

4.15 PUBLIC HEALTH AND SAFETY

Existing Conditions

A. Flooding

Lemon Grove is comprised of four sub-basins that drain into the South Chollas Creek. This creek intersects Los Chollas Creek, which ultimately discharges into the Pacific Ocean. Surface water features in Lemon Grove are primarily limited to the intermittent flows within the four sub-basins. As the City has developed, drainage infrastructure has been constructed to reduce the potential for flooding and divert storm water from property and roadways. The hydrology of the City and drainage infrastructure are more fully described in Section 4.8, Hydrology/Water Quality.

The potential for flooding in semi-arid environments like San Diego County is increased due to the variation and unpredictability in the amount and intensity of rainfall. While floods are generally perceived as potential hazards, the degree of hazard associated with a flood is related to the type of land uses in the floodplain. For example, flooding of homes is considered more hazardous than the flooding of warehouses because the potential for injuries and human suffering is greater. The flooding of critical facilities, such as fire stations and hospitals, is also considered hazardous because response to emergencies would be obstructed.

The Federal Emergency Management Agency (FEMA) administers the National Flood Insurance Administration (NFIA) program. The NFIA program provides federal flood insurance subsidies and federally-financed loans for property owners in flood-prone areas. To qualify for federal flood insurance, the flood hazard areas in the City must be identified, and the City must implement a system of controls to avoid flood hazards.

Flood-prone areas in Lemon Grove have been mapped by FEMA. Figure 4.15-1 shows the inundation areas for 100-year and 500-year floods. A 100-year flood means that a flood of this size has a one percent chance of occurring in a given year, and a 500-year flood means that a flood of this size has a 0.2 percent chance of occurring in a given year. Measures to manage the flood zones are provided in the Lemon Grove Flood Insurance Study, prepared by FEMA. Although the City does not currently participate in the NFIA program, the City intends to join the program in the near future (pers. comm., L. Ruh, City of Lemon Grove, 3/13/95).

Flood zones are located in two areas of the City. The major 100-year flood zone is located along Federal Boulevard in the northwestern extension of Lemon Grove. This area is developed with industrial uses. Flooding of this area commonly occurs during heavy, continuous rain storms, and access to the businesses along Federal Boulevard is often obstructed. Some of the buildings are occasionally inundated by flood waters as well. While business and commerce can be adversely affected by flooding, the potential for injury is low (pers. comm., L. Ruh, City of Lemon Grove, 3/13/95).

The other flood zone is located immediately west of Sweetwater Road, north of Blossom Lane. This area is relatively undeveloped and will become part of the right-of-way for the planned SR-125 freeway project. If this area flooded, the potential hazard to public safety would be low.

B. Wildland and Urban Fires

Fire is considered a potential hazard to public health and safety because fire can result in human injuries and casualties. Fire can also result in significant property damage which causes human suffering. The two classifications of fire are wildland fire and urban fire.

Wildland fires pose a public safety threat in many parts of southern California due to the semi-arid climate and the juxtaposition of natural open space and urban development. However, the potential for dangerous wildland fires is low in Lemon Grove. The City and the surrounding area are primarily developed, and there are few large expanses of natural vegetation. The vacant areas in the City lack sufficient fuel to produce a dangerous, uncontrolled wild fire with the potential to spread quickly.

