City of National City
GENERAL PLAN UPDATE
Planning Commission Meeting
May 16, 2011

“A National City”
2009 PREPARE

2010 CREATE

2011 IMPLEMENT

2012 IMPLEMENT

125th Anniversary ♦

Implementation - CIP, Land Use Code, Neighborhood Action, etc.

♣♣ City Council Public Hearing(s) / Adoption

♣♣ Planning Commission Hearing(s)

Environmental Impact Report (EIR) Prepared

Draft GPU, Land Use Code, & CIP Prepared

♣♣♣♣♣ March-June - City Council Working Meetings

♣ ♦ ♦ ♦ Community Workshops

Nov-Feb – Community Questionnaire

♣ November 14 - Community Meeting (Neighborhood Councils Breakfast)

♣ October 20 - Planning Commission / City Council Joint Meeting

June-August – Fellowship Program / Background Report

♣ March 21 - Strategic Planning Workshop

“A National City”
Recommended Action

Comprehensive Land Use Update

1) National City’s General Plan Update
2) Land Use Code Update (Municipal Code Title 18)
3) Climate Action Plan
4) Five Specific Projects
   - Street Conversions/Community Corridors (Circulation)
   - Senior Village Expansion (Housing)
   - Las Palmas Park Master Plan (Open Space)
   - Kimball Park Master Plan (Open Space)
   - El Toyon Park Master Plan (Open Space)
5) Amendments to the Downtown Specific Plan
6) Environmental Impact Report

“A National City”
Public Participation Process
Public Participation Opportunities

• Strategic Plan Workshop (March 21, 2009)
• City Council Meeting and Joint City Council/Planning Commission Meeting on Background Reports (August 18, 2009 and October 20, 2009)
• Neighborhood Councils Breakfast (November 14, 2009)
• SWOT Questionnaire (Nov – Feb)
• City’s Website: www.nationalcityca.gov
• Elementary School Assemblies and Student Assignments

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Public Participation Opportunities

• Community Workshops at El Toyon, Las Palmas, and Kimball Parks (9 Meetings – 3 in Feb. 2010, 3 in May 2010, and 3 in Feb. 2011)

• City Council Working Meetings/Town Hall Meetings (5 Meetings – Monthly from Mar. 2010 to June 2010)

• EIR Scoping Meeting (May 11, 2011)

• Public Review of the Draft General Plan, EIR, etc. (Jan. 24-Mar. 10, 2011)

• Stakeholder Meetings (Environmental Health Coalition, Utility Providers, Public Service Agencies, etc.)

• Public Hearings Prior to Adoption

“A National City”
General Plan Update
Content and Organization
General Plan Organization

Part I
Introduction

Part II
Vision & Guiding Principles

Part III - General Plan Elements
- LU
- C
- S
- N & N
- OS & Ag
- C & S
- HEJ
- EDU

Global Themes:
- Economic Vitality
- Social Equity
- Human & Environmental Health

Part IV
Citywide Implementation Measures

Part V
Indicators to Measure Progress
Vision and Guiding Principles
Vision

• Sustainable community
• Decent, affordable homes
• Wide range of employment opportunities
• Accommodate pedestrian, bicycle, and automobile movement
• Facilitate access to and use of transit and alternative transportation modes
• Diverse and inclusive community
• Offer opportunities for community members to become engaged and make a difference
• Provide access to goods and services
• Promote safety in public places
• Use natural resources effectively and efficiently

“A National City”
Vision

- High quality education
- Cultivate the arts
- Preserve and celebrate cultural and historic resources
- Provide access to open space and recreational opportunities
- Improve and protect the quality of air, water, and food
- Promote healthy living
- Cater to the needs of the young, individuals, families, the elderly, and the disabled
- A place where people want to live, work, and play

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Guiding Principles

- Smart Growth
- Quality of Life
- Health and Safety
- Education
- Economic Development
General Plan
Elements
General Plan Update Elements

- Land Use and Community Character (LU)
- Circulation (C)
- Housing (Not a Part - existing Element was adopted in 2007; next one is due December 31, 2012)
- Open Space and Agriculture (OS)
- Conservation and Sustainability (C&S)
- Noise and Nuisance (N&N)
- Safety (S)
- Health and Environmental Justice (HEJ)
- Education and Public Participation (E)

*Items in blue are optional elements that have been included in the Draft General Plan*
Land Use and Community Character

