



City of Lemon Grove City Council Regular Meeting Agenda

Tuesday, April 4, 2023, 6:00 p.m.

Lemon Grove Community Center
3146 School Lane, Lemon Grove, CA 91945

For everyone's protection, all attendees must maintain a safe social distance. Face coverings are optional but strongly recommended during the meeting.

City Council

Racquel Vasquez, Mayor
George Gastil, Mayor Pro Tem
Liana LeBaron, Councilmember
Jennifer Mendoza, Councilmember
Alysson Snow, Councilmember

A complete agenda packet is available for review on the [City's website](#)

The City Council also sits as the Lemon Grove Housing Authority, Lemon Grove Sanitation District Board, Lemon Grove Roadway Lighting District Board, and Lemon Grove Successor Agency

Call to Order

Pledge of Allegiance

Changes to the Agenda

Presentation(s)

Proclamation – Arbor Day

Public Comment

Digitally submitted public comments received by the City Clerk at dharrington@lemongrove.ca.gov will not be read out-loud during the meeting. However, they will be provided to the City Council and remain part of the meeting's records. Per the Lemon Grove Municipal Code Section 2.14.150, live comments are allotted a maximum of three (3) minutes.

Consent Calendar

(Note: The items listed on the Consent Calendar will be enacted in one motion unless removed from the Consent Calendar by Council, staff, or the public.)

1.A Waive Full Text Reading of All Ordinances on the Agenda

Reference: Kristen Steinke, City Attorney

Recommendation: Waive the full text reading of all ordinances included in this agenda; Ordinances shall be introduced and adopted by title only.

1.B City of Lemon Grove Payment Demands

Reference: Joseph Ware, Finance Manager

Recommendation: Ratify Demands

1.C Approval of City Council Minutes

Reference: Deborah Harrington, Interim City Clerk

Recommendation: Approve City Council Minutes of the Regular Meeting held March 21, 2023.

1.D Call for Applications and Setting Interview Date to Fill One Planning Commission Vacancy.

Reference: Deborah Harrington, Interim City Clerk

Recommendation: Adopt resolution calling for application to appoint one member to the Lemon Grove Planning Commission for a four year term, beginning July 1, 2023 and setting a date to interview the qualifying applicants.

1.E Award of Contract to Southwest Signals for Report of Lemon Grove Avenue and San Miguel Traffic Signal

Reference: Izzy Murguia, Public Works Director

Recommendation: Adopt a resolution awarding a purchase/task order for traffic signal repairs to Southwest Signal Service in the amount of \$67,508.86 and authorize the City Manager to execute any necessary documents.

1.F Ratify Contract with Jimenez Inc., dba MJC Construction to Perform Emergency Sinkhole and Storm Drain Repair at the Public Works Yard.

Reference: Izzy Murguia, Public Works Director

Recommendation: Adopt a resolution ratifying a contract (No. 2023-09) with Jimenez Inc., dba MJC Construction to repair a sinkhole and storm drain at the Public Works Yard in the amount of \$57,500 and authorize the City Manager to execute any necessary documents.

1.G Acceptance of FY& 2021 Assistance to Firefighters Grant (AFG) Funds

Reference: Bent Koch, Fire Chief

Recommendation: Adopt a resolution accepting the FY 2021 Assistance to Firefighters Grant (AFG) funds, appropriating those funds, and authorizing the City Manager or designee to execute the grant documents required to receive and use said funds in accordance with AFG requirements.

Public Hearings:

2. 2022 General Plan Annual Progress Report

Reference: Bill Chopyk, Interim Community Development Director

Recommendation: Adopt a resolution accepting the 2022 General Plan Annual Progress Report and direct staff to submit the Report to both the California State Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD).

3. Conditional Use Permit CUP-200-0001 Time Extension – Medical Marijuana Dispensary (MMD at 8280 Broadway in the Heavy Commercial (HC) Zone.

Reference: Bill Chopyk, Interim Community Development Director

Recommendation: Deny the requested time extension and adopt a resolution denying a Time Extension of Conditional Use Permit CUP-200-001 located at 8280 Broadway.

Report(s) to Council:

- 4. Acceptance of the Sidewalk Master Plan

Reference: Izzy Murguia, Public Works Director
 Recommendation: Adopt a resolution accepting the Sidewalk Master Plan and provide comments and direction to staff as appropriate.

- 5. Acceptance of the Pavement Management Plan

Reference: Izzy Murguia, Public Works Director
 Recommendation: Adopt resolution accepting the Pavement Management Program report and provide comments and direction to staff as appropriate.

City Council Reports on Meetings Attended at the Expense of the City

(GC 53232.3 (d)) (53232.3. (d) states that members of a legislative body shall provide brief reports on meetings attended at the expense of the local agency at the next regular meeting of the legislative body.)

City Manager Report

Closed Session(s):

- 1. Conference with legal counsel—existing litigation (Government Code §54956.9(d)(1))
 Project for Open Government v. City of Lemon Grove (SDSC Case No.: 37-2022-00010862-CU-MC-CTL)

Adjournment

AFFIDAVIT OF NOTIFICATION AND POSTING
 STATE OF CALIFORNIA)
 COUNTY OF SAN DIEGO) SS
 CITY OF LEMON GROVE)

I, Deborah Harrington, Interim City Clerk of the City of Lemon Grove, hereby declare under penalty of perjury that a copy of the above Agenda of the Regular Meeting of the City Council of the City of Lemon Grove, California, was delivered and/or notice by email not less than 72 hours, on or before the hour of 79:00 p.m. on March 30, 2023 to the members of the governing agency, and caused the agenda to be posted on the City's website at www.lemongrove.ca.gov and at Lemon Grove City Hall, 3232 Main Street Lemon Grove, CA 91945.

/s/: Deborah Harrington
 Deborah Harrington, Interim City Clerk

In compliance with the Americans with Disabilities Act (ADA), the City of Lemon Grove will provide special accommodations for persons who require assistance to access, attend and/or participate in meetings of the City Council. If you require such assistance, please contact the City Clerk at (619) 825-3800 or email dharrington@lemongrove.ca.gov. A full agenda is available for public review at City Hall.



Proclamation

Arbor Day April 28, 2023

WHEREAS, in 1872, J. Sterling Morgan proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than one million trees in Nebraska; and

WHEREAS, Arbor Day is celebrated nationally the last Friday in April, to encourage Americans to maintain and replenish our country's orchards and woodlands; and

WHEREAS, trees provide shade and beautify our homes, neighborhoods and communities, increase property values, enhance economic vitality of business areas, beautify our community, and are enjoyed by everyone; and

WHEREAS, trees can reduce the erosion of previous topsoil by wind and water, lower heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife; and

WHEREAS, trees decorate our landscapes with rich colors, textures and shapes, and they provide vital stability to our ecosystem by improving water and air quality, provide habitats for animals and plant life, prevent flooding and erosion; and

WHEREAS, in Lemon Grove, trees are highly regarded and valued by the community and wherever they are planted are a source of joy and spiritual renewal; and

*NOW, THEREFORE, I, RACQUEL VASQUEZ, Mayor of the City of Lemon Grove, California on behalf of the entire City Council hereby proclaim April 28th as **ARBOR DAY** in the City of Lemon Grove*

IN WITNESS WHEREOF, I have hereto set my hand and the Seal of the City of Lemon Grove this 28th day of April Two Thousand and Twenty Three and have caused the seal to be affixed.