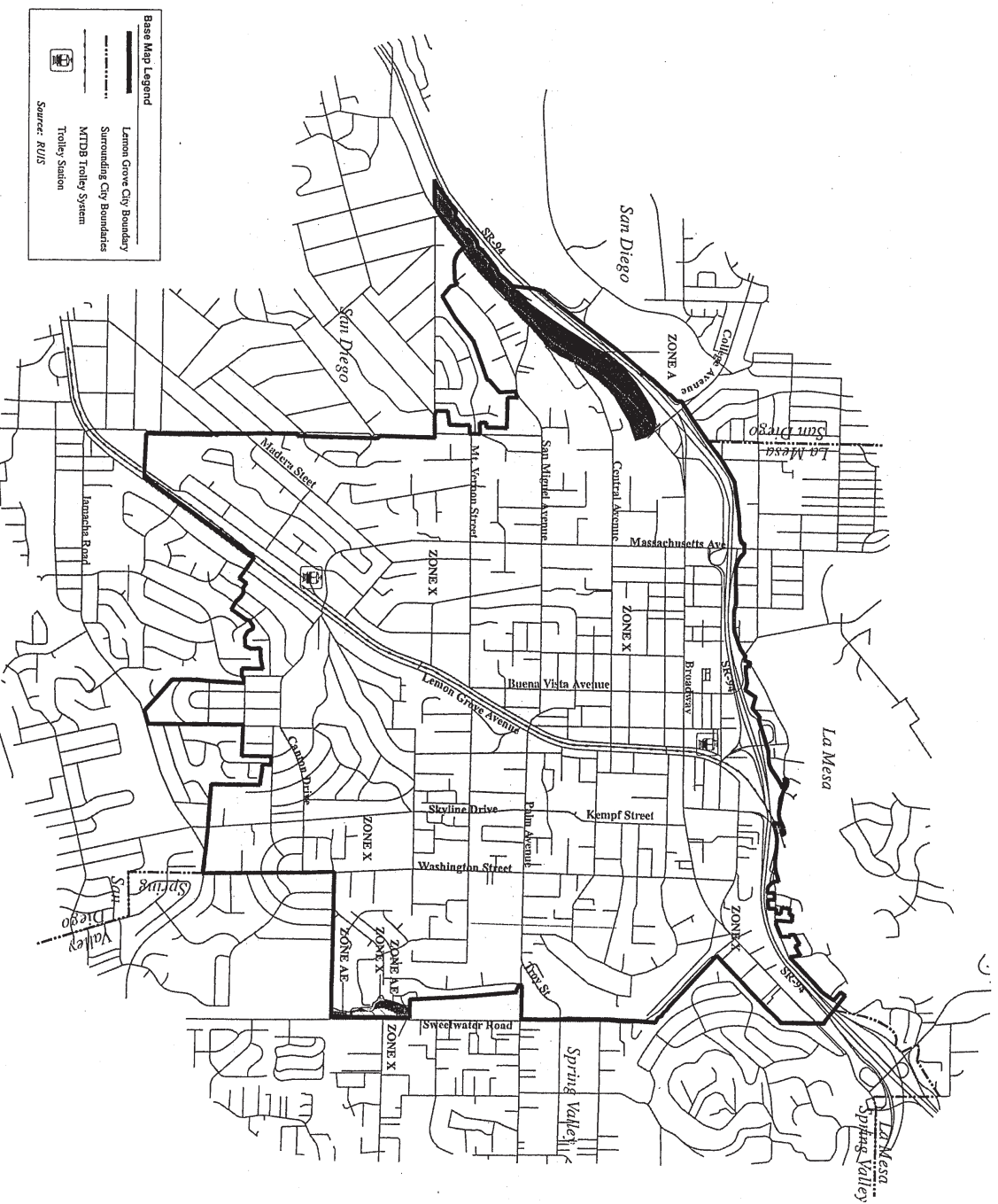
The potential for urban fires in Lemon Grove is similar to the potential in other urban areas. Residential, commercial, industrial and public properties in the City are subject to fire hazards. The City's Fire Department actively promotes fire prevention through a variety of programs to reduce the risk of injury and property damage. The City's Weed Control and Waste Matter Ordinance permits the Fire Department Chief to identify potential fire hazards on private property, such as weeds, dry grasses and shrubs, and rubbish. Where fire hazards are identified, the Chief can serve the property owner with a notice and require clean-up of the property to reduce the potential fire hazard.

Development of Lemon Grove started at the turn of the century. Some of the older structures may be prone to fires due to systems that do not meet current codes, (e.g., heating systems, electrical systems and roofing materials). In both new and existing development, the City enforces building codes to reduce the potential for fire.

A description of the services provided by the City Fire Department is provided in Section 4.4, Public Facilities.

C. Hazardous Materials

Hazardous materials are defined as materials that have the potential to damage human health or the environment. Hazardous materials may be toxic, corrosive, reactive, and/or flammable. The risk posed by a particular material depends on its chemical composition, physical state and concentration. Risk also depends on the manner in which materials are handled and managed and the number of people that could be exposed to the materials.



