

4.12 PUBLIC SERVICES, UTILITIES, AND ENERGY

This section discusses the status of public services and utilities within the City and identifies any potential environmental impacts and development constraints related to implementation of the 2012 General Plan. Examination of fire protection and emergency medical services, police services, schools, libraries, water infrastructure, wastewater service, solid waste management, storm water and drainage facilities, and energy resources is included. Each subsection describes existing facilities, service standards, and potential environmental impacts resulting from implementation of the 2012 General Plan. Mitigation measures are identified where appropriate.

4.12.1 Existing Environmental Setting

Fire Protection and Emergency Medical Services

La Mesa is a member of the Heartland Fire and Rescue, an organization formed by a joint powers agreement (JPA) that includes the cities of La Mesa, El Cajon, and Lemon Grove. Heartland Fire and Rescue was established in 2010 for the purpose of providing high-quality fire safety and emergency services for all three cities while containing costs through staffing efficiencies and economy of scale. Now in its third year, Heartland Fire and Rescue has proven to be a positive development for the three cities involved.

Under the terms of the JPA, each city maintains its fire operations organization based at local fire stations. La Mesa currently has 39 fire department personnel housed at three fire stations that offer operations and emergency medical services. An additional nine fire department employees serve as management staff, along with fire prevention, hazardous materials, and emergency preparation staff. Four of these nine staff members are assigned to the JPA, managing the activities of the larger organization.

Although the City does not have an adopted staffing ratio target or performance measure, the current staffing for fire services is 0.8 staff per 1,000 residents.

Public Protection Classification Service of the Insurance Services Office (ISO) gauges the fire protection capability of the local fire department to respond to structure fires. ISO collects information on status of a community's public fire protection services and analyzes the data. A Public Protection Classification from 1 to 10 is assigned with Class 1 represents the best public protection and Class 10 indicates no recognized protection. La Mesa continues to maintain a Public Protection Classification of 2.

Firefighter training and emergency dispatch are also shared responsibilities. The following sections are from the website of the Heartland Fire Training Joint Powers Authority and the Heartland Communication Facility Authority websites.

The Thomas H. Owen Heartland Fire Training Facility is located in El Cajon California. This facility provides ongoing training for the cities of El Cajon, La Mesa, Lemon Grove and Santee; the fire protection districts of Alpine, Bonita, Lakeside and San Miguel, San Diego County Fire authority, Barona and Vicjas. These agencies routinely dispatch the closest units to a call for help regardless of the location of the incident. To make this system work efficiently these fire agencies often train together which improves coordination on all emergency incidents, this concept was the basis for the creation of the training facility.

Heartland Communications Facility also provides shared dispatch services for a large region of eastern San Diego County. The Heartland Communications Facility Authority (Heartland) was created in 1987 through a Joint Exercise of Powers by the Cities and Fire Protection Districts that were at the time in San Diego County Fire Mutual Aid Zone 4. Over the past 18 years, Heartland member agencies have grown to include the, Alpine Fire Protection District, City of Coronado Fire Department, Bonita-Sunnyside Fire Protection District, City of El Cajon Fire Department, Lakeside Fire Protection District, City of La Mesa Fire Department, San Miguel Consolidated Fire Protection District, City of Lemon Grove Fire Department, City of National City Fire Department, City of Santee Fire Department. Heartland also provides communications services, through contractual agreements, to the following agencies: Barona Fire Protection District, Vicjas Fire Department, Sycuan Fire Department.

Table 4.12-1 shows the top six types of calls for service handled by the Heartland Fire and Rescue organization for 2011. These six events equal 98 percent of fire and paramedic activity within the JPA service area. Approximately 85 percent of the calls are for emergency medical services.

The City's three fire stations have all recently been either replaced or updated to become modern fire service facilities. The new fire stations were sized to accommodate the equipment and personnel demand created by future growth. An Emergency Operations Center, located in Station 11 adjacent to the Police Department and City Hall, includes the infrastructure needed to coordinate an emergency response operation.

**Table 4.12-1
Heartland Fire and Rescue Calls for Service Events 2011****

	El Cajon	La Mesa	Lemon Grove	Total
Population*	99,478	57,065	25,320	181,863
Housing Units*	35,875	25,954	8,840	70,669
Type of Incident and Number of Events				
Medical Aid	9,067	4,957	2,536	16,560
Vehicle Accident	690	342	259	1,291
Single Engine	265	199	108	572
Public Service	263	215	81	559
Ringing Alarms	288	179	61	528
Structure Fire	123	61	27	211
Top Events Types	10,696	5,953	3,072	19,721

Sources: * U.S. Census 2010; ** Heartland Fire and Rescue 2012

Policy PSF5.1.5 of the Public Services and Facilities Element of the General Plan stipulates:

“New or supplemental fire equipment, required to protect future mid-rise, high-rise, or large commercial structures, shall be funded by the developer of these projects.”

This policy will enable the City to upgrade fire service equipment to meet future demands. Increases in personnel necessary to serve the increased population will be addressed through the annual budget process and funded with property tax and other revenue generated by the new development.

Police Services

The City provides a full-service law enforcement program, housed in a 40,000-square-foot building located at 8085 University Avenue. Completed in 2010, the new Police Department headquarters building meets present space needs and includes currently under-used capacity committed to house expanded police service functions required to meet the needs of future development.

The Police Department provides around-the-clock patrol coverage of the 9 square miles of the City. La Mesa’s law enforcement personnel are available to respond to regional incidents according to established emergency services protocol.

Sixty-eight sworn officers currently serve the Police Department in patrol, traffic, and investigation divisions. An additional 29 staff provide support services, and animal control, parking enforcement, and community resources services.

Although the City does not have an adopted staffing-ratio target or performance measure, the current staffing for police services is approximately 1.7 staff person per 1,000 residents.

In 2011, the Police Department responded to 43,386 calls for service. Calls are managed on a hierarchy of urgency, with Priority 1 assigned the highest importance. Response times are tracked as a Police Department performance measure. Call response times for 2011 are as follows:

- Priority 1 calls – 4:58 minutes
- Priority 2 calls – 16:32 minutes
- Priority 3 calls – 39:18 minutes
- Priority 4 calls – 42:38 minutes

In 2011, there were 227 crimes against persons and 1,533 crimes against property recorded. Clearance rates are a measure of the effectiveness of criminal investigations. The percent of crime solved was 56 percent for persons crimes and 22 percent for property crimes.

Schools

According to the SANDAG estimates for 2012, there are 11,756 children under the age of 18 residing in La Mesa. Two organizations provide primary public school education in the City of La Mesa. The La Mesa Spring Valley School District covers 26 square miles in La Mesa and Spring Valley, serving 12,587 students at 17 elementary and four middle schools. Six elementary and two middle schools located in La Mesa are part of the La Mesa Spring Valley School District (LMSVSD 2012). The Lemon Grove School District includes one elementary school located in La Mesa. The other six schools governed by this district are located in the City of Lemon Grove (Lemon Grove School District 2012).

