



## **LA MESA CITY COUNCIL AGENDA**

### **A Regular Meeting**

**Date:** Tuesday, January 24, 2023, 6:00 p.m.  
**Location:** City Council Chambers, 8130 Allison Avenue  
La Mesa, California

**Elected Officials:** Mayor Mark Arapostathis  
Vice Mayor Colin Parent  
Councilmember Patricia N. Dillard  
Councilmember Laura Lothian  
Councilmember Jack Shu  
City Treasurer Matthew Strabone

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

In-Person/Virtual Hybrid City Council Meeting Pursuant to AB 361 (Government Code Section 54953(e)(1)-(2))

The City Council meeting may be viewed in-person or live on Cox Cable Channel 24 (within La Mesa City limits), AT&T U-Verse Channel 99 (in the San Diego Region), the City's website ([www.cityoflamesa.us](http://www.cityoflamesa.us)), Facebook Live ([www.facebook.com/lamesaca](https://www.facebook.com/lamesaca)) or using the following Zoom Webinar options:

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

Teleconference Meeting Webinar

<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.
- **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.
- **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 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 [comments@cityoflamesa.us](mailto:comments@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.

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 5:00 p.m., the Thursday 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 City's Americans with Disabilities Act (ADA) Coordinator, Rida Freeman, Director of Administrative Services, 48 hours prior to the meeting at 619.667.1175, fax 619.667.1163, or [rfreeman@cityoflamesa.us](mailto:rfreeman@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 LOTHIAN

#### 1.2 PLEDGE OF ALLEGIANCE

### 2. REPORT FROM CLOSED SESSION

### 3. CITY MANAGER COMMENTS

### 4. COMMUNITY BULLETIN REPORTS

### 5. ADDITIONS AND/OR DELETIONS TO THE AGENDA

### 6. PRESENTATION

#### 6.1 CITY OF LA MESA CLIMATE ACTION PLAN PROGRESS REPORT PRESENTATION

1

### 7. 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.

### 8. CONFLICT DISCLOSURES

### 9. BOARD AND COMMISSION INTERVIEWS

#### 9.1 INTERVIEW OF APPLICANTS FOR UNSCHEDULED VACANCIES ON THE YOUTH ADVISORY COMMISSION

2

Staff Reference: Ms. Wiegelman

### 10. BOARD AND COMMISSION APPOINTMENTS

10.1 RESOLUTION APPOINTING A MEMBER TO FILL THE UNSCHEDULED VACANCY ON THE ARTS AND CULTURE COMMISSION 5

Staff Reference: Ms. Wiegelman

**Recommended Motion:**

Approve the appointment of Renee Bareno to the Arts and Culture Commission and adopt Resolution confirming the appointment.

10.2 RESOLUTION APPOINTING AND/OR REAPPOINTING MEMBERS TO THE COMMUNITY POLICE OVERSIGHT BOARD 9

Staff Reference: Ms. Wiegelman

**Recommended Motion:**

The Mayor appoint members to fill the openings on the City's Community Police Oversight Board, with the approval of the Council, and adopt Resolution confirming the appointments.

10.3 RESOLUTION APPOINTING A MEMBER TO FILL THE UNSCHEDULED VACANCY ON THE PLANNING COMMISSION 14

Staff Reference: Ms. Wiegelman

**Recommended Motion:**

The City Council make the appointment to fill the vacancy and adopt Resolution confirming the appointment.

11. 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.

12. CONSENT CALENDAR

(Items 12.1 through 12.7)

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 12.1 through 12.7.

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

**Recommended Motion:**

Approve.

- |      |   |    |
|------|---|----|
| 12.2 | <b>RESOLUTION MAKING FINDINGS PURSUANT TO GOVERNMENT CODE SECTION 54953, AS AMENDED BY ASSEMBLY BILL 361, AND RE-AUTHORIZING THE CONTINUED USE OF VIRTUAL AND/OR HYBRID MEETINGS OF THE LEGISLATIVE BODIES BEGINNING FEBRUARY 1, 2023 THROUGH FEBRUARY 28, 2023</b> | 18 |
|      | Staff Reference: Ms. Wiegelman  |    |
|      | <b>Recommended Motion:</b><br>Adopt Resolution.   |    |
| 12.3 | <b>APPROVAL OF THE POLICY AND CHECKLIST FOR NEW ELECTED OFFICIALS ORIENTATION AND THE CHECKLIST FOR OUTGOING ELECTED OFFICIALS</b>  | 22 |
|      | Staff Reference: Mr. Humora   |    |
|      | <b>Recommended Motion:</b><br>Approve.  |    |
| 12.4 | <b>APPROVAL OF UPDATING THE BANK CONTRACTING OFFICER AND DELEGATION OF AUTHORITY TO THE NEW CITY TREASURER</b>  | 28 |
|      | Staff Reference: Ms. Royales  |    |
|      | <b>Recommended Motion:</b><br>Approve.  |    |
| 12.5 | <b>INDEPENDENT POLICE AUDITOR REPORT FOR THE QUARTER ENDING SEPTEMBER 30, 2022</b>  | 29 |
|      | Staff Reference: Mr. Dedmon   |    |
|      | <b>Recommended Motion:</b><br>Receive and file.   |    |
| 12.6 | <b>HOMELESS OUTREACH AND MOBILE ENGAGEMENT (HOME) PROGRAM QUARTERLY REPORT (OCTOBER 2022 - DECEMBER 2022)</b>   | 36 |
|      | Staff Reference: Chief Sweeney  |    |
|      | <b>Recommended Motion:</b><br>Receive and file.   |    |

- 12.7      **RESOLUTION APPROVING AN ERRATA TO RESOLUTION NO. 2023-004 CORRECTING THE CONTRACT AMOUNT FROM \$270,195 TO \$362,460 TO CHEN RYAN ASSOCIATES FOR TRANSPORTATION PLANNING OF LA MESA BOULEVARD COMPLETE STREET DESIGN SEGMENT 2 PROJECT** 45

Staff Reference: Mr. Throne

**Recommended Motion:**

Adopt Resolution.

13.      **STAFF REPORT**

- 13.1      **WAITE PARK PRESENTATION** 49

**PRESENTATION OF WAITE PARK DRAFT MASTER PLAN AND CONSIDERATION OF RESOLUTION APPROPRIATING \$70,000 FOR THE WAITE PARK MASTER PLAN ENVIRONMENTAL REVIEW FROM GENERAL FUND UNALLOCATED RESERVES AND AWARDING A TASK ORDER TO HELIX ENVIRONMENTAL PLANNING, INC. TO PREPARE TECHNICAL STUDIES AND ENVIRONMENTAL COMPLIANCE DOCUMENTATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

Staff Reference: Ms. Richardson

**Recommended Motion:**

Adopt Resolution.

14.      **HEARING**

- 14.1      **CONSIDERATION OF RESOLUTION ORDERING THE SUMMARY VACATION OF AN EASEMENT ON TERRY LANE FOR PUBLIC UTILITY PURPOSES ENCUMBERING LOTS 68 THROUGH 87 PER MAP NO. 2608 FOR DENNSTEDT TERRACE** 106

Staff Reference: Mr. Throne

**Recommended Motion:**

Close the hearing.

**Recommended Motion:**

Adopt Resolution.

15.      **COUNCIL INITIATED**

- 15.1      **CONSIDERATION OF ADOPTING RESOLUTION IN SUPPORT OF FREE AND FAIR UNION ELECTIONS FOR SHARP GROSSMONT EMPLOYEES - VICE MAYOR PARENT AND COUNCILMEMBER SHU** 112

15.2 CONSIDERATION OF PROPOSAL TO CANCEL THE REGULAR  
MEETING OF THE CITY COUNCIL SCHEDULED FOR FEBRUARY  
14, 2023 - MAYOR ARAPOSTATHIS AND VICE MAYOR PARENT

115

- 16. COUNCIL COMMITTEE REPORTS (3 MINUTE LIMIT)
- 17. AB 1234 REPORTS (GC 53232.3 (d))
- 18. CITY ATTORNEY REMARKS
- 19. ADJOURNMENT



CITY OF  
**LA MESA**

JEWEL of the HILLS

**INTEROFFICE MEMO**

DATE: January 24, 2023

TO: Mayor and Members of the City Council

FROM: Hilary Ego, Environmental Program Manager *HE*

VIA: Greg Humora, City Manager *GH*

SUBJECT: CITY OF LA MESA CLIMATE ACTION PLAN PROGRESS REPORT  
PRESENTATION

In March 2018, City Council approved the Climate Action Plan (CAP), which charts a course to reduce community-wide greenhouse gas (GHG) emissions. Development of a CAP was identified as a mitigation measure in La Mesa's 2012 General Plan Update. La Mesa prepared the CAP and established targets consistent with State goals and guidance. The CAP provides a roadmap by which La Mesa can reduce its contributions of GHG emissions in energy, transportation, solid waste, water, and green infrastructure. A progress report to City Council occurs every six months.



DATE: January 24, 2023

TO: Mayor and Members of the City Council

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

VIA: Greg Humora, City Manager *GH*

SUBJECT: INTERVIEW OF APPLICANTS FOR UNSCHEDULED VACANCIES ON  
THE YOUTH ADVISORY COMMISSION

Attached are applications from citizens who wish to be considered for appointment to fill unscheduled vacancies on the Youth Advisory Commission. The applicants have been invited to attend the meeting and make a brief three-minute presentation describing their qualifications and interest in serving on the Commission.

The applicants will be called forward for their interview by the City Clerk. After each presentation you may ask questions of the applicants, if you wish.

The appointments will be made at the City Council meeting on February 14th.

Attachment

**Youth Advisory Commission: 3 positions – two-year term**

Two appointees will fill the positions vacated by Hudson Lorenz and Sophia Saucedo whose terms expire September 30, 2023; and one appointee will fill the position vacated by Mustafa Dost whose term expires September 30, 2024.

Members must be between the ages of 13 and 20 years and reside within the City of La Mesa or attend school in the City.
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	First Appointed	Number of Terms
Jackson Banthrum – incumbent	10/27/20	1
Adriana Flores		
Kennedy Haytasingh		



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



CITY OF  
**LA MESA**

JEWEL of the HILLS

**INTEROFFICE MEMO**

DATE: January 24, 2023

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 AN UNSCHEDULED  
VACANCY ON THE ARTS AND CULTURE COMMISSION

On January 10th, the City Council interviewed an applicant who was interested in being appointed to fill the unscheduled vacancy on the City of La Mesa Arts and Culture Commission. At the Council meeting on January 24th, 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 Council, and adopt the attached resolution confirming the appointment.

Attachments

**Arts and Culture Commission: 1 position – four-year term**

One appointee will fill the position vacated by Jenny Bourbiel whose term expires June 30, 2024.

The Members shall be a resident of the City of La Mesa and is subject to the Conflict of Interest Code
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First Appointed	Number of Terms
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Renee Bareno

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

RESOLUTION NO. 2023-\_\_\_\_\_

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA MESA APPOINTING  
A MEMBER TO FILL THE UNSCHEDULED VACANCY ON THE ARTS AND  
CULTURE COMMISSION

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WHEREAS, a position on the City of La Mesa Arts and Culture Commission has been vacated; and

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

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 City of La Mesa Arts and Culture Commission, 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 date stated below, or until their successor is appointed and qualified:

Arts and Culture Commission: 1 appointment

Renee Bareno is appointed to fill the unscheduled vacancy created by Jenny Bourbiel whose term expires June 30, 2024.

PASSED AND ADOPTED at a Regular meeting of the City Council of the City of La Mesa, California, held the 24<sup>th</sup> day of January 2023, 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. 2023-\_\_\_\_\_, 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)



DATE: January 24, 2023

TO: Mayor and Members of the City Council

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

VIA: Greg Humora, City Manager *GH*

SUBJECT: APPOINTMENT OF APPLICANTS FOR OPENINGS ON THE CITY'S  
COMMUNITY POLICE OVERSIGHT BOARD

On January 10th, the City Council interviewed applicants who were interested in being appointed or reappointed to the City's Community Police Oversight Board. At the Council meeting on January 24th, the Mayor and City Council will nominate and confirm the appointments. The Mayor will make the appointments to the City's Community Police Oversight Board with the approval of the City Council.

The Community Police Oversight Board ("CPOB") has six Board Member seats open for appointment or reappointment. The openings are for the following seats:

- Helix Charter High School representative;
- La Mesa-Spring Valley School District representative;
- La Mesa Business Community representative;
- La Mesa Faith Based Community representative;
- Young Adult Community representative; and
- Older Adult Community representative.

In addition, the CPOB has two unscheduled vacancies for the following seats:

- Police Beat 1 representative; and
- Police Beat 3 representative.

The applications from the citizens who wish to be considered for appointment or reappointment to the CPOB are on file in the office of the City Clerk. Attached is a matrix outlining the categories each applicant is eligible to fill.

Staff recommends the Mayor appoint members to fill the openings on the City's Community Police Oversight Board, with the approval of the Council, and adopt the attached resolution confirming the appointments.

Attachments

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

Police Beat 1	Police Beat 3	Helix Charter High School Representative	La Mesa-Spring Valley School District Representative	La Mesa Business Community	La Mesa Faith Based Community	Young Adult	Older Adult
Linda Hitt	Lauren M. Cazares	Janet Castanos	Caitlin Tiffany	Lauren M. Cazares	Christian DeMent	Lauren M. Cazares	Robert Duff
Gregg Ward				Gregg Ward			Linda Hitt
							Gregg Ward
							Susan Wayne



RESOLUTION NO. 2023-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA MESA APPOINTING  
AND/OR REAPPOINTING MEMBERS TO THE COMMUNITY POLICE OVERSIGHT  
BOARD

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WHEREAS, terms on the City of La Mesa Community Police Oversight Board have either expired or been vacated; and

WHEREAS, the list of persons 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 are hereby appointed and/or reappointed as members of the City of La Mesa Community Police Oversight Board, with their terms 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 successors are appointed and qualified:

**Community Police Oversight Board:** 8 appointments

(Name) is reappointed as the Helix Charter High School representative for term ending December 31, 2024

(Name) is appointed as the La Mesa-Spring Valley School District representative for term ending December 31, 2024.

(Name) is appointed as the La Mesa Business Community representative for term ending December 31, 2024

(Name) is reappointed as the La Mesa Faith Based Community representative for term ending December 31, 2024

(Name) is appointed as the Young Adult representative for term ending December 31, 2024

(Name) is appointed as the Older Adult representative for term ending December 31, 2024

(Name) is appointed to fill the unscheduled vacancy of the Police Beat 1 resident representative with term ending December 31, 2023.

(Name) is appointed to fill the unscheduled vacancy of the Police Beat 3 resident representative with term ending December 31, 2023.

PASSED AND ADOPTED at a Regular meeting of the City Council of the City of La Mesa, California, held the 24<sup>th</sup> day of January 2023, 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. 2023-\_\_\_\_\_, 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)



DATE: January 24, 2023

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 PLANNING COMMISSION

On January 10<sup>th</sup>, the City Council interviewed applicants interested in being appointed to fill the unscheduled vacancy on the Planning Commission. At the Council meeting on January 24<sup>th</sup>, the Mayor and City Council will nominate and confirm the appointment.

Members of the Planning Commission are appointed by the City Council. Nomination forms will be distributed at the meeting; the Mayor and each Councilmember will indicate his or her nomination on the form. The forms will be passed to the City Clerk who will read each nomination aloud. The nomination process will continue until there is a majority nomination by the Council.

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

Staff recommends the City Council make the appointment to fill the vacancy and adopt the attached resolution confirming the appointment.

Attachments

**Planning Commission: 1 position – four-year term**

***One position will fill the unexpired term of Brianna Coston whose term expires June 30, 2023.***

Members shall be resident electors of the City of La Mesa and are subject to the Conflict of Interest Code.
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	<b><u>First Appointed</u></b>	<b><u>Terms</u></b>
Blake Baylin		
Kathleen Brand		
Lauren M. Cazares		
Jonathan Frankel		
David Harris		
David J. Telliard II		
Grant Yamada		

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

RESOLUTION NO. 2023-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA MESA APPOINTING  
A MEMBER TO FILL THE UNSCHEDULED VACANCY ON THE PLANNING  
COMMISSION

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WHEREAS, a position on the City of La Mesa Planning Commission has been vacated; and

WHEREAS, the person below has been elected by the City Council for appointment to said  
City of La Mesa Commission.

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 City of La Mesa  
Planning Commission, 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 date stated below, or until their successor is appointed  
and qualified:

Planning Commission: 1 appointment

(Name) is appointed to fill the unscheduled vacancy created by Brianna Coston whose  
term expires June 30, 2023.

PASSED AND ADOPTED at a Regular meeting of the City Council of the City of La Mesa,  
California, held the 24<sup>th</sup> day of January 2023, 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. 2023-, 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)



DATE: January 24, 2023

TO: Mayor and Members of the City Council

FROM: Megan Wiegelman, City Clerk *MW*

VIA: Greg Humora, City Manager *GH*

SUBJECT: ADOPTION OF RESOLUTION MAKING FINDINGS PURSUANT TO GOVERNMENT CODE SECTION 54953, AS AMENDED BY ASSEMBLY BILL 361, AND AUTHORIZING THE CONTINUED USE OF VIRTUAL AND/OR HYBRID MEETINGS OF THE LEGISLATIVE BODIES OF THE CITY OF LA MESA FOR THE 30-DAY PERIOD B

The City Council, Board and Commission meetings returned to in-person meetings on April 12, 2022. On February 22, 2022, it was the consensus of the Council to permit hybrid meetings of the legislative bodies of the City of La Mesa. A city may meet remotely or use a combination of in-person/virtual (hybrid) platform under AB 361 during a declared state of emergency by the Governor via Government Code § 54953(e) *et seq.* The attached Resolution (**Attachment A**) would need to be adopted by Council to allow for hybrid meetings, in which Councilmembers and/or Board and Commission Members may choose to continue to attend meetings virtually while still allowing the public to attend in-person.

On September 28, 2021, the City Council was apprised of the latest Assembly Bill No. 361 (AB 361) signed by Governor Newsom allowing legislative bodies to continue to utilize remote/virtual platforms for meetings as long as one of the following three criteria was met:

- State or local officials have imposed or recommended measures to promote social distancing; or
- For the purpose of determining, by majority vote, whether as a result of the state of emergency, meeting in person would present imminent risks to the health or safety of attendees; or
- The City Council has previously determined, by majority vote, that, as a result of the state of emergency, meeting in person would present imminent risks to the health or safety of attendees.

Based on the above criteria, the City Council adopted Resolution No. 2021-115 to allow continued remote teleconference meetings of the legislative bodies of the City of

La Mesa for the month of October 2021 at its September 28, 2021 meeting. Subsequently, the City Council adopted Resolution Nos. 2021-129, 2021-153, 2022-006, 2022-018, 2022-020, 2022-028, 2022-042, 2022-063, 2022-083, 2022-087, 2022-103, 2022-120, 2022-125, and 2022-139 to allow continued remote teleconference meetings of the legislative bodies of the City of La Mesa for the months of November and December 2021, January through December 2022, and January 2023.

To continue meeting based on the parameters set forth in AB 361, the City Council must adopt subsequent resolutions each month prior to the expiration date of the previously adopted resolutions requesting the same. The adoption of the proposed Resolution is required to allow the City's legislative bodies to hold hybrid meetings in which Councilmembers, Board Members, and Commissioners may choose to continue to participate virtually. Staff recommends adopting the attached draft resolution this evening to allow the hybrid meeting option for the month of February.

Attachment:     A. Draft Resolution



RESOLUTION NO. 2023-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA MESA MAKING FINDINGS PURSUANT TO GOVERNMENT CODE SECTION 54953, AS AMENDED BY ASSEMBLY BILL 361, AND RE-AUTHORIZING THE CONTINUED USE OF VIRTUAL AND/OR HYBRID MEETINGS OF THE LEGISLATIVE BODIES OF THE CITY OF LA MESA FOR THE 30-DAY PERIOD BEGINNING FEBRUARY 1, 2023 THROUGH FEBRUARY 28, 2023

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WHEREAS, as a result of the COVID-19 pandemic, the Governor issued Executive Order Nos. N-08-21, N-25-20 and N-29-20, which suspended certain provisions of the Ralph M. Brown Act to allow legislative bodies to conduct public meetings without strict compliance with the teleconferencing provisions of the Brown Act;

WHEREAS, Assembly Bill 361, which was signed into law on September 16, 2021, amended Government Code section 54953, to provide relief from the teleconferencing provisions of the Brown Act under certain circumstances provided the legislative body makes certain findings;

WHEREAS, as a result of the COVID-19 pandemic, the Governor proclaimed a state of emergency on March 4, 2020, in accordance with the section 8625 of the California Emergency Services Act, and the state of emergency remains in effect; and

WHEREAS, as a result of the COVID-19 pandemic, the California Department of Health and County of San Diego Public Health Services continue to recommended measures to promote social distancing.

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

1. That the Council has reconsidered the circumstances of the previously declared and existing state of emergency arising from the COVID-19 pandemic;
2. That the state of emergency continues to directly impact the ability of the members of the Council to meet safely in person, and further that local officials continue to impose or recommend measures to promote social distancing;
3. That the legislative bodies of the City may continue to conduct public meetings in accordance with Government Code section 54953(e); and
4. That the Council will reconsider the above findings within 30-days of this Resolution.

PASSED AND ADOPTED at a Regular meeting of the City Council of the City of La Mesa, California, held the 24<sup>th</sup> day of January 2023, 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. 2023-\_\_, 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)



Number	A-26
Department	City Manager's Office
Issued	1/24/2023
Revised	
Pages	2
Signed	

## ***Policy & Procedure***

### **NEW ELECTED OFFICIALS ORIENTATION**

#### **1.0. Purpose**

Welcoming newly elected officials and providing them with appropriate resources is critical to developing an effective, efficient governance team. The purpose of this policy is to provide an outline for a comprehensive orientation to all newly elected officials including the Mayor, Councilmembers, and City Treasurer so that they may begin their service with a broad knowledge base to ensure their best chance for success in serving the community.

#### **2.0. Policy**

The City of La Mesa is a general law city governed under the council-manager form of government. In a council-manager government, an elected City Council serves as the city's primary legislative body. It appoints a City Manager to oversee day-to-day municipal operations, develop the budget, and implement and enforce the City Council's policies and direction.

The role of the City Council is to set policy while the role of the City Manager is to implement that policy.

The newly elected official orientation shall:

- A. Explain roles and responsibilities;
- B. Provide practical information such as access to City Hall, office space, security procedures, meeting calendars and protocols;
- C. Review a typical City Council meeting agenda and explain the order of business, consent calendar, business from the floor, and other meeting sections and protocols such as making motions and providing direction to the City Manager and staff during a City Council meeting;
- D. Review rules regarding ethics, confidentiality, the Brown Act, and gift reporting;
- E. Introduce department heads and arrange facility tours.

#### **3.0. Procedure**

The city manager's office is responsible for organizing and implementing the newly elected official orientation. As much of the orientation as possible shall be completed within 3 months of the elected official swearing in date.

A newly elected official check list shall be updated on an annual basis on December 1<sup>st</sup> and used for the orientation process.

A checklist for elected officials leaving office shall also be updated on an annual basis on

December 1st. A copy of the checklist is attached to this administrative instruction.

**4.0    Attachments**

- A. Newly Elected Official Incoming Office Checklist
- B. Elected Official Outgoing Office Checklist

## La Mesa Newly Elected Official Incoming Office Checklist

Responsible Department or Individual	Date Completed	Task (assisting staff)
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Human Resources/Risk Management		
		Appointment for Orientation with HR
		Keycard for City Hall and Password - Sheryl Sherman (Management Analyst)
		Payroll Transmittal to Finance

Information Tech		
		Set up computer network access and email. Network Access form to be completed by Executive Assistant

Executive Assistant		
		Orientation Appointment with City Manager (requests for information, Council meeting agendas, Council initiated items, Council committees)
		Orientation Appointment with City Attorney (the Brown Act, conflict of interest, closed sessions)
		Bio for website
		Boutonnieres/corsages for new officials
		Business Cards
		<a href="#">Provide Technology Allowance Form</a>
		Council Info - send email only to Admin Support Staff
		Council Info – send to Senior Mgmt Group: address, phone #s, and email
		Distribution list - create an Outlook distribution list for the new City Council
		Register for League of California Cities New Mayors and Council Members Academy ( <a href="http://www.calcities.org">www.calcities.org</a> )

		Create Letterhead
		Photo – (1) 8x10, (10) 5x7 from photo studio of their choice
		Photo Update – Mayor's photo in the Council Chambers
		Photo Update – photo in the City Manager's Office lobby
		Photo Update – photos displayed at all city buildings: (Some are now digital) City Hall, PD, (3) Fire Stations, Public Works, Adult Enrichment Center, Community Services
		Nameplate Council Chambers (blue/black marble 2"x9") – order from Randy at Village Engraving at <a href="mailto:randy@villageawards.net">randy@villageawards.net</a>
		Plaque for Mayor's office door
		Nameplate inbox in Council Conference Room (med. Woodgrain 2"x8") – order from Village Engraving at <a href="mailto:randy@villageawards.net">randy@villageawards.net</a>
		Voice Mail Ext 106 update – phone in the Council Conf Room
		Updated conflict map - Community Development
		Website update
		Schedule Emergency Operations Center Training (Andy McKellar, Heartland Fire)
		Schedule City Council Chambers security training (Police Department)
		Expense and Use of Public Resources for City Business
		Ethics Training AB 1234 (City Clerk)
		Form 700 Assuming Office(City Clerk)
		Updates to delegation of authority for Mayor and City Treasurer (Finance)
		Appointments with Department Heads (CD, CS, PW, Fin, PD, Fire, CC)
		Appointments with Utility Companies (Cox, EDCO, Helix Water, SDG&E)

**La Mesa Elected Official Outgoing Office Checklist**

<b>Responsible Department or Individual</b>	<b>Date Completed</b>	<b>Task (assisting staff)</b>
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<b>HumanResources/Risk Management</b>		
		Keycard for City Hall - return and remove access code
		Payroll Transmittal to HR
		Retirement Plaque

<b>Information Technology</b>		
		Remove computer access and email effective day after last day

<b>Executive Assistant</b>		
		Boutonnieres/corsages for outgoing officials
		Cell Phone return (provide password or deactivate password) - give to IT to wipe info
		Distribution list - update in Outlook
		Letterhead - delete
		Photo Update – photo in the City Manager’s Office lobby
		Photo Update – photos displayed at all city buildings: City Hall, PD, (3) Fire Stations, Public Works, Adult Enrichment Center, Community Services
		Nameplate Council Chambers – give to Councilmember or destroy

		Nameplate inbox in Council Conference Room – give to Councilmember or destroy
		Street Sign for outgoing official (check with City Manager then Public Works Director)
		Voice Mail Ext 106 update – phone in the Council Conf Room
		Updated conflict map - Community Development
		Website update
		Form 700 Leaving Office(City Clerk)
		Updates to delegation of authority for Mayor and City Treasurer (Finance)





CITY OF  
**LA MESA**

JEWEL of the HILLS

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**INTEROFFICE MEMO**

DATE: January 24, 2023

TO: Mayor and Members of the City Council

FROM: Tammi Royales, Director of Finance

VIA: Greg Humora, City Manager *GH*

SUBJECT: Bank Contracting Officer and Delegation of Authority

In accordance to the policy of Union Bank, the Bank Contracting Officer (BCO) shall be the current Director of Finance with the City of La Mesa. The BCO is hereby authorized to open and close accounts, add and remove services and add and remove signers with Union Bank. The Delegation of Authority within Union Bank shall be the current Director of Finance and the current City Treasurer.

Per the La Mesa Investment Policy, the Delegation of Authority for maintaining custody of all public funds and securities shall be the current City Treasurer and the current Director of Finance as the secondary Delegation of Authority.



CITY OF  
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**INTEROFFICE MEMO**

DATE: January 24, 2023

TO: MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: GREG HUMORA, CITY MANAGER *GH*

VIA: LYN DEDMON, ASSISTANT TO THE CITY MANAGER *L.D.*

SUBJECT: INDEPENDENT POLICE AUDITOR REPORT FOR THE QUARTER  
ENDING SEPTEMBER 30, 2022

Pursuant to the Adopted Procedures of the Community Police Oversight Board (CPOB), the CPOB receives reports from the Independent Police Auditor (IPA) regarding the number of complaints filed, the number of open investigations of complaints, the disposition of and any action taken on filed complaints, and the number of concluded investigations by the La Mesa Police Department (LMPD).

The attached Quarterly Report summarizes complaints received by the IPA, the CPOB, and the LMPD for 2022 through the quarter ending September 30, 2022. The CPOB reviewed and discussed the Quarterly Report and at previous meeting.

Attachments:

A: Independent Police Auditor Quarterly Report through September 30, 2022

## INSIDE THIS ISSUE

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### PG. 1

A brief discussion on the terms and findings used in this report.

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### PG. 2

A summary of complaints and findings covered in this report.