Base Map Legend

- Lemon Grove City Boundary
- Surrounding City Boundaries
- MTDB Trolley System
- Trolley Station

Source: RUS

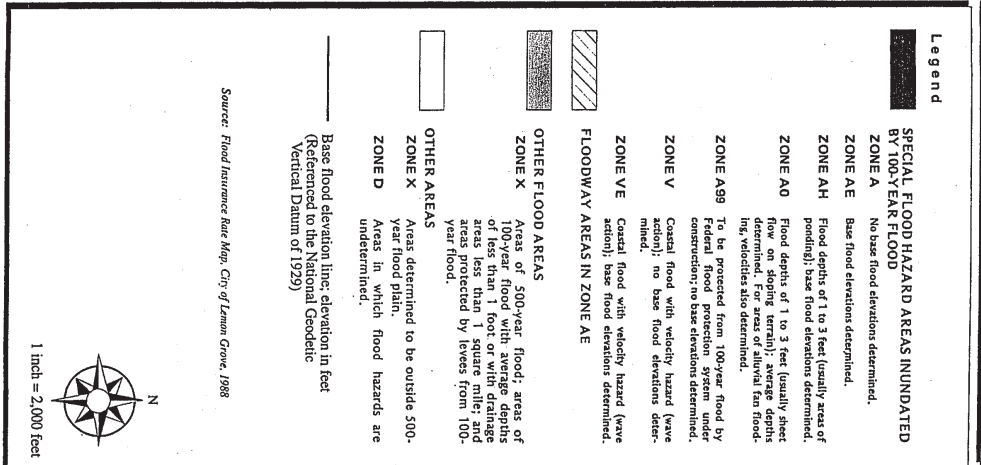


Figure 4.15-1
Flood Zones

In Lemon Grove, hazardous materials are used for a wide variety of purposes. Examples include manufacturing and industrial operations, commercial and retail enterprises, automotive repair, medical facilities, schools, dry cleaners, film processors, gas stations and nurseries. Hazardous materials are also used within residential households for the purposes of cleaning, landscaping, home maintenance and automotive repair. Accidents can happen during the production, use and disposal of hazardous materials, resulting in threats to human and environmental health. Accidents can also occur during the transport of hazardous materials, which occurs along SR-94 and major arterials such as Federal Boulevard, Broadway and Lemon Grove Avenue.

Contaminated Sites

Several sites within Lemon Grove have been contaminated by hazardous materials. Each year, the County Hazardous Materials Management Division (HMMD) provides a list to local cities regarding the presence of identified hazardous waste sites. The December 1994 list identifies 16 contaminated sites in Lemon Grove. All but three of the sites are located on Broadway, Federal Boulevard and Lemon Grove Way. According to the list, most of the sites are occupied by automotive service or industrial operations, and most of the contamination is probably due to leaking underground storage tanks. Future use of the sites could be impaired unless clean-up programs are implemented. Furthermore, the materials could percolate into the groundwater table and degrade the quality of groundwater. HMMD works with property owners to clean-up contaminated sites, and has a case closure rate of 42 percent countywide, which is one of the best rates in the country (pers. comm., V. Church, HMMD, 3/7/95).

Hazardous Materials Management

To reduce the potential for hazardous materials accidents and environmental contamination, the use of hazardous materials is closely regulated by federal, state and local agencies. Permits must be obtained from the State and the HMMD to use, store, dispose and/or transport hazardous materials. When building permits are requested from the City, the applicant is referred to the County to obtain the appropriate permits for hazardous materials. Permit conditions, when properly implemented, help reduce the potential for hazardous materials accidents.

The County Hazardous Waste Management Plan is the primary planning document providing the overall policy direction for the effective management of hazardous waste in the San Diego region. The plan establishes programs to manage hazardous waste safely within the County and is the guide for local decisions regarding hazardous waste. In the plan are policies and programs, some of which are to be implemented by the local cities, including the City of Lemon Grove. Areas covered in the plan include the existing management system, household hazardous waste, hazardous waste minimization, hazardous waste generation and facility needs, and siting and permitting of hazardous waste facilities.

Another method to reduce the public safety threat from an accident is to segregate hazardous materials users from population centers, such as schools, residential neighborhoods and recreation

areas. If the distribution of users is properly controlled, then the number of people that would be injured will be minimized in case of an accident.

A draft Household Hazardous Waste Element was prepared for the City of Lemon Grove in 1991, pursuant to AB 929 requirements. The purpose of the Element is to prevent the illegal disposal of household hazardous wastes, such as paint, insecticides and automotive fluids. Short-term (1991-1995) objectives are to:

- Begin County-supplied periodic collection activities within the year;
- Utilize/advertise permanent facilities in San Diego County; and
- Continue in-house and County-supplied education and public information programs.