Secondary education is provided by the Grossmont Union High School District. The Grossmont Union High School District was established in 1920 and encompasses an area of approximately 465 square miles, including all of the cities of El Cajon, Santee, and Lemon Grove; most of the City of La Mesa; a small portion of the City of San Diego; and the unincorporated areas of Alpine, Dulzura, Jamul, Lakeside, and Spring Valley. More than 24,000 students attend the Grossmont Union High School District's schools. Three high schools within the district have

attendance boundaries that include portions of La Mesa (Grossmont Union High School District 2012).

All three organizations serve larger geographic areas than the City of La Mesa. Figures 4.12-1 and 4.12-2 show the service areas of the local school districts. Table 4.12-2 provides school enrollment and design capacity information.

**Table 4.12-2
La Mesa Area School Facilities**

School	Location	Design Capacity	2012/2013 Enrollment	Resulting Excess/ (Deficit) Capacity
Elementary/Middle Schools La Mesa –Spring Valley District				
La Mesa Dale Elementary	4370 Parkway Drive, La Mesa 91941	675	510	165
Lemon Avenue Elementary	8787 Lemon Avenue, La Mesa 91941	625	595	30
Maryland Avenue Elementary	5400 Maryland Avenue, La Mesa 91942	652	369	283
Murray Manor Elementary	8305 El Paso Street, La Mesa 91942	700	752	(52)
Northmont Elementary	9405 Gregory Street, La Mesa 91942	614	477	137
Rolando Elementary	6925 Tower Street, La Mesa 91941	575	624	(49)
La Mesa Middle School	4200 Parks Avenue, La Mesa 91941	1,156	628	528
Parkway Middle School	9009 Park Plaza Drive, La Mesa 91942	1,034	788	246
Lemon Grove School District				
Vista La Mesa Academy	3900 Violet Street, La Mesa 91941	898	686	212
Grossmont Union High School District				
Grossmont High	1100 Murray Drive, El Cajon 92020	2,585	2,495	89
Helix Charter High	7323 University Avenue, La Mesa 91941	2,516	2,469	47
Mount Miguel High	8585 Blossom Lane Spring Valley 91977	2,176	1,497	679

The demand for public higher education is met by two campuses of the Grossmont-Cuyamaca Community College District and San Diego State University; all are located nearby.

Library Services

The following information is from the websites of the City of La Mesa and the San Diego County Library. The La Mesa Library shares space with the La Mesa post office in a building constructed by the City of La Mesa in 2008. The building is 17,725 square feet with approximately 10,525 square feet devoted to the library (City of La Mesa 2013).

Although the City owns the building, the La Mesa library is a branch of the County of San Diego public library service. An agreement between the City and San Diego County provides for the



Legend

- La Mesa-Spring Valley School District
- Lemon Grove School District
- San Diego Unified School District
- Public Schools
- Light Rail Transit
- Roads
- City Boundary

Source: City of La Mesa



Figure 4.12-1
Elementary and Middle School Districts



Legend

- Grossmont Union High School District
- San Diego Unified School District
- High Schools
- Lakes
- Light Rail Transit
- Roads
- City Boundary

Source: City of La Mesa



Figure 4.12-2
High School Districts

County's use of the City's building, while San Diego County provides staffing, materials, and administration for the branch.

The La Mesa library circulates over 60,000 titles each month, making them one of the top circulating branches in the San Diego County Library system.

An active Friends of the La Mesa Library volunteer group operates a book store within the library that generates revenue for special materials purchases. Volunteers contribute more than 3,000 hours annually.

As stated in the Environmental Impact Report for the San Diego County General Plan, published in August of 2011, a minimum space service goal for the San Diego County Library system is 0.50 square feet per capita. The La Mesa library provides approximately 0.18 square feet per capita based on La Mesa's current population. Using the San Diego County library system size metric, the La Mesa library would need to be 29,148 square feet just to meet the current need, which is 18,623 square feet more than the existing space (County of San Diego 2013).

Water Supply Resources

Water in La Mesa is supplied by the Helix Water District, the roots of which reach back to the early years of California statehood. In 2010, the Helix Water District celebrated 125 years of providing water service in a large swath of eastern San Diego County, including the cities of La Mesa, El Cajon, and Lemon Grove. The Helix Water District has evolved from primarily an agricultural water purveyor to supplying primarily urban water users. Currently, the Helix Water District is 50 square miles in size, serving a population of 268,000 with 55,600 water service connections (Helix Water District 2012).

The Helix Water District is one of 24 water purveyors in San Diego County. Together, these agencies form the San Diego County Water Authority, a public agency serving the San Diego region as a wholesale supplier of water from the Colorado River and Northern California. The San Diego County Water Authority's service area is 951,000 acres, serving 95 percent of the region's population (SDCWA 2012).

The San Diego County Water Authority purchases imported water supply from the Metropolitan Water District of Southern California, a consortium of 26 cities and water districts that provides water to nearly 19 million people in parts of Los Angeles, Orange, San Diego, Riverside, San Bernardino, and Ventura Counties. The Metropolitan Water District currently delivers an average of 1.7 billion gallons of water per day to a 5,200-square-mile service area (Metropolitan Water District 2012).

The Helix Water District originated as a retailer of local water runoff from the watersheds of the eastern reaches of San Diego River. Lake Cuyamaca was the first reservoir for water supply, and remains in use as part of the Helix Water District's water supply portfolio. Since completion of the first aqueduct in 1948, the Helix Water District has relied primarily on water supply imported from the Colorado River and Northern California, purchased from the San Diego County Water Authority (Helix Water District 2012).

The California Water Code requires each urban water supplier in the state to prepare an Urban Water Management Plan (UWMP) and update the plan every 5 years. The Helix Water District prepared the first UWMP in 1985. The latest 5-year UWMP (the 2010 UWMP) was adopted by the Helix Water District Board of Directors in the summer of 2011 (Helix Water District 2012).

The purpose of the UWMP process is to ensure that adequate water supplies are available to meet existing and future demands. Water suppliers must assess the reliability of water sources over a 20-year planning horizon considering normal, dry, and multiple dry years. Recent amendments of the law related to the UWMP include legislation requiring a statewide 20 percent reduction in per-capita water use by the year 2020. UWMPs adopted after the new legislation must show a road map for achieving the targeted reduction.