RACQUEL VASQUEZ, Mayor





CITY OF LEMON GROVE

CITY COUNCIL STAFF REPORT

Item No. 1.A
Meeting Date: April 4, 2023
Submitted to: Honorable Mayor and Members of the City Council
Department: City Manager's Office
Staff Contact: Kristen Steinke, City Attorney
Item Title: **Waive the Full Text Reading of all Ordinances**

Summary: Waive the full text reading of all ordinances included in this agenda. Ordinances shall be introduced and adopted by title only.

Environmental Review:

- Not subject to review Negative Declaration
 Categorical Exemption, Section | Mitigated Negative Declaration

Fiscal Impact: None.

Public Notification: None.



CITY OF LEMON GROVE

CITY COUNCIL STAFF REPORT

Item No. 1.B
Meeting Date: April 4, 2023
Submitted to: Honorable Mayor and Members of the City Council
Department: City Manager's Office
Staff Contact: Joseph Ware, Finance Director
jware@lemongrove.ca.gov
Item Title: **City of Lemon Grove Payment Demands**

Recommended Action: Ratify Demands.

Environmental Review:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Not subject to review | <input type="checkbox"/> Negative Declaration |
| <input type="checkbox"/> Categorical Exemption, Section | <input type="checkbox"/> Mitigated Negative Declaration |

Fiscal Impact: None.

Public Notification: None.

City of Lemon Grove Demands Summary

Approved as Submitted:

Joseph Ware, Finance Director

For Council Meeting: 04/04/23

ACH/AP Checks 03/11/23-03/27/23

376,920.97

Payroll - 03/21/23

137,437.26

Total Demands

514,358.23

CHECK NO	INVOICE NO	VENDOR NAME	CHECK DATE	Description	INVOICE AMOUNT	CHECK AMOUNT
ACH	Mar 7 23	US Treasury	03/14/2023	Federal Taxes 3/7/23	29,663.72	29,663.72
ACH	Refill 31523	Pitney Bowes Global Financial Services LLC	03/15/2023	Postage Usage 3/15/23	250.00	250.00
ACH	Mar21 23	Employment Development Department	03/23/2023	State Taxes 3/21/23	7,893.05	7,893.05
ACH	Mar 8-Mar21 23	Calpers Supplemental Income 457 Plan	03/24/2023	457 Plan 03/08/23-03/21/23	5,705.71	5,705.71
16949	7781 7782	Aguirre & Associates	03/15/2023	6997 San Miguel Map Check - Oct'22 0 Bonita Map Check - Oct'22	742.50 1,080.00	1,822.50
16950	L1072895XC	American Messaging	03/15/2023	Pager Replacement Program 3/1/23-3/31/23	53.06	53.06
16951	19541634	AT&T	03/15/2023	Fire Backup Phone Line- 1/22/23-2/21/23	47.30	47.30
16952	Request 003	Athens Managed Card, Inc.	03/15/2023	CLG Workers' Comp Claims - Feb'23	324.57	324.57
16953	Mar2023 Mar2023	Benefit Coordinators Corporation (BCC)	03/15/2023	LTD Insurance -Mar'23 Life Insurance -Mar'23	732.93 591.30	1,324.23
16954	I310157	Bestway Laundry Solutions	03/15/2023	Service Washing Machine - Fire Stn	1,668.18	1,668.18
16955	Apr 2023	California Dental Network Inc	03/15/2023	California Dental Insurance -Apr'23	168.33	168.33
16956	621 621 621 622 622 622 622 626	City of El Cajon	03/15/2023	Overtime Reimbursement - Cameron 12/14/22 Overtime Reimbursement - Erickson 12/11/22 Overtime Reimbursement - Shaba 12/20/22 Overtime Reimbursement - Lopez 11/26/22 Overtime Reimbursement - Lopez 11/28/22 Overtime Reimbursement - Lopez 12/7/22 Overtime Reimbursement - Lopez 12/9/22 Overtime Reimbursement - Erickson 12/26/22	1,368.00 1,301.96 1,334.48 1,301.96 1,301.96 1,301.96 1,301.96 1,301.96	10,514.24
16957	121 121 121	City of La Mesa	03/15/2023	Overtime Reimbursement - Allen 2/11/23 Overtime Reimbursement - Bidegain 2/10/23 Overtime Reimbursement - Nenow 2/3/23	1,711.38 1,263.21 1,392.90	4,367.49
16958	1000350965	City of San Diego	03/15/2023	Fuel Services - PW: Feb'23	3,292.38	3,292.38
16959	3205 3205 3235 3236	Clark Telecom & Electric Inc	03/15/2023	Street Light Repairs - Dec'22 Street Light Dig-Alert Markouts - Dec'22 Street Light Repairs - Jan'23 Street Light Dig-Alert Markouts - Jan'23	2,349.90 938.90 1,537.40 225.77	5,051.97
16960	82166811	Corelogic Solutions LLC	03/15/2023	RealQuest Graphics Package - Feb'23	300.00	300.00
16961	23CTOFLGN08	County of San Diego- RCS	03/15/2023	800 MHZ Network - Feb'23	1,767.00	1,767.00
16962	7555 7589 7658 7659 7660 7662 7663 7697 7698 7699	D-Max Engineering Inc	03/15/2023	San Miguel SWQMP Review 10/27/22-11/4/22 Vista Azul Inspections 11/1/22-11/30/22 0 Mt Vernon Inspections 12/1/22-12/31/22 1896 Noble St Inspections 12/1/22-12/31/22 1993 Dain Dr Inspections 12/1/22-12/31/22 7508-7512 Church St Inspections 12/1/22-12/31/22 7946 Broadway Kelvin Inspections 12/1/22-12/31/22 0 Mt Vernon Inspections 1/1/23-1/31/23 1896 Noble St Inspections 1/1/23-1/31/23 1993 Dain Dr Inspections 1/1/23-1/31/23	350.00 1,375.94 368.88 714.75 1,421.38 316.25 298.75 283.77 1,098.87 401.20	6,629.79
16963	Davida, Esmeralda	Davida, Esmeralda	03/15/2023	Refund/Davida, Esmeralda/Duplicate Payment/Dog License	35.00	35.00
16964	221239905	Domestic Uniform Rental	03/15/2023	Shop Towels & Safety Mats 2/21/23	53.10	53.10
16965	3/6-9/23	EsGil, LLC	03/15/2023	75% Building Fees- 3/6/23-3/9/23	8,584.84	8,584.84
16966	Mar-23	Fidelity Security Life Insurance Company	03/15/2023	Vision Insurance -Mar23	297.54	297.54
16967	AR013467	Grossmont Union High School District	03/15/2023	Business Cards	127.50	127.50
16968	56340	Harris & Associates Inc	03/15/2023	Sanitation District Financial Consulting Svcs 8/29/22-1/28/23	3,984.12	3,984.12
16969	613	Heartland Fire Training Authority (HFTA)	03/15/2023	HFTA Fees - QTR 3 FY22/23	4,305.00	4,305.00
16970	75420	Horrocks Engineers Inc	03/15/2023	Prof Eng Svcs: FY19/20 Sewer Rehab Proj thru 1/31/23	17,416.91	17,416.91