Medium-term (1996-2000) objectives of the Household Hazardous Waste Element are to:

- Continue County-supplied periodic collection events. If a permanent facility is placed in close proximity to Lemon Grove, periodic collection events may be discontinued; and
- Continue in-house and County-supplied education and public information programs.

D. Crime

Since 1990, the overall crime rate in the San Diego region has declined as it has in many parts of the country. The crime rate in Lemon Grove has also decreased during the past several years, according to statistics provided by the Sheriff's Department and the SANDAG. Moreover, many of the crime statistics compiled by these agencies indicate that the crime level in Lemon Grove is lower than the level in many other cities in the County.

In San Diego County, the local cities are ranked according to the frequency of committed crimes. Cities with lower ranks have lower crime rates, and cities with higher ranks have higher rates. The Sheriff's Department ranks local cities according to the number of crimes committed per 1,000 residents. According to the Sheriff's Department, out of 19 jurisdictions, Lemon Grove's ranking has improved from tenth lowest in the County in 1991 to eighth lowest in 1993. The annualized California Crime Index (CCI), which is compiled by SANDAG, ranked Lemon Grove ninth lowest in the San Diego region in 1994. However, Lemon Grove ranked eighteenth in the violent crime rate in 1994. Violent crime includes homicide, forcible rape, robbery and aggravated assault. However, the violent crime rate for Lemon Grove was less than the regional rate in 1990 and only slightly above the regional average in 1993 (SANDAG, 1995a). Unusual events may have skewed the rate for the first half of 1994, and the higher violent crime rate may not be indicative of long-term trends in the City.

The most common crimes committed in Lemon Grove are commercial, residential and vehicle burglaries and thefts. The greatest number of burglaries, thefts and robberies occur in the Broadway corridor where commercial activity is concentrated. Three nearby interchanges with

SR-94 provide easy ingress and egress to Broadway and facilitate criminal activity. Operation of the trolley in Lemon Grove has also increased access into the City, and has resulted in modest increases in criminal activity (pers. comm., W. Flores, County Sheriff's Department, 3/3/95).

There has been no reported organized gang activity in Lemon Grove until very recently. While documented gang members are known to reside in the City, they typically go outside of the City to commit crimes. The historic absence of gang activity is remarkable given the City's location adjacent to urban areas with high levels of gang activity (pers. comm., W. Flores, County of San Diego Sheriff's Department, 3/3/95).

The relatively low crime rate in Lemon Grove is attributed to several factors. The geographic size of the City is small and manageable, and residents tend to be very active in the community. Examples of local involvement include an organized graffiti clean-up and a volunteer senior patrol program. The City also derives benefit from the presence of the Sheriff's station and the associated deputies. Lemon Grove is a small part of the area served by the station, but all of the deputies that work out of the station drive through the City to reach the other service areas. The strong law enforcement presence helps to deter local criminal activity.

Additional information pertaining to law enforcement services is provided in Section 4.4, Public Facilities.

E. Emergency Preparedness

The City is exposed to many hazards, all of which have the potential for disrupting community activities by causing property damage, injuries and casualties. Possible natural hazards include earthquakes, floods, fires, landslides, droughts and tropical storms. There is also a threat of a war-related incident such as a nuclear, biochemical or conventional attack. Other disaster situations could develop from a hazardous materials incident, conflagration, water or air pollution, major transportation accident, gas or energy shortage, terrorism or civil disorders.

All cities in California must have a plan for response to emergency and disaster situations pursuant to the State Emergency Services Act. The City of Lemon Grove's Emergency Plan was entirely updated in 1991 and then recently updated in 1992. The purpose of the Emergency Plan is to provide the framework for responding to any type of emergency or disaster that might occur in the City. In updating the Plan, the multihazard or all hazard planning approach was implemented. This approach is compatible with the State's Multihazard Functional Planning Guidance (MHFP), the federal Integrated Emergency Management System (IEMS), as well as other local plans. The basic concept is that the various functions, such as evacuation, fire fighting, medical assistance and rescue, operate in the same manner regardless of the type of disaster. As a result, preparedness planning focuses on the functions rather than the type of event. Each director of the City departments is responsible for the development and maintenance of emergency operating procedures, as well as the training of his or her employees in the procedures.