The 2010 UWMP prepared by the Helix Water District includes projected land-use changes and population growth within the Helix Water District that are based on SANDAG's Series 12 Regional Growth Forecast. Currently, the Helix Water District land-use profile shows nearly 89 percent urban uses, including residential, commercial, institutional, transportation, and utilities. By 2050, the measure of the Helix Water District's territory devoted to urban uses will increase to 92 percent through conversion of vacant and agricultural land and redevelopment of underused sites. The 2010 UWMP forecasts a population increase in the Helix Water District from the present to 2035 of approximately 62,000 more people than those currently being served.

While Helix Water District's population has grown and will continue to grow, an important measure of water use has decreased. Between 1950 and 2000, per capital water use, measured in gallons per capita per day, fluctuated between 150 and 200 gallons per capita per day. Since 2000, the gallons per capita per day measure has steadily declined. The current measure of 110.7 gallons is the lowest ever recorded, the result of implementation of public and privately initiated conservation measures.

The 2010 UWMP presents data that shows an adequate water supply to serve the needs of the Helix Water District's customers for the planning period, assuming both normal year and dry year(s) conditions.

Wastewater Collection and Treatment

The City manages and maintains the wastewater collection system, which is made up of approximately 156 miles of clay, concrete, and plastic sewer pipe (City of La Mesa 2008). The wastewater drainage basins are shown in Figure 4.12-3.

La Mesa is a member of the Metro Wastewater Joint Powers Authority, a coalition of agencies that use the Point Loma Wastewater Treatment Plant operated by the City of San Diego. In 2010, La Mesa's average daily wastewater flow to the plant was 5.56 million gallons per day. La Mesa has a contracted wastewater treatment capacity limit of 6.99 million gallons per day, which is approximately 1.4 million gallons per day of unused capacity.

The City has an established proactive maintenance program to minimize sewer spill events and replace infrastructure that has reached its useful life or is difficult to properly maintain. The Wastewater Collection System Master Plan estimated the cost to repair and rehabilitate the existing system at \$43.5 million (City of La Mesa 2008, Table ES-7).

In response to state mandates related to clean water goals, the City developed a FOG control program in 2009. FOG in the wastewater collection system is a major contributor to sewer spills. A permitting and inspection program targeting the food service industry is in place. La Mesa residents are encouraged to recycle domestically generated FOG waste at the EDCO waste collection and recycling transfer station on Commercial Street.

Runoff from storm events enters into the wastewater collection system, reducing capacity and increasing treatment costs. La Mesa has instituted a storm water inflow and infiltration reduction program to manage non-wastewater flows. While it is challenging to locate where storm water runoff is entering the system, identifying and correcting these deficiencies preserves capacity, prevents sewer spills, and reduces the City's wastewater treatment cost.

The wastewater capital improvement program is an ongoing program that includes three types of projects: capacity, condition, and inflow and infiltration. One of the biggest challenges for the wastewater improvement program will be replacement of existing sewer pipes crossing beneath freeway rights-of-way (City of La Mesa 2008).

Solid Waste Diversion and Disposal

Solid waste disposal is provided by a private franchise hauler, EDCO Waste and Recycling, which handles all residential, commercial, and industrial collections within the City. Waste is collected and hauled to the Otay Landfill, located at 1700 Maxwell Road in Chula Vista.

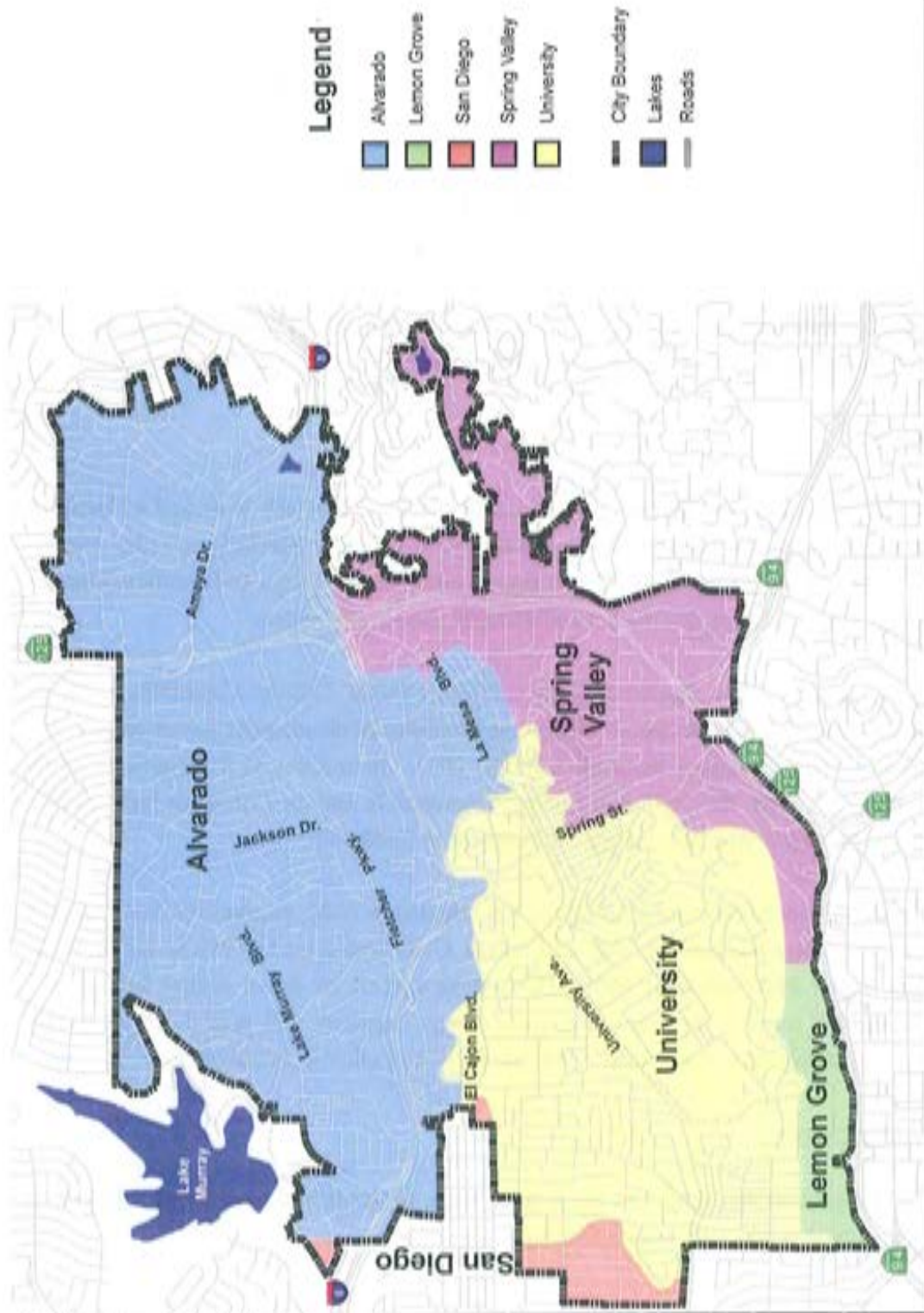


Figure 4.12-3
Sewer Drainage Basins

Otay Landfill is a privately owned facility operating under a permit from the state with local enforcement by the County of San Diego, Department of Environmental Health. Approximately 5,000 tons of trash is processed at the landfill daily. Currently, the Otay Landfill has sufficient remaining capacity and is anticipated to be closed in 2027.