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### PG. 4

Recommendations set forth by the Independent Police Auditor based upon reviews and audits of La Mesa Police Department complaints and personnel investigations



## BUILDING COMMUNITY TRUST THROUGH TRANSPARENCY

### COMMUNITY POLICE OVERSIGHT BOARD

The CPOB shall function as a means of community participation and oversight by directing and reviewing audits, and by reviewing and recommending policies, practices and programs designed to bring about community policing that is sensitive, effective, and responsive to the needs of the City and its residents. The CPOB shall promote and encourage open communication and cooperation between the La Mesa Police Department and residents of the City.

### **Purpose**

The City of La Mesa City Council adopted Ordinance (?) 2020-2881, which established the Community Police Oversight Board (CPOB) and defined the scope of its powers and duties under La Mesa Municipal Code (LMMC) Section 2.30.100. The CPOB is tasked with, among other duties pursuant to LMMC Section 2.30.100(b), to initiate and review audits prepared by the Independent Police Auditor of all incidents of use of force involving; accidental discharge of weapons, officer-involved shootings, officer-involved deaths, or officer-involved interactions resulting in serious bodily injury.

In addition, the CPOB may, pursuant to LMMC Section 2.30.100(c) initiate and review audits prepared by the Independent Police Auditor of Internal Affairs investigations and disposition of any complaints of misconduct by the La Mesa Police Department or its officers. The CPOB is further tasked with issuing public semi-annual public reports to the City Council and City Manager on the number and types of complaints reviewed and the CPOB's responses, investigative findings, analysis of police data, police progress on CPOB recommendations and other updates relevant to the mission of the CPOB.

The purpose of this quarterly report is to provide the community with updates regarding the review of complaints, apprise the CPOB of these incidents, and offer recommendations to the La Mesa Police Department. This report is intended to satisfy certain reporting requirements outlined in LMMC Section 2.30.110.

### **Explanation of findings**

The following is a list of the potential findings for investigated allegations of misconduct by sworn members of the La Mesa Police Department (LMPD). When the LMPD concludes the internal affairs process, they will have reached a finding for all allegations of misconduct in each case. In those cases where an allegation(s) is still being investigated, the summary will reflect the nature of the allegation and note the investigation is pending conclusion. It is important to not draw conclusions about any pending cases until the internal affairs investigation is completed.

**Sustained:** The allegation was confirmed and is a LMPD policy violation

**Exonerated:** The actions of the officer did occur and were within policy

**Unfounded:** The allegation cannot be proven to have occurred, or was proven to not have occurred

**Not Sustained:** The allegation cannot be proven or disproven

**Not Yet Referred:** The matter has not been sent to the Independent Police Auditor (IPA)

**Administratively Declined:** This matter does not meet IPA investigative guidelines.

**Informational Documentation Only:** A complaint was received by the PD, but no further investigation needed. For example, an anonymous complaint with insufficient

information for, follow up. Or the reporting party refuses contact with investigators and insufficient information exists for follow up. The original complaint information is still kept maintaining a record of all complaints.

**Administratively Handled:** A complaint was received by the PD, but determined not to need investigation. For example, a complaint is initiated against LMPD officers, but it is subsequently determined no LMPD officers were involved in the matter, but officers/deputies from another agency. The original complaint information is still kept maintaining a record of all complaints.

This report is for the third quarter of 2022. It will include information for cases from the first and second quarter and will reflect their updated status as of the end of the third quarter.

**Complaints & I/A's initiated in the 1<sup>st</sup> quarter of 2022:**

**LMPD Complaint No. 2022-01**

Date Filed: 01-07-2022

Synopsis: The complainant said between the years of 2017 and 2019 he contacted the LMPD two dozen times for various crimes and incidents at his residence. He said the officers who responded refused him police services, were rude, and were unprofessional towards him. He added officers also improperly impounded his property, gave inaccurate courtroom testimony, and threatened people at his residence with arrest. He believes there was a department directive to deny police services to him.

Allegation: Complainant is alleging discourtesy, discrimination, false arrest, poor service, search/seizure, and racial and identity profiling.

LMPD Finding: Informational Documentation Only – Referred to the IPA

IPA Finding: IPA has met with Complainant to resolve his concerns

**LMPD Complaint No. 2022-02**

Date Filed: 01-21-2022

Synopsis: According to the complainant, she was placed in protective custody for a mental health evaluation, 5150. During this incident the complainant, who was at home at the time, was patted down and handcuffed. She questioned the need for this given her stable employment history and that she was agreeing to going in for an evaluation. She was placed in the back of a patrol car for close to three hours while officers completed paperwork. She says during this time she lost feeling in her left thumb, which became swollen and bruised.

Allegation: Complainant is alleging discourtesy and false arrest.

LMPD Finding: Informational Documentation Only

IPA Finding: Administratively Declined



**LMPD Complaint No. 2022-03**

Date Filed: 02-13-2022

Synopsis: The complainant alleges the police refuse to do anything about the crimes she has been the victim of, nor allow her to press charges against the suspects in these crimes.

Allegation: Complainant is alleging discrimination and poor service.

LMPD Finding:       Unfounded  
IPA Finding:         Audit Pending

**LMPD Complaint No. 2022-06**

Date Filed: 02-23-2022

Synopsis: The complainant alleges discrimination during a mental health detention. Based on the information provided, police management sent multiple emails to the complainant to gather additional information. The complainant has not responded, and police management does not have a record of the incident described.

Allegation: Complainant is alleging discrimination.

LMPD Finding:       Unfounded  
IPA Finding:         Administratively Declined

**Complaints & I/A's initiated in the 2<sup>nd</sup> quarter of 2022:****LMPD Complaint No. 2022-04**

Date Filed: 03-16-2022

Synopsis: The complainant has provided a very limited description of the events leading to his complaint. He reports that his constitutional rights were violated, and officers refused to assist him when his first amendment rights were violated. He has not offered information about being discriminated against, falsely arrested, wrongfully searched, or racially profiled.

Allegation: Complainant is alleging discrimination, false arrest, search/seizure, and racial profiling.

LMPD Finding:       Unfounded  
IPA Finding:         Audit Pending

**LMPD Complaint No. 2022-07**

Date Filed: 03-22-2022

Synopsis: The complainant wrote a letter from jail wishing to speak about the circumstances related to his interaction with police. After police management spoke to the subject, it was determined it was not a complaint against our officers.

Allegation: Complainant is alleging excessive force.

LMPD Finding:       Administratively Handled



IPA Finding: Administratively Declined

**LMPD Complaint No. 2022-05**

Date Filed: 03-24-2022

Synopsis: Internal Affairs investigation involving off duty conduct. This incident involves an investigation of a potential criminal issue by an outside law enforcement agency.

Allegation: Potential criminal act.

LMPD Finding: Pending

IPA Finding: Not yet referred

**Complaints & I/A's initiated in the 3<sup>rd</sup> quarter of 2022:**

**LMPD Complaint No. 2022-08**

Date Filed: 07-12-2022

Synopsis: The complainant alleges he was racially profiled by officers, detained for jaywalking, and forced into a crime scene where he was arrested. The officers used force by putting a knee on his back injuring his rib cage.

Allegation: Complainant is alleging discourtesy, discrimination, excessive force, false arrest, and poor service.

LMPD Finding: Pending

IPA Finding: Pending

**LMPD Complaint No. 2022-09**

Date Filed: 09-01-2022

Synopsis: Allegation of excessive force and improper search. Complainant was stopped for a registration violation during a grant detail operation. Vehicle was eventually towed for displaying false registration tabs. Complainant alleges illegal search without consent and excessive force when an officer placed their hands on him during a pat down. He was released at the scene on a citation.

Allegation: Complainant is alleging excessive force and an improper search

LMPD Finding: Pending

IPA Finding: Pending

**Trends/Issues Identified and to be relayed to the Police Department**

The La Mesa Police Department continues to respond to complaints received in the first three quarters of 2022 in a timely manner and has done a good job of processing those complaints in a professional manner.

- The auditor recommends the LMPD make ongoing use of its new IA tracking and reporting software, LEFTA, by uploading documents when received, and as completed. While the case may still be under investigation by the LMPD, the auditor has the responsibility to be aware of the progress of the case and to review the initial complaint form(s). LEFTA should serve as the repository of documents, recordings (interviews and body worn camera), complaints and other evidence and information used to complete the investigation, including cases in progress.





DATE: January 24, 2023  
TO: Mayor and Members of the City Council  
FROM: Ray Sweeney, Chief of Police  
VIA: Greg Humora, City Manager *GH*  
SUBJECT: Home Quarterly Report

Please see the attached 4<sup>th</sup> Quarter Report for the City of La Mesa HOME Program.

# **City of La Mesa Homeless Outreach & Mobile Engagement (HOME) Program**

**Quarterly Report: October – December 2022**



## HOME Program Overview

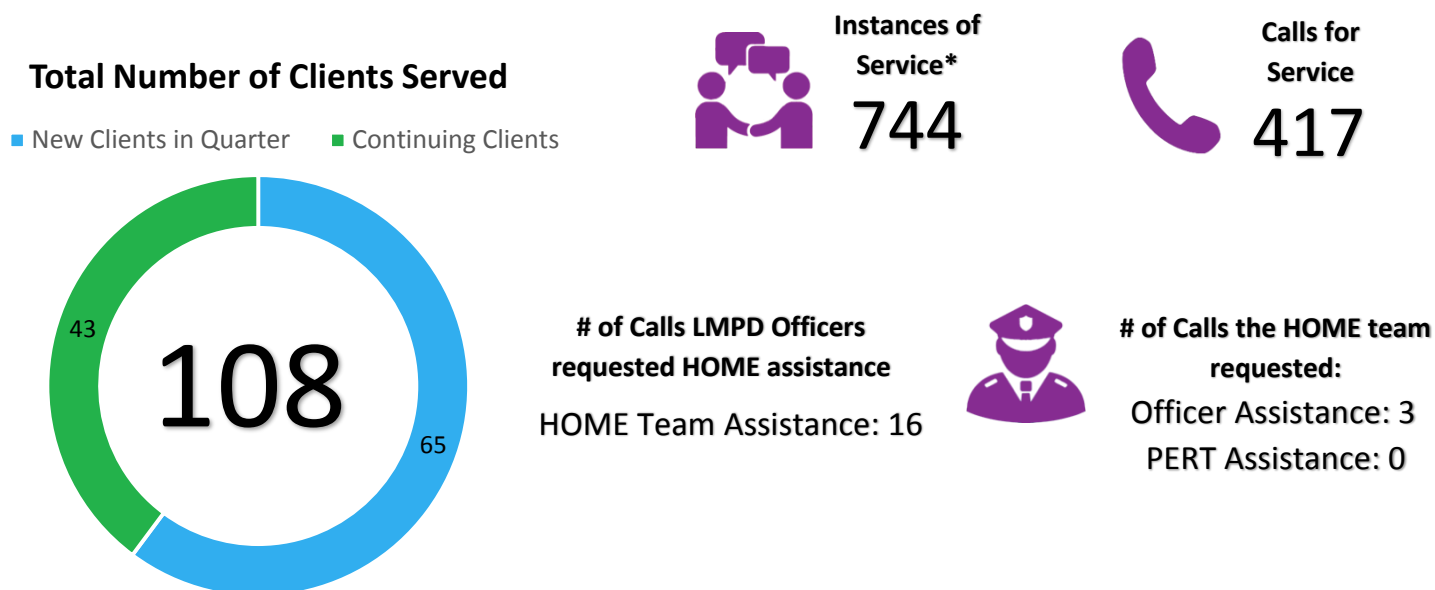
The Homeless Outreach and Mobile Engagement (HOME) Team is an initiative of the City of La Mesa and the La Mesa Police Department (LMPD). The HOME Team provides a **housing-first** and **trauma-informed** approach to addressing homelessness in La Mesa. The HOME Team utilizes **progressive engagement** and **harm reduction** to assist individuals who are unable to access homeless services on their own. This report breaks down the The HOME Team efforts and successes during the fourth quarter of 2022.

Since the beginning of the quarter, the HOME program outreach specialists have:

- Contacted 108 total individuals experiencing homelessness and newly enrolled 50 adults and 15 children. Many of these newly enrolled adults are one-time contacts that were provided short-term services as they passed through La Mesa. A total of 17 individuals contacted this quarter were connected to a temporary or permanent home.
- Responded to 417 service calls routed through LMPD dispatch, HOME hotline or city email, and as follow-ups to previous contacts. Historically, many of these calls would have been handled by city emergency response services and law enforcement.
- Prioritized the most vulnerable individuals in the City of La Mesa, including individuals living on the street with chronic physical and mental health conditions, households with children, and individuals facing chronic homelessness.

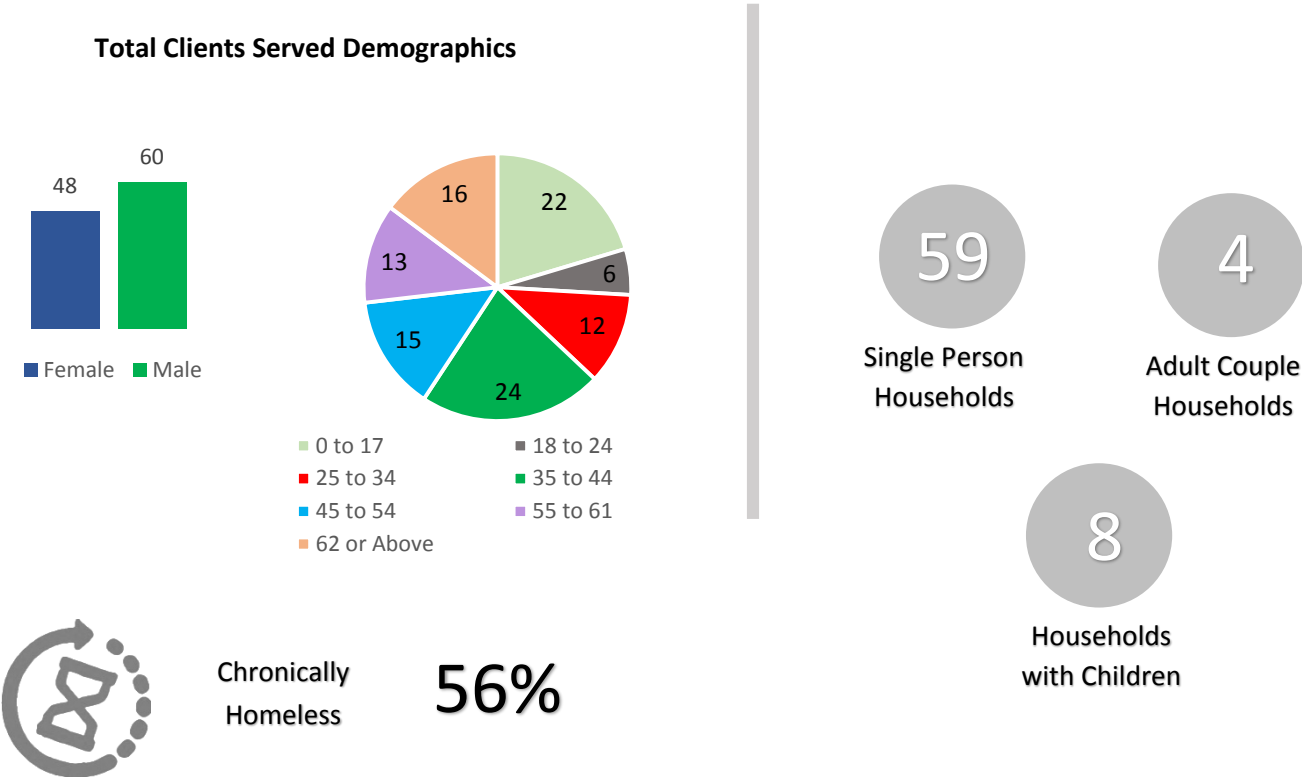
## Clients Served

The HOME Team operates out of LMPD headquarters in downtown La Mesa and responds to non-emergency calls for service related to homelessness that are generated through police dispatch, HOME email, and The HOME Hotline. Each of these calls is first attended by a HOME Team outreach specialist; PD or PERT officers are only requested for rare cases involving legal or safety concerns.







\*Instances of service are included in the total calls for service. This number represent interactions with clients that are enrolled in the county's case management system. More than one client may be present during a single call for service.

Client Demographics and Household Composition



Housing Outcomes

	8 households ( <b>Seventeen people</b> ) people left the HOME program to a temporary or permanent placement during the quarter.
	2 households ( <b>Two people</b> ) exited to <b>temporary housing</b> , defined as an emergency shelter, transitional housing, or other location that provides housing/shelter without tenure.
	6 households ( <b>Fifteen people</b> ) exited to <b>permanent housing</b> , defined as a leased unit meeting United States Department of Housing and Urban Development (HUD) occupancy standards with or without supportive services, such as mental health counseling.
	6 housing matches were provided through the Coordinated Entry System.

## Housing Matches

Housing matches provided through the Coordinated Entry System (CES) are an essential part for people attempting to access permanent housing. In short, a housing match is when a person is connected to a housing provider for assistance in the form of a subsidized room or ongoing rental assistance. Once a person has been matched through CES, the HOME Team does their best to help a client connect with the housing provider and complete the housing process.

## Client Services

The HOME Team continues to excel in helping clients navigate and connect with a variety of existing services within the community. Some of these services include ongoing nutritional, medical, and financial support through programs such as Cal-Fresh, Medi-Cal, and General Relief.

The HOME Team was able to connect multiple people with these services by transporting and supporting clients in navigating services at the Family Resource Centers, located in Lemon Grove and El Cajon.

The HOME Team also continues to assist with acquiring identifying documentation. Almost all of the clients who successfully exited the program during this quarter worked with the HOME Team to acquire both State Identification cards and/ or Social Security Cards; attaining these documents was an absolute necessity for their housing placements.

East County Transitional Living Center continues to be a great partner for the HOME Team and individuals experiencing homelessness in East County. HOME has also begun partnering with the Mission Academy, located on Elm Street in San Diego to provide other transitional housing opportunities for La Mesa residents.

The HOME Team having consistent access to a van continues to be an important resource for clients. During this quarter, the HOME Team utilized the van to view units for rent in El Cajon, Downtown San Diego, and San Diego County. Being able to go to units quickly and with little notice has resulted in clients being able to successfully exit our program into rental assistance programs. The HOME Team has also utilized this van to clear encampments by taking clients and their belongings to storage, housing opportunities, or alternative camping locations. Most importantly, this van is accessible to people that have disabilities or are experiencing mobility issues.





During this quarter, the HOME Team has provided some form of financial and/or basic-needs assistance to all enrolled clients with the dual objectives of moving them toward a housing outcome and keeping them safe during the COVID-19 pandemic. These objectives have not changed throughout this quarter.



**All clients** received COVID-19-related services, including updates related to local public-health guidelines, vaccine information, hygiene supplies, and personal protective equipment (PPE), such as face masks and hand sanitizer.



**All clients** received food, water, or other nutrition services, with approximately **60** prioritized for on-going meal support.

	HOME program staff distributed <b>\$3,411.55</b> in direct financial assistance, including vehicle repair, and funds used to secure new rental units.
	<b>3 households</b> received accommodation in a motel, designed to provide short-term, bridge shelter for those with a concrete housing plan.
	HOME program staff arranged <b>68</b> rides to apartment viewings, shelter stays, program intake interviews, and other critical appointments via ridesharing service.
	<b>5</b> clients were connected to ongoing physical, mental, and/or behavioral healthcare.

### Ongoing Care

Throughout the life of the program, HOME has noticed that the majority of calls related to someone experiencing homelessness were generated because of another community member's concern for a person's mental, physical, or behavioral health. Because of this, the HOME Team has prioritized connecting people to ongoing healthcare through organizations such as Family Health Centers, East County Behavioral Health, and Jane Westin. All of these organizations provide low to no-cost services to people experiencing homelessness. Connecting people to ongoing and preventative care such as what is being offered at these organizations is essential to addressing issues that invariably result in emergent health situations for people experiencing homelessness. These situations result in over-burdened emergency rooms, ambulances, and other emergency services. Additionally, due to the limited nature of HOME services provided to a person after they are housed, having connections to ongoing community support is an important part of someone maintaining housing stability.

### Calls for Service

The HOME Team responded to 417 calls for service during the quarter. This number includes service calls routed through LMPD dispatch, HOME hotline or city email, and follow-ups to previous contacts. Of these calls for service, 96 calls were new requests for assistance related to homelessness in the City. Historically, these calls would have been addressed by city emergency response services and law enforcement.

Of these calls, 158 were direct responses to calls to the HOME hotline and email requests made by community members regarding someone experiencing homelessness.

Additionally, 207 calls were service driven appointments with clients or proactive rapport-building contacts, in support of the HOME Team's mission.

During the entirety of this quarter, the HOME Team was connected to the La Mesa Police Department's dispatch center via police radio. Starting the 4th quarter of 2021, the HOME Team has been able to realize the benefits of the technology and partnerships with call-takers through decreased response times to current calls for service, improved support to police officers, enhanced understanding of the

program workload and service provision through data tracking, and improved safety of The HOME Team members and the community.

### Hotel Utilization

The HOME Team provided bridge housing (in the form of motel stays) to 3 households. The people who accessed this assistance worked with the HOME Team very closely over the course of many months and were able to secure an exit plan before entering the motel. Specifically, The HOME Team was able to utilize a hotel to assist a woman with 3 of her children who was fleeing from a domestic violence situation and had a lease secured that would allow her and her children to move into a new apartment away from their abuser.

### Client success stories

During this quarter, The HOME Team concluded a case that they have been working on since August of 2021. The HOME Team worked very closely with a woman that had been living on the street since she left her La Mesa apartment to escape a serious domestic violence situation. Due to a plethora of factors, the client had been unsuccessful in a variety of programs that were aimed



*Client's apartment secured using the County's Emergency Housing Voucher.*

towards providing both short and long-term housing. For example, when the client was matched with an Emergency Housing Voucher (EHV) in the past, the client was unable to follow through on receiving their voucher due to the complexity and amount of follow-through this type of voucher requires. However, after working with the HOME Team and being matched to another EHV, The HOME Team was able to support the client in completing all of the steps needed to receive their voucher. After the voucher was received, the HOME Team and this client spent about 2 months searching and applying to apartments that would accept this client with their EHV. During this time, the HOME Team also supported this client in becoming connected to behavioral health treatment through McAlister Inc. Once an apartment was identified and the client's application was accepted, the HOME Team assisted with facilitating a county inspection of the unit. The client was able to successfully move into their unit on 11/14/22. The EHV allows the client to pay 30% of their income towards rent while San Diego county covers the rest. This voucher is not time limited and will be provided to this client as long as they do not break conditions of the program. This client continues to do well and is still connected to programs outside of HOME that will continue to support this client on a long-term basis.

Another HOME Team success story involves a veteran and their family who had been living on the street since July of 2021. After meeting with the HOME Team, the veteran was quickly matched to a housing program through Veteran's Village of San Diego (VVSD). VVSD was able to fund an emergency hotel room for this family due to this client's veteran status and the presence of young children. While in this hotel, the veteran and HOME worked closely on getting this veteran's driver's license re-instated. The veteran was also able to start working a second job due to the new-found security of their family provided by the hotel room. This client was able to successfully move into their unit on 11/21/22.

### Community Support Partnerships

- Journey Community Church continues to provide any and all food items to the HOME Program, allowing HOME staff to feed up to 60 people per week
- La Mesa Village Association
- La Mesa Thrift Shop
- La Mesa First United Methodist Church
- Empire Thrift Store of El Cajon
- Eagle Scouts

### Community Resource Partnerships

- Home-Start, Inc.
- East County Behavioral Health
- Center Star ACT
- McAlister Inc.
- La Mesa – Spring Valley School District Social Workers
- East County Homeless Task Force
- San Diego County Mental Health
- In addition, HOME staff has developed a word-of-mouth network of donors and residents and regularly interface with anyone interested in helping those facing hardship on the streets of La Mesa.
- Assisted Replacement Medication Therapy Medical Specialists
- The Lodge of La Mesa (Transition Age Youth)
- Borrego Health-Centro Medico El Cajon
- New Found Homes ILF
- Mission Academy



## HOME Program Historical Statistics

### Client Enrollment

Quarter	Total Clients Served	New Clients	Continuing Clients
Q4 2020	56	n/a	n/a
Q1 2021	108	61	47
Q2 2021	75	44	31
Q3 2021	86	44	31
Q4 2021	25	10	15
Q1 2022	69	48	21
Q2 2022	96	62	34
Q3 2022	73	38	35
Q4 2022	108	65	43
<b>Grand Total</b>	<b>696</b>	<b>372</b>	<b>257</b>

### Calls for Service

Quarter	Instances of Service <sup>1</sup>	Calls for Service	Calls Officers requested HOME Assistance	Calls HOME requested Officer Assistance	Calls HOME requested PERT assistance
Q4 2020	191	110	---	1	1
Q1 2021	397	187	---	0	1
Q2 2021	349	355	---	0	0
Q3 2021	393	134	---	0	0
Q4 2021	237	81	---	0	0
Q1 2022	373	617	24	10	0
Q2 2022	626	657	11	22	4
Q3 2022	584	549	26	5	1
Q4 2022	744	417	16	3	0
<b>Grand Total</b>	<b>3894</b>	<b>3107</b>	<b>77</b>	<b>41</b>	<b>7</b>

<sup>1</sup> Instances of service are included in the total calls for service. This number represent interactions with clients that are enrolled in the county's case management system. More than one client may be present during a single call for service.

### Services and Housing

Quarter	HOME Rides	Direct Financial Assistance	Clients who Received Motel Vouchers	Clients Permanently Housed	Households Permanently Housed	Clients Temporarily Housed	Households Temporarily Housed
Q4 2020	18	\$ 3,357.00	7	5	---	3	---
Q1 2021	16	\$ 10,506.00	7	---	4	---	19
Q2 2021	7	\$ 4,967.00	9	8	7	---	5
Q3 2021	144	\$ 16,623.42	7	8	3	---	5
Q4 2021	84	\$ 1,071.40	0	12	11	---	4
Q1 2022	92	\$ 6,579.56	5	10	9	6	6
Q2 2022	96	\$ 3,727.96	2	16	11	5	3
Q3 2022	68	\$ 3,445.75	3	8	6	4	4
Q4 2022	69	\$ 3,411.55	3	15	6	2	2
<b>Grand Total</b>	<b>594</b>	<b>\$ 53,689.64</b>	<b>43</b>	<b>82</b>	<b>57</b>	<b>20</b>	<b>48</b>

Total People Housed to Date: 102

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

DATE: January 24, 2023

SUBJECT: Approving an Errata to Resolution No. 2023-004  
Correcting the Contract Amount from \$270,195 to  
\$362,460 to Chen-Ryan Associates for Transportation  
Planning of La Mesa Boulevard Complete Street Design  
Segment 2 Project

ISSUING DEPARTMENT: Public Works

SUMMARY:

Issues:

Should the City Council approve an Errata to Resolution No. 2023-004 correcting the contract amount to Chen Ryan Associates from \$270,195 to \$362,460?

Recommendation:

Adopt the attached resolution approving the errata to Resolution No. 2023-004 correcting the contract amount to Chen Ryan Associates.

Fiscal Impact:

The design project cost allocation of \$362,460 is available in the Capital Improvement Project La Mesa Boulevard Complete Streets Plan Grant Account 30222DOT-6830 and Highway Users Tax Account (HUTA) 302217FT-6830. No general fund money will be used for this phase of the project.

DISCUSSION:

On January 10, 2023, the City Council approved awarding a contract to Chen-Ryan Associates for transportation planning services for the La Mesa Boulevard Complete Street Design Project Segment 2 in the amount of \$270,195. Regrettably, an error was made in describing the total contract value by not including the cost of the subconsultants who will be working with Chen-Ryan Associates. The correct contract value is \$362,460, which included CRA and their subconsultants. After consulting with the City Attorney, the City Council can correct this error with an errata resolution. Staff therefore recommends approval of the resolution so that work can proceed.

**CONCLUSION:**

Staff recommends that the City Council approve the errata resolution correcting the contract amount from \$270,195 to \$362,460.

Reviewed by:



---

Greg Humora  
City Manager

Respectfully submitted by:



---

Michael Throne  
Director of Public Works

Hamed Hashemian

---

Engineering Project Manager

Attachments:

A- Resolution

RESOLUTION NO. 2023-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA MESA  
APPROVING AN ERRATA TO RESOLUTION NO. 2023-004 CORRECTING THE  
CONTRACT AMOUNT FROM \$270,195 TO \$362,460 TO CHEN RYAN  
ASSOCIATES FOR TRANSPORTATION PLANNING OF LA MESA BOULEVARD  
COMPLETE STREET DESIGN SEGMENT 2 PROJECT

---

WHEREAS, on January 10, 2023, the City Council approved Resolution No. 2023-004 awarding a transportation planning contract to Chen-Ryan Associates for La Mesa Boulevard Complete Street Design Segment 2 Project for \$270,195;

WHEREAS, said cost of \$270,195 is a subset of the total project cost and was erroneously entered into the City Council Report and Resolution No. 2023-004; and

WHEREAS, the actual cost for said project is \$362,460.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the City Council of the City of La Mesa, California to approve this errata resolution to correct Chen Ryan Associates Inc. contract value from \$270,195 to \$362,460.

