic Plan has separate goals. All the draft documents will be available for public comment 30 days prior to submission to HUD.

The City does not receive HOME or ESG funding. However, through HOME funding, the City participates in the County of San Diego's HOME Consortium (HOME Consortium), which includes the Cities of Carlsbad, Encinitas, La Mesa, San Marcos, Santee, and Vista. Forming a consortium is a way for local governments that would not otherwise qualify for funding to join with other contiguous units of local government to directly participate in the HOME Investment Partnerships Program (HOME) program. The County of San Diego's Housing Authority serves as the City's public housing authority.

In 2024, the HOME Consortium was one of the approved consortia Participating Jurisdictions (PJs). These PJs are interested in taking a more regional, collaborative approach to meeting their affordable housing needs, as individual formula allocations typically do not meet the minimum threshold for funding. As mentioned, the County of San Diego is the lead entity of the consortium. Per, 24.CFR 92.101, the lead entity, assumes all responsibility for compliance with the HOME program requirements and is responsible for the long-term affordability requirements of all projects developed by the consortium. The HOME Consortium will look to review its approval status in 2026.

The Consolidated Plan is a five-year planning document that identifies needs within low-to-moderate-income (LMI) communities and outlines how the City will address those needs. It guides investments and helps achieve HUD's mission of providing decent housing, suitable living environments, and expanded economic opportunities for LMI populations.

The City's CDBG allocation has fluctuated over the past ten years from a high of \$478,231 in the program year 2023-2024 to a low of \$355,856 in the program year 2017-2018, as shown in Table 1. To continue receiving these funds, the City must prepare and submit a Consolidated Plan every five years and an Annual Action Plan every year.

Table 1: Ten-Year CDBG Allocation History	
Program Year	Allocation
2016-2017	\$ 360,485
2017-2018	\$ 355,856
2018-2019	\$ 395,112
2019-2020	\$ 413,091
2020-2021	\$ 446,016
2021-2022	\$ 450,233
2022-2023	\$ 435,060
2023-2024	\$ 478,231
2024-2025	\$ 453,937
2025-2026	\$ 456,031

This Five-Year Consolidated Plan cycle comprises the program years 2025-2029 for the period beginning July 1, 2025 through June 30, 2029. The Annual Action Plan (Annual Plan) outlines the intended use of CDBG resources for the program year 2025-2026.

As part of the Consolidated Plan process, the City submits an annual Consolidated Annual Performance and Evaluation Report (CAPER), which reports on how funds were spent, the households that benefited from the funds, and the progress toward meeting its annual goals for housing and community development activities. The most recent CAPER is provided for in **Attachment C**.

The City has successfully implemented housing and community development activities. The City's accomplishments during the past five years, arranged by project type and beneficiary group, can be found in **Attachment D**.

DISCUSSION:

In accordance with the federal regulations at 24 CFR, Part 91, the City has prepared a Five-Year Consolidated Plan with an Annual Action Plan and an amended Citizen Participation Plan.

2025-2029 Consolidated Plan

Staff began the Consolidated Planning process in August of 2024. In accordance with the City's CPP, which specifies the City's policies and procedures for community engagement, staff conducted multiple public outreach activities to obtain community input. A Consolidated Plan workshop for residents, local housing groups, and service providers was held on December 17, 2024. In addition, a Housing and Community

Development Needs Survey was made available online and in hard copy form in English and Spanish.

The following 2025-2029 Consolidated Plan goals were developed from the community input and the needs assessment and housing market analysis required by HUD and are used to guide the selection and implementation of CDBG projects:

Goal 1 – Improve public facilities and infrastructure to promote a healthy and vibrant city environment.

Goal 2 – Promote equitable access to affordable housing through the preservation of existing units, assistance to homeowners, and fair housing services.

Goal 3 – Create programs to prevent and address homelessness and provide access to services.

Goal 4 – Provide local community services to support low- and moderate-income households.

Annual Action Plan

On May 14, 2025, HUD announced that the City would receive an allocation of \$456,031 in CDBG entitlement funds for FY 2025-2026. The Annual Plan outlines how the City intends to spend an estimated \$456,031 in CDBG entitlement funds. Additionally, \$35,789.95 of prior year CDBG entitlement funds will be repurposed towards 2025-2026 activities.

Below is an overview of the funding recommendations for the 2025-2026 CDBG entitlement funds and prior year funds based on the goals identified through the citizen participation process, with a full description of each funding recommendation starting on page 73 of the Consolidated Plan.

- **Improve Facilities and Infrastructure: (\$405,829.29)** - The City's Sidewalk Master Plan Map categorizes streets as: streets where sidewalk currently exists, streets where sidewalk does not currently exist but is planned for the future, and streets where sidewalk does not currently exist and is not planned for the future. Tower Street between 70th Street and 68th Street is identified on the Sidewalk Master Plan as a street where sidewalk does not currently exist but is planned for the future. Design is anticipated to be completed by

December 2025. Construction is anticipated to be completed by December 2026.

- Fair Housing (\$30,000) – to be allocated to CSA administration costs.
- Planning and Administration (\$50,000)- allocated for administrative activities, environmental review of projects, monitoring, reporting, and outreach.
- Conserve the Housing Stock (\$6,000) – allocated for housing specific administrative costs including oversight of the rehabilitation loan program

Citizen Participation Plan

The Citizen Participation Plan (CPP) describes the City's policies and procedures for public involvement in the development of the Five-Year Consolidated Plan and its component Annual Action Plans, amendments to these plans, as well as the CPP, emergency noticing, and the public review process of the Consolidated Annual Performance and Evaluation Report (CAPER). The CPP is a tool to encourage residents, consultants, and other entitlement grant beneficiaries to become involved in the development and evaluation of the plans that outline the housing and community development needs, goals, objectives, and activities for La Mesa.

The Citizen Participation Plan (**Attachment B**) has been reviewed and updated to align with HUD requirements as follows: Amendments to the definition of a Substantial Amendment to include:

- increased the threshold of activity budget changes from 25% to 100%
- a change in allocation priorities or a change in the method of distribution of funds
- Amendments to the purpose of noticing and noticing time frames in order to align with HUD guidelines.

CONCLUSION:

Staff recommends that the City Council provide input on the draft 2025-2029 Consolidated Plan, which includes the 2025-2026 Annual Action Plan (**Attachment A**), and Citizen Participation Plan (**Attachment B**), and direct staff to return on July 8, 2025 for final review and approval. Attached is the draft version of Draft Resolution (**Attachment E**) which will be brought back at the second public hearing.

Reviewed by:



Greg Humora
City Manager

Respectfully submitted by:



Lynnette Santos
Community Development Director



DATE: July 8, 2025

TO: Mayor and Members of the City Council

FROM: Lauren Cazares, Councilmember & Genevieve Suzuki, Councilmember

SUBJECT: Council Approval to Cancel Affordable Housing Deed Restrictions or Agreements

We are requesting that the City Council consider a direction to the City Manager not to extinguish or cancel any deed restriction for affordable housing, or affordable housing agreement, unless with prior approval by the City Council.

Housing affordability is a major concern for the City of La Mesa. The limited numbers of affordable homes are a crucial resource to our community. Any decision to eliminate obligations to keep homes or properties as affordable should be made by the Council, in a public forum, not through administrative actions by staff.