La Mesa has implemented an aggressive effort to curb the amount of waste headed to the landfill. Working with EDCO, recycling of most categories of waste is available for all residences and commercial establishments located in the City. La Mesa is currently exceeding the state mandate to divert 50 percent of solid waste generated in the City.

The official diversion rate, per CalRecycle, is based on the pounds per person per day trash generation rates for residents and employees. In La Mesa, that rate is 3.4 for residents and 7.9 for employees, which represents a diversion rate of approximately 72 percent (CalRecycle 2012).

Energy Services

SDG&E provides electricity and natural gas service in the City. SDG&E is owned by Sempra Energy, a publicly traded corporation headquartered in San Diego. SDG&E provides energy service to 3.4 million people spread over 4,100 square miles in San Diego and southern Orange Counties through 1.4 million electric meters and 850,000 natural gas meters.

Energy services are extensively regulated by the California Public Utilities Commission, which is tasked with ensuring that private-sector energy companies provide adequate power supply at a reasonable price to meet consumer demand (CalPUC 2012). In addition to the Public Utilities Commission, CalEPA, ARB, the California Energy Commission, and the California Independent System Operator all preside over the energy environment in California.

AB 32, the California Global Warming Solutions Act adopted in 2006, requires the development of regulations and market mechanisms that will reduce GHG emissions to 1990 levels by 2020 and 20 percent below 1990 levels by 2050. Thirty-three percent of future energy supply will come from renewable sources. To reach this goal, energy suppliers will need to expand their portfolio of energy supply to include solar, wind, bio fuels, and other technologies.

4.12.2 Regulatory Setting

The following is a general description of the federal, state, regional, and local requirements and guidelines that apply to public services and utilities.

Federal*Clean Water Act*

Section 402 of the CWA establishes the NPDES permit program to regulate the discharge of pollutants from point sources. The CWA defines point sources of water pollution as “any discernible, confined and discrete conveyance” that discharges or may discharge pollutants. These sources transmit wastewater in some type of conveyance (pipe or channel) to a water body, and are classified as municipal or industrial. Municipal point sources consist primarily of domestic treated sewage and processed water, including municipal sewage treatment plant outfalls and storm water conveyance system outfalls. These outfalls contain harmful substances that are emitted directly into waters of the U.S. Without a permit, the discharge of pollutants from point sources into navigable water of the U.S. is prohibited. The NPDES permit requires regular water quality monitoring.

Resource Conservation and Recovery Act of 1976

This federal legislation outlines the management practices of the nation’s hazardous and nonhazardous waste stream. To protect the environment and public health, RCRA Subtitle C provides for “cradle to grave” regulation of the generation, transportation, treatment, storage, and disposal of hazardous wastes. RCRA Subtitle D focuses on state and local governments as the primary planning, regulating, and implementing entities for the management of nonhazardous solid waste, such as household garbage and nonhazardous industrial solid waste. USEPA developed federal criteria for the proper design and operation of municipal solid waste landfills and other solid waste disposal facilities. USEPA approved California’s program, a joint effort of state and local governments, on October 7, 1993.

State*California Fire Code*

The California Fire Code and Office of the State Fire Marshall provide regulations and guidance for local agencies in the development and enforcement of fire safety standards. The California Fire Code also establishes minimum requirements that provide a reasonable degree of safety from fire and explosion.

Senate Bill 50 Leroy F. Greene Schools Facilities Act of 1998

SB 50 restricts the ability of local agencies to deny project approval on the basis that public school facilities (classrooms, auditoriums) are inadequate. School impact fees are collected at the

time when building permits are issued. Payment of school fees are also collected at the time when building permits are issued. Payment of school fees is required by SB 50 for all new residential development projects and is considered “full and complete mitigation” of any school impacts. School impact fees are payments to offset capital cost impacts associated with new developments, which result primarily from cost of additional facilities, related furnishing and equipment, and projected capital maintenance requirements. As such, agencies cannot require additional mitigation for any school impacts.

California Building Standards Code (Title 24, CCR)

CCR Title 24 applies to all buildings throughout California. Included in Title 24 are requirements for structural, mechanical, electrical, and plumbing systems, as well as required measures for energy conservation, green design, construction and maintenance, fire and life safety, and accessibility. Cities and counties are required by state law to enforce Title 24. More restrictive ordinances can also be adopted by cities and counties due to specific geographical conditions. Among the 12 parts of Title 24 are Part 9, which includes the California Fire Code and is based on the 2009 International Fire Code. Part 11 includes the California Green Building Standards Code, which outlines measures for incorporating energy efficiency into buildings.

State Water Resources Control Board and Regional Water Quality Control Boards

The SWRCB issues individual and general NPDES permits for wastewater and storm water through authorization of USEPA. Discharges that may impact surface or groundwater and that are not regulated by a NPDES permit are issued a WDR that serves as a permit under the authority of the California Water Code.

The RWQCB issues land disposal WDRs that permit certain solid and liquid water discharges to land to ensure that wastes do not reach surface water or groundwater. Land disposal WDRs contain requirements for liners, covers, monitoring, cleanup, and closure. The RWQCBs also permit certain point-source discharges of waste to land that have the potential to affect surface or groundwater quality. This category of discharge, known as a “Non 15” WDR, is the most diverse and includes sewage sludge and biosolids, industrial wastewater from power plants, wastes from water supply treatment plants, treated wastewater for aquifer storage and recovery, treated groundwater from cleanup sites, and many others.

The SWRCB has issued the following regulations related to wastewater collection and treatment facilities, storm water drainage facilities, and landfills:

Caltrans NPDES Permit (Order 99-060-DWQ): Requires the state highway administration agency to regulate nonpoint-source discharges from its properties, facilities, and activities. Among other requirements, Caltrans must update on an annual basis an enforceable Storm Water Management Plan.

Statewide General Waste Discharge Requirements for Sanitary Sewer Systems (Order No. 2006-0003-DWQ): Requires all federal and state agencies, municipalities, counties, districts, and other public entities that own, operate, or are otherwise responsible for sanitary sewer systems greater than 1 mile in length that collect and/or convey untreated wastewater to a publically owned treatment in California to prepare sewer system management plans and report all sanitary sewer overflows to the SWRCB. Order No. WQ 2008-0002-EXEC amended the statewide Monitoring and Reporting Program for sanitary sewer overflows that reach surface waters or storm drains. The RWQCB issued Order No. R92007-005 to reaffirm the prohibition of sanitary sewer overflows upstream of a waste water treatment facility.