PASSED AND ADOPTED at a Regular meeting of the City Council of the City of La Mesa, California, held the 24<sup>th</sup> day of January 2023, 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. 2023-, duly passed and adopted by the City Council of said City on the 24th of January 2023, and by the vote therein recited.

MEGAN WIEGELMAN, CMC, City Clerk

(SEAL OF CITY)

## CERTIFICATE OF CITY/DIRECTOR OF FINANCE

### Certification of Unappropriated Reserves

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

Amount \$ \_\_\_\_\_ 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 \$362,460.00

  
\_\_\_\_\_  
Director of Finance  
City of La Mesa

Date: 1/24/2023

By: Michael Throne

Fund:	Dept./Activity:	
<u>30222DO</u>	<u>6830</u>	<u>\$318,964.80 from account 30222DOT-6830 (Amount Available \$352,000.00)</u>
<u>I</u>		<u>(New OpenGov GL Account: 302-68300-000-222DOT)</u>
<u>302217FT</u>	<u>6830</u>	<u>\$43,495.00 from Account 302217FT (Amount Available \$142,090.00)</u>
		<u>(New OpenGov GL Account: 302-68300-000-2217FT)</u>

Purpose: Approving an Errata to Resolution No. 2023-004 Correcting the Contract amount from \$270,195.00 to \$362,460.00 to Chen Ryan Associates for Transportation Planning of La Mesa Boulevard Complete Street Design Segment 2 Project. This Action Will Increase the Contract by \$92,565.00 The Total Contract Must be Split per Grant Match Requirements of 12%.

CERTIFICATE NO. 1818



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

DATE: January 24, 2023

SUBJECT: PRESENTATION OF WAITE PARK DRAFT MASTER PLAN AND RESOLUTION APPROPRIATING \$70,000 FOR THE WAITE PARK MASTER PLAN ENVIRONMENTAL REVIEW FROM GENERAL FUND UNALLOCATED RESERVES AND AWARDING A TASK ORDER TO HELIX ENVIRONMENTAL PLANNING, INC. TO PREPARE TECHNICAL STUDIES AND ENVIRONMENTAL COMPLIANCE DOCUMENTATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

ISSUING DEPARTMENT: Community Services

SUMMARY:

Issues:

Should the City Council approve a resolution appropriating \$70,000 for the Waite Park Draft Master Plan Environmental Review from General Fund Unallocated Reserves and awarding a task order to HELIX Environmental Planning, Inc. to prepare technical studies and environmental compliance documentation pursuant to the California Environmental Quality Act (CEQA)?

Recommendation:

That the City Council approve a resolution appropriating \$70,000 for the Waite Park Draft Master Plan Environmental Review from General Fund Unallocated Reserves and awarding a task order to HELIX Environmental Planning, Inc. to prepare technical studies and environmental compliance documentation pursuant to the California Environmental Quality Act (CEQA).

Fiscal Impact:

The cost for the project is \$68,056. Staff recommends allocating \$70,000, from General Fund Unallocated Reserves into the FY 2022-23 budget.

City's Strategic Goals:

- Continue to improve high quality municipal services
- Revitalize neighborhoods and corridors
- Enhanced recreation and quality of life opportunities

Climate Action Plan Reduction Strategy:

- W-1 Waterwise Landscape Design and Irrigation – Promote water conservation through landscaping design and irrigation policies to meet municipal water use reduction targets.
- GI-1 Urban Forest Master Plan – Support natural carbon sequestration opportunities through continued development and maintenance of a healthy, vibrant urban forest.

BACKGROUND:

On June 12, 2012, the City Council approved the Parks Master Plan. In Chapter 4 - Potential Future Parks Analysis, it is recommended that the City should add five (5) neighborhood parks (3 - 7 acres) in order to meet future population demands based on the General Plan park standards. The 2012 Parks Master Plan noted that the Waite Drive site would be a valuable option as a park site to partially meet this park deficiency, especially since La Mesa has little vacant land left for park expansion.

On January 8, 2013, the City Council adopted a Resolution approving the Purchase and Sale Agreement of the property at 7410 Waite Drive, a 2.94-acre site, on the northwest corner of Waite Drive and Murray Hill Road in La Mesa. This parcel, the former Lemon Grove Road Station, was surplus property. The City purchased the property, using Park-in-Lieu funds over five-years, from the County of San Diego in March 2013.

On December 14, 2021, the City Council adopted Resolution 2021-158 to prepare a Park Master Plan for the property on Waite Drive using funds from a State of California Department of Parks and Recreation Local Assistance Grant.

The Waite Park Draft Master Plan (Attachment B) is the result of community sensing at varied community outreach events in 2022. Community input included two community workshops, an online survey, on-site pop-up workshop, two presentations to the Community Services Commission and community input periods for design alternatives and the draft plan.

## **DISCUSSION:**

The overall goal of the Waite Park Master Plan is to create a plan for the future park that identifies the desired facilities and amenities for the development of the park to maximize opportunities for recreation, parks, open space, and urban respite areas for La Mesa residents.

Additional goals include:

- Engage the community through a public input process
- Preserve the historical aspect of the location via design and interpretation
- Provide opportunities for increased public art
- Identify viable sources of funding for park improvements
- Create a sustainable design in line with the Climate Action Plan

The next step of the Waite Park Master Plan development includes the preparation of technical studies and environmental compliance documentation pursuant to the California Environmental Quality Act (CEQA).

In April 2018, the City advertised a Request for Qualifications for As Needed Specialized Professional Services (RFQ 18-15) and held a formal selection process to select professional, experienced and qualified firms. HELIX Environmental Planning was selected as one of the firms for Environmental Planning. On January 29, 2019 a Master Agreement was executed which allows for the issuance of task orders to authorize specific projects on an as-needed basis to the selected consultant. The cost for the project is \$68,056. Staff recommends \$70,000 be allocated.

According to the City's Municipal Code Section 2.40.180 (f), any professional services agreements exceeding \$50,000 requires the City Council's approval.

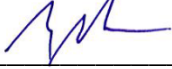
## **CONCLUSION:**

Staff recommends that City Council approve a resolution appropriating \$70,000 in funding for the Waite Park Environmental Review from the General Fund Unallocated Reserves and awarding a task order to HELIX Environmental Planning, Inc. to prepare technical studies and environmental compliance documentation pursuant to the California Environmental Quality Act (CEQA).



**Report to Mayor and Councilmembers**  
**Date: January 24, 2023**  
**Page: 4 of 4**

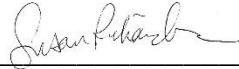
Reviewed by:



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Greg Humora  
City Manager

Respectfully submitted by:



---

Susan Richardson  
Director of Community Services

Attachments: A. Resolution

B. Waite Park Draft Master Plan

C. HELIX Environmental Planning, Inc. Scope of Work

RESOLUTION NO. 2023-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA MESA APPROPRIATING \$70,000 FOR THE WAITE PARK MASTER PLAN ENVIRONMENTAL REVIEW FROM GENERAL FUND UNALLOCATED RESERVES AND AWARDING A TASK ORDER TO HELIX ENVIRONMENTAL PLANNING, INC. TO PREPARE TECHNICAL STUDIES AND ENVIRONMENTAL COMPLIANCE DOCUMENTATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

---

WHEREAS, on January 8, 2013, the City Council adopted a Resolution approving the Purchase and Sale Agreement of a 2.94-acre site at 7410 Waite Drive, on the northwest corner of Waite Drive and Murray Hill Road for the purpose of developing a park;

WHEREAS, on December 14, 2021, the City Council adopted Resolution 2021-158 to prepare a Park Master Plan for the property on Waite Drive;

WHEREAS, the Waite Park Draft Master Plan is the result of community sensing through varied community outreach efforts in 2022;

WHEREAS, the preparation of technical studies and environmental compliance documentation pursuant to the California Environmental Quality Act (CEQA) is required to complete the Master Plan;

WHEREAS, the cost of the Master Plan Environmental Review is \$68,056, staff recommends allocating \$70,000 from the General Fund Unallocated Reserves into the FY 2022-23 budget; and

WHEREAS, the City of La Mesa selected HELIX Environmental Planning, Inc. through a formal Request for Qualifications for As Needed Specialized Professional Services (RFQ 18-15) and has selected this firm to prepare the technical studies and environmental compliance documentation pursuant to the California Environmental Quality Act (CEQA) for this project.

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

1. Appropriate \$70,000 for the Waite Park Environmental Review from the General Fund Unallocated Reserves
2. Award a task order to HELIX Environmental Planning, Inc. to prepare technical studies and environmental compliance documentation pursuant to the California Environmental Quality Act (CEQA) for the Waite Park Master Plan project.

PASSED AND ADOPTED at a Regular meeting of the City Council of the City of La Mesa, California, held the 24<sup>th</sup> day of January 2023, by the following vote, to wit:

AYES:

NOES:

ABSENT:

#### CERTIFICATE OF CITY CLERK

I, MEGAN WIEGELMAN, CMC, City Clerk of the City of La Mesa, California, do hereby certify the foregoing to be a true and exact copy of Resolution No. 2023-\_\_, 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)



# Future Park at Waite Drive

## Master Plan and Progress Report



January 2022 - January 2023



SCHMIDT  
DESIGN  
GROUP





# Acknowledgments

---

## City of La Mesa

Sue Richardson, Director of Community Services - City of La Mesa  
Misty Thompson, Management Analyst - City of La Mesa  
Josh Gomez, Recreation Programs and Facilities Supervisor - City of La Mesa  
Jim Newland, Past President - La Mesa History Center



## Schmidt Design Group - Prime Consultant Team

Glen Schmidt, FASLA, Principal  
Julian Rosario, Project Manager  
Stephen Grosch, Landscape Designer



## Consultant Team

Scott Cartwright, Civil Engineer - CRA  
Neal Alagia, Electrical Engineer - Alagia Engineering  
Mickey Aguirre, Project Engineer - Aguirre & Associates



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# 1 Introduction

## Project Overview

### The City of La Mesa

The City of La Mesa is located in San Diego County, California. It is about nine miles east of Downtown San Diego. Its civic motto is “the Jewel of the Hills”, which is indicative of the local geography. In fact, la mesa in Spanish means “the table”. The City has a total area of 9.1-square miles and was incorporated in 1869.

### Demographics

The City currently has a population of about 60,000. According to the 2010 census, the racial makeup was about 54.1% White, Hispanic or Latino of any race was 21.5%, 8.0% African American, 5.8% Asian, 0.8% Native American, 0.6% Pacific Islander, 11.6% from other races, and 5.8% from two or more races. The median age was 37.1 years

### Park Context

The future park is 2.84-acres and is located at the corner of Waite Drive and Murray Hill Road. The site is currently fenced and being used for construction material lay down. It is highly accessible, just 0.3-miles off the Massachusetts Avenue exit from the 94 Freeway. Vista La Mesa Academy is 0.4-miles to the west. Helix High School is half a mile up the hill to the north. The majority of the land surrounding the park is residential - single and multi-family homes.

### Park Context

The Park at Waite Drive Master Plan and Report documents the design process and framework for the City to provide a new 2.84-acre neighborhood park for its residents. Part 1 introduces the site: its existing conditions, constraints, and opportunities. Part 2 documents the outreach and design process which included several community workshops and design iterations. Part 3 provides the final Master Plan Design along with supporting renderings and technical drawings. Part 4, Construction and Operations, provides a rough order of magnitude estimate of construction costs, and a discussion of operations and maintenance. Part 5 is appendices.



Entrance to park site with existing pine tree

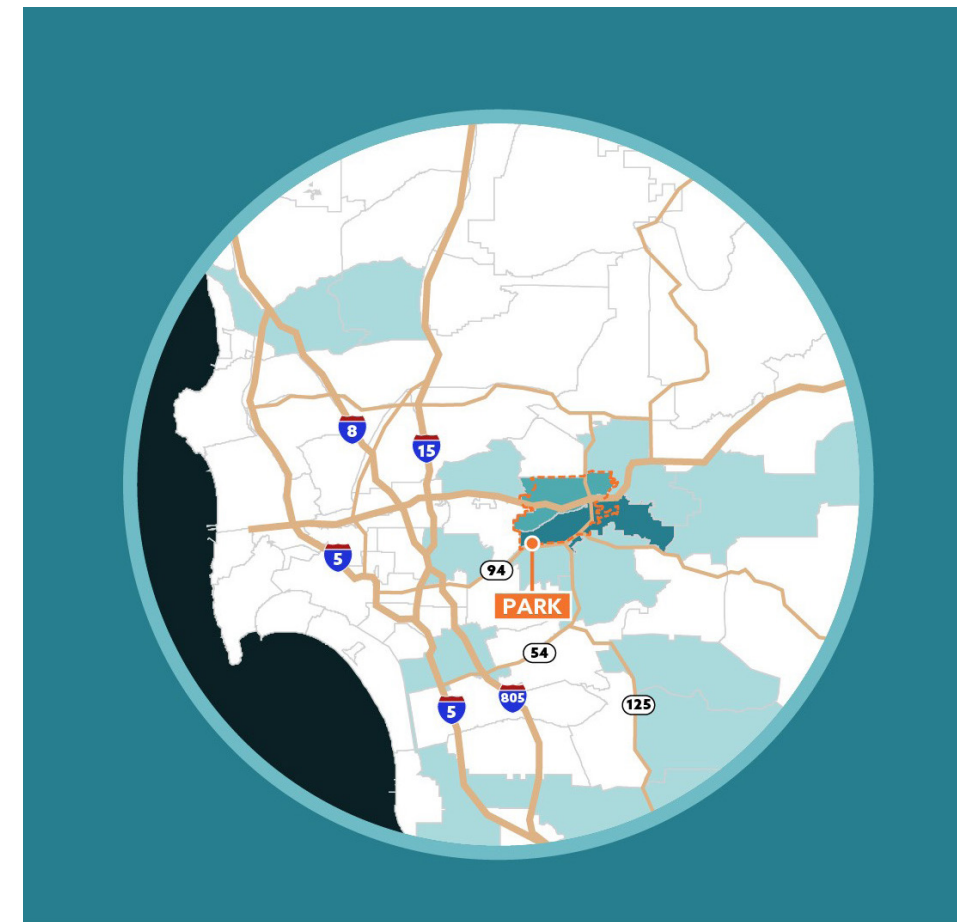


Figure 1.1: Key map showing park site within San Diego County

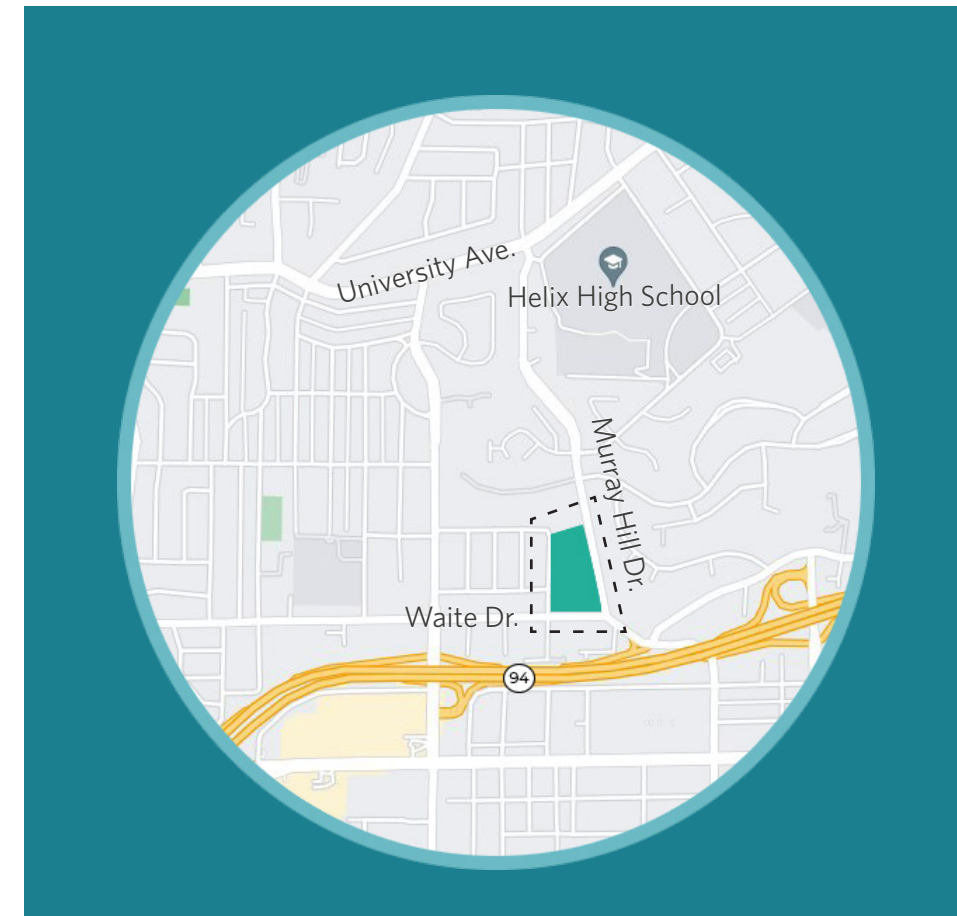
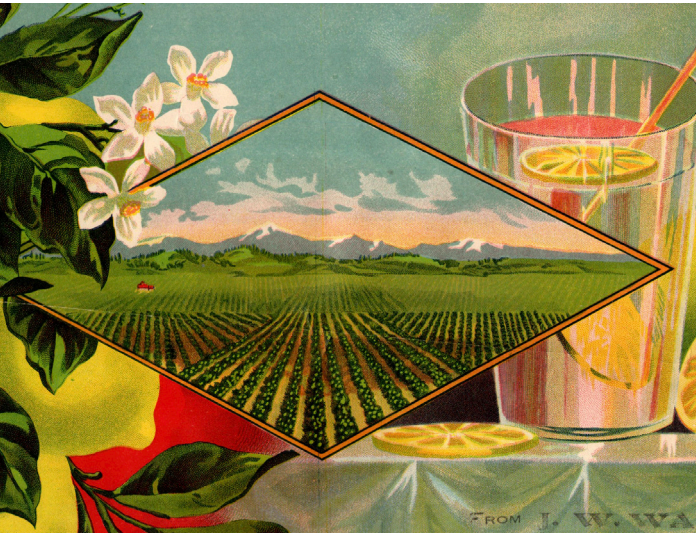


Figure 1.2: Key map showing park site boundary within neighborhood



## History and Background

Waite Drive was named after Jerry W. Waite, a native of Massachusetts that moved to the area in the 1890's as an agricultural businessman and pioneer orchardist. He bought the land that includes the park site from the Allison family in the 1890's. He and his wife, Georgiana (Anna) Berrian, built Waite Ranch circa 1895 on what is now Jill Lane just west of the park site.



J.W. Waite fruit packing label

J.W. and Anna built an orchard and “model nursery” on the property specializing in rare fruit trees including grapefruit, pomelo, and lemon trees. The nursery was extremely popular and well-regarded in

the area. They had three daughters - Myrtle, Anna Emmeline, and Josephine. Relatives of the Waite family still live in the surrounding neighborhood.

The park site is located in the neighborhood known as Vista La Mesa where it remained as County of San Diego unincorporated Lemon Grove land until it was annexed into the City of La Mesa effective March 1, 1975.

In the 1930's, the Lemon Grove Road Station was constructed on the site as a spot for County road workers to service vehicles, as well as to stage trucks and equipment. Remnants of the structures from that use are still visible throughout the site. The neighborhood surrounding the park site began to be developed in the early 1950's with post-war tract homes and was known as Lemon Grove Vista. The neighboring Rolando Park was highly developed between 1949-1953. The last use of the road station buildings is estimated to be in the mid-1990s.

In March of 2012, the County of San Diego notified the City of La Mesa of the availability of the former Lemon Grove Road Station. The property had undergone environmental cleanup in April 2000; and in December 2011 the Department of Environmental Health (DEH) signed off and closed the case. As



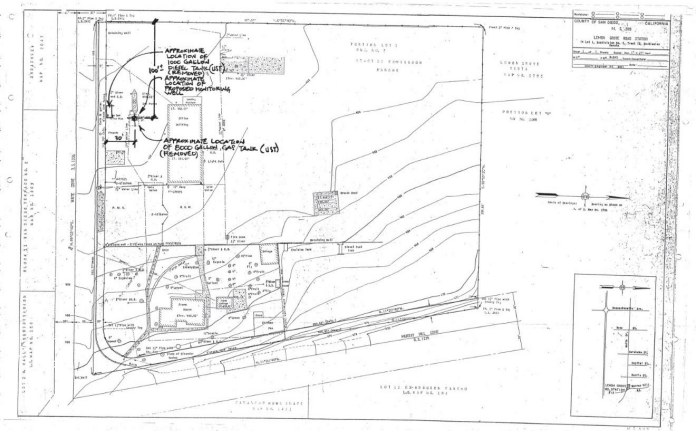
Remaining foundations from County Road Station

part of its due diligence, the City of La Mesa hired an outside consultant to conduct an Environmental Site Assessment of the property to confirm there were no remaining hazardous materials, and there were none. On July 2012, the site was purchased by the City for \$650,000 over the course of a four-year period using park impact fees which are designed to mitigate the impact of new development on municipalities, existing facilities, and infrastructure for residential developments.

The 2012 City of La Mesa Park Master Plan identified a future park at Waite Drive and Murray Hill Road as a valuable parcel to add to the City's park land inventory

which will contribute toward enhancing recreation opportunities for the surrounding neighborhood. During the recent history of the site, the property has been used intermittently by City contractors and partner agencies for construction material lay down.

In December 2021, the City received funding through the California State Department of Parks and Recreation Local Assistance Specified Grant program to create a master plan for the proposed park. The San Diego based landscape architecture firm of Schmidt Design Group (SDG) was selected to consult and began work in January 2022.



Old lemon grove station site plan



# Site Context and Analysis

## Sun and Wind Direction

The climate in La Mesa is warm and dry in the summer with daytime highs that can reach above 90 degrees. In the winter, cloud cover is more typical with daytime highs in the 70's.

Prevailing winds typically blow from the west. During Santa Ana conditions, the wind direction will reverse towards the west.

## Slope Condition

The topography of the site slopes steeply from Murray Hill Road on the east side of the property. The elevation drops approximately 25' down from Murray Hill Road on the northeast corner of the site before it begins to level out across the rest of the property.

The rest of the site gently slopes to the west. This gently sloped area is more usable space for park amenities and equals approximately 2.24-acres.



Slope along east side facing south towards Waite Drive

## Existing Trees

Multiple Canary Island pine trees as well as one California pepper tree are existing on the property in good condition. These fully mature trees are low water use and will be saved in the future park design in accordance with sustainability efforts.

## High Traffic Conditions

Murray Hill Road is a thoroughfare that connects University Avenue with the 94 freeway. Additionally, Murray Hill Road connects to the Lemon Grove business district along Broadway. This makes Murray Hill Road a heavily trafficked corridor.

Waite Drive also has significant traffic as it connects the neighborhoods of Rolando Park and Vista La Mesa with Murray Hill Road.

The intersection of Murray Hill Road and Waite Drive can get congested with multiple cars - consideration for existing driveway to the site to be moved further west to avoid this backup.

## Existing Tree Trunks

A pile of cut down tree logs is on site at the property. These mostly eucalyptus timbers vary in size from a few inches to a few feet in diameter. They are being stored on site for use in future park designs including the design at Waite Drive.

## Open Space to the North

The property directly to the north of the project site is owned by the Murray Ridge HOA to the north. This land is currently open space and is not going to be used for the park project.

## Existing Access

Currently, the only access to the site is a driveway along Waite Drive approximately 115' west from the corner of Waite Dr. and Murray Hill Rd.

## Western Edge Condition

The western edge of the property has a mixed condition of fencing, retaining walls, and existing building foundations. The property is directly adjacent to residences to the west.

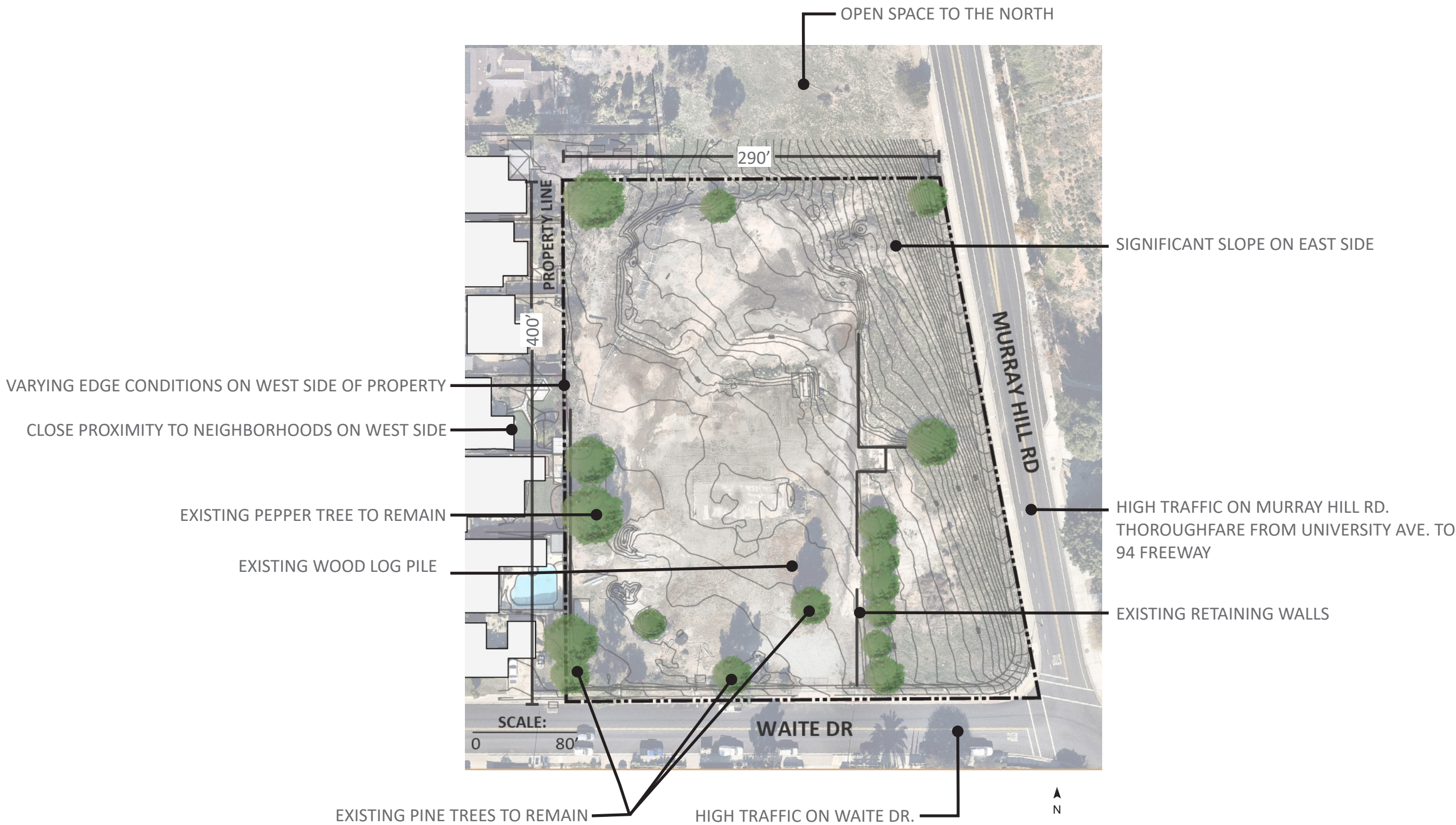
The current topography of the site is elevated 3'-4' above the adjacent residential backyards. The varying conditions along this edge create a makeshift drainage swale between the topography and the neighbors fencing.