- Designates the general distribution and location of specific uses of land, including population and building intensity
Connection to SANDAG

Regional Planning Efforts

• The Draft Proposed Land Use Map is consistent with SANDAG’s Smart Growth Concept Map
Existing SANDAG Smart Growth Concept Map

Transit Routes and Stations
- Light/Commuter Rail Route
- Bus Rapid Transit Route
- Rapid Bus Route
- High Frequency Local Service

Stations
- Light/Commuter Rail
- Bus Rapid Transit
- Rapid Bus

Smart Growth Areas
- Metropolitan Center
- Urban Center
- Town Center
- Community Center
- Village
- Mixed Use Transit Corridor
- Special Use Center

Existing Major Employment Areas
- Habitat Planning Preserve Areas
- Transit Priority Areas

Smart Growth Concept Map
- South County Subregion

July 25, 2006

* Asterisks indicate potential smart growth areas that meet MCEP land use intensity targets but not transit service targets.
Existing SANDAG Smart Growth Concept Map

GENERAL PLAN UPDATE
National City
Smart Growth Concept Map
Adopted
2008-07-25

- Town Center
- Community Center
- Mixed Use Transit Corridor

Miles
Proposed Revisions to the SANDAG Smart Growth Concept Map
Proposed Changes to Land Use Map

- Adding Minor and Major Mixed-Use Designations
- Using one Designation for Specific Plans
- Designating RM-2 and RM-3 as Medium Density or High Density Residential depending on existing densities
- Amending Downtown Specific Plan Boundary
- Eliminating Unnecessary Designations/Zones
- Separating Institutional and Open Space Designations
- Updating Lincoln Acres Land Uses to be Consistent with the County General Plan Update

“A National City”
Proposed DRAFT Land Use Map with Areas of Change
Circulation

- General location and extent of existing and proposed major streets and other transportation facilities
- Balanced multi-modal transportation network
- Correlated with land use
Circulation Projects

- **Community Corridors**
- **Street Conversions** (Contribute to Increased Open Space, but are related to Circulation)
Purpose:
• Traffic Calming
• Improved Bicycling/Walkability
• Streetscape Enhancements
Circulation – Community Corridors

Legend

Community Corridors
- Multi-Modal Roads
- Non-Motorized
- Pedestrian Path

Base Layers
- National City Planning Area Boundary
- National City Boundary
- Freeways
- Roads
- Railroad
Purpose:
- Create green spaces/pocket parks
- Enhance the pedestrian environment
- Reduce neighborhood cut-through traffic
Potential Street Conversion Sites

Legend

Potential Sites

1. Hoover Ave south of 18th St.
2. West Ave between 16th St. and 18th St.
3. Hoover Ave between 22nd St. and Mile of Cars
4. 12 St. east of Palm Ave.
5. Kimball Way between Walmart Driveway and F
6. Q Ave between La Posada and Delta

Base Layers

- National City Planning Area Boundary
- Neighborhood Boundary
- Freeways
Example Street Conversion: Hoover South of 18th
Housing

- Not undergoing a comprehensive update
- Next Housing Element is due December 31, 2012
Housing Project – Senior Village Expansion

- Expansion of existing Senior Village multi-family residential complex
- Additional 200 residential units (160 1-bd units and 40 2-bd units)
- Relocation and reconstruction of existing 10,000 square foot Senior Center structure
- Construction of 15,000 square foot medical office structure
- Additional 165 parking spaces
“A National City”
Open Space and Agriculture

- Preservation, conservation, and managed production of open space resources
  - Natural resources
  - Agricultural land
  - Outdoor recreation
  - Open space for public health and safety
  - Open space in support of military installations
  - Open space for historical, cultural or sacred sites

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Las Palmas Park Master Plan

- Proposes replacing existing golf course with 65 acres of recreation uses, public gathering space, community gardens, family-oriented commercial, and natural open spaces
Las Palmas Park Expansion
Kimball Park Master Plan

• Provide additional parking areas and community gardens at Kimball Park

“A National City”
El Toyon Park Master Plan

• Add new active and passive recreation, community gardens, irrigation, lighting, and a new fire station/community building
El Toyon Park Master Plan
Conservation and Sustainability

- Conservation, development, and utilization of natural resources including water, forests, soils, rivers and creeks, wildlife habitat, etc.
- Conservation and sustainability of infrastructure systems – water, sewer, drainage, energy
- Climate change policies
Noise and Nuisance