Assembly Bill 885 – On-Site Wastewater Treatment Systems

AB 885 (Chapter 781, Statutes of 2000) requires the SWRCB to draft and implement regulations for location, installation, operation, and maintenance of on-site wastewater treatment systems. Proposed regulations were issued in 2009 but have not yet been adopted.

Integrated Waste Management Act of 1989 (AB 939)

The Integrated Waste Management Act was enacted by the California legislature to reduce dependence on landfills as the primary means of solid waste disposal. Ensuring an effective and coordinated approach to safe management of all solid waste generated within the state is the goal of the legislation. The Integrated Waste Management Act establishes a hierarchy of preferred waste management practices: (1) source reduction (waste prevention) to reduce the amount of waste generated at its source, (2) recycling (reused) and composting, (3) transformation, and (4) disposal by land filling. Local jurisdictions are required to reduce the volume of the waste stream by 25 percent by 1995 and by 50 percent by 2000, with 1990 volumes used as a baseline, adjusted for population and economic conditions.

A San Diego Countywide Integrated Waste Management Plan demonstrating remaining landfill disposal capacity of at least 15 years is required by the legislation. The countywide Siting Element includes a combination of strategies demonstrating adequate capacity, including existing, proposed, and tentative landfills or landfill expansions; increased diversion efforts; and the export of solid waste for disposal outside of the region or state. County staff prepares the

Siting Element, which is adopted by the County Board of Supervisors and by a majority of the cities within the county. Every 5 years, the Siting Element must be reviewed and updated (County of San Diego 2012).

As part of the County Integrated Waste Management Plan, state law requires that each city or county jurisdiction prepare a Source Reduction and Recycling Element, a Household Hazardous Waste Element, and a Non-disposal Facilities Element.

Title 14, CCR

CalRecycle regulations pertaining to nonhazardous waste management in California include minimum standards for solid waste handling and disposal; regulatory requirements for composting operations; standards for handling and disposing of waste containing asbestos; resource conservation programs; enforcement of solid waste standards; administration of solid waste facility permits; permitting of waste tire facilities; registering waste tire haulers; setting special waste standards; administration of used oil recycling programs and electronic waste recovery and recycling programs; and planning guidelines and procedures for preparing, revising, and amending the Countywide Integrated Waste Management Plan and solid waste cleanup program.

Title 27, CCR

CalRecycle and the SWRCB jointly issued regulations pertaining to landfill operations, including criteria for all waste management units, facilities, and disposal sites; documentation and reporting; enforcement; financial assurance; and special treatment, storage, and disposal units.

Senate Bill 610 and Senate Bill 221

SB 610 and SB 221, amended into state law effective January 1, 2002, improve the linkage between certain land-use decisions made by cities and counties and water supply availability. The statutes require inclusion, within the administrative record, of detailed information regarding water availability and reliability with respect to certain development to serve as an evidentiary basis for an approval action by a city or county on such projects.

Under SB 610, a water supply assessment must be furnished to local government for inclusion in any environmental documentation for certain types of projects, as defined in Water Code Section 10912(a) and subject to CEQA. A fundamental source document for compliance with SB 610 is the UWMP, which is used by the water supplier to meet the standards for SB 610.

SB 221 applies to the Subdivision Map Act, conditioning a tentative map to require the applicant to verify that the public water supplier has sufficient water available to serve the proposed development. The 2012 General Plan is not subject to either SB 610 or SB 221 because the General Plan provides a policy framework for future development, but does not grant the actual development entitlement. However, as individual projects are implemented under the 2012 General Plan, they will be reviewed for compliance with the requirements of SB 610 and SB 221. Adequate water availability must be demonstrated, as required.

California Mutual Aid Plan

The California Mutual Aid Plan establishes policies, procedures, and responsibilities for requesting and providing inter- and intra-agency assistance in emergencies. The plan directs local agencies to develop automatic or mutual aid agreements, or to enter into agreement for assistance by hire (e.g., Schedule A contracts) when local needs are not met by the framework established by the Mutual Aid Plan.

Assembly Bill 32

Adopted in 2006, the California Global Warming Solutions Act requires the development of regulations and market mechanisms that will reduce GHG emissions to 1990 levels by 2020 and an additional reduction of 20 percent below 1990 levels by 2050. The act mandates that 33 percent of future energy supply come from renewable sources. Meeting these goals will require a complete reworking of the state's energy generation and transmission environment. Future buildings will be constructed to be as close to zero net-energy usage as possible. Older buildings can be retrofitted to significantly reduce energy usage. It is envisioned that the vehicle fleet will expand to include a larger proportion of electric and hybrid vehicles.

Local

Urban Water Management Plan

Urban water purveyors are required to prepare and update a UWMP every 5 years. UWMPs address water supply, treatment, reclamation, and water conservation, and contain a water shortage contingency plan. UWMPs prepared by local water districts, such as the Helix Water District, supplement the regional plans prepared by the San Diego County Water Authority and the Metropolitan Water District. Urban retail water suppliers must develop a water-use target and report on progress toward achieving the target. The Helix Water District developed a 2010 UWMP, which was adopted by the district's Board of Directors in July 2011 (Helix Water District 2012).

San Diego County Integrated Waste Management Plan

Pursuant to the state's Integrated Waste Management Act, the County of San Diego prepared a countywide Integrated Waste Management Plan (County of San Diego 2012). The plan includes goals, policies, and objective for coordinating regional efforts to divert, market, and dispose of solid waste during a planning period that ends in 2017. County policies and programs are included in local jurisdiction's Source Reduction and Recycling Element and Household Hazardous Waste Element. Regional cooperation encourages a coordinated and planned approach to integrated waste management. The draft of the most recent 5-year Review Report is currently being reviewed by the parties involved and by state overseers.

Regional Energy Strategy

SANDAG's 2009 Regional Energy Strategy establishes goals for energy efficiency, increased use of renewable energy, and enhancement of the region's energy infrastructure to meet future demand. The Regional Energy Strategy identifies opportunities for SANDAG's member agencies to address energy efficiencies through land-use and transportation planning and development entitlement and building construction processes.

School Facilities Plans

The following plans guide the facilities needs and project financing of the school districts in La Mesa:

- Grossmont Union High School District Long Range Facilities Master Plan
- La Mesa-Spring Valley School District Facilities Needs Assessment Plan
- Lemon Grove School District Facilities Master Plan

These plans determine the need for new school facilities to house pupils who are attributed to projected enrollment growth from the development of new residential units. The plans take into account current capacity, surplus property, and dedicated local funding sources.