Threshold of Significance

Based on the CEQA Guidelines, a project will normally have a significant effect on public safety if it will:

- Create a potential public health hazard;
- Involve the use, production, transportation or disposal of materials that pose a hazard to human, animal or plant populations; or
- Interfere with emergency response plans or evacuation plans.

Impacts

A. Plan-wide

Flooding

FEMA has mapped the flood hazard areas in the City of Lemon Grove. There are two areas of the City subject to flooding according to the FEMA maps. These areas include the area in the western portion of the City designated for industrial/warehouse use and an area in the southern portion of the City planned for inclusion in the SR-125 right-of-way (Figure 4.15-1). The flood zone located along Federal Boulevard in the northwestern portion of Lemon Grove is currently developed with industrial uses, and no residential population is planned within this flood zone. In addition, no intensification of use is planned for this area.

In the event of a heavy continuous rainstorm along Federal Boulevard, industries and businesses may be adversely affected because roadways and some buildings might be obstructed or damaged by flood waters. However, the potential for personal injury due to flooding is low because there currently is no permanent population residing within this flood zone, and there are no plans for residential use within this area. In addition, the flood zone located west of Sweetwater Road, north of Blossom Lane, has been designated by the proposed General Plan as an area for transportation uses. Because this area is relatively undeveloped, the impact to public safety from flooding is expected to be low.

Wildland and Urban Fires

Implementation of the proposed General Plan will result in the construction of new development and expansion of the Lemon Grove urban area which is already substantially developed. The potential for dangerous wildland fires in Lemon Grove is limited. The City and the surrounding area are essentially developed, and there are few large areas of natural vegetation which could result in a dangerous, uncontrollable wild fire.

On the other hand, the increase in development potential associated with the proposed General Plan will result in an increased potential for urban fires. The increased likelihood of urban fires

will increase the potential for impacts to public safety. An additional threat to public safety also exists from older structures within the City that are prone to fires because their systems and materials fail to meet current safety codes (e.g. heating systems, electrical systems and roofing materials). However, these potential fire hazards are reduced by the current fire prevention programs that have been adopted by the City to reduce the risk of injury and property damage from fire. Also, the enforcement of building codes for existing and new development could reduce potential impacts to public safety related to fire hazards.

Fire protection is addressed in Section 4.4, Public Facilities.

Hazardous Materials

Implementation of the proposed General Plan will result in the development of new residential, commercial, and industrial uses. This in turn will result in more household, commercial and industrial hazardous materials being used within the City, thereby creating a potential impact to public safety. The City will need to ensure safe storage and disposal of hazardous materials to protect public health. Hazardous materials users will need to be segregated from population centers.

Planned commercial/office use is expected to increase in the City as part of the mixed-use areas. However, the area specifically designated for commercial/office operations will decrease. Area designated for industrial use will only increase by 0.6 acre. The transportation, storage and use of hazardous materials related to commercial use may increase in mixed-use areas, but would decrease in existing commercial areas. Because of the minimal change to acreage designated for industrial use, impacts associated with hazardous materials in individual areas will be insignificant. The potential impacts to public safety from existing storage tanks will be reduced to below significance through adherence to current regulations already enacted by federal, state and local agencies.

Crime

Implementation of the proposed General Plan will result in more residential and commercial development. The increase in industrial development will be nominal. There will also be an increase in the population. The number of vehicles and trolley commuters travelling into the City will also increase. Consequently, there is the potential for an increase in crimes against property and individuals. If new development is not adequately designed to incorporate defensible space concepts (e.g. lighting in public places) to deter crime, then potential impacts to public safety will exist. In addition, youths should be encouraged to participate in positive activities to deter them from antisocial behavior (e.g. gangs, graffiti, and substance abuse) which will also negatively effect public safety.

Emergency Preparedness

As development proceeds in the City according to the proposed General Plan, urbanized areas will expand. As urbanization increases, the potential impact of an emergency or natural disaster could intensify.

B. STAs and Other Development Areas

Downtown Village (STA I)

This STA is not within a flood hazard area, therefore no impacts to flooding are expected within this STA. This STA is currently built-out with commercial uses. No natural open space occurs within this STA, nor is this STA contiguous with natural open space areas. Therefore, the likelihood of a wildland fire is low. The proposed intensification of use within this STA as well as the addition of residential use will increase the likelihood of urban fires as well as crime within this STA. The new residential and commercial uses within this STA will increase the likelihood for the use and storage of potentially hazardous materials within this STA. The impact of an emergency or natural disaster will intensify with the increase in development potential of this STA.