Western edge condition of the site



Figure 1.3 : Site Context and Analysis





# 2 Outreach & Design Process

## Method

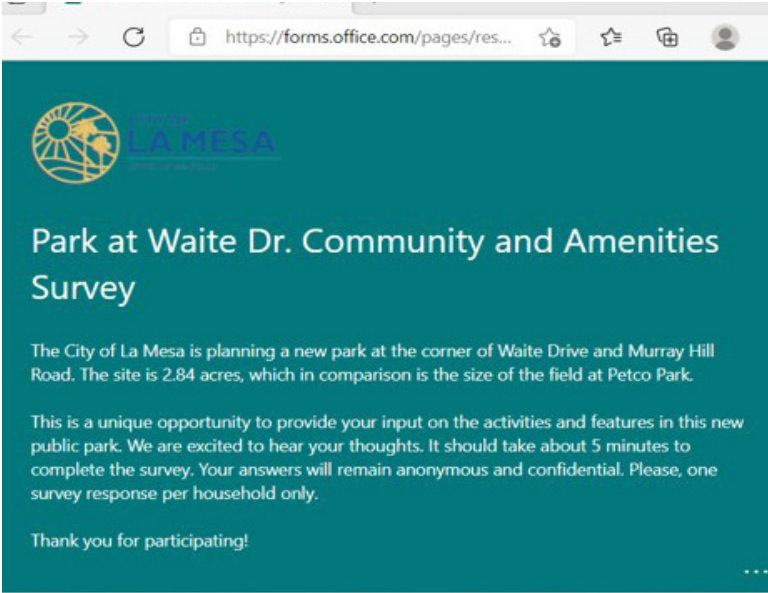
A major goal of the master plan report is to document the public input process that engages the community over the life of the project. A multi-pronged approach was used to gather the desires and thoughts of the residents and users. City of La Mesa staff was also asked to provide professional input.

Public workshops, a community-wide survey, face-to-face pop-up event at the future park location, use of social media, email correspondence, and a public presentation at the La Mesa Community Services Commission meeting were used as part of the scope of this study. It is important to note that an open community input period was designed to be between major design phases to provide as many opportunities for input as possible.

By actively involving the local neighborhood, design considerations were tailored to meet the needs and wishes of the community. Design of the park master plan is guided by the feedback and engagement of the surrounding community.

## Timeline

- **Community Meeting #1: Park Introduction - March 16, 2022**
- **Community Input Survey: March 16 - April 11, 2022**
- **Community Meeting #2: Park Design Alternatives - June 15, 2022**
- **Community Meeting #3: On-site Pop-Up Event - June 18, 2022**
- **Community Input Period on Design Alternatives: June 15-30, 2022**
- **Community Meeting #4: Community Services Commission - September 14, 2022**
- **Community Services Commission: Presentation of Draft Master Plan Report - December 14, 2022**
- **Community Input Period on Draft Master Plan and Progress Report: December 16, 2022 - January 8, 2023**
- **City Council Presentation: January 24, 2023**
- **Environmental Document Release for Public Comment**
- **Final Council Approval**





# Community Workshop 1

## Workshop Summary

The first community workshop was hosted on Zoom by the City of La Mesa on March 16, 2022. Sue Richardson, Director Community Services Department, City of La Mesa, welcomed attendees and gave an introduction to the project. In addition to City staff, approximately 53 community members attended to learn about the new park project.

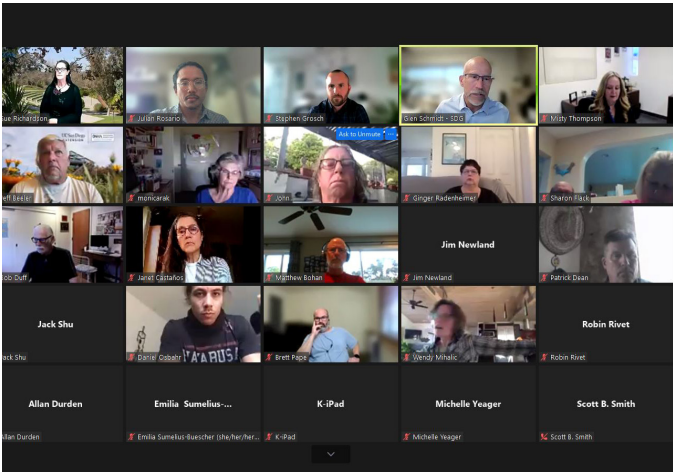
Jim Newland, from the La Mesa Historical Society, provided a historical context. This context included background of the J.W. Waite family and the history of the park site being an unincorporated area for many years prior to becoming part of La Mesa.

Glen Schmidt, President of Schmidt Design Group, conducted the community workshop and led the Q & A at the end of the presentation. Julian Rosario and Steve Grosch, also with Schmidt Design Group, recorded community feedback and assisted with answering questions.

The primary goals of the meeting were:

1. Discuss the following for a new neighborhood park:
  - The history of the space
  - Site context and analysis
  - Constraints
  - Opportunities for improvements/amenities
2. Introduce online survey
3. Gather preliminary feedback
4. Discuss the process for creating a Master Plan for a future park

The presentation started with an introduction to the site including a thorough breakdown of existing conditions and constraints. These included the slope/topography of the property, proximity to



Attendees join the online Zoom workshop.

the 94 freeway and to neighbors on the west, and weather patterns for the area.

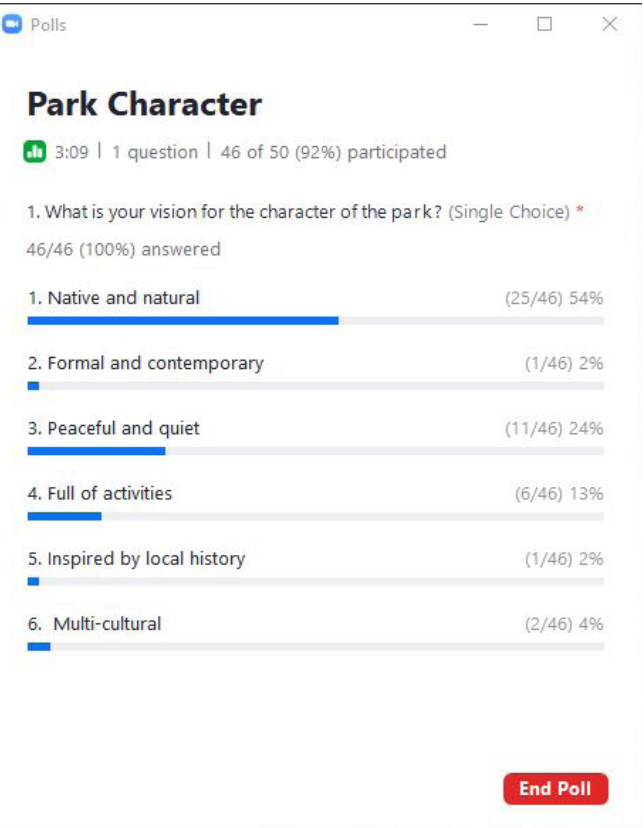
After getting to know the existing site, Glen Schmidt introduced potential park amenities that are possible with a park of this nature. The features included the following:

- Multipurpose turf area
- Off-leash dog run
- Children’s playground
- Multipurpose courts
- Sport courts such as volleyball, pickleball, bocce ball, or basketball
- Picnic or BBQ facilities
- Community garden
- Public restroom
- Outdoor fitness stations
- Walking/running paths and trails
- Opportunities for community art
- Group shade structure

Next, the discussion transitioned to park character and visioning. This was an introduction to park precedent imagery and options for how the park will “feel” as a visitor. A wide range of options were

presented along with past projects from Schmidt Design Group, designs including Briercrest Park, Camino Ruiz Park, Civita Park, and Stylus Park.

A live poll was taken during the online meeting. Attendees were given the opportunity to vote on what park character they envisioned most for the site. Overwhelmingly, “native and natural” became the leading choice for the park’s character. See the image below for full poll results.



Park Character online poll conducted during workshop.

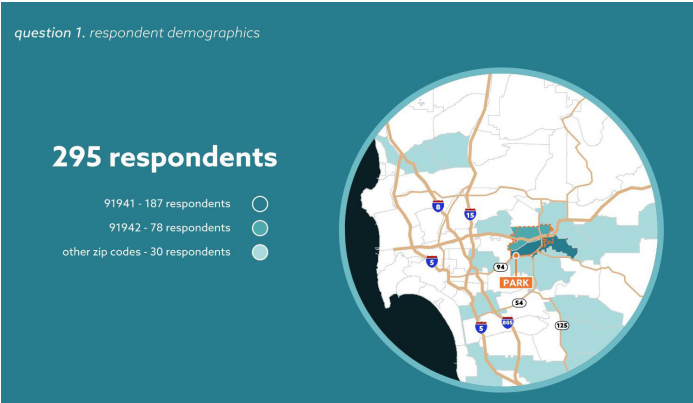
## Open Discussion Forum

During the final portion of the meeting an open discussion forum was conducted to gain feedback from the community. The following items are a synopsis of that discussion. For a full breakdown, please see Part 5 Appendices.

- Lots of families in the neighborhood - family friendly playground
- Security concerns and Crime Prevention Through Environmental Design (CEPTED)
- Sustainable design including the use of native plants and trees, water retention, and the use of solar lighting
- Design for multiple activities ranging from walking paths, exercise equipment, parkour elements, and rolling-skating area
- Traffic concerns along both Murray Hill Rd. and Waite Dr., traffic calming opportunities and the need for off-street parking
- Public art opportunities by local artists
- Discussion about safety, providing public bathrooms and whether bathrooms can be locked
- Proximity to Helix High and the need for access to the park from Murray Hill Rd. for walkers along that street
- Proximity to neighbors along western edge, providing privacy from the park and designing for low noise activity next to western boundary
- The need for shade in the park either through tree canopies or shade structures
- Possible water feature

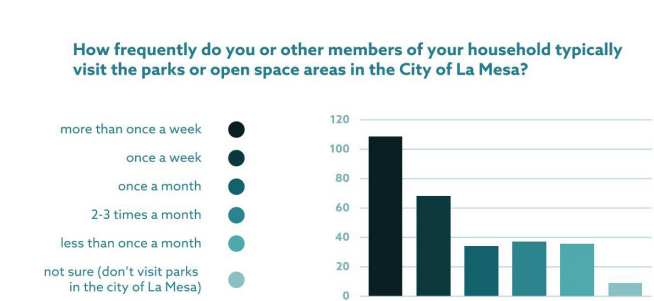
# Online Survey

The public online survey was introduced at the first community workshop on March 16, 2022 and through a link on the City of La Mesa website until April 11, 2022. It was created and hosted online using Microsoft Forms. This was an important tool to gather feedback in response to questions pertaining to the character, activities, features, and considerations that were most important to the local residents who would most often visit the park.

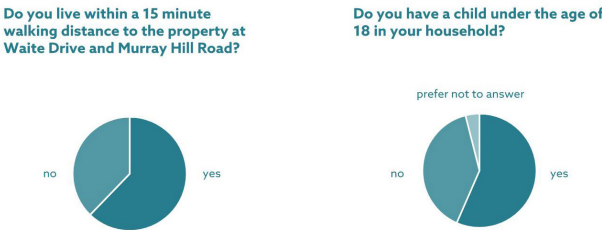


The first four questions of the survey inquired about the respondents themselves and how often they would likely visit this specific park. Of the 295 respondents, the vast majority (265) were in the La Mesa area with zip codes of 91941 and 91942. Most of the respondents visited parks often and even lived within walking distance of the future park site.

question 2. respondent demographics



question 3-4. respondent demographics



Question five was a critical question in determining the priorities for park amenities from survey respondents. A list of possible park amenities was given and respondents were asked to choose whether they were high, medium, or low priority. There were also options for not including the feature or having no opinion on that activity. The chart below depicts the answers with high priority in green, medium in blue, low priority in tan, that it shouldn't be included in red, and no opinion in gray. The highest priority features based off of answers for high or medium priority by respondents are organized at the top of the graphic. Respondents put a high priority on a tree grove for shade, walking/jogging path, security lighting, children's playground, and public restroom. The design alternatives presented at the second community workshop include the features that most respondents put as high or medium importance.

## Question 5. Which activities and features would you like to see at the proposed park at Waite Drive?

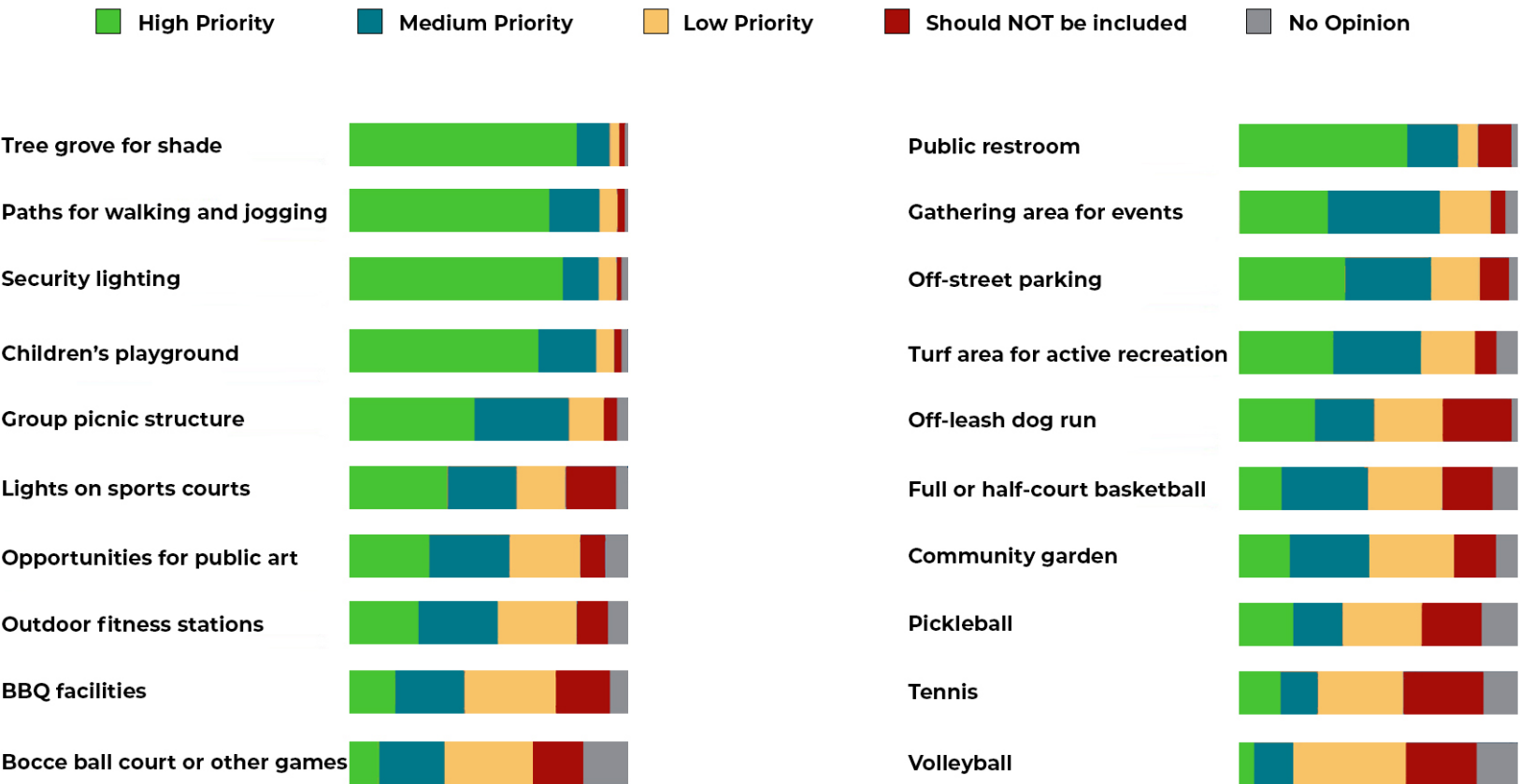


Figure 2.1: Analysis of survey question #5

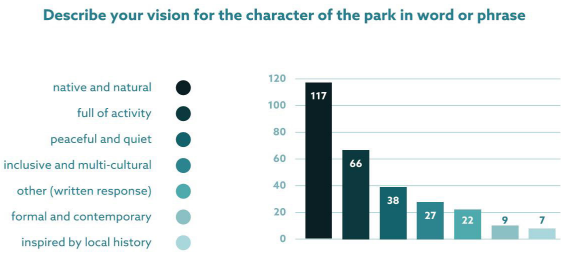


# Online Survey

Questions six and seven of the survey focused on the overall vision of the park. When asked to describe the over-arching vision for the character of the park the resounding choice was for “native and natural”. Additionally, “full of activities” and “peaceful and quiet” were popular choices. The design alternatives presented at the next community workshop both have native plant palettes and elements, multiple options for activities, and areas for quiet reflection.

Question seven was an open-ended write-in question that asked respondents to describe the top considerations for the park. The word map below depicts the most often repeated topics in larger text. The most prominent considerations that were mentioned were playground, shade, safety, dog park, walking trail , and considerations for homeless.

question 6. respondent park vision



question 8. additional thoughts



The next question was also open-ended and inquired about any further thoughts about the park. The above dot chart indicates how often a topic was mentioned in the responses. Again, the public felt strongly about safety, undesirable activity by homeless individuals, a native and natural aesthetic, and providing shaded gathering spaces.

The final question was geared toward getting a feel for what the park should be named. Although this will be chosen at a later time in the design process, it is valuable input to be considered in the future when the naming of the park is being done. At the top were names that were indicative of the street names - either Murray Hill Park or Waite Park.

question 9. top name suggestions per respondents

Nature	People	Place	Abstract
Highlander Park (5)	Waite Station (3)	Murray Hill Park (22)	Freedom Park
East Ridge Park	Waite Park (29)	Waite Dr Park	Constitution Park
Plant/Botanical Name	Amigos y Familia Park	Helix Park (4)	Pirate's Cove
Pomelo Drive	George Bailey Memorial Park	Tri-City Park	Nebo Park
Grove View Park	Indigenous Tribe/Word (3)	La Mesa Vista Park (3)	Unity Park
	Tony Gwynn Park		Friendship Park
	Ellen Ochoa Park		Jewel Park (8)
	Everyone's Park		
	Local La Mesan Figures		
	Children's Park		



Figure 2.2: Word map of survey question #5



# Community Workshop 2

## Workshop Summary

The second public park workshop for the new neighborhood park was held on June 15, 2022 at Helix Charter High School.

In addition to City staff, approximately fifteen (15) community members joined in person and twenty-five (25) community members attended online to share their thoughts and ideas on the new park.

The primary goals of the meeting were:

1. Summarize the findings from the first community workshop and survey with attendees.
2. Present two (2) park design alternatives.
3. Receive input in an “open forum” format.

The meeting started with an introductory welcome from Matthew Bohan, Chair, Community Services Commission, City of La Mesa. Sue Richardson, Director of Community Services, City of La Mesa, welcomed the participants and provided an overview of the project. Glen Schmidt, President of Schmidt Design Group,

reviewed the site opportunities and constraints, and reviewed the process for the evening’s activities.

Following the introductions, Glen Schmidt summarized the findings from the first community workshop and survey, and reviewed the two preliminary master plan alternatives with attendees.

## Design Alternative #1

Park Plan #1 derives inspiration from the community’s desire for active spaces for a variety of uses. This plan included the following amenities:

- Large shaded picnic area
- Children’s playground
- Multi-use lawn
- Walking loop
- Two basketball half-courts
- One centralized fitness area
- Restroom/comfort station
- Fenced synthetic turf dog run
- Shade trees and landscaping
- Off-street parking (14 stalls)
- Bio-retention system
- Connection to Murray Hill Rd.

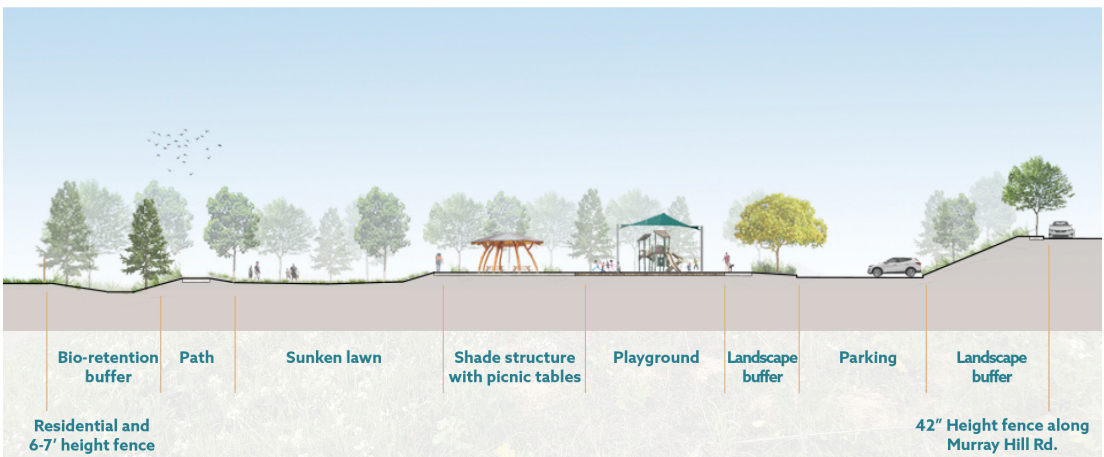


Figure 2.3: Section cut view from the west property line, across the playground to the east connection to Murray Hill Rd.



Figure 2.4: Conceptual Design Alternative 1

## Community Input Summary: Design Alternative #1

Following the presentation, the floor was open to discuss the two preliminary master plan alternatives. Each attendee was given a chance to comment. Feedback was recorded by Schmidt Design Group on note pads. The responses are summarized below:

The following items pertain to the amenities that were well-liked:

- Connection to Murray Hill Rd.
- Fitness station
- Space to gather
- Shade structure
- Security lighting

The following items pertain to suggestions by attendees:

- Add opportunities for public art - especially on walls
- Look at different dog run configurations and add a path around it
- Consider “wow” factor - local art, history, educational activities
- Design sensitivity along residential property line



# Community Workshop 2: Design Alternatives



## Park at Waite Drive Master Plan

### Design Alternative 2

#### Legend

- 1 Landscape buffers and bio-basins
- 2 6'-7" wood fence along west property line
- 3 Dog run: approximate .37 acre of decomposed granite
- 4 8' wide concrete walkway
- 5 Concrete ADA ramp
- 6 Existing pepper tree to remain
- 7 Existing pine tree to remain
- 8 Tree grove at buffer along west property edge
- 9 Fitness node with safety surfacing
- 10 Shade structure (approx. 40' x 24') with picnic tables
- 11 Playground with 2-5 yr. old and 5-12 yr. old play activities and swings: approximately 6,100 SF
- 12 Pedestrian entry
- 13 Existing driveway entry
- 14 Bridge to play structure
- 15 Look-out point
- 16 Wood bridge on pathway
- 17 Concrete Stairs
- 18 Parking lot with 15 spaces
- 19 Restroom - two family style units with outdoor sink
- 20 Drinking fountain
- 21 Pollinator garden
- 22 42" ht. fencing at Waite Dr & Murray Hill Rd; 5 ft. ht. at dog run
- 23 Benches, typ.
- 24 Decomposed granite pathway
- 25 Picnic node on decomposed granite
- 26 Monument sign
- 27 36" rail fence to control play area
- 28 Approximate elevations, typ.

Visit [www.cityoflamesa.us](http://www.cityoflamesa.us) for more info!  
Email additional feedback to [parkatwaitedrive@gmail.com](mailto:parkatwaitedrive@gmail.com)



Figure 2.5: Conceptual Design Alternative 2

## Community Input Summary: Design Alternative #2

Following the presentation, the floor was open to discuss the two preliminary master plan alternatives. Each attendee was given a chance to comment. Feedback was recorded by Schmidt Design Group on post-it boards. The responses are summarized below:

The following items pertain to the amenities that were well-liked:

- Fenced decomposed granite dog run
- Pollinator garden/sustainable planting selection
- Unique play area/slope play
- Overall preference for alternative 2

The following items pertain to suggestions by attendees:

- Add more activity for adults
- Consider patrols and additional policing of site. City to install cameras
- Provide seating throughout
- Consider relocating the dog run and high activity amenities away from residences
- Design sensitivity along residential property line

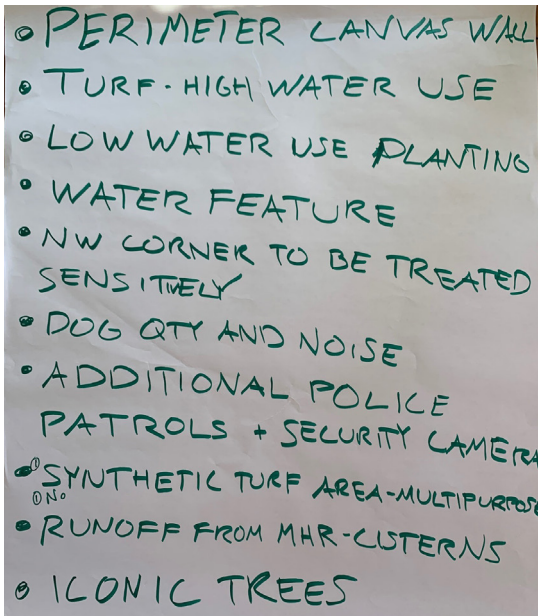


Glen Schmidt presents design alternatives

## DESIGN ALTERNATIVE #2

Park Plan #2 draws inspiration from the community's desire for nature and play. This plan included the following amenities:

- Multiple shaded picnic areas
- Children's playground
- Three fitness nodes
- Decomposed granite walking paths
- Community performance space
- Exploratory nature play and education
- Bio-retention system
- Restroom/comfort station
- Fenced decomposed granite dog run
- Shade trees and landscaping
- Off-street parallel parking (15 stalls)
- Pollinator garden



Comments recorded on note pads - see appendix for full notes

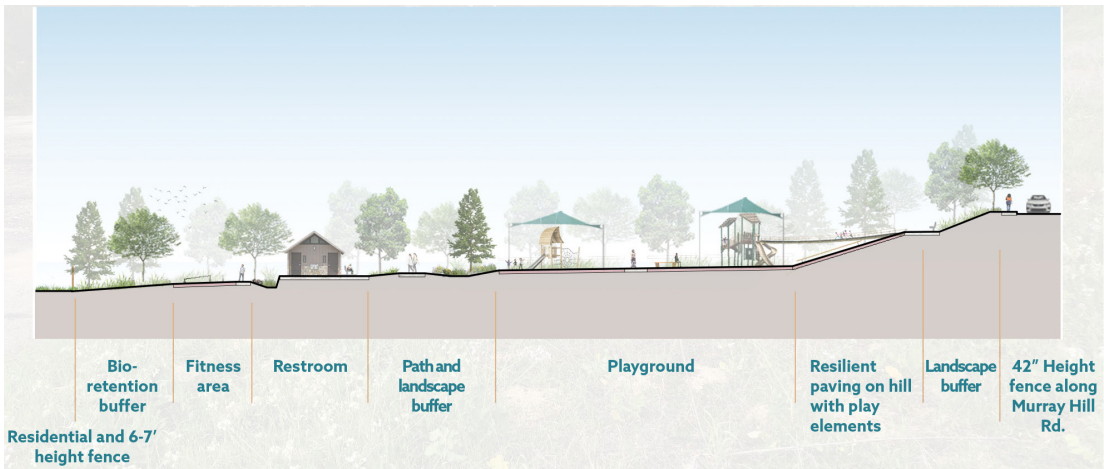


Figure 2.6: Section cut view from the west property line, across the playground to the east connection to Murray Hill Rd.



# On-site Pop-Up Event at Future Park Location

## Site Visit Summary

The site visit for the new neighborhood park was held on June 18, 2022 at the future park location - 7400 Waite Drive.

In addition to City staff, approximately 40 community members attended to share their thoughts and ideas on the new park.

The primary goals of the meeting were:

- 1. Present two (2) park design alternatives
- 2. Receive input in an “open house” format with opportunity for one-on-one dialogue
- 3. Walk community through the site
- 4. Progress towards final preferred park design

The gates to the site were unlocked and open to the public. Sue Richardson, Director of Community Services, City of La Mesa, welcomed the participants and provided an overview of the project. Glen Schmidt, President of Schmidt Design Group, reviewed the Master Plan alternatives and addressed any questions or concerns. Julian Rosario and Steve Grosch, also with Schmidt Design Group greeted the community and engaged in dialogue.



Attendees walk the space of the future park site



Attendees discuss the two design alternatives while on site



## Community Input Summary

Boards with the plans were set up for the community to comment on. A site tour was offered to walk through the space and gather feedback while imagining the future space. Additionally, each attendee was given a comment card and site map to write and draw their feedback on. The responses are summarized below.