La Mesa Municipal Code

Title 7 of the La Mesa Municipal Code includes regulations related to waste management and storm water control. Title 14, Building Regulations, covers many topics related to construction, energy efficiencies, and water conserving landscaping. Title 17 covers sewage collection and disposal. Title 22 governs subdivision of land and Title 24 addresses zoning requirements. Titles 21 and 26 cover public utilities and cable communication services, respectively.

4.12.3 Thresholds for Determining Significance

Based on Appendix G of the CEQA Guidelines, a significant impact related to public services would occur if implementation of the 2012 General Plan would do any of the following:

- Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:
 - Police Protection
 - Fire Protection
 - Schools
 - Libraries
 - Other Public Facilities
- Exceed wastewater treatment requirements of the applicable RWQCB.
- Require or results in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.
- Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.
- Require or result in new or expanded water supply entitlements or resources.
- Result in a determination by the wastewater treatment provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments.
- Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.
- Comply with federal, state, and local statutes and regulations related to solid waste.

Additionally, based on Appendix F of the State CEQA Guidelines, an impact on energy conservation is considered significant if the 2012 General Plan would do any of the following:

- Result in wasteful, inefficient, or unnecessary consumption of energy during construction, operation, or maintenance of the project.
- Result in siting, orientation, or design that does not provide an opportunity to minimize energy consumption, including transportation energy.
- Include features that would increase peak energy demand.
- Not provide for alternative fuels (particularly renewable ones) or energy systems, or not provide for recycling of non-renewable resources.

4.12.4 Analysis of Environmental Impacts

Impacts on public facilities resulting from implementation of the 2012 General Plan are identified by comparing existing service capacity, including facilities, staffing, and equipment, against anticipated future demand. Future service demands are analyzed to determine if increases require new or expanded public facilities.

Public service needs are a function of the size of the service population requiring services. Table 4.12-3 shows the current population, population projections, and projected growth. By 2035, it is anticipated that La Mesa’s population will grow by 10,386 residents, to a total population of 68,682.

**Table 4.12-3
City of La Mesa Population and Housing Growth 2012 through 2035**

	2012	2012 General Plan Horizon Year 2035 Projections	Numerical Change 2012-2035	Percent change 2012-2035
Population	58,296	68,682	10,386	17.8%
Housing Units	25,840	28,985	3,145	12.2%

Source: SANDAG 2011

Fire Protection and Emergency Services

The population of La Mesa is projected to increase by 10,386 to 68,682 residents. To maintain the current staffing ratio of 0.8 personnel per 1,000 residents, La Mesa will need, at minimum, an additional nine fire service personnel.

La Mesa's three fire stations have recently all been either replaced or upgraded to become modern fire service facilities. The new fire stations were sized to accommodate the equipment and personnel demand created by future growth. An Emergency Operations Center, located in Station 11 adjacent to the Police Department and City Hall, includes necessary infrastructure for coordinating an emergency response operation.

The 2012 General Plan Public Services and Facilities Element provides guidance for future decisions about the size and nature of the fire protection program, as follows.

Policy PSF-5.1.5: New or supplemental fire equipment required to protect future mid-rise, high-rise, or large commercial structures shall be funded by the developer of these projects.

This policy will enable the City to upgrade fire service equipment to meet future demands.

Increases in personnel necessary to serve increased population and structures will be addressed through the annual budget process and funded with property tax and other revenue generated by the new development.

An additional nine staff members will be needed to maintain fire service staffing at current levels. The Public Services and Facilities Element includes objective and policy guidelines that address future staffing decisions:

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

Policy PSF-5.2.1: The City will strive to provide fire response services at the level necessary to maintain an Insurance Services Office (ISO) rating of 2.

The Safety Element also includes a goal and related objectives and policies designed to reduce fire risk in future construction.

Implementation of the 2012 General Plan ensures that fire services will be adequately housed, staffed, and equipped. Policies and implementation measures reduce or avoid program-level impacts. Construction of new fire facilities is not anticipated to be needed to adequately serve growth associated with the 2012 General Plan. Therefore, the impact associated with fire services would be **less than significant**.

Police Protection

Current staffing for police services is approximately 1.7 staff person per 1,000 residents. Based on the projected La Mesa population increase of 10,386 residents, and assuming maintenance of current staffing levels, La Mesa will need additional 18 police personnel.

Currently, the City's police services are housed in a new building that offers excess capacity in anticipation of future population growth. By 2035, 18 new police staff will need to be added to the force to accommodate population growth. The recently expanded police station will provide adequate space to accommodate new staff.

The 2012 General Plan Public Services and Facilities Element contains guidance for future decisions about the size and nature of the police protection program:

Goal PSF-4: A safe community

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

Policy PSF-4.1.1: The City will monitor and prepare assessments of police services to identify the level of police staffing necessary to achieve the goal of a safe community, within budgetary constraints.

Policy PSF-4.1.2: The City will identify the costs involved in providing the level of service desired and will explore revenues sources to fund such services.

Policy PSF-4.2.2: The Police Department will explore technologies that will aid response time and other services.

Implementation of 2012 General Plan ensures that police protection services would be adequately housed, staffed, and equipped. Policies and implementation measures would reduce or avoid program-level impacts. Construction of new police facilities is not anticipated to be needed to adequately serve growth associated with the 2012 General Plan. Therefore, the impact associated with police services would be **less than significant**.

School Facilities

SANDAG's 2050 Growth Forecast predicts that, by 2035, the number of residents who are younger than 18 will increase by 1,258 to 13,014. Planning future school facilities is the responsibility of the school districts, which are discrete governing bodies separate from the City.

California Government Code allows school districts to collect fees on new residential and commercial construction projects to cover the cost of expanding school facilities. Local building departments are responsible for calculating the fee based on assessable space for all commercial/industrial and residential construction. Fee payment is due prior to the issuance of a building permit.

The Lemon Grove School District currently assesses Level 1 fees, with an exemption for less than 500 square feet of added space. The district's share of the total allowed is 62 percent. The Lemon Grove School District is conducting a developer fee study during the 2012/2013 school year to evaluate and update its fee schedule.

The La Mesa-Spring Valley School District collects developer fees for residential and commercial projects.

In 2007, the Governing Board of the Grossmont Union High School District approved a resolution accepting the Developer Fee Justification Study, establishing Level 1 fees in accordance with Government Code Section 65995 and Education Code Section 17620. School facilities fees are assessed for all residential, commercial, and industrial construction.