CHECK NO	INVOICE NO	VENDOR NAME	CHECK DATE	Description	INVOICE AMOUNT	CHECK AMOUNT
16971	Huertero, Delia	Huertero, Delia	03/15/2023	Re-issue/Stale/Refund/Huertero, Delia/Deposit- Courtyard- 6/5/22	200.00	200.00
16972	15688 15689 15690 15701	Infrastructure Engineering Corporation	03/15/2023	Prof Svc: 7946 Broadway 1/1/23-1/31/23 Prof Svc: 8373 Broadway 1/1/23-1/31/23 Prof Svc: Vista Azul 1/1/23-1/31/23 Prof Svc: 1993 Dain Dr 1/1/23-1/31/23	453.00 151.00 740.00 2,220.00	3,564.00
16973	33649663	Isotech Pest Management	03/15/2023	Inspection/Bed Bugs/K9 - Fire Stn	250.00	250.00
16974	INV-02278	League of California Cities	03/15/2023	2023 Local Streets & Roads Needs Assessment	500.00	500.00
16975	202302	Lemon Grove Car Wash Inc	03/15/2023	Smog - LGPW#3 '00 Ford Ranger - 2/1/23	88.00	88.00
16976	226735	Liebert Cassidy Whitmore	03/15/2023	Prof Svcs: LE050-00009 thru 9/30/22	1,683.00	1,683.00
16977	CLG-13179	Mail Management Group Inc	03/15/2023	Prop 218 Sewer Rate Mailing	3,081.98	3,081.98
16978	621923	Mason's Saw & Lawnmower Service Inc	03/15/2023	Saws - 20" Rescue/Carbide Chain Loop/30" Bar - Fire	2,044.56	2,044.56
16979	8281558703 8281561830	Motorola Solutions Inc	03/15/2023	Replacement Cable/Portable Radio Remote Speaker Microphone/Portable Radio	305.47 960.05	1,265.52
16980	605043004	Nichols Consulting Engineers CHTD	03/15/2023	Prof Svc: Pavement Mgmt Prog 202 Update thru 2/3/23	6,741.00	6,741.00
16981	1265	On Duty Health PLLC	03/15/2023	Standard NFPA-1582 Annual Firefighter Fitness Assessments & Discount	12,189.00	12,189.00
16982	Reimb-2/24/23	Pepin, Matt	03/15/2023	Reimb: Tuition - Strike Team Leader AH-330/Pepin 2/6-9/23	269.14	269.14
16983	2727 52766	Progressive Technology Security Systems Inc	03/15/2023	Diagnose Issue/Panic Buttons - City Hall Install Panic Buttons - City Hall	190.00 2,364.00	2,554.00
16984	11073	Project Partners Inc	03/15/2023	Contracted Svcs: Interim PW Manager/Lamar 1/28/23-2/24/23	12,480.00	12,480.00
16985	32791099	RCP Block & Brick Inc	03/15/2023	Bulk Class II Road Base	753.39	753.39
16986	92214	Rick Engineering Company	03/15/2023	Prof Svc: City Engineer 11/26/22-12/31/22	54,954.46	54,954.46
16987	3568860625-0323 4154920380-0323	SDG&E	03/15/2023	Electric Usage: St Light 2/1/23-2/28/23 Electric Usage: St Light 2/1/23-2/28/23	2,448.34 3,578.45	6,026.79
16988	226939	South Bay Foundry Inc	03/15/2023	4 Manhold Covers - 2" Riser	797.35	797.35
16989	511655	South Coast Emergency Vehicle Services	03/15/2023	Replace Coolant Filter/Transmission Filter/Fluids - E10	4,965.03	4,965.03
16990	82326 82327 82367 82368 82370	Southwest Signal Service	03/15/2023	Traffic Signal Service Calls - Jan'23 Bi-Monthly Traffic Signal Maintenance - Jan'23 Bi-Monthly Traffic Signal Maintenance - Feb'23 Markout Reports - Underground Service Alert - Feb'23 Traffic Signal Service Calls - Feb'23	8,900.65 971.88 1,041.30 85.43 4,289.49	15,288.75
16991	8069389020	Staples Advantage	03/15/2023	Office Supplies & Copy Paper - City Hall	360.31	360.31
16992	22-2303030	Underground Service Alert of SC	03/15/2023	State Fee/Regulatory Monthly Costs/Dig Alert 2021	35.10	35.10
16993	220230388	Underground Service Alert/SC	03/15/2023	66 New Ticket Charges - Feb'23	125.50	125.50
16994	73574122	Vulcan Materials Company	03/15/2023	Asphalt/SS1 5 Gallon Bucket	262.60	262.60
16995	17WT-44CN-6FTP	Amazon Capital Services Inc	03/22/2023	Cardstock - Planning	53.02	53.02
16996	Burke, Joanne	Burke, JoAnne	03/22/2023	Refund/Burke, JoAnne/Deposit - Comm Ctr- 3/4/23	300.00	300.00
16997	Reimb-3/2/23	Burkett, Terry	03/22/2023	Reimb-Tuition/S270 Basic Air Operations/Burkett 2/7/23	75.00	75.00
16998	BSA Fees: Oct-Dec	California Building Standards Commission	03/22/2023	BSA Fees: Oct-Dec'22	172.80	172.80
16999	3/21/2023	California State Disbursement Unit	03/22/2023	Wage Withholding Pay Period Ending 3/21/23	46.15	46.15
17000	228	City of La Mesa	03/22/2023	FY22/23 Qtr 2 JPA Reconciliation- Oct-Dec'22	86,551.00	86,551.00
17001	2565	Communications Equipment Co	03/22/2023	Troubleshooting Connectivity Issues/2 Cat 6 Cables	350.00	350.00
17002	504047	Conway Shield	03/22/2023	Helmet Shields - Hayward/Maxfield	138.76	138.76
17003	18174	Custom Auto Wrap	03/22/2023	Eggstravaganza Banner	748.86	748.86
17004	7583 7661 7700 7701 7702 7703 7704	D-Max Engineering Inc	03/22/2023	0 Central Ave Inspections 11/1/22-11/30/22 0 Central Ave Inspections 12/1/22-12/31/22 0 Central Ave Inspections 1/1/23-1/31/23 7508-7512 Church St Inspections 1/1/23-1/31/23 7946 Broadway Kelvin Inspections 1/1/23-1/31/23 8373 Broadway Inspections 1/1/23-1/31/23 Golden Doors Inspections 1/1/23-1/31/23	65.00 214.00 371.60 283.77 269.69 264.93 368.68	3,107.03