### Design Alternative #1

The following items pertain to the amenities that were well-liked:

- Connection to Murray Hill Rd.
- Multi-use lawn
- Variety of functional spaces
- Bathroom

The following items pertain to suggestions by attendees:

- Add bike parking with tools
- Smaller dog run/no dog run and whole park off-leash before 9 a.m. and after 6 p.m.
- No synthetic turf
- Add habitat for existing bird species on site

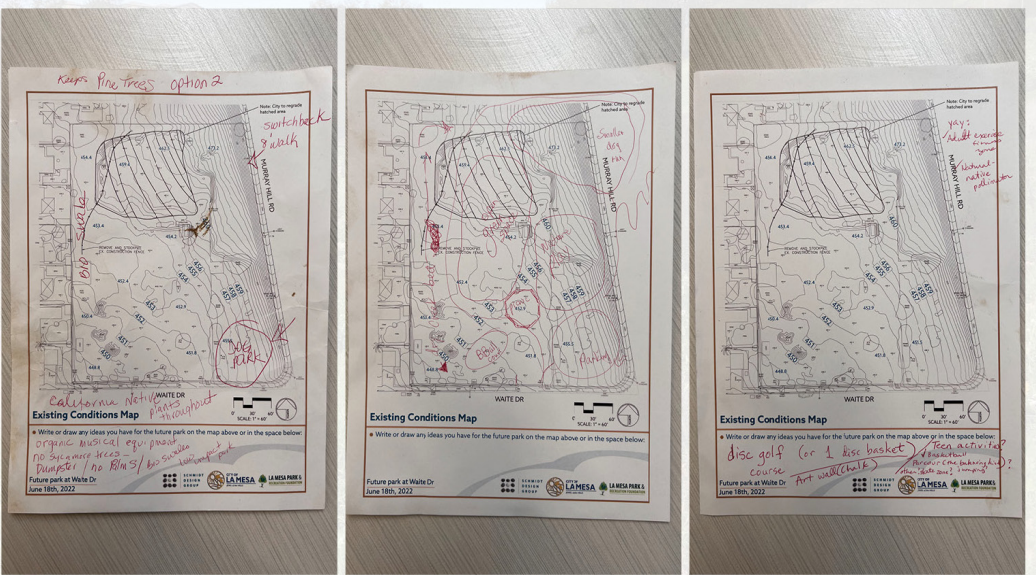
### Design Alternative #2

The following items pertain to the amenities that were well-liked:

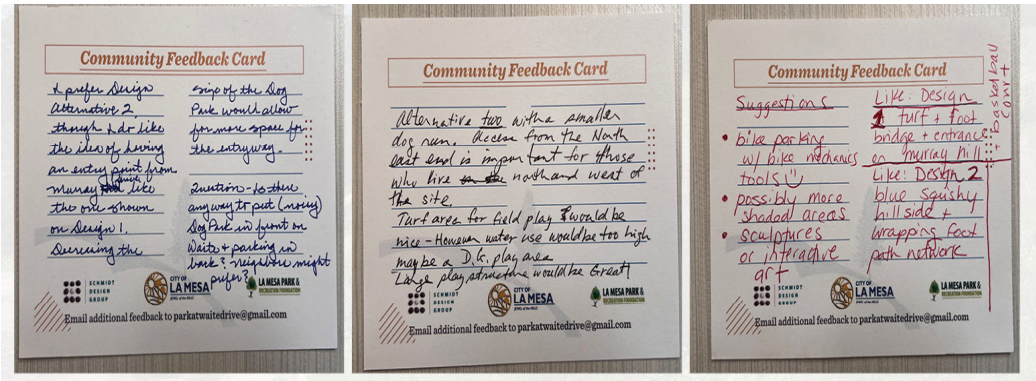
- Dog run location
- Pollinator garden - could function as a nature walk or interpretive trail
- Overall preference for alternative 2
- Off-street parking

The following items pertain to suggestions by attendees:

- Add more activity or sports courts for adults
- Consider a lawn and loop like in alternative 1
- Opportunities for disc golf, musical play, pickleball, rollerskating
- Connection to Murray Hill Rd.
- Consider adding more buffer between the dog run and the residences



Attendees were given a site map to markup with design ideas and suggestions



Community feedback cards were distributed at the event



# Community Services Commission Presentation

The Community Services Commission presentation of the Park at Waite Drive Master Plan for the new neighborhood park was held on September 14, 2022 at The La Mesa Community Center.

In addition to the City staff and the Community Services Commission Board, approximately twenty (20) community members attended in-person along with another twenty (20) individuals who attended via Zoom to share their thoughts and ideas on the final design.

The primary goals of the meeting were:

- 1. Review findings from the previous two community workshops along with the in-person tour event and concept survey.
- 2. Present the draft Master Plan design that was created based on a combination of the previous two alternatives and feedback from the community.
- 3. Receive input in an “open house” format with opportunity for direct dialogue.

The meeting was held in a hybrid format both in-person and with a Zoom link. Matthew Bohan, Community Services Chair, provided the introduction. Sue Richardson, Director of Community Services, City of La Mesa, welcomed the participants. Glen Schmidt, President of Schmidt Design Group, presented in detail the Draft Master Plan design and then opened up the discussion for comments and questions from those present as well as the on-line participants. Julian Rosario and Steve Grosch, also with Schmidt Design Group recorded community feedback and assisted with answering questions.

## Master Plan Design - Well-liked Amenities

The following items pertain to the amenities that were well-liked:

- Connection to Murray Hill Rd.
- Nature-themed playground with wood timber features, tower, and slope play
- Variety of functional spaces
- Landscape buffer along western edge for privacy
- Restroom with two (2) family-style units with drinking fountain and bottle filler
- Multi-use lawn
- Fitness area
- Elevated decomposed granite dog run
- Walking loop around the park with tables and benches
- Half-court basketball
- Group shade structures and picnic tables
- Shade fabric over several play structures and shade trees throughout the park
- Off-street parking lot location and accessibility
- Privacy for neighbors including fence along western and northern sides
- Native and Mediterranean plant palette
- Solar powered security lighting
- Bike parking



## Park at Waite Drive Master Plan

### Main site elements

- 1 - Nature-themed playground: approximately 10,000 SF
- 2 - Tot lot playground area
- 3 - Dog run: approximately .20 acre, decomposed granite
- 4 - Lawn: approximately 7,700 SF
- 5 - Fitness zone: approximately 2,200 SF
- 6 - Shade structure (40' across) with picnic tables
- 7 - Half-court basketball court
- 8 - 8' wide concrete walking loop
- 9 - Restroom - two family style units with maintenance storage, and accessible outdoor sink & water station

### Accessibility & furnishings

- 10 - 11 parking spaces and 2 accessible parking spaces
- 11 - Elevated wooden ramp and concrete stairs
- 12 - Park monument signage
- 13 - Opportunities for public art, typ.
- 14 - Trash Enclosure
- 15 - Benches with backs, typ.
- 16 - Tables, typ.
- 17 - Bike racks
- 18 - Existing trees to remain
- 19 - Slope direction
- 20 - Approximate elevations

### Screening & fencing

- 21 - Landscape buffer and bio-basins
- 22 - Tree grove buffer along west property edge
- 23 - 3.5' ht. lodge-pole fence at Waite Dr. and Murray Hill Rd.
- 24 - 5' ht. decorative black wrought iron fence at dog run
- 25 - 6' ht. black vinyl chainlink fence at north property line
- 26 - 6' ht. wood fence along west property line
- 27 - 8' ht. wood fence along northwest property line
- 28 - Score joints
- PA - Planting area



Figure 2.7: Draft Master Plan Design

## Community Input Summary

Boards with the plans were set up for the community to review along with the presentation. Community input was recorded on flip chart pads. Additionally, online attendees could ask questions and comment via the Zoom chat.

## Master Plan Design - Suggestions

The following items pertain to suggestions by attendees:

- Smooth concrete joints on walking path for rollerskating
- Solid shade structures for maximum protection from the sun
- Security features including cameras that focus entirely on the park, a parking lot gate that can be locked at night, increased fencing along Waite Dr., and a site supervisor or community-oriented supervision of the park
- Concern over ground water protection. A future geotechnical soils study will determine if the bio-basin proposed will be lined
- Electrical outlets near lawn area for uses such as outdoor movies/concerts
- Using wood that has a long lifespan for all of the wood features
- Multiple drinking fountains including one near the dog run
- Stabilized decomposed granite or mulch layer in dog run to decrease dust



Feedback and comments during the Q & A portion of the Community Services Commission meeting.



# 3 Master Plan Design

## Vision

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The original intent of the site is to provide a neighborhood park to the local residents. Guiding principles were formed from the engagement process with the local neighborhood. These principles primarily direct the vision for park.

The final plan combines the best features of the two design alternatives that were presented at the second community workshop. The park provides a multitude of activities for all ages. The primary goals based off of community feedback were to create a “natural feel” throughout the design while also incorporating opportunities for exercise, quiet reflection, and unique play experiences. By providing many uses in the park, there will be a steady flow of park-goers which is intended to make sure there are consistently “eyes on the park”. This feature combined with a site wide fencing, solar security lighting, a lockable vehicular entrance gate, and unobstructed view corridors all curtail undesirable activity.

The site’s main elements reflect the highest priority amenities desired by the community. Each element is analyzed and a description of its improvement to the site is included in the following section.

## Guiding Principles

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- + **Native, natural, and sustainable design providing visitors the opportunity to connect with nature.**
- + **Provides multi-generational and multi-cultural experiences.**
- + **Is a safe and comfortable environment, full of activities and “eyes on the park”.**
- + **Promotes health and wellness with opportunities for exercise, unique play experiences, and social connections.**
- + **Provides opportunities for contemplation and quiet reflection.**
- + **Is sensitive to the nearby residences.**



# Draft Final Master Plan

## Main site elements

- 1 Nature-themed playground
- 2 Tot lot playground area
- 3 Fenced dog run with decomposed granite surface
- 4 Lawn
- 5 Fitness zone
- 6 Shade structure with picnic tables
- 7 Half-court basketball court
- 8 Site-wide 8' wide accessible concrete walking loop
- 9 Family style restroom with accessible outdoor sink and water station. Maintenance garage and storage

## Accessibility & furnishings

- 10 13 parking spaces including 2 accessible parking spaces
- 11 Elevated wooden ramp and concrete stairs
- 12 Park monument signage
- 13 Opportunities for public art
- 14 Trash enclosure with trellis cover
- 15 Benches with backs
- 16 Picnic tables
- 17 Bike racks
- 18 Existing trees to remain
- 19 Slope direction
- 20 Approximate elevations

## Screening & fencing

- 21 Landscape buffer and bio-basins
- 22 Tree grove buffer along west property edge
- 23 3.5' ht. lodge-pole fence at Waite Dr. and Murray Hill Rd.
- 24 5' ht. decorative black wrought iron fence at dog run
- 25 6' ht. black vinyl chainlink fence at north property line
- 26 6' ht. wood fence along west property line
- 27 8' ht. wood fence along northwest property line
- 28 Score joints
- 29 Citrus grove with interpretive panel
- 30 Parking gate
- PA Planting area: native and low water use shrubs, groundcover, and trees





Bird's-eye Perspective Rendering



Figure 3.2: Concept rendering of design intent



# Section Cut

The site slopes from the northwest, along Murray Hill Road, down to the southwest, along Waite Drive. It is immediate and intense at first, then follows a steadier grade moving west. The section cut indicated by the blue line on the map to the right illustrates the varying grade changes of the park. The design incorporates the slope into various elements including the elevated wooden ramp to Murray Hill Road and the slope play at the playground. This line sees about a 30’ decline in elevation moving from east to west.

The slope play area of the playground will connect to the iconic play tower by a bridge suspended over the walking path that goes around the park. The main features of the park including the play area, shade structure, basketball court, fitness station, restroom, and turf area all remain on generally the same elevation level. The dog run sits on the plateau above to the north.

The western boundary along the bio-retention buffer slopes again to be even with the properties to the west. This native and natural wooded grove with a bio-retention basin along the west end creates a privacy buffer along the fence line.



Figure 3.3: Blue line depicting section cut line



Figure 3.4: Section cut from western property line to Murray Hill Road



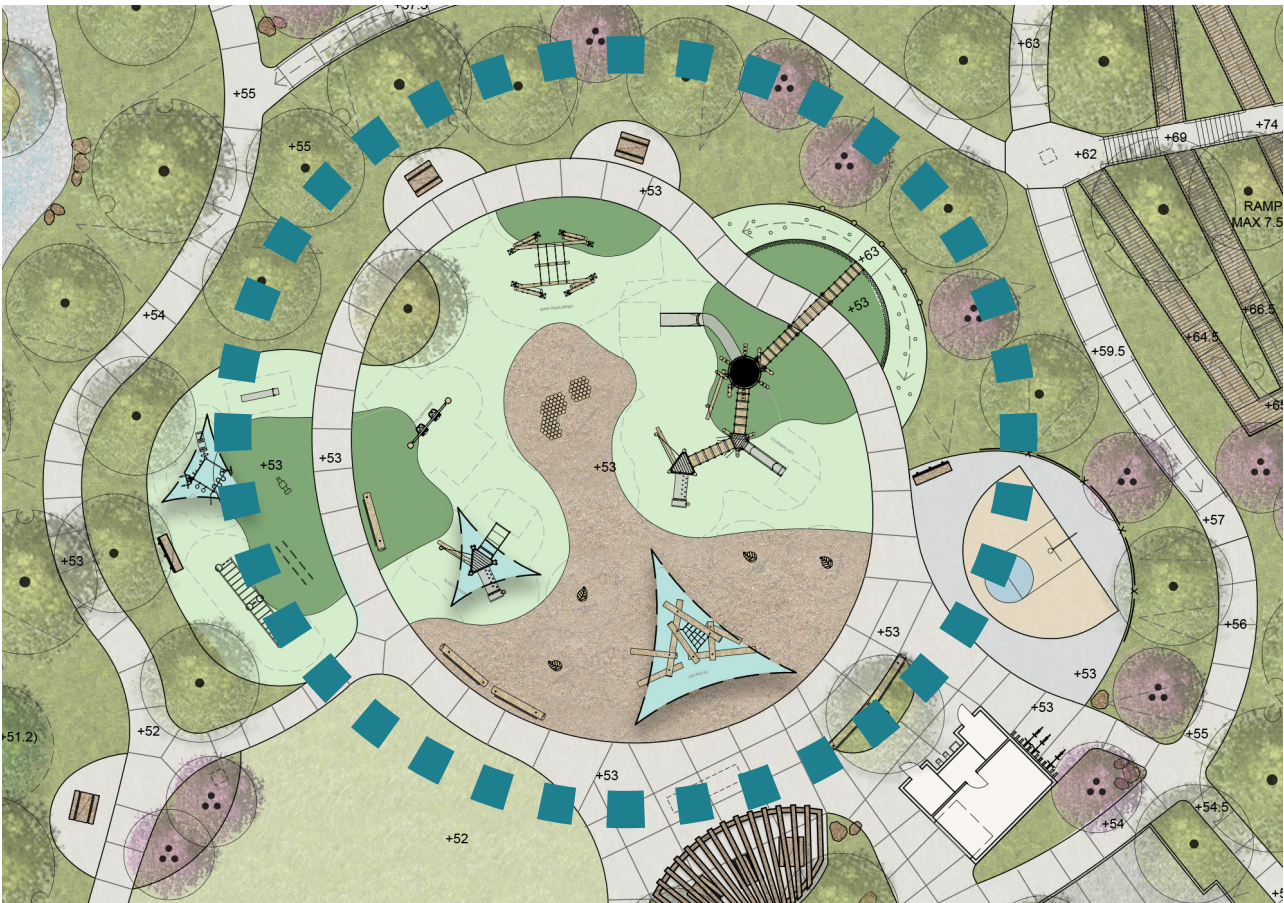
# Nature-themed Playground

The playground at the center of the park was thoughtfully designed to create a unique experience for children to play and connect with nature. Wood was chosen as the primary building material as it reinforces the native and natural aesthetic desired by the community. It is a flexible, natural, and renewable resource.

A 24’ tall wood tower anchors the site and hopes to be an iconic play structure that draws users from around the neighborhood. It features a distinctive climbing experience up the multiple layers of the structure with an option to go down a slide from the top or cross over a suspended bridge to the hill play section of the playground. This section features a unique slope and climbing play style by incorporating the site’s natural elevation change. This structure is fully transparent, which is important for safety and security.

There will be a children’s play area for 5-12 year olds, as well as a tot playground for younger children. A giant rope and log swing for group play, leaf shaped wooden wobble boards, wood steppers, rope netting, and natural wood timber climbing logs all contribute to the nature-based design of the play area. Earthscape is the recommended playground manufacturer behind many of the play structures selected for the site. They specialize in designing and constructing inclusive, innovative, unique, and challenging wooden structures.

Shade is provided in the area by shade sails over the tot playground and the wooden timber climbing logs. A walking path encircles the playground with bench seating. The playground design is rigorously evaluated to ensure compliance to safety standards; ASTM F1487 in the United States and accessibility compliance requirements.





Nature-themed Playground

Precedent imagery depicts design intent: focus on exploration and organic materials

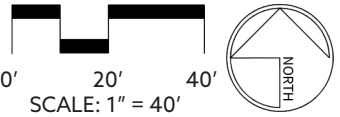




# Dog Run

A fenced dog run that allows for off-leash play sits at the northern end of the park. It is graded above the playground and lawn to the south. A popular feature for urban areas, dog runs provide an outdoor space for throwing a ball as well as community interaction for pet owners. Based off feedback from the workshops, the community strongly preferred decomposed granite rather than synthetic turf in the dog run. Decomposed granite is easy to repair and maintain, as well as requiring no regular watering. In addition, a pet drinking fountain can be installed at the entrance.

The dog run acts almost like an elevated plateau - allowing a separation of space between park goers and additionally ensures there will be consistent “eyes on the park” from an elevated vantage point. Dog owners tend to be a reliable demographic who take ownership and act as stewards of the spaces they frequent.

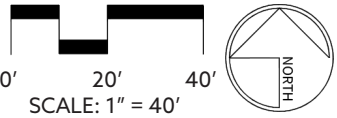




# Lawn

In the southwest corner of the site lies an open lawn for neighbors to gather. Wide open grass areas are proven to be some of the most flexible public spaces; they can be used for a wide range of activities such as group gatherings, kicking a ball around, group workouts, or setting up a “bounce house” for a birthday party. While suitable for these uses, it is approximately 7,700-square-feet and not sized for active sports/league activities. Many options for play, relaxation, and activity are presented to park goers. Locking electrical outlets will be nearby for community events such as movie nights where a small projector would be used.

The centralized, easily accessible location next to the shade structure, fitness, parking, and playground makes this a connecting feature of the design. The walking path of the park extends around the lawn. Additionally, this space is easily seen from the road and does not offer any hiding spaces.





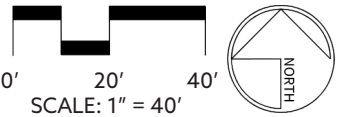
# Fitness Zone

The fitness zone of the park is located next to the playground and turf grass area so that parents can work out and still be within eyesight of children playing. The fitness area will contain multiple pieces of exercise equipment designed in a natural aesthetic. The fitness area will have resilient surfacing in multiple natural colors and a shade structure overhead. This zone is critical for providing programming to older age groups.



# Half-court Basketball

An additional exercise feature of the park is the half-court basketball located near the playground on the east side of the park. Half-court basketball was specifically selected as it promotes family-friendly play and casual games. The fun shape of this space and the colored striping add to the natural aesthetic of the park.





## Group Shade Structure

The shade structure is centrally located and in close proximity to the playground, lawn, parking lot, and restroom. Having the shade structure as the “meeting point” between the features of the park allows for easy transition from one activity to the next and makes it easy to see the entire park from this area. Additionally, the proximity to the parking lot makes unloading items easy for events such as birthday parties.

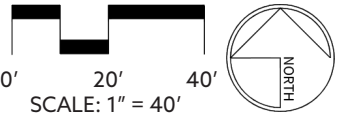
The shade structure has an organic custom shape with latticed timber beams adding to the natural aesthetic of the park. Its geometry opens to the site with wide sweeping arcs forming the roof structure. The latticed trellis may be substituted with a solid or opaque roof to provide more shade coverage. Ample space for three picnic tables is provided beneath the shade structure.

A second, scaled down shade structure with similar characteristics will be provided at the dog run. Space for two picnic tables will be provided underneath. Additional shade structures may be explored throughout the site, such as over play areas, benches by the play area, the fitness plaza, and near the basketball court.



## Restroom & Garage Building

Restrooms provide irreplaceable function to a public space and works to serve all its users. The restroom features two family-style units with an accessible outdoor sink and water station. It is located near the parking lot, making it highly accessible for users, maintenance, and security. The building also features a one-car garage and storage for park staff to store maintenance tools. Along the east face of the building is where bike racks are located for users who choose to cycle to the site.



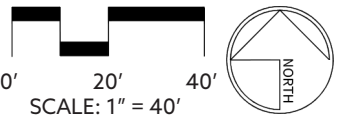


# Elevated Wooden Ramp Connection to Murray Hill Rd.

An elevated wooden ramp provides a vital connection to the park for users coming down Murray Hill Road. Without it, they would have to walk all the way down to Waite Dr. This connection makes the park more accessible and entry to the park safer. The steep incline of the east slope of the site would call for extensive retaining walls if a standard ramp was constructed. An elevated wooden ramp is a more elegant solution with a much smaller footprint.

Along with the central wood tower, the wooden ramp is another iconic structure unique to this park design. The experience walking on the ramp offers users access to one of the sites best natural features - its views. The wooden design ties in with the rest of the site and works with the existing topography. With the ramp raised above grade, the natural slope is preserved. Concrete stairs are also provided as a more direct connection.

This connection was a key desired element repeated in the community workshops. People wanted better access to the park from the north for park-goers, students going to or from Helix High School, or those simply on a neighborhood walk. The ramp connects to the east edge of the walking loop, allowing dog owners direct access to the dog run without going through the entire park.

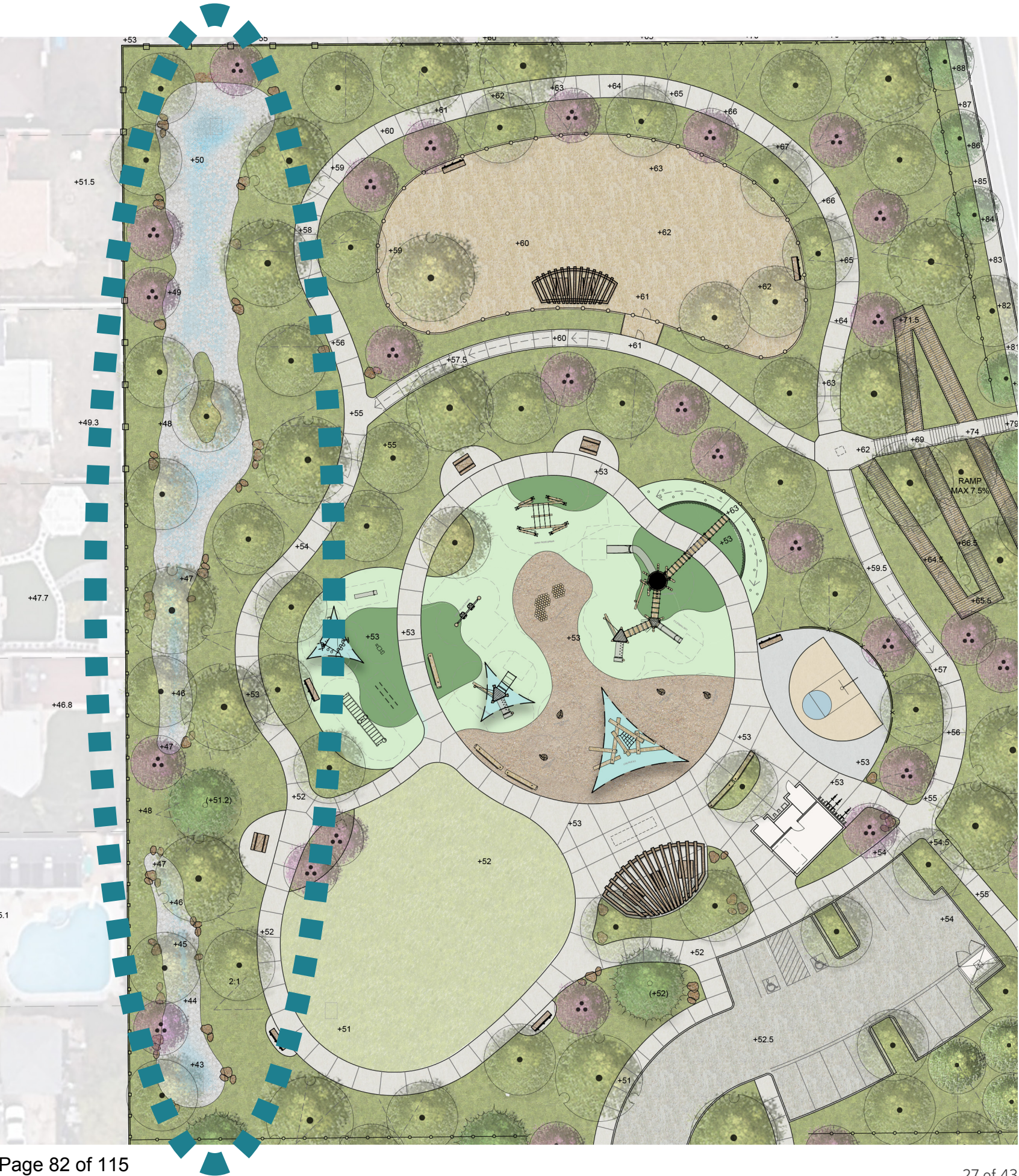




# Landscape Buffer and Bio-Basins

The west side of the park borders residential properties. One of the top priorities with the park design is to maintain or increase the existing home owners’ level of privacy and security. The plan calls to replace the existing, irregular, and dilapidated fence with a uniform solid fence that increases from 6’ height to 8’ in height. The fence will follow proposed topography changes and increases in height to provide adequate screening and ensure privacy for the adjacent residences.

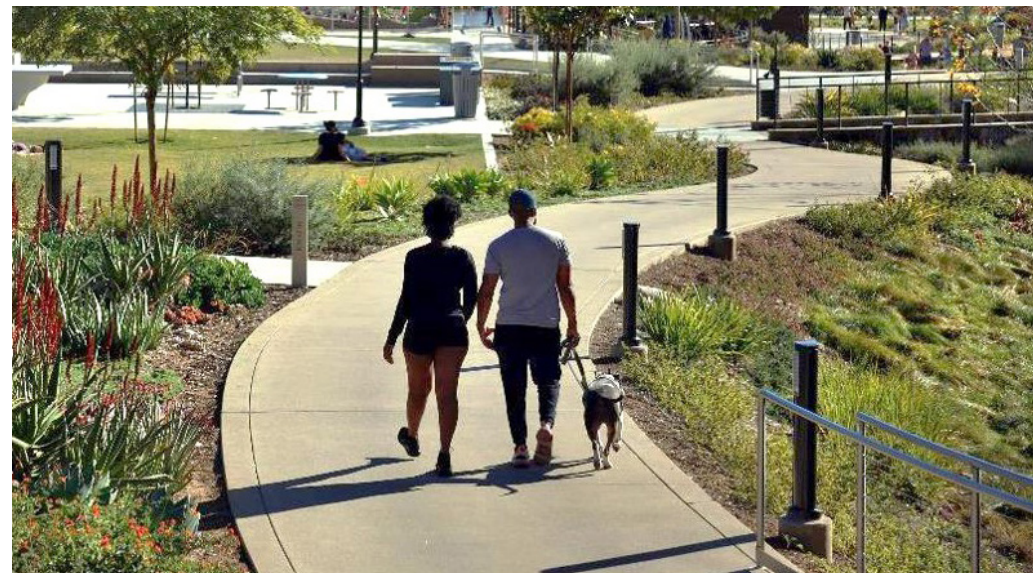
The park site naturally drops in grade towards the west which creates an opportunity for a bio-retention basin. A bio-retention basin that extends the entire length of the western edge is proposed to provide stormwater storage for the entire site. Currently, the site drains into some of the adjacent properties. This makes regrading this edge even more important. The bio-retention basin will be planted with native plants and trees to provide shade for the park, give a natural creek bed look, and increase screening for the homes.





## Site-wide Walking Loop

A site-wide 0.2-mile walking loop provides an added fitness opportunity to the park as well as a fun option to ride bikes or tricycles without turning around. The elevation changes are gradual but add a bit of a challenge if using the loop for exercise. The loop is fully ADA compliant, enabling all users the ability to use the entirety of the path. The vantage points along the loop continually change and give different perspectives of the park. Seating nooks and benches are placed throughout the loop as interesting places to rest. Interpretive panels along the loop provide education opportunities to learn about the site history, local flora, and stormwater management.





# Plant List

The plant palette is largely plants and trees that are native to this region along with Mediterranean plants and trees that are well adapted to the Southern California climate. A variety of sizes, textures, and colors make up the palette to add variety throughout the seasons. Plant qualities such as resiliency, low-water use, pollinator friendly, and drought-tolerance are prioritized.