The environmental effects of expansion, construction, and operation of additional school facilities would be evaluated by individual school districts in their efforts to plan for construction of new schools or expansion of existing facilities. The construction and operation of such facilities may result in environmental impacts. However, no specific facilities or location for such facilities is proposed at this time. Pursuant to Section 15145 of CEQA, analysis of the physical changes that may occur from future construction or expansion of school facilities would be speculative, and no further analysis of the impact is required at the time of this programmatic EIR. However, construction of school facilities would be subject to CEQA. If project-level significant impacts are identified, applicable mitigation measures would be placed on the project as conditions of approval. Therefore, the impact would be **less than significant**.

Libraries

Based on a projected La Mesa population increase to 68,682 by 2035, and assuming implementation of the San Diego County Library Standards, La Mesa would need a facility of 34,341 square feet, or 23,816 more square feet than the current library space.

One option for expansion of the library would be relocation of the post office to another part of the Civic Center. Expansion into the post office space would add approximately 7,000 square feet to the library. Another option would be construction of a new library in another part of the Civic Center complex. Neither of these options is under consideration at the present time, but could be considered if the need arises for additional library space.

The construction and operation of additional library facilities may result in environmental impacts. However, no specific facility is proposed at this time. Pursuant to Section 15145 of CEQA, analysis of the physical changes in the City that may occur from future construction or expansion of library facilities and operation of their use would be speculative, and no further analysis of the impact is required at the time of this programmatic EIR. However, construction of library facilities would be subject to CEQA. If project-level significant impacts are identified, applicable mitigation measures would be placed on the project as a condition of approval. Therefore, the impact would be **less than significant**.

Water Supply and Infrastructure

The UWMP prepared by the Helix Water District includes a forecast of future water supply needed to serve the district's customers through 2035. Wet year, single dry year, and multiple dry year projections are considered in the forecast. When compared to the projected water demand, the projected water supply is adequate under all three scenarios. Tables 4.12-4 through 4.12-9 present a summary of the Helix Water District's forecast of future water supply and demand, as presented in the 2010 UWMP.

**Table 4.12-4
Projected Water Supply and Demand in Acre Feet per Year
for Normal Water Years, 2015–2035**

Water Supply Sources	2015	2020	2025	2030	2035
Imported/SDCWA	33,441	32,004	33,627	35,689	37,757
Local Groundwater	150	150	150	150	150
Local Runoff	4,117	4,117	4,117	4,117	4,117
Total Projected Supplies	37,708	36,271	37,894	39,956	42,024
Total Projected Demand	37,708	36,271	37,894	39,956	42,024

SDCWA – San Diego County Water Authority
Source: Helix Water District 2012

**Table 4.12-5
Projected Water Supply and Demand Acre Feet per Year for
Single Dry Water Years, 2015–2035**

Water Supply Sources	2015	2020	2025	2030	2035
Imported/SDCWA	40,198	38,660	40,397	42,603	44,816
Local Groundwater	150	150	150	150	150
Local Runoff	0	0	0	0	0
Total Projected Supplies	40,348	38,810	40,547	42,753	44,966
Total Projected Demand	40,348	38,810	40,547	42,753	44,966

SDCWA – San Diego County Water Authority
Source: Helix Water District 2012

**Table 4.12-6
Projected Water Supply and Demand Acre Feet per Year for
Multiple Dry Water Years, 2016–2018**

Water Supply Sources	2016	2017	2018
Imported/SDCWA	42,296	43,727	45,896
Local Groundwater	150	150	150
Local Runoff	640	640	640
Total Projected Supplies	43,086	44,517	46,686
Total Projected Demands	43,086	44,517	46,686

SDCWA – San Diego County Water Authority
Source: Helix Water District 2012

**Table 4.12-7
Projected Water Supply and Demand Acre Feet per Year for
Multiple Dry Water Years, 2021–2023**

Water Supply Sources	2021	2022	2023
Imported/SDCWA	40,869	42,487	44,729
Local Groundwater	150	150	150
Local Runoff	640	640	640
Total Projected Supplies	41,659	43,277	45,519
Total Projected Demands	41,659	43,277	45,519

SDCWA = San Diego County Water Authority
Source: Helix Water District 2012

**Table 4.12-8
Projected Water Supply and Demand Acre Feet per Year for
Multiple Dry Water Years, 2026–2028**

Water Supply Sources	2026	2027	2028
Imported/SDCWA	42,829	44,457	46,855
Local Groundwater	150	150	150
Local Runoff	640	640	640
Total Projected Supplies	43,619	45,247	47,645
Total Projected Demands	43,619	45,247	47,645

SDCWA – San Diego County Water Authority
Source: Helix Water District 2012

**Table 4.12-9
Projected Water Supply and Demand Acre Feet per Year for
Multiple Dry Water Years, 2031–2033**

Water Supply Sources	2031	2032	2033
Imported/SDCWA	45,203	46,991	49,247
Local Groundwater	150	150	150
Local Runoff	640	640	640
Total Projected Supplies	45,993	47,781	50,037
Total Projected Demands	45,993	47,781	50,037

SDCWA = San Diego County Water Authority
Source: Helix Water District 2012

There may be future capital improvement projects related to water supply infrastructure upgrades that would involve construction. These improvements could result in environmental impacts. However, at the present time, the location and extent of these projects are unknown. Pursuant to Section 15145 of CEQA, analysis of the physical changes that may occur from future construction or expansion of water infrastructure and operation of use would be speculative, and no further analysis of the impact is required at the time of this programmatic EIR. Therefore, the impact related to adequate water supply and construction or expansion of water infrastructure would be **less than significant**.

Wastewater Capacity

In 2008, the City completed a Wastewater Collection System Master Plan, as required by SWRCB. The Master Plan determined that the City is expected to have sufficient wastewater treatment capacity at the Point Loma plant to accommodate anticipated development as projected by SANDAG. In 2030, treatment capacity totaling approximately 6.61 million gallons per day will be required to meet La Mesa's wastewater treatment needs, well within the City's contracted capacity right of 6.993 million gallons per day (City of La Mesa 2008, Table 3-6).

Subsequent to the 2008 Wastewater Collection System Master Plan, SANDAG updated the growth forecast with a 2050 horizon year. Estimates of wastewater generation based on the most recent growth forecast are shown in Table 4.12-10.

**Table 4.12-10
Projected Wastewater Treatment Capacity**

Forecast Year	2030	2035	2040
Population*	65,984	68,682	73,317
Generation at 90 gpdc**	5,938,560	6,181,380	6,598,530
Employment*	30,407	31,026	31,645
Generation at 15 gpdc**	456,105	465,390	474,675
Total Generation (mgd)	6.395	6.647	7.073
Contractual Capacity	6.993	6.993	6.993
± Capacity	0.598	0.346	-0.080

* Series 12 population/employment forecast

** 2008 Wastewater Collection Master Plan

gpdc = gallons per day per capita

mgd = million gallons per day

Based on the update forecast, La Mesa's contracted capacity at the Point Loma Treatment Plant adequately covers the wastewater generated by the population and employment expected through 2035.