CHECK NO	INVOICE NO	VENDOR NAME	CHECK DATE	Description	INVOICE AMOUNT	CHECK AMOUNT
	7705			Vista Azul Inspections 1/1/23-1/31/23	1,269.36	
17005	221804	Dell Awards	03/22/2023	Nameplate for City Council Mtgs - Ware/Finance Director	12.93	12.93
17006	Oct-Dec22	Department of Conservation	03/22/2023	Qtrly SMIP Fees - Oct-Dec'22	389.24	389.24
17007	307239905	Domestic Uniform Rental	03/22/2023	Shop Towels & Safety Mats 3/7/23	53.35	53.35
17008	29023	Excell Security Inc	03/22/2023	Courtyard Security Guard - 3/4/23	70.00	70.00
17009	176984	Fire Etc	03/22/2023	Bullard Wildland Firefighter Helmets/Cobra Gold Hoods	3,394.99	3,394.99
17010	AR013483	Grossmont Union High School District	03/22/2023	Annual Consolidated Financial Report	268.60	268.60
17011	9208333606	HD Supply Facilities Maintenane Ltd	03/22/2023	Pet Waste Bags	816.66	816.66
17012	23-5276	I Love a Clean San Diego	03/22/2023	ILACSD Recycling Educ Community Outreach Events thru 2/28/23	1,350.00	1,350.00
17013	11406	I.B. Trophies & Awards	03/22/2023	New Fire Name Badge - Strachota	21.16	21.16
17014	15129	Infrastructure Engineering Corporation	03/22/2023	Prof Svc: 8373 Broadway 8/1/22-8/31/22	302.00	3,188.00
	15153			Prof Svc: 1993 Dain Dr 8/1/22-8/31/22	148.00	
	15264			Prof Svc: FY21-22 Street Rehab Proj 9/1/22-9/30/22	1,480.00	
	15383			Prof Svc: Vista Azul 10/1/22-10/31/22	814.00	
	15384			Prof Svc: FY21-22 Street Rehab Proj 10/1/22-10/31/22	444.00	
17015	2216-04	Law Offices of Angel Ho	03/22/2023	Legal Svcs - Feb'23	8,952.00	8,952.00
17016	INV44255	Logicopy	03/22/2023	Ricoh C3502 Copier Contract Charge- PW Yard 3/7/23-4/6/23	51.58	51.58
17017	3/21/2023	MissionSquare	03/22/2023	Deferred Compensation PPE 3/21/23	780.77	780.77
17018	IN1842750	Municipal Emergency Services Inc	03/22/2023	Customer RAE Systems/Multigas Monitor - Fire	1,339.94	5,284.16
	IN1843452			Fire-Dex Custom Turnout Jackets - Ledford	3,844.22	
	IN1843980			SCBA Fit Tests	100.00	
17019	8191	North County EVS Inc	03/22/2023	E210 Replace Rear Brakes/R2 Compartment Light	3,728.90	3,872.40
	8223			E10 Diagnosis	143.50	
17020	INV-15-132699	Paymentus Corporation	03/22/2023	Transaction Fees - Feb'23	9.95	9.95
17021	511919	South Coast Emergency Vehicle Services	03/22/2023	Bearings/Lift Cylinder - E10	502.57	502.57
17022	Mar 23	Southern CA Firefighters Benefit Trust	03/22/2023	LG Firefighters Benefit Trust 3/23/23	784.55	1,569.10
	Mar 9			LG Firefighters Benefit Trust 3/9/23	784.55	
17023	6433	Spring Valley Lawn Mower Shop	03/22/2023	2 Cycle Line Trimmer/Hand Air Blower	562.93	562.93
17024	136511666-0001	Sunbelt Rentals Inc.	03/22/2023	Propane	18.21	18.21
17025	14328	T-Man Traffic Supply	03/22/2023	Signs/Sign Supplies - Streets	500.22	1,223.83
	14337			Sign Supplies - Streets	723.61	
17026	STMT 2/22/23	US Bank Corporate Payment Systems	03/22/2023	Fire Protection Books	253.33	6,674.04
				Flagpole Rope/Cleaning Supplies	81.06	
				Water Fountain Parts/Station Supplies	255.40	
				Supplies	3.00	
				Tablet Case/Snow	20.45	
				Councilmember Snow Portrait - Sheriff Stn	11.31	
				Refreshments/Senior Mgt Staff Retreat 1/27/23	179.38	
				Comm Specialist/Buffer Plan	36.00	
				Lodging/LLC/Universal City/Snow & Romero 2/1-3/23	995.32	
				Zoom Subscription - Online Mtgs	93.99	
				Liftgate Parts/Truck - Fire	53.77	
				Human Resources Poster	67.58	
				Job Postings/City Clerk/PW Operations Mgr	450.00	
				Postage	8.76	
				LGPW#04 '08 Chevy Colorado - Replace Fuel Cap & Thermostat	845.71	
				LGPW#22 '03 GMC2500 - Replace Turn Signal Switch Unit	763.87	
				LED Beacon/Directional LEDs	369.58	
				LGPW#23 '02 GMC 2500 - Mount Surface LED Warning Lights/Beacon	452.33	
				Supplies/Eggstravaganza	28.38	
				Refreshments/CalJPIA Training/San Diego 2/1/23	28.50	
				Supplies - Sanitation	616.74	
				Supplies/Repair Fencing - LG Park	330.37	
				Lodging/CSMFO/Sacramento/Ware 1/31/23-2/3/23	729.21	
17027	73570081	Vulcan Materials Company	03/22/2023	Asphalt	184.87	184.87

376,920.97 376,920.97



CITY OF LEMON GROVE

CITY COUNCIL STAFF REPORT

Item No. 1.C
Meeting Date: April 4, 2023
Submitted to: Honorable Mayor and Members of the City Council
Department: City Manager's Office
Staff Contact: Deborah Harrington, Interm City Clerk
dharrington@lemongrove.ca.gov
Item Title: **Approval of City Council Meeting Minutes**

Recommended Action: Approval of City Council Meeting Minutes of meeting held March 21, 2023.

Environmental Review:

- Not subject to review Negative Declaration
 Categorical Exemption, Section | Mitigated Negative Declaration

Fiscal Impact: None.

Public Notification: None.

**MINUTES OF THE REGULAR MEETING
OF THE LEMON GROVE CITY COUNCIL
Lemon Grove Community Center
3146 School Lane, Lemon Grove, CA 91945
TUESDAY, MARCH 21, 2023 at 6:00 P.M.**

*The City Council also sits as the Lemon Grove Housing Authority,
Lemon Grove Sanitation District Board, Lemon Grove Roadway Lighting District Board,
and Lemon Grove Successor Agency.*

Call To Order:

Mayor Vasquez called the Regular City Council Meeting to order at 6:02 p.m.

Present:

Mayor Racquel Vasquez, Mayor Pro Tem George Gastil, Councilmember Liana LeBaron, Councilmember Jennifer Mendoza and Councilmember Alysson Snow.