## Botanical Name

Abutilon palmeri  
Artemisia californica 'Canyon Grey'  
Baccharis spp.  
Calliandra californica  
Carpenteria californica  
Dendromecon harfordii  
Dudleya brittonii  
Eriophyllum confertiflorum  
Galvezia speciosa  
Heteromeles arbutifolia  
Iris douglasiana  
Iva hayesiana  
Juncus textilis  
Leymus triticoides  
Lomandra longifolia 'Breeze'  
Mahonia spp.  
Malosma laurina  
Muhlenbergia rigens  
Ribes viburnifolium  
Rhamnus californica 'Eve Case'  
Rhus integrifolia  
Rosa californica  
Salvia melifera  
Simmondsia chinensis  
Verbena lilacina 'De La Mina'  
Viguiera laciniata

## Common Name

Indian mallow  
California sagebrush  
Baccharis  
Baja fairy duster  
Bush anemone  
Island bush poppy  
Giant chalk dudleya  
Golden yarrow  
Island bush snapdragon  
Toyon  
Douglas iris  
San Diego marsh elder  
Basket rush  
Wild rye  
Lomandra breeze  
Grape holly  
Laurel sumac  
California deer grass  
Catalina currant  
Coffee berry  
Lemonade berry  
California wildrose  
Black sage  
Jojoba  
Lilac verbena  
San Diego County viguiera



Marina Strawberry Tree  
Arbutus 'Marina'



Western Redbud  
Cercis occidentalis



California Sycamore  
Platanus racemosa



Coast Live Oak  
Quercus agrifolia



Chilopsis linearis  
Desert Willow



Aloe spp.



Small Cape Rush  
Chondropetalum tectorum



Mauritus Hemp  
Furcraea foetida 'F'



Muhlenbergia rigida  
Deergrass



Grevillea spp.



Encelia californica



California Aster  
Aster chilensis 'Point St. George'



Erigeron karvinskianus  
Santa Barbara Daisy



Autumn Sage  
Salvia greggii



California fuchsia  
Epilobium canum



Island Bush Poppy  
Dendromecon harfordii



Island Bush Snapdragon  
Galvezia speciosa



Cleveland Sage  
Salvia clevelandii



Black Sage  
Salvia melifera



Lilac Verbena  
Verbena lilacina 'De La Mina'



# Preliminary Grading and Drainage Plan

The site slopes generally from the northwest, along Murray Hill Road, down to the southwest, along Waite Drive. There is about 45' of elevation difference from the northeast corner of the site to the southwest. It is immediate and intense at first, then follows a steadier grade moving west.

The grading strategy is to work with the existing topography as much as possible. The natural slope is highlighted in the design. Regrading will be done to create two distinct levels of accessible activity zones. The dog run is the upper level in the north and the playground, lawn, and parking lot form the bottom level to the south.

The proposed drainage design will mimic the existing drainage pattern from the northeast to the southwest. The proposed improvements will result in an increase in run-off, which will be mitigated in the proposed basin along the western edge of the site. The entire site is designed to drain to the bio-retention buffer on the west and Waite Dr. to the south. On-site drainage systems will convey flow from the site to the proposed basin. Underdrains will be provided for the playground and workout areas and will also convey run-off to the basins. Since there is no existing storm drain in Waite Drive along the project frontage, a new storm drain is proposed to convey discharge from the basin to the existing storm drain system approximately 150' west of the site at Harris Street.

# Preliminary Water Quality

The project will be subject to City stormwater quality requirements for Priority Development Projects (PDP). This will require low impact development (LID) site design, source control, pollutant control (treatment), and flow control (hydromodification management). The sizing and selection of Best Management Practices (BMPs) will be documented in a Water Quality Technical Report (WQTR) that will be prepared during final design. The proposed site improvements include the biofiltration basin located along the western edge of the site. This basin will service both water quality and flood control purposes. The project will also require a Stormwater Pollution Prevention Plan (SWPPP) prior to the start of construction. The project will likely be subject to the newly approved State requirements in the Construction General Permit.

## LEGEND

PROPOSED CONTOUR	— 450 —
STORM DRAIN	— SD —
UNDERDRAIN	- - - - -

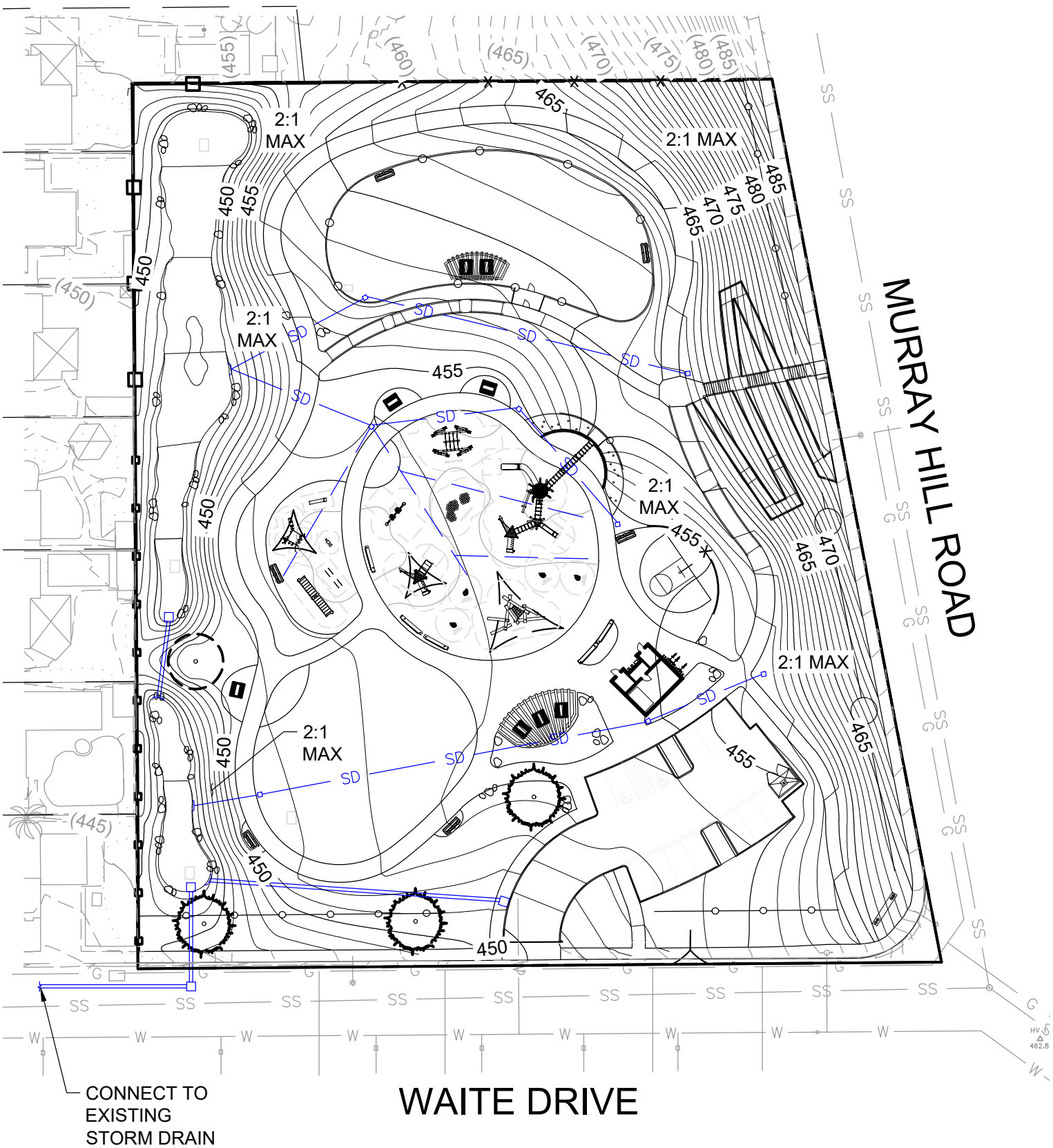


Figure 3.5: Preliminary Grading and Drainage Plan  
Page 85 of 115

# Preliminary Drainage Study

A preliminary drainage study for the project site was prepared as a stand alone document companion to the master plan report. The proposed improvements result in an increase in peak flow rate. Preliminary sizing calculations are provided for 100-year peak flow attenuation. The Drainage Study also includes sizing calculations for on-site drainage systems.

The study addresses the following objectives:

- Quantify and compare the 100-year peak flow rate in the existing and proposed conditions to assess the project’s impact on existing drainage facilities.
- Perform sizing calculations for on-site drainage systems.
- Perform preliminary sizing calculations for the multi-purpose basin.

The following figures are exerpts from The Preliminary Drainage Study, which is is attached as a separate document.

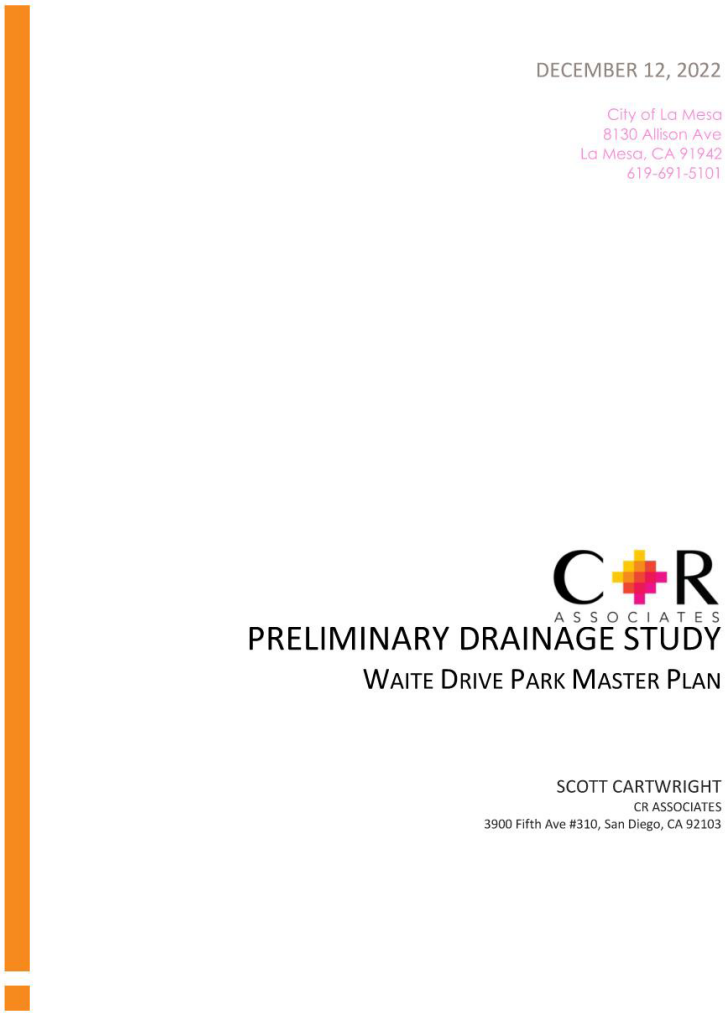


Figure 3.6: Preliminary Drainage Study cover

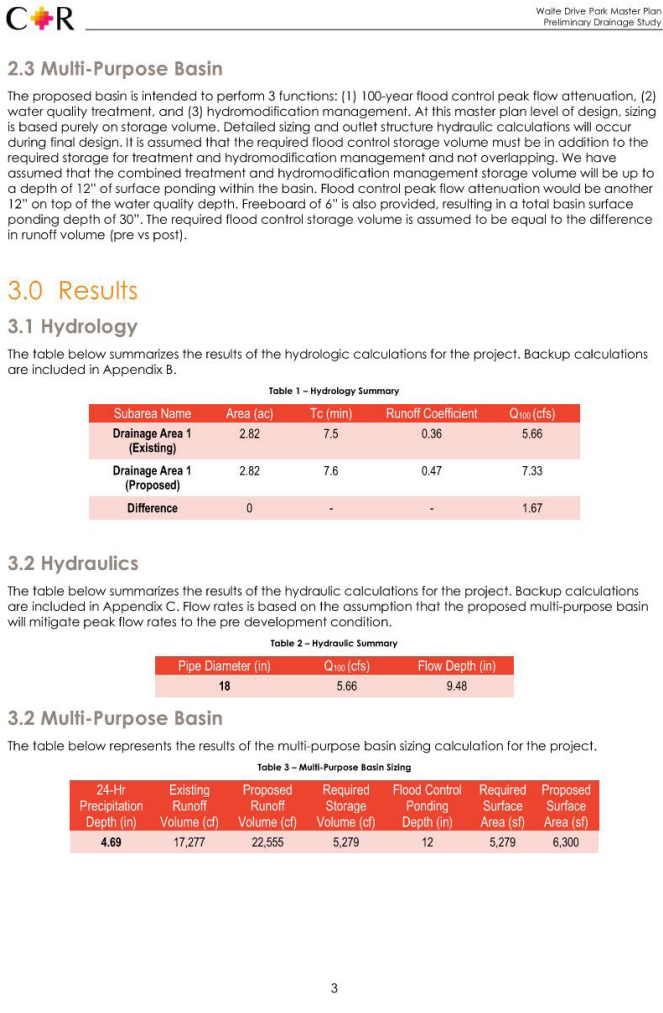


Figure 3.7: Hydrology calculation results

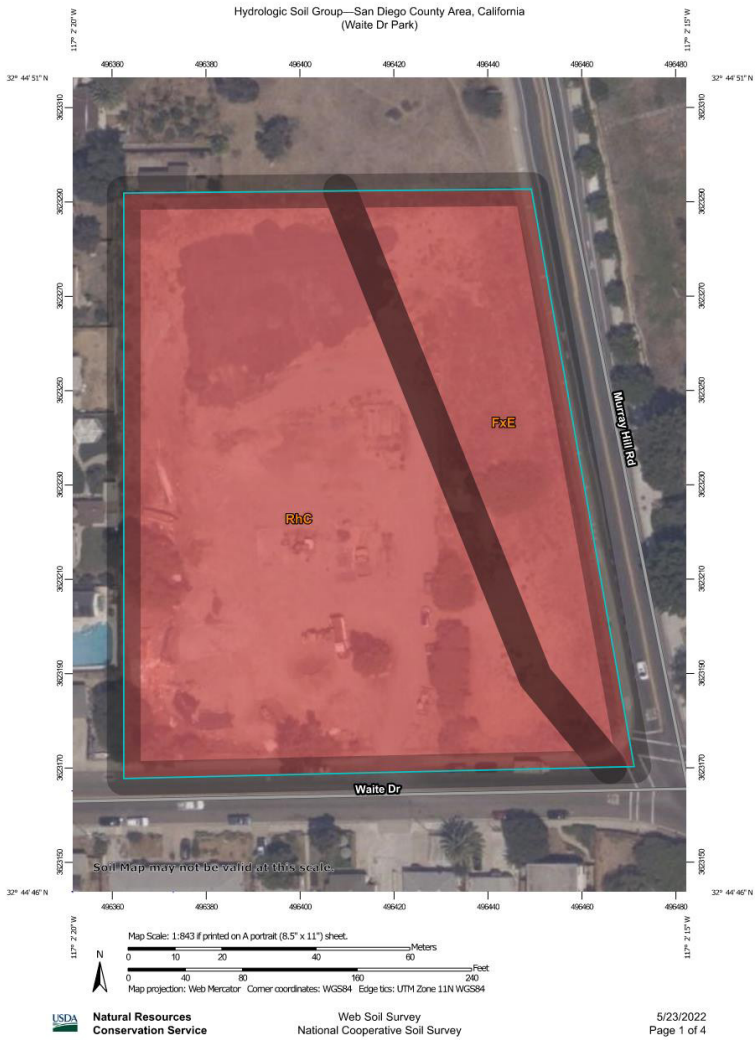


Figure 3.8: Web soil survey



# Preliminary Drainage Study

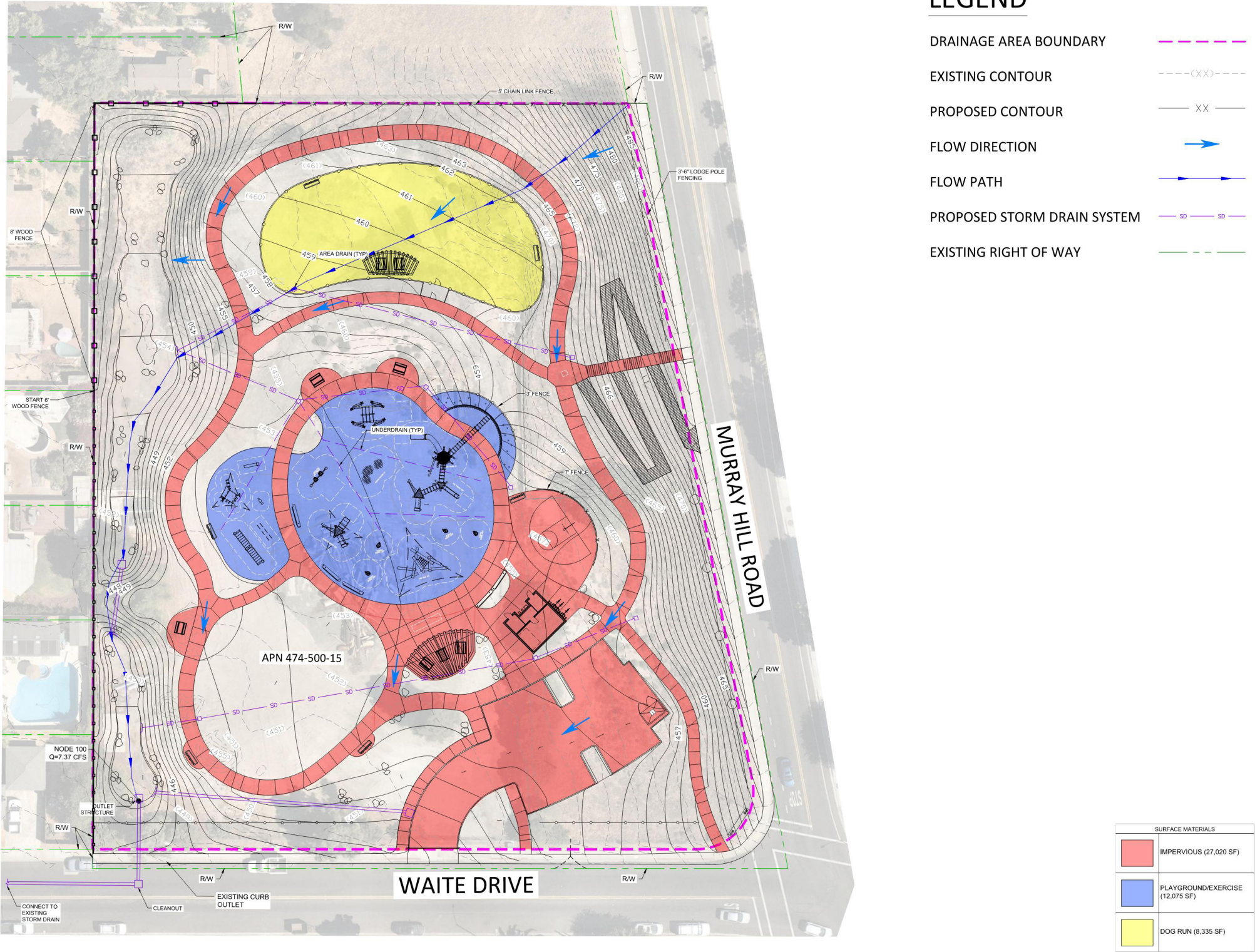


Figure 3.9: Hydrology map



# Preliminary Electrical and Lighting Plan

The electrical services available for Waite Park from SDG&E, is a single phase 1 20/240 V system with the maximum amperage of 200 Amps. The existing transformer at Waite Dr. will be reused with a new 200 Amp meter pedestal installed. This amperage will be sufficient to power the park along with the planned comfort station building. The planned electrical pedestal will be stainless steel in construction.

Pedestrian and parking lot solar powered lighting will be provided throughout the walkways, and lots on the site enhanced by down lighting at Trellis and some building lighting. All lights will be diecast aluminum for long life and low corrosion. Trellis lights will be wired in a way to conceal all wiring as much as possible.

Solar lights are prioritized to align with the sustainability goals of the City. Fixtures with a wooden aesthetic are an alternative finish available from certain manufacturers. Recommended manufacturers and models are specified in the appendix.

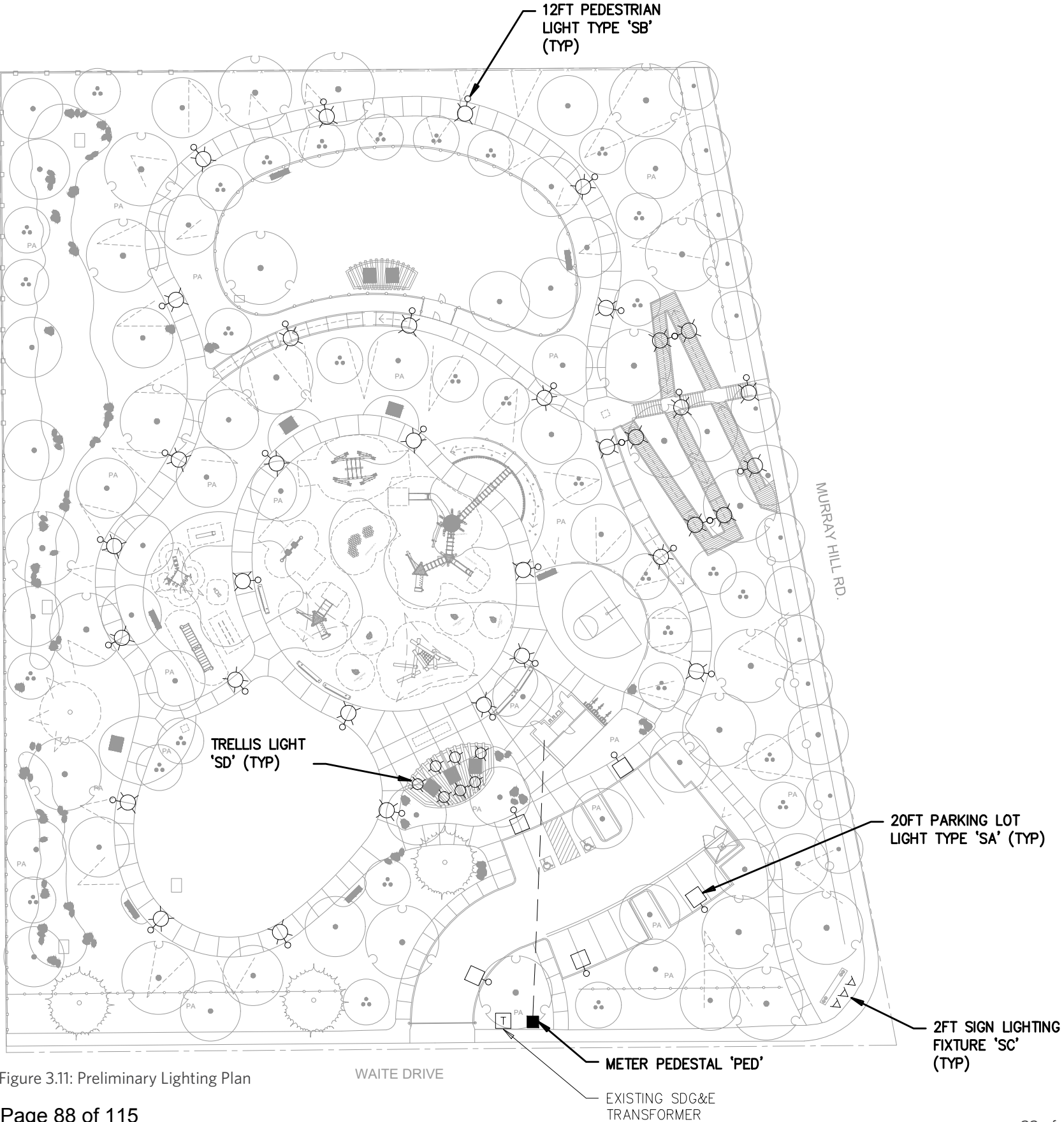


Figure 3.11: Preliminary Lighting Plan

# 4 Construction & Operations

This section provides information and guidance relevant to funding, construction, and operations.

## Rough Order of Magnitude Probable Costs of Construction

A preliminary rough order magnitude (ROM) of probable costs for construction was created for Design Alternative #1, Design Alternative #2, the Draft Master Plan, and the Final Master Plan Design. The site improvements were analyzed and quantified. Using current market factor/supply chain/inflation impacts, an opinion of probable costs was created. It is important to note that construction costs fluctuate with time and large swings in costs were common in the last couple years. Per recent input from one of our cost estimating partners, we have been told prices have increased over 22% in January 2021 through December 2021 with a forecasted 7.9% increase from January 2022 through March 2022. We recommend keeping this inflation/escalation pricing in mind as the City gets closer to bidding the project.

The (ROM) estimate of anticipated construction costs for Design Alternative #1 is \$5.9 million to \$6.4 million.  
The (ROM) estimate of anticipated construction costs for Design Alternative #2 is \$5.6 million to \$6.1 million.  
The (ROM) estimate of anticipated construction costs for the Draft Master Plan is \$6.2 million to \$6.7 million.  
The (ROM) estimate of anticipated construction costs for the Final Master Plan Design is \$7.7 million to \$8.2 million.

As the design and program of the park became more defined, so did the associated costs. The increase seen over time shows site elements added and the cost estimates becoming more accurate.

1. The costs below are based on current market factor/supply chain/inflation impacts.
2. SDG has been evaluating prevailing wage as a factor of the overall cost of the project as a quick method to forcast the additional labor costs required to fund a project utilizing prevailing wages vs. standard wages. The prevailing wage rate is the basic hourly rate paid on public works projects to a majority of workers engaged in a particular craft, classification or type of work within the locality and in the nearest labor market area. The prevailing wage rate must be used on government projects of this nature.

BASE BID SUMMARY		Extension
Drainage, & Utilities (Not including Building)		\$543,400.00
Stormwater Treatment Basins		\$503,600.00
Construction		\$2,868,475.00
Site Furnishings/Shade Structures		\$79,191.75
Playground & Fitness Equipment		\$1,652,252.50
Lighting and Electrical		\$119,100.00
Irrigation		\$255,105.00
Planting		\$298,450.00
Maintenance		\$29,690.64
	SUBTOTAL HARD COSTS	\$6,349,264.89
Prevailing Wage Factor	10% of Subtotal Hard Costs	\$634,926.49
	SUBTOTAL	\$6,984,191.38
Design	5% of Subtotal Hard Costs	\$317,463.24
Construction Contingency Costs	10% of Subtotal Hard Costs	\$634,926.49
	Grand Total	\$7,936,581.11

Figure 4.1: Summary of ROM from Final Master Plan Design Cost Analysis

## Potential Funding Sources

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There are a variety of potential grant funding sources that the City may consider. There are programs that operate on a Federal, State, or local level. Each program has unique criteria, application requirements, implementation requirements, and funding limits. Some require a certain minimum percentage of local funding match in order to qualify. Programs that the City may consider for this project include those administered by the Office of Grants and Local Services (OGALS), California Department of Parks and Recreation, California Natural Resources Agency (CNRA) Bonds and Grants, and the Clean California Local Grant Program (Caltrans). Potential funding sources are also available for specific elements of the project, such as the proposed water quality features. Funding from multiple sources can be acquired, but can also present additional challenges and complications for the project if there are conflicting requirements or schedule constraints.

## Maintenance & Operations

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The park at Waite Drive is a typical passive 2.8 acre neighborhood park with amenities to serve the local community like other neighborhood parks in La Mesa. These amenities will require maintenance including landscape maintenance and equipment maintenance costs, cleaning and janitorial services, supplies, trash collection and utility costs.

Maintenance costs for the park at Waite Drive are projected to be \$13,440 annually. The city of Mission Viejo who contracts for all park maintenance services was contacted. They receive specific bids on each of their parks from contractors and has established a cost of \$400 per acre per month for passive neighborhood parks such as this.

The park at Waite Drive has a number of elements available to serve the community. There is an opportunity for a revenue stream for use of some of the amenities. Day Use/Reservable Site permits can be issued for up to 50 guests at a cost of \$40 for residents and \$50 for non-residents. Based on averages at similar parks in La Mesa there could be approximately 32 permits issued generating \$1,280 - \$1,600 annually. There may also be an opportunity for commercial use for fitness or small operators which have been conducted in similar parks. Eight permits could be issued for a total of \$1,040. Further they may be an opportunity to host contracted youth programs in the grassy area generating \$2,000 a year. These details have been generated by the City of La Mesa based on similar use in the City.