Also included in the Wastewater Collection System Master Plan is an evaluation of the existing collection system capacity. Most of the City's collection system is adequately sized to accommodate projected wastewater flows. A total of approximately 5,300 linear feet locate in six areas need capacity upgrades to meet design standards.

The Public Services and Facilities Element includes a goal, objective, and policies related to wastewater management:

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

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

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

Policy PSF-6.1.2: The public works department will work to complete the collection system improvements as prioritized in the Wastewater Collection System Master Plan.

Policy PSF-6.1.3: The public works department will continue to maintain the existing sewer lines in an effort to reduce sewer spills.

Policy PSF-6.1.4: The City will continue to be a member of and advocate on behalf of its rate payers at the Metro Wastewater Joint Powers Authority.

Policy PSF-6.1.5: The City will cooperate with other agencies to determine the feasibility of using recycled water.

Policy PSF-6.1.6: The City will endorse regional efforts in water recycling.

Policy PSF-6.1.7: The City will continue the FOG (fats, oils, and grease) control program as a method to reduce maintenance efforts and decrease sewer spills.

Policy PSF-6.1.8: The City will continue to develop programs as needed to comply with governmental mandates that pertain to maintaining and improving the sewer system.

The Wastewater Collection System Master Plan, completed in 2008, determined that the City has adequate capacity within the collection system and at the Point Loma Treatment Plant to accommodate future growth.

Implementation of 2012 General Plan policy would ensure that wastewater facilities are constructed to serve new development. The construction and operation of such facilities may result in environmental impacts. Pursuant to Section 15145 of CEQA, analysis of the physical changes that may occur from future construction or expansion of wastewater facilities and operation of their use would be speculative, and no further analysis of the impact is required at the time of this programmatic EIR. However, construction of wastewater facilities would be subject to CEQA. If project-level significant impacts are identified, applicable mitigation measures would be placed on the project as conditions of approval. Therefore, the impact would be **less than significant**.

Solid Waste

The primary concern with regard to solid waste disposal is the adequacy of the permitted disposal capacity at the region's landfills. State law (AB 939) requires San Diego County to complete the Countywide Integrated Solid Waste Management Plan, a planning document that analyzes and forecasts future landfill capacity. San Diego County prepared the Integrated Solid Waste Management Plan, and recently completed its 5-Year Review Report. The 5-year review takes into consideration population and business projections, and changes observed over time in per-capita disposal rates.

The Conservation and Sustainability Element of the General Plan includes a goal and an objective and policies related to solid waste management:

Goal CS-2: The improvement of environmental and public health in the City.

Objective CS-2.1: Facilitate solid waste reduction measures.

Policy CS-2.1.1: Encourage composting, recycling, and other appropriate techniques to reduce waste by the City and its residents.

Policy CS-2.1.2.: Establish management policies and programs that will encourage recycling by the City, residences, and businesses.

Based on the updated review report of the Countywide Integrated Solid Waste Management Plan, San Diego County currently has permitted disposal capacity for the next 17 years, which exceeds the state requirement that the county maintain a minimum of 15 years of future disposal capacity. Therefore, no expansion of this facility is anticipated as needed to serve the growth associated with the 2012 General Plan. Environmental impacts related to solid waste disposal

capacity needed to accommodate implementation of the 2012 General Plan are **less than significant**.

Storm Water Drainage Facilities

Future development envisioned by the 2012 General Plan will be constructed, for the most part, on properties that are already developed with buildings and asphalt surface parking lots. Runoff from these properties is already contributing to the volume and pollution profile of storm water in La Mesa. Future development presents the possibility to design more a holistic approach to managing storm water run-off along the major corridors where growth is expected.

The Public Services and Facilities Element includes an objective and several policies related to storm water management:

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

Policy PSF-6.2.1: The City will maintain a Storm Drain Master Plan to help plan and coordinate necessary improvements to the storm water drainage system.

Policy PSF-6.2.2: A condition of approval of future development will include construction of improvements to the storm water system as appropriate.

Policy PSF-6.2.3: Capital improvement projects to replace corrugated metal storm drain pipe and address storm water drainage capacity issues will be identified and programmed as resources allow.

Policy PSF-6.2.4: The City will maintain a program to ensure that it is in compliance with the National Pollutant Discharge Elimination System permit.

Policy PSF-6.2.5: The Public Works Department will develop a program to monitor storm drain water quality and identify the best management practices necessary to deal with contaminants.

In addition to General Plan policy guidance, the City of La Mesa Municipal Code includes Chapters 7.18, Storm Water Management and Discharge Control, and 7.19, Floodplain Management. These sections present a set of prescriptions for responsible management of storm water quality and volume that would be enforced at the time future development is entitled.

Implementation of 2012 General Plan policy would ensure that storm water drainage facilities are constructed or improved to serve new development and redevelopment. The construction and

operation of such facilities may result in environmental impacts. However, no specific facilities or location for such facilities are proposed by the 2012 General Plan. Pursuant to Section 15145 of CEQA, analysis of the physical changes that may occur from future construction or expansion of storm water drainage facilities and their operation would be speculative, and no further analysis of the impact is required at the time of this programmatic EIR. Therefore, the impact would be **less than significant**.

Energy Resources

Future land development and population growth envisioned by the 2012 General Plan would increase energy consumption, requiring delivery of additional energy resources to new residences and businesses by SDG&E. SDG&E is required by the California Public Utilities Commission to plan for future delivery of electricity and natural gas within its service area, taking into consideration the anticipated peak usage based on population projections.

The state's "green" building code standards (Title 24) ensure energy efficiency in the design of new development and encourage energy efficiency upgrades in existing development (California Clean Energy Future 2012). Implementation of these programs would maximize efficient energy consumption going forward.

Future large project proposals would be required to complete an environmental review process to assess whether SDG&E can accommodate the energy needs of that project. In addition, future development would be required to comply with the current energy performance standards found in Title 24, as well as 2012 General Plan energy conservation policies and actions.

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

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

Policy CS-1.4.1: Facilitate savings-by-design and address energy-efficient building and site design in the retrofit or renovation of new and existing developments.

Policy CS-1.4.2: Encourage the use of local, non-polluting renewable and recycled resources.

The state's current and future energy code and 2012 General Plan policies will ensure energy efficient designs in new development and encourage energy efficiency upgrades in existing development, both of which would minimize wasteful, inefficient energy consumption. With implementation of the 2012 General Plan, this would be a **less than significant impact**.

4.12.5 Mitigation Measures

Implementation of the 2012 General Plan would not result in significant impacts related to public services and utilities. No mitigation is required.

4.12.6 Significance after Mitigation

Implementation of the 2012 General Plan would result in less-than-significant impacts related to public services and utilities.

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