Absent: None

Staff Members Present:

Lydia Romero, City Manager, Kristen Steinke, City Attorney, Bent Koch, Fire Chief, Patrick McEvoy, San Diego Sheriff's Lieutenant, Joe Ware, Finance Director and Deborah Harrington, Interim City Clerk.

Pledge of Allegiance:

Led by Lieutenant Patrick McEvoy.

Changes to the Agenda

Moved by Councilmember LeBaron to remove Acceptance of the FY 2022 State Homeland Security Grant program Funds from the Consent Calendar. Motion died for lack of a second.

Presentation(s) – None.

Public Comment

Email Submitted:

- Barbara Gordon

In-Person:

- Lezley Jones
- Dylan Rapp
- Becky Rapp

Consent Calendar:

- 1.A Waive Full Text Reading of All Ordinances on the Agenda.
- 1.B City of Lemon Grove Payment Demands

- 1.C Approval of City Council Minutes of the Regular Meeting held February 21, 2023.
- 1.D Adopted Resolution No. 2023-3934 accepting the FY 2022 State Homeland Security Grant Program (SHSGP) funds and authorize the City Manager to execute appropriate agreements and/or grant documents required to receive and use said funds in accordance with SHSGP requirements.

Action: Motion by Mayor Pro Tem Gastil, second by Councilmember Mendoza, to approve the Consent Calendar.

The motion passed by the following vote:

Ayes: Mendoza, Snow, Gastil, Vasquez

Noes: LeBaron

Absent: None

Report(s) to Council:

- 2. FY 2022-2023 Mid-year Budget and Salary Plan and Classification Summary Update

Report presented by Joseph Ware, Finance Director.

Public Comment: None.

City Council provided questions/comments of staff.

Action: Motion by Mayor Pro Tem Gastil, second by Councilmember Snow, to adopt Resolution No. 2023-3935 approving the FY 2022-23 City of Lemon Grove Mid-Year Budget Adjustments.

The motion passed by the following vote:

Ayes: LeBaron, Mendoza, Snow, Gastil, Vasquez

Noes: None

Absent: None

Action: Motion by Councilmember Mendoza, second by Mayor Pro Tem Gastil, to adopt Resolution No. 2023-3936 approving the addition of the administrative classifications to the City of Lemon Grove personnel salary and classification plan.

The motion passed by the following vote:

Ayes: Mendoza, Snow, Gastil, Vasquez

Noes: LeBaron

Absent: None

City Council Reports on Meetings Attended at the Expense of the City

Councilmember Mendoza

- League of California Cities Southern Division Meeting
- Cal Cities Transportation and Communication - Public Works Policy Committee Meeting
- Pickle Ball at Kunkle Park
- Principal of St. John of the Cross school appreciates the Sheriff assistance with vandalism occurring on school grounds.

Councilmember LeBaron

- Lemon Grove and Palm Intersection Traffic Signal
- Senior Citizens Center Funding
- Lemon Grove Pickle Ball

Councilmember Snow

- League of California Cities San Diego Division
- League of California Cities Legislative Review Meeting
- East County Economic Development Council
- League of California Cities Community Services Policy Committee
- CARES Court Working Group
- Food Distribution
- School District Family Fun Day
- Contractor Statewide Legislative Meeting

Mayor Pro Tem Gastil

- MTS Accessibility Services Advisory Committee
- MTS Board Meeting

Mayor Vasquez

- Assembly member Weber regarding funding opportunities
- SANDAG Board Retreat
- League of California Cities Governance and Labor Relations Policy Committee

City Manager Report

- Lt. McEvoy has been promoted to Captain and reassigned. City Manager Romero thanked Lt. McEvoy for his service. His replacement is Lt. Barry.

Closed Session

Mayor Vasquez introduced City Attorney Kristen Steinke to recess the meeting into Closed Session.

City Attorney Steinke recessed the meeting into Closed Session at 7:31 pm. regarding the following items:

1. Conference with legal counsel—anticipated litigation (Government Code § 54956.9(d)(2))
2. Conference with labor negotiator (Government Code §54957.6)
Agency Designated Representative: Lydia Romero, City Manager
Employee Organizations: Public Works Employees and Public Works Supervisors, The American Federation of State, County and Municipal Employees (AFSCME), District Council 36
3. Conference with labor negotiator (Government Code §54957.6)
Agency Designated Representative: Lydia Romero, City Manager
Employee Organization(s): Lemon Grove Firefighter’s Association, International Association of Firefighters (IAFF) – Local 2728

City Attorney Steinke reconvened meeting from Closed Session at 8:58 pm. City Attorney Steinke reported there were no reports.

Adjournment

Mayor Vasquez adjourned the meeting at 8:58 p.m.

Deborah A. Harrington
Interim City Clerk



CITY OF LEMON GROVE

CITY COUNCIL STAFF REPORT

Item No. 1.D
Meeting Date: April 4, 2023
Submitted to: Honorable Mayor and Members of the City Council
Department: City Manager's Office
Staff Contact: Deborah Harrington, Interim City Clerk
dharrington@lemongrove.ca.gov
Item Title: **Call for Applications and Setting Interview Date to Fill
One Planning Commissioner Scheduled Vacancy**

Recommended Action: Adopt a resolution (**Attachment A**) calling for the applications to appoint one member to the Lemon Grove Planning Commission, to serve a four year term, beginning July 1, 2023, and set June 6, 2023 as the date to conduct interviews of qualified applicants.

Summary: On March 6, 2018, The Lemon Grove City Council adopted Ordinance No. 448 re-establishing the Lemon Grove Planning Commission (**Attachment B**).

On April 17, 2018, City Council appointed five Planning Commissioners to the Planning Commission for various terms based on a tiered system ranging between one to four years.

The last appointments made to the Planning Commission were on June 21, 2022 with the appointments of Jacquelyn Clark and John Burns to each serve a four year term to expire on June 30, 2026. Planning Commissioner Chair, Seth Smith's term is up on June 30, 2023.

Applications will be available Monday, April 17, 2023 on the City's website and at City Hall. Applicants have until 5:00 p.m. on Thursday, May 18, 2023 to submit their applications to the City Clerk. It is recommended the City Council conduct interviews for appointment on June 6, 2023.

Environmental Review:

- Not subject to review Negative Declaration
 Categorical Exemption, Section | Mitigated Negative Declaration

Fiscal Impact: None.

Public Notification: Notice of Scheduled Vacancy will be posted on the City’s website, bulletin board located at City Hall, and a press release will published.

Staff Recommendation: Adopt a resolution (**Attachment A**) calling for the applications to appoint one member to the Lemon Grove Planning Commission, to serve a four year term, beginning July 1, 2023, and set June 6, 2023 as the date to interview the qualified applicants.

Attachments:

- Attachment A** – Resolution
- Attachment B** – Ordinance 448

RESOLUTION NO. 2023-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMON GROVE, CALIFORNIA, APPROVING THE CALLING FOR APPLICATIONS TO APPOINT ONE (1) MEMBER TO THE LEMON GROVE PLANNING COMMISSION TO SERVE A FOUR (4) YEAR TERM, BEGINNING JULY 1, 2023, AND SETTING THE DATE FOR INTERVIEWS FOR PLANNING COMMISSION APPLICANTS.