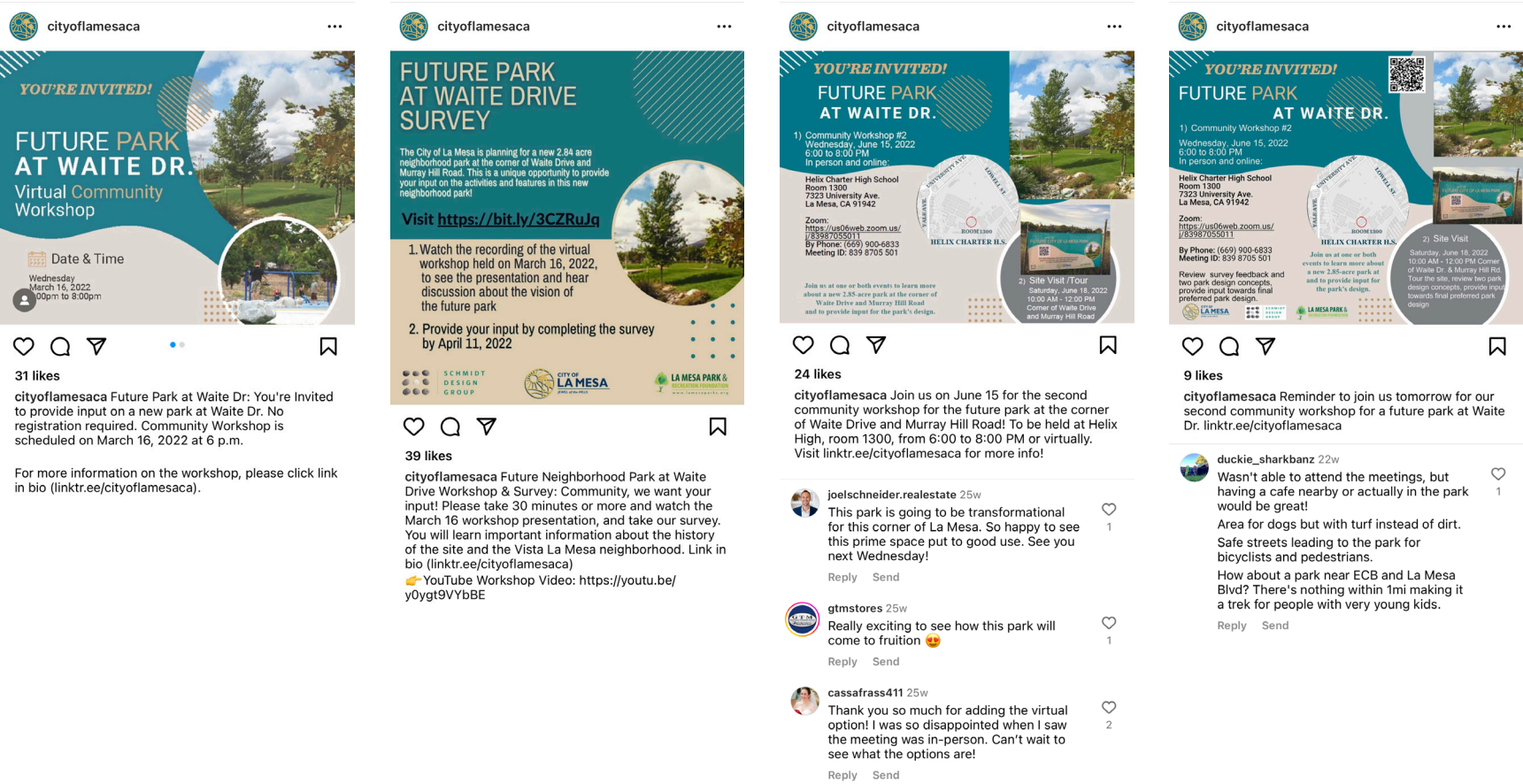


# 5 Appendices

This section is dedicated to the resources used over the course of this process and the documents produced from community research.

### Social Media

The following are Instagram posts to notify the community of park updates. Similar images were posted on Facebook, Twitter, and Next Door.



### Mailers

The following images are the postcards distributed to inform the residents within 500' of the project.





Neighborhood Park at Waite Dr. Community and Amenities Survey - Saved

QuestionsResponses 295

1. What Zip Code do you live in? \*

Enter your answer

2. How frequently do you or other members of your household typically visit the parks or open space areas in the City of La Mesa?

☐ More than once a week

☐ Once a week

☐ Once a month

☐ 2-3 times a month

☐ Less than once a month

☐ Not sure (Don't visit parks in the City of La Mesa)

Neighborhood Park at Waite Dr. Community and Amenities Survey - Saved

QuestionsResponses 295

☐ Less than once a month

☐ Not sure (Don't visit parks in the City of La Mesa)

3. Do you live within a 15 minute walking distance to the property at Waite Drive and Murray Hill Road?

☐ Yes

☐ No

4. Do you have a child under the age of 18 in your household?

☐ Yes

☐ No

☐ Prefer not to answer

Neighborhood Park at Waite Dr. Community and Amenities Survey - Saved

QuestionsResponses 295

5. Which activities and features would you like to see at the proposed park at Waite Drive?

	High Priority	Medium Priority	Low Priority	Should NOT be included	No Opinion
Turf Area for Active Recreation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Gathering Area for Neighborhood Events	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Off-leash dog run	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community garden	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public Restroom	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Off-street parking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Full or half court basketball	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Volleyball	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Tennis	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Pickleball	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bocce ball court or other games	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lights on sports courts so they can be used at night	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Children's playground	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Outdoor fitness stations	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Opportunities for public art displays	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Paths for walking and jogging	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Tree grove for shade	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Group picnic structure	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Security lighting	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
BBQ facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

QuestionsResponses 295

6. Describe your vision for the character of the park in word or phrase

☐ Native and natural

☐ Formal and contemporary

☐ Peaceful and quiet

☐ Full of activities

☐ Inspired by local history

☐ Inclusive and multi-cultural

☐ Other

7. What are the most important considerations for you for this park design?

Enter your answer

8. Please provide any additional thoughts and considerations.

QuestionsResponses 295

8. Please provide any additional thoughts and considerations.

Enter your answer

9. Last question, if you were to name this park, what would you name it?

Enter your answer

10. If you would like to keep updated with the latest news regarding the park, please add your email below:

Enter your answer

+ Add new

VISIBILITY FROM STREET  
GRAFITI ON FENCE  
DOG RUN - SIZE, ALTERNATIVES  
- DOG LOOP? PICKLEBALL?  
- LEASH ONLY?  
SEATING THROUGHOUT  
LOOP AROUND DOG RUN  
DG RUN PREFERRED ✓✓  
CONNECTION TO MHR ✓  
UNIQUE PLAY ✓  
↳ POSSIBLE NUISANCE

- PERIMETER CANVAS WALL
- TURF - HIGH WATER USE
- LOW WATER USE PLANTING
- WATER FEATURE
- NW CORNER TO BE TREATED SENSITIVELY
- DOG QTY AND NOISE
- ADDITIONAL POLICE PATROLS + SECURITY CAMERAS
- SYNTHETIC TURF AREA - MULTIPURPOSE
- RUNOFF FROM MHR - CISTERNS
- ICONIC TREES

- SAFETY AND SECURITY
- EXPLORATORY PLAY COULD BE DANGEROUS
- PREFER ONE ENTRANCE ON WAITE
- WOW FACTOR
  - LOCAL ART
  - CONNECTION TO LA MESA
  - ALT 2 PLAY

- SUSTAINABILITY
  - SOLAR
  - WATER CAPTURE + REUSE
- COLLABORATE WITH LOCAL ORGANIZATIONS + COMMUNITY

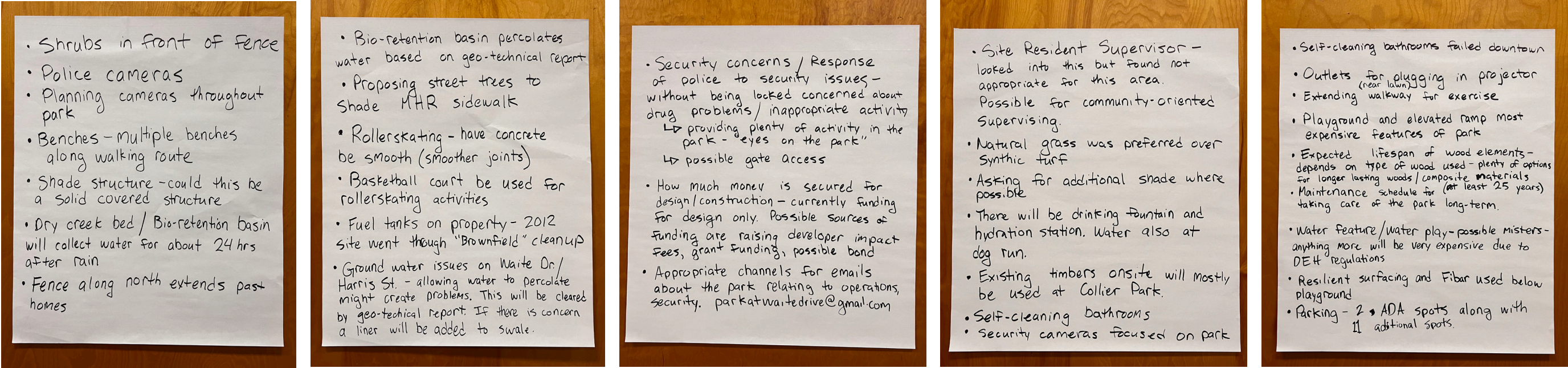






**Community Meeting #4: Community Services Commission - September 14, 2022**

The following images are notes that were taken on large post-it boards in front of the meeting to document comments from the public.

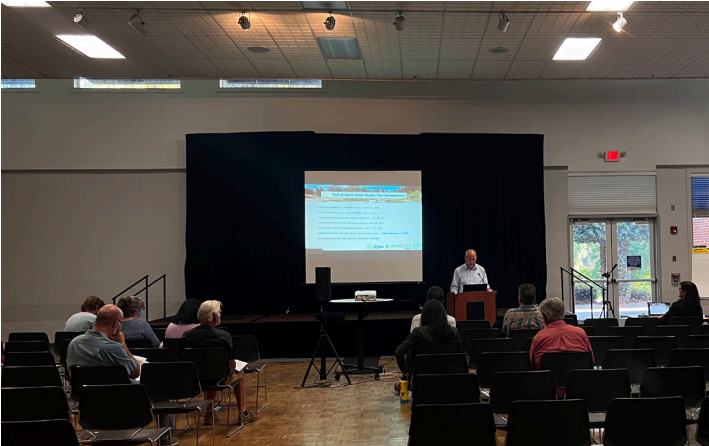


**Community Services Commission Meeting: September 14, 2022**

The following are pictures taken at the Community Services Commission public meeting presentation of the Master Plan



Sign-in sheet and welcome materials.



Introduction and presentation.



Post presentation discussions.



Q & A from in-person and online attendees.



**Referenced Websites**

- **City of La Mesa - [cityoflamesa.us](http://cityoflamesa.us)**
- **City of La Mesa, New Park at Waite Drive - [cityoflamesa.us/1693/New-Park-at-Waite Drive](http://cityoflamesa.us/1693/New-Park-at-Waite-Drive)**
- **City of La Mesa Climate Action Plan**
- **Earthscape - [earthscape.com](http://earthscape.com)**
- **CRA - [cramobility.com](http://cramobility.com)**
- **ExoFit - [exo.fit](http://exo.fit)**

**Earthscape Play Equipment**

The following are equipment pieces that are part of the Children’s Playground and the Adult Fitness Area

**Earthscape Playground**


- **2-5 Nature Play Structures**
- **Log Tower 3**
- **30’ Play Bridge**
- **Small Bride to Log Tangle**
- **Presidio Wood Wall**
- **Retaining Wall for Climbing Structure**
- **Giant Rope Swing**
- **Single Bay Swing**
- **Log Pile 8.2 with Shade Sail**
- **Slide Platform 900 with Shade Sail**
- **Stepper Cluster L3**

**Fitness Area**

- **Fabric Shade Sail Structure - Fitness**
- **ExoFit ExoPod**
- **ExoFit 5113 Sit-Up Apparatus & Sign**
- **ExoFit 5114 Push-Up Apparatus & Sign**
- **ExoFit 5118 Beam Walk Apparatus & Sign**

Lighting Fixtures

The following are recommended manufacturers and models. See Figure 3.11: Preliminary Lighting Plan for layout and location of fixtures.



**25" Sign / Wall Lighter 4324 LED Series**  
Extruded Aluminum, PicoPrism™ LED  
revision 9/9/15 • kl\_4324led\_series\_spec.pdf

**Type:**  
**Job:**  
**Fixture Catalog number:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Fixture      Wattage / Lamp(s)      Finish

**Fixture Options:**  
Ordered Separately from Fixture  
See page 2

**Mounting Options:**  
Ordered Separately from Fixture  
See pages 3-5

**Approvals:**

**Date:**  
**Page: 1 of 5**

**Specifications**

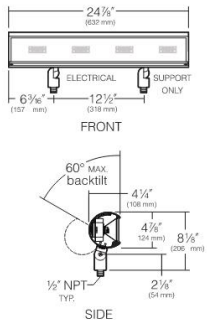
**ORDERING INFORMATION**

Fixture	Light Engine	Length
<input type="checkbox"/> 4324P70 / 16L3KUV	37W, 16 LED's, 3000K	25"
<input type="checkbox"/> 4324P70 / 16L4KUV	37W, 16 LED's, 4200K	25"
<input type="checkbox"/> 4324P70 / 16L5KUV	37W, 16 LED's, 5100K	25"

**UV** = Universal Voltage from 120 to 277V with a ±10% tolerance.

**Finish**

☐ **BL** - Black  
☐ **DB** - Dark Bronze  
☐ **GR** - Verde Green



**Housing:** One-piece extruded aluminum with die-cast aluminum ends.

**Swivels:** Two, die-cast aluminum, with locking teeth and 1/2" solid brass NPT mount. Swivel locked by 7/4-20 stainless set screw. Clear anodized prior to powder coating for added corrosion resistance.

**Lens:** Semi-diffused flat acrylic, fully gasketed, retained by a concealed extruded aluminum rail with recessed captive hex socket head fasteners.

**Wiring:** Factory prewired with No. 18AWM rated 105°C, leads extended from swivel base.

**Electronic Module:** All electrical components are UL and CSA recognized, mounted on a single plate and factory prewired. Electrical and optical modules attaches to housing with stainless steel hardware, accessible by removing the rail and lens. Driver is rated for -40°F starting and has a 0-10V dimming interface with a dimming range of 10-100%. Approved dimmers include Lutron Diva DDTV, Lutron Nova NDTV and NTFTV. Note: Not compatible with current sourcing dimmers. Controls compatible via Gray and Purple dimming leads.

**Optical Module:** Each precision, replaceable PicoPrism is positioned to aim directly out the lens toward the task. The entire optical system fastens to the housing as a one-piece module.

**Finish:** Each luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) polyester powder coat finish. Standard colors include (BL) Black, (DB) Dark Bronze, (GR) Verde Green.

**Listed To:** UL 1598<sup>1</sup> Standard for Luminaires - UL 8750 Standard for Safety for Light Emitting Diode (LED) Equipment for use in Lighting Products and CSA C22.2#250.0 Luminaires.

**Warranty:** Kim Lighting warrants 4300 Sign Lighter LED products sold by Kim Lighting to be free from defects in material and workmanship for (i) a period of five (5) years for metal parts, (ii) a period of five (5) years for exterior housing paint finishes), (iii) a period of five (5) years for LED Light Engines and, (iv) a period of five (5) years for LED power components (driver, surge protector and LifeShield® device), from the date of sale of such goods to the buyer as specified in Kim Lighting shipment documents for each product.

**Caution:** Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

<sup>1</sup>Suitable for wet locations.

KIM LIGHTING RESERVES THE RIGHT TO CHANGE SPECIFICATIONS WITHOUT NOTICE.

© 2015 KIM LIGHTING INC. • 16555 EAST GALE AVENUE, CITY OF INDUSTRY, CA 91745-1788 • TEL: 626/968-5666 • FAX: 626/968-5716

2' Sign lighting fixture 'SC'



**SCL2 Series**  
SOLAR LED INTEGRATED COMMERCIAL AREA LIGHT

**Project:** \_\_\_\_\_

**Type:** \_\_\_\_\_ **Quantity:** \_\_\_\_\_



**WIRELESS CONTROL APP**

The SCL2 Series solar LED luminaire is a great fit for commercial, parking lot, recreational bikeway/pathway and public space lighting applications. The self-contained, unobtrusive design integrates its solar power, adaptive control and LED technologies into a compact and efficient form. With robust construction and unequalled performance, the SCL2 series is an excellent fit wherever cost effective, full cutoff lighting is required.

Using solar power and LEDs, the SCL2 series is completely self-contained and offers significant benefits:

- Cost effective design ships fully assembled and installs in minutes
- Smart Connect provides wireless control & communication with your light
- Low installation cost and minimal site impact with no trenching, cabling or wiring
- Minimal ongoing costs with no electrical bills or bulbs to change
- Operates entirely independent from the grid and is immune to power outages
- A sustainable choice without recurring carbon emissions

All of our solar powered lights are enabled by our innovative Solar Lighting Controller (SLC). The SLC in each light is "self-learning" and allows the lights to predictively adapt to their surroundings, providing a level of lighting performance and reliability unavailable in other solar lighting products.

<b>Solar Module:</b>	<ul style="list-style-type: none"><li>• High-efficiency monocrystalline cells</li><li>• Inconspicuously integrated into the top of luminaire</li><li>• Used for day/night detection (no photocell required)</li></ul>
<b>Solar Lighting Controller (SLC):</b>	<ul style="list-style-type: none"><li>• Microcontroller-based technology</li><li>• High-efficiency, Maximum Power Point Tracking (MPPT) battery charger</li><li>• Built-in high-efficiency LED driver</li><li>• Multiyear data logging</li><li>• Automatically manages lighting performance based on environmental conditions and lighting requirements</li><li>• Integrated into luminaire housing</li></ul>
<b>Battery:</b>	<ul style="list-style-type: none"><li>• High performance lithium (LiFePO<sub>4</sub>)</li><li>• Exceptional 10+ year lifecycle</li><li>• High temperature tolerance</li><li>• Contained within luminaire housing</li><li>• Designed for easy battery changes when required</li></ul>
<b>LEDs and Optics:</b>	<ul style="list-style-type: none"><li>• 100,000 hour L70 lifetime LED</li><li>• Warm White (3000K), Neutral White (4000K), and Amber (595nm) LEDs available</li><li>• High-efficiency type 2, 3, 4, 4F, and 5, full cutoff optics</li><li>• Typical lumen output from 3000 to 3250 lumens</li><li>• Optional backlight shield</li><li>• Wildlife-friendly amber option available</li></ul>
<b>Mechanical Construction:</b>	<ul style="list-style-type: none"><li>• Extruded and formed, low copper aluminum enclosure and mounting arm</li><li>• Stainless fasteners with security fastener option</li><li>• Architectural grade, super durable, TGIC powder coat</li><li>• Four standard colors with custom colors available</li></ul>
<b>Factory Set Lighting Profiles:</b>	<ul style="list-style-type: none"><li>• 11 standard duration profiles available</li><li>• Real-time lighting profile options available</li><li>• See lighting profile sheet for all options</li><li>• Lighting profiles and motion sensing options are field configurable with app</li><li>• Motion sensing capabilities optimize performance based on usage</li></ul>
<b>Wireless Controls:</b>	<ul style="list-style-type: none"><li>• Easy-to-use interface via iOS smartphone app</li><li>• Configure and control lighting profiles</li><li>• Adjust dusk and dawn thresholds</li><li>• Motion sensing capabilities optimize performance based on usage</li></ul>

20' Parking lot light type 'SA'



**IPL Series**  
SOLAR LED INTEGRATED ARCHITECTURAL AREA LIGHT

**Project:** \_\_\_\_\_

**Type:** \_\_\_\_\_ **Quantity:** \_\_\_\_\_



**WIRELESS CONTROL APP**

The IPL series solar LED luminaire is an ideal choice for architectural, commercial, recreational pathway and public space lighting applications. The self-contained, contemporary, rectilinear design smartly embraces modern solar power, adaptive control and LED technologies. With robust construction and unequalled performance, the IPL series is an excellent fit wherever high-quality, full-cutoff lighting and minimal visual clutter is required.

Using solar power and LEDs, the IPL is completely self-contained and offers significant benefits over grid-based lights including:

- Cost-effective design that ships fully assembled and installs in minutes
- Wireless control & communication with your light
- Low installation cost and minimal site impact with no trenching, cabling or wiring
- Minimal ongoing costs with no electrical bills or bulbs to change
- Operates entirely independent from the grid and is immune to power outages
- A sustainable choice without recurring carbon emissions

All of our solar powered lights are enabled by our innovative Solar Lighting Controller (SLC). The SLC in each light is "self-learning" and allows the lights to predictively adapt to their surroundings, providing a level of lighting performance and reliability unavailable in other solar lighting products.

<b>Solar Module:</b>	<ul style="list-style-type: none"><li>• High-efficiency monocrystalline cells</li><li>• Inconspicuously integrated into the top of luminaire</li><li>• Used for day/night detection (no photocell required)</li></ul>
<b>Solar Lighting Controller (SLC):</b>	<ul style="list-style-type: none"><li>• High-efficiency Maximum Power Point Tracking (MPPT)</li><li>• Micro-controller based technology</li><li>• Includes high-efficiency LED driver</li><li>• Multiyear data logging</li><li>• Integrated into luminaire housing</li><li>• Designed to automatically manage lighting performance based on environmental conditions and lighting requirements</li><li>• Potted weatherproof construction</li></ul>
<b>Battery:</b>	<ul style="list-style-type: none"><li>• High-performance lithium (LiFePO<sub>4</sub>)</li><li>• Exceptional 10+ year lifecycle</li><li>• High-temperature tolerance</li><li>• Contained within luminaire housing</li><li>• Designed for easy battery changes when required</li></ul>
<b>LEDs and Optics:</b>	<ul style="list-style-type: none"><li>• 100,000 hour L70 lifetime</li><li>• Warm White (3000K), Neutral White (4000K), and Amber (595nm) LEDs available</li><li>• High-efficiency type 2, 3, 4, 4F, and 5, full cut-off optics</li><li>• Typical lumen output from 900 to 1250 lumens</li><li>• Optional backlight shield</li><li>• Wildlife-friendly amber option available</li></ul>
<b>Mechanical Construction:</b>	<ul style="list-style-type: none"><li>• Cast, low copper aluminum design</li><li>• Stainless fasteners with security fastener option</li><li>• Architectural grade, super-durable, TGIC powder coat</li><li>• Four standard colors with custom colors available</li></ul>
<b>Lighting Profiles:</b>	<ul style="list-style-type: none"><li>• 11 standard profiles options</li><li>• Real-time based lighting profiles available</li><li>• See lighting profile sheet for all options</li><li>• Motion sensing capabilities optimize performance based usage</li><li>• Lighting profiles and motion sensing options are field configurable with app</li></ul>
<b>Wireless Controls:</b>	<ul style="list-style-type: none"><li>• Bluetooth low energy interface with iOS app</li><li>• Provide configuration and control of lighting profiles</li><li>• Adjustment over dusk and dawn thresholds</li><li>• Motion sensing capabilities optimize performance based on usage</li></ul>

12' Pedestrian light type 'SB'

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Lighting Fixtures

The following are recommended manufacturers and models. See Figure 3.11: Preliminary Lighting Plan for layout and location of fixtures.

UOD-50001

Odessa 1 Small Floodlight

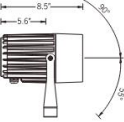
7144 NE Progress Ct  
Hillsboro, Oregon 97124  
www.ligmanlightingusa.com

1.503.645.0500  
F: 503.645.8100

**LIGMAN**  
LIGHTING USA








Diameter - 5.1" | Height - 8.6" | Weight 3.7 lbs  
IP66+ Suitable For Wet Locations  
IK07 - Impact Resistant (Vandal Resistant)



Mounting Detail

Odessa Product Family



UOD-80001 [Ø4.1"] UOD-80012 [Ø5.1"] UOD-50001 [Ø5.1"]  
UOD-30001 [Ø4.1"] UOD-30011 [Ø5.1"] UOD-21001 [Ø4.1"]  
UOD-20011 [Ø5.1"] UOD-21002 [Ø4.1"] UOD-21012 [Ø5.1"]  
UOD-20021 [Ø5.1"] UOD-210312 [Ø5.1"]

Construction

**Aluminum Casting**  
Less than 0.1% copper content - Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

**Pre-paint**  
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

**Memory Retentive - Silicon Gasket**  
Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

**Thermal management**  
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

**Surge Suppression**  
Standard 10kv surge suppressor provided with all fixtures.

**BUG Rating**  
B2 - U0 - G0

**Finishing**  
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

**Paint**  
UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

**Hardware**  
Provided Hardware is Marine grade 316 Stainless steel.

**Anti Seize Screw Holes**  
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

**Crystal Clear Low Iron Glass Lens**  
Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

**Optics & LED**  
Precise optic design provides exceptional light control and precise distribution of light. LED CRI > 80

**Lumen - Maintenance Life**  
L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

**Stylish adjustable projector range.**  
**Naturally beautiful and unique contemporary family. Odessa packs a punch with an abundance of options and accessories.**

The Odessa family of floodlights have a modern aesthetic design and are a perfect lighting solution for most small to medium size spotlight and flood-light requirements. The floodlights can be aimed and locked in place to highlight specific features or elements in the environment, as well as provide security when illuminating dark areas on campuses and parks.

This small and medium range of high performance LED floodlight luminaires provides a robust design for demanding applications such as recreational areas, public spaces and architectural structures.

The luminaire has integrated heat sinks to facilitate LED cooling, as well as an integral driver. The Odessa is available in Narrow, Medium, Wide and Very Wide light distributions. Color temperature 2700K, 3000K, 3500K and 4000K. Luminaire has optional accessories, such as a ground spike, visors, louvers, and linear spread lenses.

For non standard fixture variations, as well as specific reflector requirements and dichroic filters, please contact the factory. Two mounting options are available, namely yoke mount and 1/2" serrated locking system with a fully rotatable with locking screw option for after installation aiming.

Additional Options (Consult Factory For Pricing)



AB0331  
Anti-Glare Visor




AB0216  
Linear Spread



AB0121  
Honeycomb Louvre



AS0441  
Spike Mount



Pole Clamp  
4" - 4.5" - 5" - 5.5"



Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information.  
Subject to continued improvements in LED technology, size and construction may change without notice.

Trellis light 'SD'

Basis of Coordinates

The following is basis of coordinates and vertical control used to survey the site.



**AGUIRRE & ASSOCIATES**  
**PROJECT:** Waite Drive Park  
**JOB #** 178122

**BASIS OF COORDINATES: (NAD83) (U.S. FEET)**  
THE BASIS OF COORDINATES FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 (NAD 83) CALIFORNIA STATE PLANE COORDINATE SYSTEM OF 1983 (CCS83) ZONE 6 (EPOCH 1991.35) BASED LOCALLY UPON THE FOLLOWING CONTROL POINTS PER RECORD OF SURVEY 16575.

STATION	NORTHING	EASTING	DESCRIPTION
28	1841557.819	6317148.094	BRASS DISC LS 6000 IN CURB INLET
44	1858060.736	6325340.243	BRASS DISC LS 6000 IN CURB


GRID BEARING BETWEEN STA 28 AND STA 44 = N 26°24'00" E.

**VERTICAL CONTROL: (NGVD29) (FEET)**  
ELEVATIONS SHOWN HEREON ARE IN TERMS OF THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) BASED LOCALLY UPON THE FOLLOWING CITY OF LA MESA BENCHMARK.

CONTROL POINT	ELEVATION	DESCRIPTION
3070G05-06	545.95	STANDARD 3 1/2" BRASS DISC SET IN COVERED MONUMENT IN CUL-DE-SAC ON CARBO CT, 240' NORTH OF HIGH ST.

Preliminary storm water quality assessment checklist

Below is an excerpt from the checklist form.



CITY OF  
**LA MESA**  
DESIGN. AFFORD. PROGRESS.

**"APPENDIX A" STORM WATER APPLICABILITY CHECKLIST**

PUBLIC WORKS DEPARTMENT / ENGINEERING DIVISION  
8130 Allison Avenue, La Mesa, CA 91942  
Phone: 619.667.1166 • Fax: 619.667.1380

**PROJECT DATA:**

Owner's Name & Phone No: City of La Mesa

Address: 8130 Allison Ave, La Mesa, CA 91942 Permit No:

Project: Waite Drive Park Date Applied:

**PROJECT SITE DATA:**

1. Area of the lot/parcel = 122,790 sf

2. Existing impervious area = 1308 sf

3. Impervious area after development = 27,020 sf

4. Total area to be disturbed = 122,790 sf

a. Total disturbed area includes impervious area, construction material storage, staging area, graded slopes, new slopes and landscape areas.

Notes:

The applicant may be required to submit WQTR or Standard LID Plan depending on the "Priority" as stated below.

A Hydrology report may be required.