Massachusetts Station (STA II)

This STA is not within a flood hazard area, therefore no impacts to flooding are expected within this STA. This STA is currently built-out with commercial uses. No natural open space occurs within this STA, nor is this STA contiguous with natural open space areas. Therefore, the likelihood of a wildland fire is low. The proposed intensification of use within this STA as well as the addition of residential use will increase the likelihood of urban fires as well as crime within this STA. The new residential and commercial uses within this STA will increase the likelihood for the use and storage of potentially hazardous materials within this STA. The impact of an emergency or natural disaster will intensify with the increase in development potential of this STA.

Regional Commercial (STA III)

This STA is not within a flood hazard area, therefore no impacts to flooding are expected within this STA. This STA is planned for redevelopment from existing commercial and residential properties, some of which are run-down, to commercial uses. The intensification of commercial use will increase the likelihood of urban fires and crime. No hazard from wildland fires is expected because no open space or natural areas occur within this STA, nor is this STA contiguous with natural open space areas. The increase in commercial use will increase the likelihood of use, transportation and storage of hazardous materials. The impact of an emergency or natural disaster will intensify with the increase in development potential of this STA.

West Central Residential (STA IV)

This STA is not within a FEMA-designated flood hazard area, however this STA is traversed by an existing ravine which carries urban runoff. The proposed General Plan plans to retain the ravine and an appropriate adjacent buffer area as open space to avoid potential impacts from flooding. There will be a decrease in potential for wildland fires, as the existing natural open space comprising this STA would be redeveloped to residential use. The increase in residential use in this STA will, however, increase the potential for urban fires, crime and use/storage of household hazardous materials. Development of this STA will expose more residents to emergencies and natural disasters, thereby requiring the future residents to be aware of the City's Emergency Plan.

Federal Boulevard Automobile Sales District (STA V)

This STA is within a flood hazard area (Figure 4.15-1). However, no residential use occurs or is planned to occur within this STA. Furthermore, no intensification of use is planned for this STA. As such, no change to existing flooding hazards will occur within this STA from implementation of the proposed General Plan. Similarly, no change to the potential for urban fires, crime, or the use, transport or storage of hazardous materials is expected. No wildland fires are expected because this STA is completely built-out and is not contiguous with open space areas.

Skyline Commercial Center (STA VI)

This STA is not within a flood hazard area and is completely built-out. No flooding impacts are expected in this STA. No wildland fires are expected as this site does not contain open space or natural areas, nor is it contiguous with natural, open space areas. The proposed redevelopment of this STA with commercial use will intensify development in this STA, and therefore will increase the potential for urban fires, crime and use/storage of hazardous materials. The impact of an emergency or natural disaster will intensify with the increase in development potential of this STA.

Troy Street/SR-125 Planning Area (STA VII)

This STA is not within a flood hazard area, therefore no flooding hazard is expected. No change to existing land use is proposed within this STA from implementation of the proposed General Plan. Any impacts to public health and safety from the construction and/or operation of freeway-related facilities will be the responsibility of Caltrans.

Other Development/Land Use Changes

Multiple-Family Residential Development. No areas planned for multi-family development will occur within mapped flood hazard areas. Therefore, flooding impacts are not expected within

these areas of the City. The increase in multi-family use and associated increase in population will result in a potential increase in urban fires, crime, and use/storage of household hazardous materials. In addition, the intensification of use will result in an increase in impacts from emergencies and natural disasters. The proposed multi-family areas would be located in existing urbanized areas that do not contain nor are contiguous to open space or natural areas. Therefore, wildland fires are not expected within the multi-family use areas.

Industrial and Commercial Areas. The industrial use area is located within a mapped flood hazard area. No intensification of use is planned for this area. Therefore, there will be no change in impacts to public safety in this area. No intensification of use is proposed for the commercial areas on or near Broadway not encompassed by a STA. Therefore, there will be no change in impacts to public safety in these commercial areas.