- Quantifies current and projected noise levels and contours
- Policies to minimize exposure to excessive noise
- Policies to address other nuisance issues

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Safety

• Natural and Manmade Hazards
  – Seismic and geologic hazards
  – Flooding and dam or levee inundation
  – Fire
  – Hazardous materials
  – Crime

• Public Safety Facilities and Services

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Health and Environmental Justice

- Public health issues and their relationship to the built environment:
  - Respiratory health and air quality
  - Physical activity
  - Access to healthy foods
  - Access to health care
  - Lead-based paint concerns
Education

• Schools
• Joint-use opportunities
• Education for all ages
• Career training/development
• Libraries
• Child care
• Communication and community participation
• Telecommunications
General Plan Update: Implementation
Land Use Code

• Comprehensive Update to Title 18
• Ensure consistency with General Plan goals/policies
• Ensure consistency with recent state legislation
• Incorporate mixed-use development regulations into the code
• Eliminate unnecessary zones/requirements
Land Use Code – Notable Changes

- Introduction of Minor Use Permit process
- Zone Changes for Consistency with GP Land Uses:
  - Elimination of RS-E
  - RT and RS-3 combined to become new RS-3
  - RM-3 expanded beyond senior housing
  - Addition of four mixed-use zones
  - Many commercial zones replaced by SPs and new mixed-use zones
  - CA zone expanded to accommodate other non-auto uses pursuant to MUP or CUP
  - Distinguish between open space and institutional zones
- Updated use regs for emergency shelters, transitional, and supportive housing consistent with SB2
- Updated second dwelling unit standards
- Added urban agriculture to the specific use regs
- Added neighborhood corner stores to the specific use regs

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Climate Action Plan – Stand-Alone Document

- Comprehensive background on climate change and pertinent legislation
- Study of Future Trends
- Emissions Reduction Target (15% below 2005/2006 baseline emission levels by the year 2020, with additional reductions by the year 2030)
- Complete set of measures, policies, and programs to minimize GHG
- Detailed GHG Analysis of Existing Land Use and 2030 General Plan Update Land Use

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Climate Action Plan – Emission Reduction Measure Examples

- **Energy**: Encourage energy audits of existing buildings that inform building owners of their energy usage

- **Transportation and Land Use**: Implement bicycle corridor improvements and supportive infrastructure

- **Solid Waste**: Implement a program to reduce, reuse and recycle community construction and demolition waste

- **Water/Wastewater**: Identify and support programs for residential re-use of gray water to decrease the amount of energy needed to meet water needs
The capital improvement program (CIP) is a mid-term plan that sets a general schedule for public improvements and matches it to available funding.

- It guides the construction of improvements to roads and sidewalks, sewer and water facilities, storm gutters/swales, parks, etc.
- It establishes priorities and is required to be consistent with the General Plan.
General Plan Update: Indicators
Indicators

- Tools to help the City measure its progress towards achieving General Plan goals
- Can be reported to PC/CC annually
- Common indicators include crime rates, school scores, circulation (ADT, transit ridership), and open space
  - Example: Acres of parkland per 1,000 population
  - Existing conditions measurement (1.9 acres per 1,000 population)
  - Desired target (4.75 acres per 1,000 population)
Amendments to Downtown Specific Plan
Downtown Specific Plan

- Establish maximum density for each development area
- Minimum and maximum FARs
- Specify development review process
- Include development area 12B
- Slight modification to Specific Plan boundary
Downtown Specific Plan Existing and Proposed Map
Environmental Impact Report
1. General Plan Update
2. Land Use Code Update
3. Amendments to the Downtown Specific Plan
4. Climate Action Plan
5. Five Specific Projects:
   • Street Conversions/Community Corridors
   • Senior Village Expansion
   • Las Palmas Park Master Plan
   • Kimball Park Master Plan
   • El Toyon Park Master Plan
CEQA Review – Timeline

• Decision to Prepare an EIR – Fall 2009

• Preparation of Draft Project Description – March/April 2010

• Notice of Preparation and 30-day Public Review Period – May 3–June 7, 2010

• EIR Scoping Meeting – May 11, 2010

• Preparation of Draft EIR – June–December 2010

• Notice of Completion of Draft EIR and 45-day Public Review Period – January 24, 2011 to March 10, 2011