WHEREAS, on March 6, 2018, The Lemon Grove City Council adopted Ordinance No. 448 re-establishing the Lemon Grove Planning Commission; and

WHEREAS, a call for applications to fill the one scheduled vacancy will be prepared and posted to the City website, the bulletin board in front of City Hall, and a news release sent to the press for publication; and

WHEREAS, the scheduled vacancy calls for an appointment to serve a four (4) year term effective July 1, 2023 and expire on June 30, 2027; and

WHEREAS, applications will be available Monday, April 17, 2023 on the City's website and at City Hall. Applicants have until 5:00 p.m. Tuesday, May 18, 2023 to submit their applications to the City Clerk. The City Council will conduct interviews for appointment at on a date to be determined by the City Council.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lemon Grove, California, hereby approves the calling for applications to appoint one (1) member to the Lemon Grove Planning Commission to each serve a four (4) year term, beginning July 1, 2023, and setting the date for interviews for Planning Commission applicants.

PASSED AND ADOPTED on April 4, 2023, the City Council of the City of Lemon Grove, California, adopted Resolution No. 2023- _____, passed by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Racquel Vasquez, Mayor

Attest:

Deborah Harrington, Interim City Clerk

Approved as to Form:

Kristen Steinke, City Attorney

Attachment B

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LEMON GROVE, CALIFORNIA, ADDING CHAPTER 2.36 (PLANNING COMMISSION) TO THE LEMON GROVE MUNICIPAL CODE

WHEREAS, the City Council of the City of Lemon Grove has determined to reestablish the Planning Commission to act as the Planning Agency for the City pursuant to California Government Code Section 65101; and

WHEREAS, the Planning Commission shall have five Lemon Grove residents who are registered voters as members for terms of office as specified herein; and

WHEREAS, the Planning Commission shall have the legal authority to review, approve and recommend matters as herein allowed in a manner consistent with the California Local Planning laws; and

WHEREAS, the City Council finds that the Planning Commission shall also serve as the Lemon Grove relocation appeals board.

NOW THEREFORE, the City Council of the City of Lemon Grove does ordain as follows:

Section 1. The foregoing recitals are true and correct.

Section 2. This Ordinance adds Chapter 2.36 (Planning Commission) as fully set forth in Attachment C, which is fully incorporated herein by reference.

///

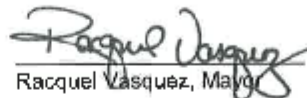
Section 3. This Ordinance shall be effective thirty (30) days following its adoption. Within fifteen (15) days following its adoption, the City Clerk shall publish the title thereof, as a summary as required by state law.

INTRODUCED by the City Council on February 20, 2018. **PASSED AND ADOPTED** by the City Council of the City of Lemon Grove, State of California, on March 08, 2018 by the following vote:

AYES: R. Vasquez, J. Mendoza, D. Arambula

NOES: M. Mendoza, J. Jones

ABSENT:


Racquel Vasquez, Mayor

Attest: 
Lyda Romero, Interim City Clerk

Approved as to form:


James P. Lough, City Attorney



CITY OF LEMON GROVE

CITY COUNCIL STAFF REPORT

Item No. 1.E
Meeting Date: April 4, 2023
Submitted to: Honorable Mayor and Members of the City Council
Department: Public Works
Staff Contact: Izzy Murguia, Public Works Director
imurguia@lemongrove.ca.gov

Item Title: **Award of Purchase/Task Order (No. 2023-10) for Traffic Signal Repair to Southwest Signal Service**

Recommended Action: Adopt a resolution (Attachment A) awarding a purchase/task order for traffic signal repairs to Southwest Signal Service in the amount of \$67,508.86, and authorize the City Manager to execute any necessary documents.

Summary: On September 15, 2022, components within the traffic signal cabinet for the Lemon Grove Ave and San Miguel/Palm Street traffic intersection malfunctioned, resulting in the intersection being placed in flash mode. The replacement of a new cabinet is needed, but first requires relocating and installing a new SDG&E meter and pedestal to feed power to the new cabinet in accordance with current design standards. City staff is seeking the issuance of a purchase/task order under the authority of City's existing agreement with Southwest Signal Service. The amount of the purchase/task order is for an amount not-to-exceed \$67,508.86, to make the necessary repairs to return the traffic signals to service.

Discussion: The City of Lemon Grove maintains 30 traffic signals throughout the City. Each traffic intersection has a traffic control cabinet that houses the electronic control equipment (e.g., controller, batteries, wires/cables, monitoring devices, etc.) for an individual intersection. **As noted above the** electronic equipment for the Lemon Grove Avenue and San Miguel/Palm Street intersection malfunctioned. The City's traffic signal maintenance contractor, Southwest Signal Service, was not able to isolate the issue to one particular electronic component within the cabinet. As a result, it is recommended the cabinet and incorporated electronic equipment be replaced to bring the intersection back into service.

The traffic control cabinet has the SDG&E meter, which feeds power to the cabinet, affixed to it, which is not current with today's design standards. The need to replace the traffic control cabinet requires the installation of a new SDG&E meter and pedestal separated from the traffic control cabinet. SDG&E and City staff worked together to identify an acceptable location for the new meter and pedestal to avoid any additional delays. Installing a new meter and pedestal at its current location near the railroad (southwest corner of intersection) would trigger permits and additional reviews by third party agencies. Consequently, it was determined to relocate the meter and pedestal to the southeastern corner of the intersection adjacent to Palm Street. Since being placed on flash, City staff and SDG&E have been working closely to develop a design and have been working through SDG&E's permitting process.

With an approved SDG&E permit and design, City staff negotiated a proposal as an additional task order to the City's existing agreement with Southwest Signal Service to perform the construction work required to bring the traffic signal back to full service. The construction work consists of furnishing and installing a new meter and pedestal; installing (trenching) conduit and wiring across Lemon Grove Avenue to existing cabinet pad; providing asphalt resurface repairs due to trenching; providing traffic control; and furnishing and installing a new traffic control cabinet.

Staff included the costs (\$49,600) for the traffic signal construction as part of the Fiscal Year 2022-23 General Fund and Sanitation District mid-year budget adjustments approved by Council on March 21, 2023. The costs for the traffic controller (\$17,942.65) will be absorbed by existing funds TransNet traffic improvement funds.

Environmental Review:

- Not subject to review
- Negative Declaration
- Categorical Exemption, Section |
- Mitigated Negative Declaration

Fiscal Impact: Sufficient funds are available in the Streets Maintenance Division (01-50-11-6200) and TransNet Traffic Improvement LG 14 (14-00-00-7310) Fiscal Year 2022-23 Budget.

Public Notification: None.

Staff Recommendation: Adopt a resolution (Attachment A) awarding a purchase /task order for traffic signal repairs to Southwest Signals in the amount of \$67,508.86, and authorize the City Manager to execute any necessary documents.