Skyline Neighborhood Commercial Area. This area would convert existing commercial uses to residential uses, consistent with the adjacent land use. The increase in population will increase the potential for urban fires, use/storage of household hazardous materials as well as an increase in impacts from emergencies and natural disasters. Because of the size of the area, the likelihood of an increase in crime is low. In addition, this commercial area does not contain open space or natural areas, nor is it contiguous to natural areas. No impacts associated with wildland fires are anticipated.

Civic Center Concept Area. The Civic Center Concept Area is located in an urban area of the City (Figure 3.3-3). It is not within a mapped flood hazard area, therefore no impacts associated with flooding are expected. As intensification of use occurs within this area of the City, the potential for increased crime, urban fires and exposure to emergencies and natural disasters will occur. As this area of the City is proposed for civic uses, such as a City hall, museum, performance space, office space for community groups and a recreation center, no increase in hazardous materials use, transport or storage is expected.

Mitigation Measures

The following mitigation measures are required to reduce impacts to the public health and safety to a level less than significant. The mitigation measures correspond to applicable programs of the General Plan Implementation Manual, as noted.

A. Plan-wide

Flooding

Mitigation Measure 4.15-1: The City shall determine the required infrastructure to prevent flooding, reduce the area subject to the 100-year flood area, and develop a funding program to construct the improvements. The improvements shall be coordinated with the City of San Diego. (General Plan Implementation Manual, Safety Program #5).

Mitigation Measure 4.15-2: To allow local property owners to obtain federal flood insurance, the City shall participate in the National Flood Insurance Administration (NFIA) program administered by the Federal Emergency Management Administration (FEMA). This will involve local administration of the Lemon Grove Flood Insurance Study and the corresponding flood zone management measures which have already been provided by FEMA. (General Plan Implementation Manual, Safety Program #6).

Mitigation Measure 4.15-3: The City shall update the Storm Drainage General Plan to re-assess current drainage inadequacies, identify required improvements and funding sources, prioritize improvement projects and incorporate into the five-year Capital Improvement Program. (General Plan Implementation Manual, Safety Program #7)

Mitigation Measure 4.15-4: Through the environmental review process required by the California Environmental Quality Act (CEQA), the City shall assess potential drainage and flooding impacts from proposed development projects. The City shall require developers to construct the drainage infrastructure required to avoid flooding impacts on- and off-site. The City shall require developers to construct off-site drainage improvements and then dedicate the new facilities to the City for operation and maintenance. (General Plan Implementation Manual, Safety Program #8).

Fire

Mitigation Measure 4.15-5: The City shall educate community residents and businesses about fire prevention and safety, including property maintenance, smoke detectors, excessive accumulation of combustible material, and what to do if there is a fire. The City shall coordinate with the Lemon Grove School District to teach local children about the fire dangers and prevention. (General Plan Implementation Manual, Safety Program #9).

Mitigation Measure 4.15-6: The City shall coordinate with Helix Water District to ensure that water pressures throughout Lemon Grove are adequate for fire fighting purposes. The City shall require regular testing of the water pressure in hydrants. (General Plan Implementation Manual, Safety Program #10).

Mitigation Measure 4.15-7: The City shall encourage conformance to existing codes by providing information about potential fire hazards in older buildings in the City newsletter and brochures in City Hall. Where code violations are identified, the City shall require the proper improvements. (General Plan Implementation Manual, Safety Program #11).

Mitigation Measure 4.15-8: For new development projects, the City shall require conformance to the most current Uniform Fire Code adopted by the City and ensure the appropriate use of fire safety equipment such as smoke detectors and alarms, automated sprinklers, and well-marked, accessible exits. (General Plan Implementation Manual, Safety Program #12).

Mitigation Measure 4.15-9: Continue implementing the Weed Control and Waste Matter Ordinance and update as necessary to address new fire hazards. (General Plan Implementation Manual, Safety Program #13).

Hazardous Materials

Mitigation Measure 4.15-10: To reduce the number of potential injuries, the City shall minimize and control the concentrations of hazardous materials in areas where people congregate, such as neighborhoods, schools and shopping areas. (General Plan Implementation Manual, Safety Program #14).

Mitigation Measure 4.15-11: When issuing business licenses, the City shall ensure that the appropriate permits to handle, transport, use and dispose of hazardous materials have been obtained from the regulatory agencies. (General Plan Implementation Manual, Safety Program #15).

Mitigation Measure 4.15-12: The City shall adopt and implement the Household Hazardous Waste Element prepared in 1991. (General Plan Implementation Manual, Safety Program #16).