**STORM WATER REQUIREMENTS APPLICABILITY CHECKLIST**

Complete the checklist to determine which permanent best management practices (BMPs) and which construction BMPs are required for your project for storm water. *This form must be completed and submitted with your permit application.*

**PROJECT DETERMINATION CHECKLIST**

	Yes	No
1. Is the project a new development that creates 10,000 square feet or more of impervious surface (collectively over the entire project site).	X	
2. Is the project a redevelopment project that creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the entire project site on an existing site which has 10,000 square feet or more impervious surface).		X

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HELIX Environmental Planning, Inc.  
7578 El Cajon Boulevard  
La Mesa, CA 91942  
619.462.1515 tel  
619.462.0552 fax  
[www.helixepi.com](http://www.helixepi.com)



January 9, 2023

Sue Richardson, Director of Community Services  
City of La Mesa, Community Services Department  
4975 Memorial Drive  
La Mesa, CA 91942  
[srichardson@cityoflamesa.us](mailto:srichardson@cityoflamesa.us) | 619.667.1308

**Subject: Task Order Proposal to Provide Environmental Consulting Services for the La Mesa Waite Park Project**

Dear Ms. Richardson:

HELIX Environmental Planning, Inc. (HELIX) is submitting this task order proposal to the City of La Mesa (City) to provide environmental consulting services for the La Mesa Waite Park project (project). The project entails a new public park on an approximately three-acre parcel (Assessor Parcel Number 474-50-015) located at the northwest corner of the Waite Drive/Murray Hill Road intersection in the southwestern portion of the City limits. The project site is currently vacant and disturbed, characterized by a generally level dirt development pad with gently sloping topography on the site's eastern edge. The dirt area is mostly devoid of vegetation interspersed with some trees, and low-lying grasses cover some of the edges. Various debris and other remnants from the previous use are also present. The site was previously used as a County of San Diego road maintenance facility (Lemon Grove Road Station) for more than 50 years until the mid-1970s. Since then, it has been occasionally used as a construction laydown area. The site is zoned for residential land use. Surrounding uses include residential to the west, south, and east and open space to the north. State Route 94 is located approximately 500 feet to the south.

The proposed park would include playground equipment, grass lawns, a half/court basketball court, fitness zone, walking loop, dog run, picnic tables with shade structures, bicycle racks, restroom facilities, a parking lot, fencing, and landscaping. Primary access would be provided from Waite Drive, and a pedestrian ramp/stairs would be constructed from the sidewalk along Murray Hill Road.

Our proposed scope of services and a cost estimate are provided below. Environmental services would be performed in accordance with the Master Agreement between the City and HELIX to provide as-needed environmental planning services, dated January 29, 2019. All terms and conditions per the executed Master Agreement are incorporated herein.



## SCOPE OF SERVICES

The services to be completed by HELIX include the preparation of technical studies and environmental compliance documentation pursuant to the California Environmental Quality Act (CEQA). Technical reports identified below and the CEQA document will include an analysis of a single version of the project based on plans provided to HELIX. An electronic version of draft technical reports will be provided to the City. HELIX will address one round of comments from City staff on the draft reports. It is assumed that revisions will be minor, not requiring new or substantially revised analysis, re-modeling, or additional field work. HELIX will then provide electronic versions of the final technical reports to the City. Below is a detailed discussion of each task included in this scope of services for the project.

### **Task 1: Biological Resources Letter Report**

HELIX will conduct a biological resources study to City standards. HELIX will conduct a records search to locate sensitive biological resources known from the project site and the project vicinity and will prepare base maps for use in the field. A HELIX biologist will conduct a general biological survey of the site to map vegetation and conduct a general botanical and zoological survey of the site, including mapping sensitive species observed during the time of this survey, assessing the potential for sensitive species, and identifying potentially jurisdictional features. The scope assumes that no focused species surveys or formal jurisdictional delineation are required.

Based on the information gathered during the site visit, HELIX will prepare a letter report to be submitted to the City. This report will describe the survey methods employed, present the results of the fieldwork, assess the potential for additional sensitive resources to occur on the site, identify regulatory issues related to the resources on the site, calculate project impacts, address City Multiple Species Conservation Program (MSCP) Subarea Plan requirements, and recommend potential mitigation measures per City requirements.

### **Task 2: Cultural Resources Investigation**

HELIX will conduct a cultural resources study to City standards, which will include the following: obtain a records search from the South Coastal Information Center; contact the Native American Heritage Commission (NAHC) for a Sacred Lands File search and list of Native American contacts; and conduct outreach to the local Native American community, as identified by the NAHC. It is assumed that the City will conduct Native American outreach for compliance with Assembly Bill 52.

HELIX will request an Environmental Database Report to obtain historic maps and aerial photographs of the project area and conduct preliminary historic archival research to assess the potential for historic archaeological resources. A HELIX archaeologist will conduct a field survey of the project site with a Kumeyaay Native American monitor subcontracted to HELIX.

HELIX will prepare a cultural resources technical report detailing the methods and results of the study, as well as providing recommendations for any additional research, as needed. The scope assumes that the records search will be negative for the project site and that foundations present on the property will be documented as an archaeological site but are ineligible for listing on the California Register of Historical Resources. If the survey is positive for additional archaeological resources, they must be recorded and potentially tested to assess significance; the scope and cost of such documentation,

testing, and additional reporting would depend on the extent and nature of resources identified and would require a contract modification.

### **Task 3: Updated Phase 1 Environmental Site Assessment**

As a subconsultant to HELIX, the Bodhi Group, Inc. (Bodhi) will prepare an updated Phase I Environmental Site Assessment (ESA) in accordance with the American Society for Testing and Materials (ASTM) Standard E1527-05 "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process." The Phase 1 ESA will update the previous Phase 1 ESA conducted for the site in 2012 and document the presence or likely presence of hazardous substances or petroleum products (Recognized Environmental Conditions [RECs]) that could adversely affect the project site. The ESA will include the following:

- Historical research on the potential presence of hazardous materials conditions and releases as defined in the ASTM standard, which include but are not limited to underground storage tanks, aboveground storage tanks, associated tank, and vent piping, stressed vegetation, stained soil or pavement, and equipment that may contain or have historically contained polychlorinated biphenyls.
- Compilation and review of public agency records of the site and vicinity for hazardous materials conditions and concerns. This activity will include online research on Geotracker, Envirostor, and file review requests to individual agencies if additional information is required.
- Historical research of the project site and vicinity using available aerial photographs, topographic maps, fire insurance maps, and city directories.
- Information provided by the City with knowledge of the site history will be reviewed for environmental cleanup liens and activity and use limitations, specialized knowledge or commonly known/reasonably obtainable information pertaining to potential adverse site conditions, and/or obvious indicators of contamination at the site and vicinity. City staff will be requested to provide information that may not be readily available in the public domain.
- Report of the search of federal, state, and local databases through a third-party vendor.
- Reconnaissance/physical inspection of the site and vicinity will be conducted to search for visual conditions indicative of potential hazardous materials releases.

The ESA will identify RECs at the project site, assess their level of significance, and include recommendations. The ESA will include site plans, maps, photographs, and reproductions of historical and regulatory resources. The report will discuss the presence of hazardous conditions from the historical uses of the site and vicinity. Hazardous environmental conditions will be compiled in GIS-based figures depicting the location and the level of significance of each condition. The ESA report will be prepared and certified by qualified professionals consistent with requirements published in the ASTM standard.



**Task 4: Transportation Impact Memorandum**

As a subconsultant to HELIX, Linscott, Law & Greenspan Engineers (LLG) will prepare a transportation impact memorandum for the project. This effort will include research traffic studies previously conducted in the area, conduct a site visit to note existing conditions, and research historical traffic counts for the streets near the project site. LLG will calculate the project trip generation and distribute and assign those trips to the street system. LLG will also prepare traffic data for the purposes of air quality, greenhouse gas, and noise analysis. Additionally, LLG will review the proposed access and on-site circulation, and assess potential transportation hazards for vehicular, pedestrian, and bicycle traffic. The transportation impact memorandum will address Vehicle Miles Traveled (VMT) and describe why the project would be screened out of needing a full VMT analysis.

**Task 5: Air Quality, Greenhouse Gas Emissions, and Energy Analysis**

HELIX will evaluate criteria for air pollutant and greenhouse gas (GHG) emissions as well as energy consumed during the construction and operation of the project. Emissions and energy consumption will be estimated using an approved modeling methodology such as the California Emissions Estimator Model (CalEEMod) and project-specific information from the project team or default assumptions. HELIX will coordinate with the project team to obtain data relative to construction methods and timing, and other data relative to emissions and energy consumption. HELIX will quantify criteria for air pollutant and GHG emissions and compare them to applicable significance thresholds as determined in coordination with City staff. The results of this analysis will be described in the CEQA compliance document with supporting data in an appendix. A standalone technical report is not included in this scope.

**Task 6: Noise Impact Analysis**

HELIX will prepare a noise impact analysis in accordance with City standards. HELIX will perform a field inspection of the site to document and photograph surrounding land uses and measure the current ambient noise conditions on the site. HELIX will identify applicable laws, ordinances, and regulations that pertain to the generation of noise. The analysis will be organized according to topics listed in Appendix G, Section XII, Noise, of the CEQA Guidelines, facilitating the input of the information into the CEQA compliance document.

As part of the analysis, HELIX will evaluate noise levels generated by the project. Traffic noise impacts will be assessed based on the project-specific traffic analysis. Recreational noise sources to be analyzed include human and dog noise from park uses. The analysis assumes no spectator/competitive events, pickleball, or tennis courts are provided. The appropriate noise model will be used to analyze future noise conditions and may include the Computer Aided Noise Analysis (CadnaA) or the Traffic Noise Model (TNM) version 2.5. No analysis of spectator or amplified noise is planned as part of this analysis. A qualitative discussion of parking lot usage, human verbal interaction, and bicycle noise will be provided. The results of the analysis will be summarized in a noise impact analysis technical letter report.

**Task 7: Draft Initial Study/Mitigated Negative Declaration**

It is assumed that an Initial Study/Mitigated Negative Declaration (IS/MND) in accordance with CEQA will be prepared. If the City requires the preparation of a different CEQA compliance document, this

scope and cost would need to be modified accordingly with a contract augment. HELIX will prepare a Draft IS/MND, pursuant to CEQA, for the project. The Draft IS/MND will follow the City's standard IS/MND format and will include a description of the project, an IS checklist, and supporting exhibits. The Draft IS/MND will summarize the results and conclusions of the technical studies prepared for the project, as well as address each environmental issue in the environmental checklist.

HELIX will provide an electronic copy (Microsoft Word and PDF versions) of a screencheck version of the draft IS/MND (Microsoft Word and PDF versions) for the City's review. Upon incorporation of appropriate revisions (which are assumed to be minor and not requiring new or substantially revised analysis), HELIX will prepare the public review version of the IS/MND. HELIX will produce up to two printed copies of the public review draft IS/MND, as well as an electronic version (PDF) to be posted on the City's website. HELIX will prepare the Notice of Intent (NOI) to Adopt an MND, the Notice of Completion (NOC), and the Office of Planning and Research (OPR) Summary Form for City signature and submittal to the State Clearinghouse via their online submittal process. HELIX will also submit the NOI and Environmental Document Transmittal Form to the County Clerk. The City will arrange for the publication of the NOI in a local newspaper. The City will provide HELIX with a distribution list and HELIX will directly mail copies of the NOI to those on the distribution list (up to 50 recipients).

#### **Task 8: Final Initial Study/Mitigated Negative Declaration**

In consultation with the City, HELIX will respond to substantive comments received on the content of the Draft IS/MND during public review of the document. For the purposes of this cost estimate, it is assumed that the preparation of responses will not require more than 16 hours of professional staff time. An introduction, responses, revisions to the Draft IS/MND (as needed), and a Mitigation Monitoring and Reporting Program will be incorporated into the final document. HELIX will submit an electronic version (Microsoft Word and PDF versions) of an administrative draft version of the Final IS/MND and revise once per City comments (assumed not to be substantive or alter the analysis). HELIX will provide an electronic version (PDF) of the Final IS/MND. HELIX also will prepare the Notice of Determination (NOD) and file it with the County Clerk within five days after the adoption of the Final IS/MND. The City will be responsible for submitting the NOD to the State Clearinghouse via their online submittal process and applicable County Clerk and California Department of Fish and Wildlife CEQA filing fees.

#### **Task 9: Project Management**

HELIX will provide general environmental program management services as the project undergoes environmental processing with the City. Management tasks will consist of formal and informal communication with the City, applicant, and other members of the project team. Communication will take the form of telephone conversations and e-mail. Other management responsibilities will include tracking budgets and reviewing schedule progress. Quality assurance reviews of major deliverables will be completed by senior staff prior to submittal to City. This task includes 24 hours of the HELIX Project Manager's time and 4 hours of the HELIX Principal Planner's time for environmental project management.



#### **Task 10: Meetings**

HELIX's Project Manager will participate in up to two project meetings (assuming each meeting is virtual and one hour in duration) and up to two conference calls (assuming each call is one hour in duration). No specific presentation graphics are anticipated for any of the meetings. It is assumed that HELIX attendance at public hearings will not be required and are not included.

#### **ASSUMPTIONS AND ADDITIONAL LIMITATIONS ON THE SCOPE OF SERVICES**

The following assumptions and limitations are an integral component of this proposal. If any of the assumptions listed are not correct, additional work may be required at additional expense.

- City will provide HELIX with current available digital baseline data and project plans for producing all maps and graphics, which should be submitted in one of the following formats: .dxf, .dwg (AutoCAD), .dgn (Microstation), .shp (ArcView shapefiles), .gdb (ArcGIS geodatabase) or .kmz (Google Earth). In some cases, .pdf files will be acceptable.
- Once preparation of the draft technical reports has begun, no changes to the project design will occur such that major revisions to the project description or re-analysis of any environmental issue will be required.
- Technical studies, focused surveys, permits, and reports not identified in this scope ("additional work") are not included within the Scope of Services.
- City will identify all potential off-site components associated with the project prior to HELIX conducting the site assessment.
- The scope assumes that no cultural material or fossils will be recovered during construction monitoring. If cultural material is encountered, it will need to be documented, collected, and curated; additional excavation or other research may be required, which may result in additional costs. Fossil collection; recovery of provenance data; and fossil preparation, curation, and storage would also require additional costs, if required. The scope and cost of additional work would depend on the nature and extent of cultural material and/or fossils encountered. HELIX will notify the City immediately if cultural material and/or fossils are encountered.
- City is responsible for ensuring that technical reports that are provided to HELIX for the public record by any party not under subcontract to HELIX are consistent with the document accessibility requirements of the Americans with Disabilities Act (ADA), Section 508 of the Rehabilitation Act, and any similar requirements.
- HELIX is committed to meeting accessibility requirements for the ADA and Section 508 of the Rehabilitation Act for public-facing digital document deliverables. Information presented from third-party sources (e.g., California Emissions Estimator Model outputs) and documents prepared using the strike-out underline feature, a standard for annotation of final CEQA documents, may not achieve the full level of accessibility.

## SCHEDULE

HELIX will work with the City in a timely and professional manner.

## COST ESTIMATE AND PAYMENT PROCEDURES

HELIX submits this cost estimate not to exceed \$68,056, which is provided below in a breakdown by task. All work shall be invoiced on a time-and-materials basis pursuant to the Schedule of Fees in our Master Agreement between the City and HELIX to provide as-needed environmental planning services, dated January 29, 2019 (as updated for 2023). Payment terms are net 30 days pursuant to the Terms and Conditions referenced in the Master Agreement between HELIX and the City.

<b>Task No.</b>	<b>Task Name</b>	<b>Cost (\$)</b>
1	Biological Resources Letter Report	\$9,039
2	Cultural Resources Investigation	7,632
3	Updated Phase 1 Environmental Site Assessment	4,963
4	Transportation Impact Memorandum	6,833
5	Air Quality, GHG Emissions, and Energy Analysis	4,213
6	Noise Impact Analysis	4,909
7	Draft IS/MND	17,827
8	Final IS/MND	6,785
9	Project Management	5,169
10	Meetings	<u>686</u>
<b>TOTAL</b>		<b>\$68,056</b>

## CLOSING

This quote is good for 30 days from the date of this letter. This proposal will become a new task order under our 2019 Master Agreement upon HELIX's receipt of written authorization from the City signed by an authorized representative. We look forward to working with you on this project. If you have any questions concerning this proposal, please call Tim Belzman at (619) 462-1515, or email [TimB@helixepi.com](mailto:TimB@helixepi.com).

Sincerely,



Joanne M. Dramko, AICP  
Environmental Planning Discipline Leader





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

DATE: January 24, 2023

SUBJECT: APPROVAL OF SUMMARY VACATION OF AN  
EXISTING PUBLIC UTILITY EASEMENT LOCATED AT  
4579 TERRY LANE AND ENCUMBERING LOTS 68  
THROUGH 87 PER MAP NO. 2608 "DENNSTEDT  
TERRACE"

ISSUING DEPARTMENT: Public Works

SUMMARY:

Issues:

Should the City of La Mesa vacate an existing Public Utility Easement encumbering Lots 68 through 87 per Map No. 2608, Dennstedt Terrace?

Recommendation:

Vacate the City of La Mesa Public Utility Easement encumbering Lots 68 through 87 per Map No. 2608, Dennstedt Terrace.

Fiscal Impact:

None.

City's Strategic Goals:

- Continue to improve high quality municipal services

Environmental Review:

This project is categorically exempt from the environmental review process under Section 15301 Class 1(c) of Title 14 of the California Code of Regulations.

**BACKGROUND:**

When Map 2608 was originally filed for the Dennstedt Terrace subdivision it reserved an easement for public utilities located at the rear yards of the adjoining parcels. With the formation of the Public Utilities Commission, utility agencies acquired the right to place franchise utilities within the public right of way. The easement dedicated on the map has never been used nor is there any desire by any agency to ever use it for its intended purpose. All public utility agencies have been contacted and none of the agencies has any existing utilities within this easement or any objections with its vacation.

**DISCUSSION:**

The owner of 4579 Terry Lane (Lot 78), desires to construct a new accessory structure for storage with a deck extension and stairs and a 70' long, 6' high retaining wall in order to increase privacy and functionality of her rear yard. The City's policy prohibits construction within City easements. The owner has researched the easement history and requests that the City vacate that portion across their property citing that vacating that portion of the public utility easement would allow construction to proceed. The City has reviewed the easement and supporting documents from other utility agencies and has determined that the vacation request is reasonable. San Diego Gas & Electric, Helix Water District, Cox Cable and AT&T have been contacted and each agency has submitted a letter indicating they have no objection to the vacation.

California Streets and Highways Code, Section 8330, et seq., provides the criteria for summary vacation of public service easements in any of the following cases:

- (a) The easement has not been used for the purpose for which it was dedicated or acquired for five consecutive years immediately preceding the proposed vacation;
- (b) The date of dedication or acquisition is less than five years, and more than one year, immediately preceding the proposed vacation, and the easement was not used continuously since that date; or
- (c) The easement has been superseded by relocation, or determined to be excess by the easement holder, and there are no other public facilities located within the easement.

Conditions a) and c) apply to this request for vacation; therefore the City Council may authorize the vacation.



CONCLUSION:

Staff recommends that the City of La Mesa vacate the City of La Mesa Public Utility Easement encumbering Lots 68 through 87 per Map No. 2608, Dennstedt Terrace.

Reviewed by:



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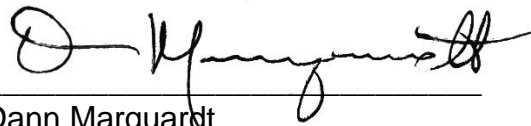
Greg Humora  
City Manager

Respectfully submitted by:



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Michael Throne, PE  
Director of Public Works



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Dann Marquardt  
Associate Engineer

Attachments:    A. Resolution  
                         B. Vacation Exhibit

RESOLUTION NO. 2023-\_\_\_\_\_

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA MESA ORDERING  
THE SUMMARY VACATION OF AN EASEMENT ON TERRY LANE FOR PUBLIC  
UTILITY PURPOSES ENCUMBERING LOTS 68 THROUGH 87 PER MAP NO.  
2608 FOR DENNSTEDT TERRACE

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WHEREAS, an easement for public utility purposes was dedicated to the City of La Mesa on Map 2608, Dennstedt Terrace, recorded November 18, 1949;

WHEREAS, the property owner of Lot 78, has requested the vacation of said easement to unencumber their property and facilitate the use of the property;

WHEREAS, Section 8330, et seq., of the California Streets and Highways Code provides the criteria for summary vacation of public service easements in any of the following cases:

- a. The easement has not been used for the purpose for which it was dedicated or acquired for five consecutive years immediately preceding the proposed vacation;
- b. The date of dedication or acquisition is less than five years, and more than one year, immediately preceding the proposed vacation, and the easement was not used continuously since that date; or
- c. The easement has been superseded by relocation, or determined to be excess by the easement holder, and there are no other public facilities located within the easement; and

WHEREAS, the City Council finds that:

- a. The Notice of Public Hearing on said resolution ordering the summary vacation of the easement, was published in the East County Californian on January 9, 2023 and January 16, 2023, in the manner prescribed by law for the publication of resolutions in and for said City;
- b. Notices of said hearing were posted conspicuously along the easement proposed to be vacated, at least fourteen days before the date set by this resolution for the hearing. Said notices were posted not more than three hundred (300) feet apart and at least three (3) such notices were posted;
- c. No persons presented evidence that said easement is necessary for present or future public purposes;
- d. There is no present or prospective use for the easement for which it was originally acquired or for any other public use of a like nature that can be anticipated;
- e. The easement for public utility purposes has been superseded by relocation and there are no other public facilities located within the easement considered to be vacated;
- f. The property owner will benefit from the vacation through improved utilization of the land; and



- g. The vacation is consistent with the general plan or an approved community plan.

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

1. That the easement for public utility purposes dedicated on Map 2608, Dennstedt Terrace, recorded on November 18, 1949 encumbering Lots 68 through 87 and as described in Exhibit A be ordered vacated.
2. That the City Clerk of the City of La Mesa, California shall cause a certified copy of this resolution, attested to under the seal of the City of La Mesa, with exhibits, to be recorded in the office of the County Recorder of San Diego County, State of California.

PASSED AND ADOPTED at a Regular meeting of the City Council of the City of La Mesa, California, held the 24<sup>th</sup> day of January 2023, by the following vote, to wit:

AYES:

NOES:

ABSENT:

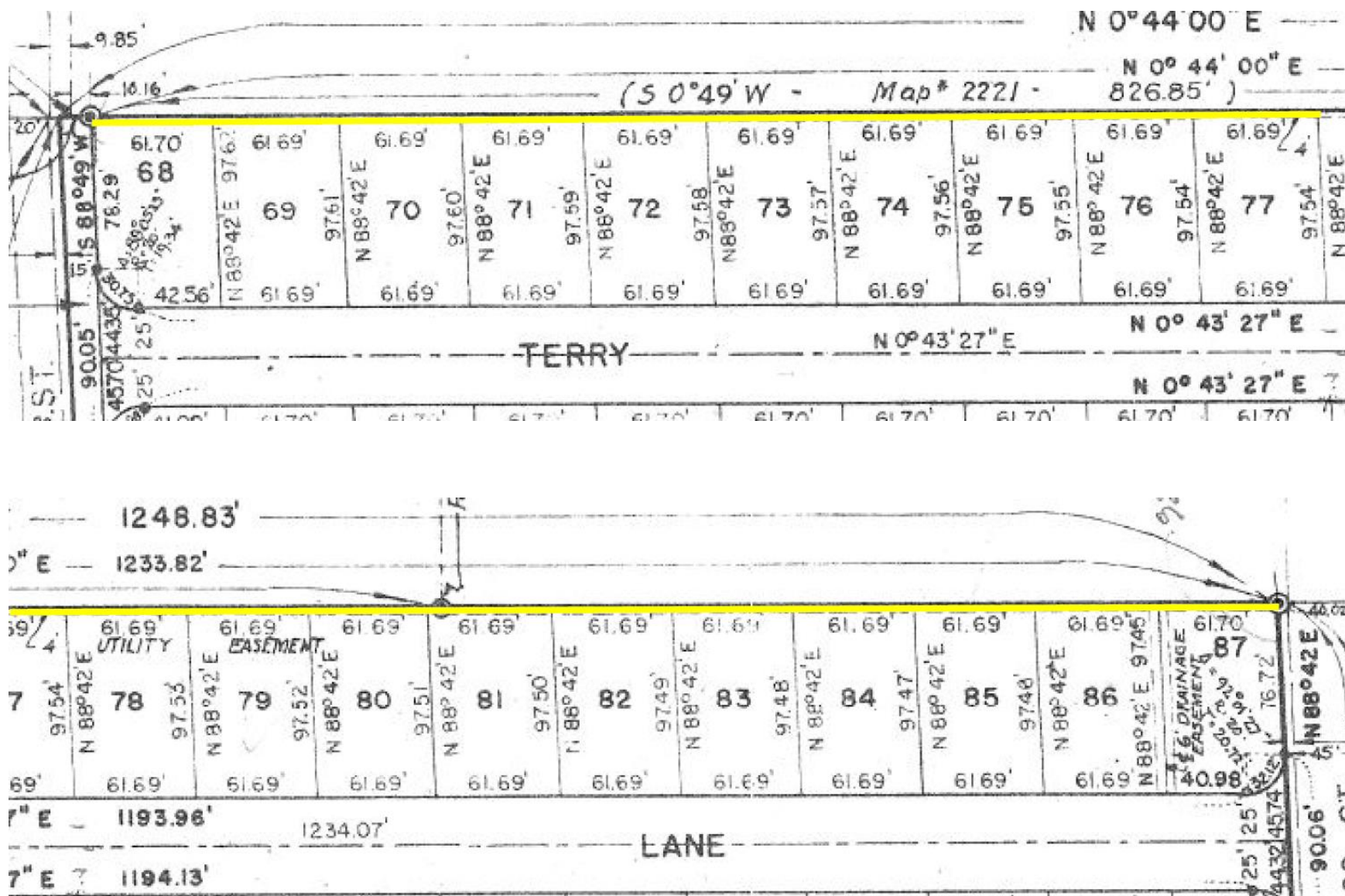
#### CERTIFICATE OF THE CITY CLERK

I, MEGAN WIEGLEMAN, City Clerk of the City of La Mesa, California, do hereby certify the foregoing to be a true and exact copy of Resolution No. 2023-\_\_\_, 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)

# EXHIBIT "B" – VACATION EXHIBIT



Yellow Color Indicates Easement Vacation





DATE: January 24, 2023

TO: Mayor and Members of the City Council

FROM: Councilmember Jack Shu and Vice Mayor Colin Parent

SUBJECT: RESOLUTION IN SUPPORT OF FREE AND FAIR UNION ELECTIONS  
FOR SHARP GROSSMONT EMPLOYEES

Sharp Grossmont Hospital is an important provider of healthcare in the City of La Mesa, and throughout East County San Diego. It is also the largest employer in the City of La Mesa.

Workers at Grossmont Hospital will be voting on whether to join the SEIU-United Healthcare Workers West union during an election to be held between February 1<sup>st</sup> through 3<sup>rd</sup>.

We are asking our colleagues to consider voting for a resolution to call upon the management of Sharp Grossmont Hospital to follow their obligations under the National Labor Relations Act, and to guarantee a fair election process where employees can make their own decision about forming a union.

The proposed resolution is below:

RESOLUTION NO. 2023-\_\_\_\_\_

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA MESA IN  
SUPPORT OF FREE AND FAIR UNION ELECTIONS FOR SHARP  
GROSSMONT EMPLOYEES

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WHEREAS the frontline healthcare workers of Sharp Grossmont Hospital are essential to the health and well-being of our community;

WHEREAS all workers have a fundamental right to organize and freely participate as a group to address working conditions, pay, benefits etc.;

WHEREAS healthcare workers at Sharp Grossmont Hospital will vote in a National Labor Relations Board election on whether to join SEIU-United Healthcare Workers West on February 1-3, 2023;

WHEREAS public health is directly impacted at Sharp Grossmont by staffing levels, quality of patient care, employee wages, and respectful interactions between hospital management and healthcare workers;

WHEREAS many healthcare workers have expressed that they are deeply concerned about the aggressive actions of Sharp Grossmont management to discourage employees from joining SEIU-UHW, including acts of intimidation and harassment;

WHEREAS Sharp Grossmont management should not be disseminating misinformation to discourage its workers from unionizing;

WHEREAS healthcare workers have a right to dignity and respect on the job, freedom of association, and a living wage; and

WHEREAS any ongoing intimidation of Sharp Grossmont healthcare workers violates these fundamental rights and ultimately undermines patient care.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED that the La Mesa City Council calls upon Sharp Grossmont Hospital Management to immediately:

1. Respect the neutrality set forth by the National Labor Relations Act during this union election;
2. Inform employees, supervisors and managers of their right to a free and fair election;
3. Stop any and all practices intended to pressure workers against unionizing; and
4. Guarantee a fair election process where employees can make their own decision about forming a union.



PASSED AND ADOPTED at a Regular meeting of the City Council of the City of La Mesa, California, held the 24<sup>th</sup> day of January 2023, 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. 2023-\_\_, 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)



DATE: January 24, 2023

TO: Members of the City Council

FROM: Mayor Mark Arapostathis and Vice Mayor Colin Parent

SUBJECT: PROPOSAL TO CANCEL THE REGULAR MEETING OF THE CITY COUNCIL SCHEDULED FOR FEBRUARY 14, 2023

The City Council's next regularly scheduled meeting is scheduled to occur on February 14, which is Valentine's Day.

For the benefit of the public and staff, we are asking that the City Council cancel that meeting.

We have discussed this matter with the City Manager and he suggested that the agenda items planned for that meeting can be deferred to future meetings without impacting the City's continued operations.