Attachments:

Attachment A – Resolution

RESOLUTION NO. 2023-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMON GROVE, CALIFORNIA, AWARDING A PURCHASE/TASK ORDER WITH SOUTHWEST SIGNAL SERVICE FOR TRAFFIC SIGNAL REPAIRS

WHEREAS, the electronic traffic signal components for the Lemon Grove Ave and San Miguel/Palm Street intersection have malfunctioned and is in need of replacement; and

WHEREAS, the City and Southwest Signal Service have an agreement for traffic signal maintenance expiring on June 30, 2024; and

WHEREAS, Southwest Signal Service submitted a quote of \$67,508.86; and

WHEREAS, staff concludes that Southwest Signal Service will perform the work to the best benefit and advantage of the City and recommends award of a purchase/task order; and

WHEREAS, the City Council finds it in the public interest that a purchase order/task order for said project is awarded; and

WHEREAS, the City has sufficient funds available for the said project.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lemon Grove, California hereby:

1. Approves a purchase/task order with Southwest Signal Service to complete the work.
2. Establishes a total project budget not to exceed 67,508.86 funded from account numbers 01-50-11-6200 and 14-00-00-7310.
3. Authorizes the City Manager to execute any necessary documents for the expenditure approved herein.

PASSED AND ADOPTED on April 4, 2023, the City Council of the City of Lemon Grove, California, adopted Resolution No. _____, passed by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Racquel Vasquez, Mayor

Attest:

Deborah Harrington, Interim City Clerk

Approved as to Form:

Kristen Steinke, City Attorney



CITY OF LEMON GROVE

CITY COUNCIL STAFF REPORT

Item No. 1.F
Meeting Date: April 4, 2023
Submitted to: Honorable Mayor and Members of the City Council
Department: Public Works
Staff Contact: Izzy Murguia, Public Works Director
imurguia@lemongrove.ca.gov

Item Title: **Ratify Contract with Jimenez Inc., dba MJC Construction to Perform Emergency Sinkhole and Storm Drain Repair at the Public Works Yard**

Recommended Action: Adopt a resolution (Attachment A) ratifying a contract (No. 2023-09) with Jimenez Inc., dba MJC Construction to repair a sinkhole and storm drain at the Public Works Yard in the amount of \$57,500 and authorize the City Manager to execute any necessary documents.

Summary: Due to both historical and recent storms, a 15 ft. deep by 10 ft. circumference sinkhole developed at the southwest area of the Public Works Yard adjacent to properties located at 2873 Skyline Drive. The sinkhole was caused by a failure of the corrugated metal pipe (CMP) and foreign debris blocking the downstream inlet. The services of MJC Construction were procured to complete the emergency repairs. The total cost of the repairs is \$57,500.

Discussion: The Public Works Yard, located at 2873 Skyline Drive, contains one storm drain inlet at the southwestern corner of the property that collects storm water from the Public Works Yard and Jefferson Street. The inlet conveys storm water through an 18 in. CMP, which runs diagonally between the Public Works Yard and adjacent residential properties, and connects to a reinforced concrete pipe through a downstream inlet, which discharges the storm water into the conveyance system underneath Skyline Drive. Due to both historical and recent storms, a 15 ft. deep by 10 ft. circumference sinkhole developed at the southwest area of the Public Works Yard, compromising approximately 450 square feet of the lot.

Due to the imminent risk of further damage to the Public Works Yard and impacts to day-to-day operations, and potential damage to adjacent properties, the services of MJC Construction were procured to stabilize the ground and complete the emergency repairs in accordance with Section 3.24100 (A), which provides exemptions to public contracting. MJC Construction is on the City's qualified bidder's list, is licensed as a general engineering (A) contractor and has previously performed storm drain repairs for the City.

The sinkhole and storm drain repairs involved removing and replacing 450 sq. ft. of parking lot asphalt and soil; removing and replacing 30 ft. of curb and gutter; removing and replacing 30 ft. of concrete swale; removing 18 ft. of existing damaged CMP pipe and replacing it with 30 ft. of new 18 in. high-density polyethylene pipe; backfilling the sinkhole and surrounding area with imported soil; and installing a 2.5 ft. stackable retaining wall to stabilize the compromised areas. The sinkhole was caused by the deterioration of the CMP pipe and the blockage of the downstream inlet consisting of foreign debris (shotcrete) preventing storm water from flowing through the conveyance system.

Staff included the estimated costs for the sinkhole and storm drain repair as part of the Fiscal Year 2022-23 General Fund and Sanitation District mid-year budget adjustments approved by Council on March 21, 2023. The repairs have been completed and staff recommends the Council ratify the expenditures in light of emergency circumstances in the amount of \$57,500.

Environmental Review:

- Not subject to review
- Negative Declaration
- Categorical Exemption, Section |
- Mitigated Negative Declaration

Fiscal Impact: Ratification of this contract will authorize the payment of \$57,500 to MJC Construction for the sinkhole and storm repair work. Sufficient funds are available in the Facilities (01-50-14-5470) and Streets (01-50-11-6280) Maintenance Division's Fiscal Year 2022-23 Budget.

Public Notification: None.

Staff Recommendation: Adopt a resolution (Attachment A) ratifying a contract (No. 2023-09) with MJC Construction to repair a sinkhole and storm drain at the Public Works Yard in the amount of \$57,500 and authorize the City Manager to execute any necessary documents.

Attachments:

- Attachment A – Resolution
- Attachment B – Contract with MJC Construction

RESOLUTION NO. 2023-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMON GROVE, CALIFORNIA, RATIFYING A CONTRACT (NO. 2023-09) FOR EMERGENCY SINKHOLE AND STORM DRAIN REPAIRS TO JIMENEZ INC., DBA MJC CONSTRUCTION

WHEREAS, Lemon Grove Municipal Code Section 3.24.100 (A) authorizes expenditures to be made and procurement contracts to be entered for emergencies, including emergency replacement of City facilities and equipment without the need for complying with formal competitive bidding procedures otherwise required by the City Municipal Code; and

WHEREAS, due to both historical and recent storms, a sinkhole developed at the southwest area of the Public Works Yard; and

WHEREAS, the sinkhole damage required immediate repair to avoid a clear and imminent danger to public safety and to avoid further damage to the Public Works Yard and to surrounding properties; and

WHEREAS, Jimenez Inc., dba MJC Construction, responded to the emergency and provided the repair services as needed for the sinkhole and storm drain repairs; and

WHEREAS, it is recommended the City Council ratify the execution of the contract and ratify the expenditure in an amount of \$57,500; and

WHEREAS, the City has adequate funds appropriated for the contract, which are available in the Facilities and Streets Maintenance Division's Fiscal Year 2022-23 Budget (01-50-14-5470 and 01-50-11-6280, respectively); and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lemon Grove, California hereby:

1. Ratifies the contract for sinkhole and storm drain repairs with Jimenez Inc., dba MJC Construction, in an amount not to exceed \$57,500.
2. Finds the expenditures provided for in Section 1 above is in the best interest of the City and is made pursuant to the emergency provision in Section 3.24.100 (A) of the Municipal Code.
3. Authorizes the City Manager to execute any necessary documents for the expenditure approved herein.