• Preparation of Final EIR – March/April 2011

• Public Hearings on Final EIR – May/June 2011
Public Review Comment Letters – 12 Received

- State Agencies
  1. CA Governor’s Office of Planning and Research
  2. CA Governor’s Office of Planning and Research (forwarding CDFG letter)
  3. California Department of Fish and Game
  4. California Department of Transportation (Caltrans)

- Regional and Local Agencies
  5. San Diego Association of Governments (SANDAG)
  6. City of Chula Vista

- Non-Profit Associations and Members of the Public
  7. Coast Law Group (on behalf of the Environmental Health Coalition)
  8. Environmental Health Coalition
  9. Geoffrey Schrolk, National City Resident
  10. Mick Heard, National City Resident
  11. Dennis Lexline, National City Resident
  12. Leonor, National City Resident

“A National City”
Summary of Impacts and Mitigation Measures
Summary of Impacts, Mitigation, and Significance

- Resource Areas Found to Have No Impact:
  - Aesthetics
  - Agriculture
  - Cultural Resources
  - Geology, Soils, and Mineral Resources
  - Population and Housing
  - Public Services and Recreation
  - Greenhouse Gas Emissions

- Resource Areas Found to Be Less than Significant:
  - Biological Resources
  - Hazards/Hazardous Materials
  - Hydrology and Water Quality
  - Noise

- Resource Areas Found to Be Significant and Unavoidable:
  - Air Quality
  - Transportation and Circulation
  - Utilities and Service Systems
Impacts and Mitigation Measures: Air Quality

- **Impact AQ-I**: Higher growth rate of vehicle trips and assumed vehicle miles traveled than assumed in the SDAPCD Clean Air Plan would conflict with regional planning efforts to attain ambient air quality standards.

- **Mitigation Measures**: None available

- **Significance with Mitigation**: Significant and Unavoidable
• **Impact AQ-2:** Construction activity during buildout of the proposed Regulatory Changes would generate exhaust and fugitive particulate matter emissions that would affect local and regional air quality.

• **Mitigation Measures:**
  – AQ-2a: *Dust Suppression Measures*
  – AQ-2b: *Exhaust Emission Controls*

• **Significance with Mitigation:** Less than Significant
Impacts and Mitigation Measures: Air Quality

- **Impact AQ-3:** Buildout of the Regulatory Changes would increase population and vehicle travel at a rate greater than anticipated in regional clean air planning efforts in regards to unhealthy ozone and particulate matter concentrations in the region.
- **Mitigation Measures:** None available
- **Significance with Mitigation:** Significant and Unavoidable
**Impacts and Mitigation Measures: Air Quality**

- **Impact AQ-4:** As described above, in Impacts AQ-1 and AQ-3, the Regulatory Changes and Development Proposals would result in a significant and unavoidable air quality impact.

- **Mitigation Measures:** None available

- **Significance with Mitigation:** Significant and Unavoidable
### Impacts and Mitigation Measures: Air Quality

**Impact AQ-5:** As described above, in Impacts AQ-1 and AQ-3, the Regulatory Changes and Development Proposals would result in a *cumulatively considerable* contribution to a significant cumulative impact to regional air quality.

**Mitigation Measures:** None available

**Significance with Mitigation:** Significant and Unavoidable
Impacts and Mitigation Measures: Biological Resources

- **Impact BIO-1:** Up to 1.2 acres of DCSS will be impacted which supports habitat that is theoretically suitable for the federally-listed California Gnatcatcher (Las Palmas Park and Facilities Vision Concept Plan site).

- **Mitigation Measures:** BIO-1: Prohibit site brushing and grading activities within 500 feet of nesting location during breeding season; and require protocol surveys of suitable areas of DSS habitat.

- **Significance with Mitigation:** Less than Significant
Impacts and Mitigation Measures: Biological Resources

- **Impact BIO-2:** Up to 1.2 acres of DCSS will be impacted by site development (Las Palmas Park and Facilities Vision Concept Plan site).

- **Mitigation Measures:** BIO-2: Minimum 2:1 mitigation ratio: impacts to 1.2 acres of DCSS will require 2.4 acres of mitigation.