Mitigation Measure 4.15-13: In coordination with the County Hazardous Materials Management Division (HMMD) and the Lemon Grove Fire Department, the City shall establish routes for the transport of hazardous materials. The routes should avoid areas where people congregate such as neighborhoods, schools and shopping areas. Enforce through the HMMD permit process and request monitoring by the Fire Department and Sheriff's Department. (General Plan Implementation Manual, Safety Program #17).

Mitigation Measure 4.15-14: The City shall implement the following actions:

- When redevelopment proposals are submitted, review historic uses of the project site and assess the potential for possible hazardous materials contamination. Require the developer to obtain a Phase I Environmental Assessment if historic land uses could have resulted in site contamination. If a hazardous waste site exists, require clean-up prior to the commencement of construction.
- Each year the county Hazardous Materials Management Division (HMMD) informs the City about known hazardous waste sites. Monitor the HMMD list and help coordinate clean-up efforts between HMMD and property owners. Make sure to check the HMMD list when reviewing development proposals. (General Plan Implementation Manual, Safety Program #18).

Mitigation Measure 4.15-15: The City shall implement the County of San Diego's Hazardous Waste Management Plan locally, and participate in future updates. (General Plan Implementation Manual, Safety Program #19).

Crime

Mitigation Measure 4.15-16: The City shall encourage positive community relationships and improve community security by:

- Celebrating the community's diversity by establishing an annual ethnic fair and providing ethnic recreational programs.
- Ensuring equal representation on City committees and boards by local ethnic groups;
- Encouraging local civic organizations, schools, churches and Project Lemon Grove to develop programs promoting interaction between youth and seniors.
- Maximizing the use of volunteer patrols, such as the Retired Senior Volunteer Patrol (RSVP), neighborhood watch groups and business associations. Encourage involvement by all sectors of the community. (General Plan Implementation Manual, Safety Program #20).

Mitigation Measure 4.15-17: The City shall require that new development deter crime through the incorporation of defensible space concepts, sufficient lighting and visibility. The City shall request the Sheriff's Department to review development proposals and recommend measures to enhance public safety and prevent crime. (General Plan Implementation Manual, Safety Program #21).

Mitigation Measure 4.15-18: To deter youth from drug use, gang involvement and vandalism, the City shall implement recreational, educational and prevention programs through the schools, civic organizations and the City Department of Parks and Recreation Department. The City shall encourage youth involvement in civic activities and organizations. (General Plan Implementation Manual, Safety Program #22).

Mitigation Measure 4.15-19: The City shall continue to implement the graffiti removal program to reduce the potential for gang activity, and shall continue requiring walls to be landscaped to avoid vandalism. (General Plan Implementation Manual, Safety Program #23).

Mitigation Measure 4.15-20: The City shall coordinate with Metropolitan Transportation Development Board to identify methods to reduce crime around the local trolley stations. The City shall enhance the aesthetic character and maintenance of the trolley tracks and stations to increase the perception of prevalent law and order and deter potential criminals. (General Plan Implementation Manual, Safety Program #24).

Mitigation Measure 4.15-21: Each year when renewing the law enforcement contract with the County Sheriff's Department, the City shall identify high crime areas in Lemon Grove, probable causes, and a plan to reduce criminal activity. The City shall ensure that the contract includes staffing levels to address the high crime areas. (General Plan Implementation Manual, Safety Program #25).

Emergency Preparedness

Mitigation Measure 4.15-22: The City shall:

- Regularly update the Emergency Plan to address any changes in emergency response systems or new types of potential disasters;
- Educate residents and businesses about the Emergency Plan and evacuation routes, using the City newsletter and periodically distributing literature to the Lemon Grove Chamber of Commerce, civic groups, religious institutions and the schools; and
- Periodically train City staff and other emergency response staff to effectively implement the Emergency Plan. (General Plan Implementation Manual, Safety Program #26).

B. STAs and Other Development Areas

Mitigation Measures 4.15-1 through 4.15-22 include all of the STAs and other development areas. These mitigation measures will reduce potential impacts to public safety within the STAs and other development areas. No other mitigation measures are required for these specific areas of the City.

Level of Significance After Mitigation

Impacts to public health and safety will be reduced to a less significant level with the implementation of the mitigation measures identified above.