



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).

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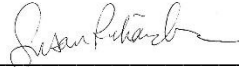
Reviewed by:



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Greg Humora  
City Manager

Respectfully submitted by:



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Susan Richardson  
Director of Community Services

Attachments: A. Resolution  
B. Waite Park Draft Master Plan  
C. HELIX Environmental Planning, Inc. Scope of Work