- **Significance with Mitigation:** Less than Significant
Impacts and Mitigation Measures: Biological Resources

- **Impact BIO-3**: Up to 0.8-acre of DFWW will be impacted by creek restoration activities (Las Palmas Park and Facilities Vision Concept Plan).
- **Mitigation Measures**: BIO-3: Minimum 3:1 mitigation ratio: impacts to 0.8 acres of DFWW would require 2.4 acres of mitigation.
- **Significance with Mitigation**: Less than Significant
Impacts and Mitigation Measures:

**Biological Resources**

- **Impact BIO-4:** Up to 0.1-acre of as Non-Vegetated Channel will be impacted by creek restoration activities (Las Palmas Park and Facilities Vision Concept Plan site).

- **Mitigation Measures:** BIO-4: 3:1 mitigation ratio: impacts to 0.1-acre of NVC would require 0.3-acre of mitigation.

- **Significance with Mitigation:** Less than Significant
Impacts and Mitigation Measures: Biological Resources

• **Impact BIO-5:** Up to 0.1 acre of Disturbed Southern Coastal Salt Marsh will be impacted as a result of creek improvements and grading and construction of a trail along Paradise Creek (Kimball Park Master Plan).

• **Mitigation Measures:** BIO-5: Minimum 3:1 mitigation ratio: impacts to 0.1-acre of DSCSM shall require 0.3-acre of mitigation.

• **Significance with Mitigation:** Less than Significant
Impact BIO-6: Up to 0.3-acre of Disturbed Freshwater Wetland will be impacted as a result of creek improvements and grading and construction of a trail along Paradise Creek (Kimball Park Master Plan).

Mitigation Measures: BIO-6: 3:1 mitigation ratio: impacts to 0.3-acre of DFW shall require 0.9-acre of mitigation.

Significance with Mitigation: Less than Significant
Impacts and Mitigation Measures: Biological Resources

- **Impact BIO-7**: Jurisdictional wetlands and waters will be impacted through the grading and landscaping of DFWW and NVC located within the existing golf course (Las Palmas Park and Facilities Vision Concept Plan).

- **Mitigation Measures**: BIO-7: Impacts to state wetlands and State and federal “waters,” would require regulatory agency permits as a condition of project approval.

- **Significance with Mitigation**: Less than Significant
Impacts and Mitigation Measures: Biological Resources

- **Impact BIO-8**: Impact jurisdictional wetlands and waters through grading and bank improvements of DFWW and DSCSM along Paradise Creek (Kimball Park Master Plan).

- **Mitigation Measures**: BIO-8: (a) 1:1 mitigation ratio of wetlands creation and 2:1 ratio of wetlands restoration/enhancement: impacts to 0.3 acre of DFWW require 0.9 acre of mitigation and impacts to 0.1 acre of DSCSM require 0.3 acre of mitigation. (b) Prohibit site brushing and grading activities within 500 feet of nesting location during breeding season; or pre-construction survey.

- **Significance with Mitigation**: Less than Significant
Impacts and Mitigation Measures: Hazards/Hazardous Materials

- **Impact HAZ-1**: Number of sites that are included on a list of hazardous material sites (pursuant to Government Code) or that need further investigation.

- **Mitigation Measures: HAZ-1**: Implementation of a new General Plan Policy S-8.4 would require proposed development to determine the applicability of preparing additional studies, plans, and additional site-specific assessment to determine presence of hazardous materials.

- **Significance with Mitigation**: Less than Significant
Impacts and Mitigation Measures: Hydrology/Water Quality

- **Impact HYDRO-1**: Buildout under the Regulatory Changes could result in stormwater volume in excess of storm drainage system capacity

- **Mitigation Measures**: HYDRO-1: Incorporate a policy into the General Plan to regularly assess the adequacy of the storm sewer system to accommodate 100-year storm flows and implement a prioritized plan to address identified capacity deficiencies.

- **Significance with Mitigation**: Less than Significant
Impacts and Mitigation Measures: Hydrology/Water Quality

- **Impact HYDRO-2**: The placement of occupied development within a Special Flood Hazard Area (Senior Village Expansion) could raise the base flood elevation or redirect flood flows, resulting in flooding and damage either on- or off-site.

- **Mitigation Measures**:
  - **HYDRO-2a**: City shall undertake a detailed hydrological study to assess the effects of proposed development on base flood elevations.
  - **HYDRO-2b**: City shall incorporate feasible measures identified in the study into the final project site design.

- **Significance with Mitigation**: Less than Significant
Impacts and Mitigation Measures: Hydrology/Water Quality

- **Impact HYDRO-3**: The placement of commercial structures (Las Palmas Park and Facilities Vision Concept Plan) within a Special Flood Hazard Area could raise the base flood elevation or redirect flood flows, resulting in flooding and damage either on- or off-site.

- **Mitigation Measures**: 
  - **HYDRO-3a**: City shall undertake a detailed hydrological study to assess the effects of proposed development on base flood elevations. 
  - **HYDRO-3b**: City shall incorporate feasible measures identified in the study into the final project site design.

- **Significance with Mitigation**: Less than Significant
• **Impact LU-1**: Potential conflicts with the MSCP in the vicinity of the Planning Area.

• **Mitigation Measures**: The inclusion of additional policies to the General Plan: Policy OS-2.7 would ensure that potential impacts to biological resources are carefully evaluated prior to approval of development projects; and Policy OS-2.8 would ensure that development is consistent with all federal, State and regional regulations for habitat and species protection.

• **Significance with Mitigation**: Less than Significant
Impacts and Mitigation Measures: Noise

• Impact NOI-1: Construction noise could adversely affect sensitive receptors (Senior Village Expansion project, Las Palmas Park Facilities Concept Plan, Kimball Park Master Plan, and El Toyon Park Master Plan).

• Mitigation Measures: NOI-1: Implement Construction Noise Reduction Measures

• Significance with Mitigation: Less than Significant
**Impacts and Mitigation Measures: Noise**

- **Impact NOI-2**: Exposure of sensitive land uses to ground vibration sources from conventional railroad trains or light rail trains passing through the Planning Area.

- **Mitigation Measures**: NOI-2: Implementation of new General Plan Policy NN-1.10 would call for a study to demonstrate that ground borne vibration issues associated with rail operations are adequately addressed for new development within 100 feet from the centerline of the railroad tracks.

- **Significance with Mitigation**: Less than Significant
Impacts and Mitigation Measures: Noise

• Impact NOI-3: Exposure of sensitive land uses to ground vibration sources from conventional railroad trains or light rail trains passing through the Planning Area.

• Mitigation Measures: NOI-3: Detailed “Crack Survey.”

• Significance with Mitigation: Less than Significant
Impact TRANS-I: Regulatory Changes are projected to result in LOS E or F on 34 roadway segments in 2030 under buildout conditions.

Mitigation Measures: TRANS-I: No feasible mitigation available.

Significance with Mitigation: Significant and Unavoidable
Impacts and Mitigation Measures: Transportation and Circulation

• Impact TRANS-2: Buildout of CLUU could result in substandard LOS on two roadway segments adjacent to the Planning Area - Sweetwater Road from Plaza Bonita Center Way to Willow Street and Broadway from State Route 54 to E Street in Chula Vista.

• Mitigation Measures: TRANS-2: No mitigation required.
  – County of San Diego's Draft General Plan Update
  – Regional Arterial Management System (RAMS) and Traffic Light Synchronization Program (TSLP)

• Significance with Mitigation: Less than Significant
Impacts and Mitigation Measures: Transportation and Circulation

- **Impact TRANS-3 (cumulative):** Buildout of CLUU would cause six freeway segments on I-5 and one segment on I-805 that currently operate at acceptable LOS D or better to drop to unacceptable LOS E or F in 2030; and the volume to capacity ratio on segments on I-5, I-805, and SR-54 would increase by more than 0.01 in 2030.

- **Mitigation Measures:** TRANS-3: No feasible mitigation available.

- **Significance with Mitigation:** Significant and Unavoidable
Impacts and Mitigation Measures: Utilities and Service Systems

• **Impact UTILS-1 (cumulative):** Implementation of the CLUUU would compounding existing landfill constraints.

• **Mitigation Measures: ** UTILS-1: None available.

• **Significance with Mitigation:** Significant and Unavoidable
Impacts and Mitigation Measures: Utilities and Service Systems

- **Impact UTILS-2**: Development could exacerbate existing and projected capacity deficiencies in the sewer system.
- **Mitigation Measures**: UTILS-2: City should conduct hydraulic modeling analysis to assess the impacts of the additional wastewater and revise or re-prioritize the Recommended Capital Improvement Program contained in the SSMP as necessary.
- **Significance with Mitigation**: Less than Significant
Recommended Action


(City Council will hear recommendation on June 7, 2011)
Comments/Questions