PASSED AND ADOPTED on April 4, 2023, the City Council of the City of Lemon Grove, California, adopted Resolution No. _____, passed by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Racquel Vasquez, Mayor

Attest:

Deborah Harrington, Interim City Clerk

Approved as to Form:

Kristen Steinke, City Attorney

**Public Works Yard Sinkhole and Storm Drain Repair
(Contract No. 2023-09)**

THIS CONTRACT, made and entered into on the date of the last signature, by and between the City of Lemon Grove, California, herein after designated as the "City", and **Jimenez Inc., dba MJC, Inc.**, hereinafter designated as the "Contractor".

WITNESSETH: that the parties hereto do mutually agree as follows:

1. For and in consideration of the payments and agreements hereinafter mentioned to be made and performed by the City, the Contractor agrees with the City to furnish all materials and labor for Sinkhole and Storm Drain Repairs, (Contract No. 2023-09) and to perform and complete in a good and workmanlike manner all the work pertaining thereto shown on the plans and specifications therefore; to furnish at his own proper cost and expense all tools, equipment, labor and materials necessary therefore; and to do everything required by this agreement and the said plans and specifications.
2. For furnishing all said materials and labor, tools and equipment, and doing all the work contemplated and embraced in this Contract, also for all loss and damage arising out of the nature of the work aforesaid, or from the action of the elements, or from any unforeseen difficulties which may arise or be encountered in the prosecution of the work until its acceptance by the City and for all risks of every description connected with the work; also, for all expenses incurred by or in consequence of the suspension or discontinuance of work, except such as in said specifications are expressly stipulated to be borne by the City and for well and faithfully completing the work and the whole thereof, in the manner shown and described in the said plans and specifications, the City will pay and the Contractor shall receive in full compensation therefore the sum of fifty-seven thousand, five-hundred dollars (\$57,500).
3. The City hereby promises and agrees to employ, and does hereby employ said Contractor to provide the materials and to do the work according to the terms and conditions herein contained and referred to for the price aforesaid and hereby conditions set forth in the specification; and the said parties for themselves, their heirs, executors, administrators, successors and assigns, do hereby agree to the full performance of the covenants herein contained.
4. The Notice Inviting Bids, Instructions To Bidders, Bid Forms, Agreement and Bond Forms, Construction Administration Forms, Completion of the Project Forms, General Requirements and General Conditions, Drawings, Plans and Specifications, Addenda, Allowances, and all amendments thereof, are hereby incorporated in and made part of this Contract.
5. The City, the City's representative, City Consultants and authorized volunteers shall not be answerable or accountable in any manner for any loss or damage that may happen to the work or any part thereof, or for any of the materials or other things used or employed in performing the work, or for injury or damage to any person or persons, either workers, employees of Contractor or its subcontractors or the public, or for damage to adjoining or other property, from any cause whatsoever arising out of or in connection with the performance of the work. The Contractor shall be responsible for any damage or injury to any person or property resulting from defects or obstructions or from any cause whatsoever arising out of or in connection with the performance of the work, provided, however, that the Contractor shall not be liable for the sole established negligence, willful misconduct or active negligence of the City, its representatives, employees, agents and authorized volunteers who are directly responsible to the City.

**Public Works Yard Sinkhole and Storm Drain Repair
(Contract No. 2023-09)**

- a. Contractor shall indemnify the City, City Council, City officials, City employees, City representatives, and authorized volunteers against and will hold and save them and each of them harmless from any and all actions, claims, damages to persons or property, penalties, obligations or liabilities that may be asserted or claimed by any person, firm, entity, corporation, political subdivision or other organization arising out of or in connection with the work, operation or activities of Contractor, its agents, employees, subcontractors or invitees, provided for herein, whether or not there is concurrent passive or active negligence on the part of the City, City Council, City officials, City employees, City representatives, and authorized volunteers, but excluding such actions, claims, damages to persons or property penalties, obligations or liabilities arising from the sole established negligence, willful misconduct or active negligence of the City, City Council, City officials, City employees, City representatives, authorized volunteers, or those who are directly responsible to them; and in connection therewith:
 - I) Contractor will defend any action or actions filed in connection with any of said claims, damages, penalties, obligations or liabilities and will pay all costs and expenses, including attorney's fees incurred in connection therewith.
 - II) Contractor will promptly pay any judgment rendered against Contractor, the City, City Council, City officials, City employees, City representatives, and authorized volunteers covering such claims, damages, penalties, obligations and liabilities arising out of or in connection with such work, operations, or activities of Contractor hereunder and Contractor agrees to save and hold the City, City Council, City officials, City employees, City representatives, and authorized volunteers harmless there from.
 - III) In the event the City, City Council, City officials, City employees, City representatives, and authorized volunteers are made a party to any action or proceeding filed or prosecuted against Contractor for such damages or other claims arising out of or in connection with the Work, or operation or activities of Contractor hereunder, Contractor agrees to pay to the City, City Council, City officials, City employees, City representatives, and authorized volunteers any and all costs and expenses incurred by the City, City Council, City officials, City employees, City representatives, and authorized volunteers in such action or proceeding together with reasonable attorney's fees.
 - IV) The City may retain, to the extent it deems necessary, the money due to the Contractor under and by virtue of the Contract Documents until disposition has been made of such actions or claims for damages as specified herein above.
6. Claims, disputes and other matters in question between the parties to this Contract, arising out of or relating to this Contract or the breach thereof, may be decided by arbitration if both parties to this Contract consent in accordance with the rules of the American Arbitration Association then obtaining unless the parties mutually agree otherwise. No arbitration arising out of or relating to this Contract, shall include, by consolidation, joinder or in any other manner, any additional person not a party to this Contract except by written consent containing a specific reference to this Contract and signed by CONTRACTOR, CITY, and any other person sought to be joined. (Any Consent to arbitration involving an additional person or persons shall not constitute consent of any dispute not described therein or with any person not named or described therein.) This agreement

**Public Works Yard Sinkhole and Storm Drain Repair
(Contract No. 2023-09)**

to arbitrate and any agreement to arbitrate with an additional person or persons duly consented to by the parties to this Contract shall be specifically enforceable under the prevailing arbitration law.

Notice of the demand for arbitration is to be filed in writing with the other party to this Contract and with the American Arbitration Association. The demand is to be made within a reasonable time after the claim, dispute or other matter in question has arisen. In no event is the demand for arbitration to be made after the date when institution of legal or equitable proceedings based on such claim; dispute or other matter in question would be barred by the applicable statute of limitations. The award rendered by the arbitrators shall be final and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

7. The Contractor agrees to comply with all Local, State and Federal regulations and with all applicable standards, orders, or regulations issued pursuant to the Clean Air Act of 1970 (42 U.S.C. 1857 et seq.) and the Federal Water Pollution Control Act (33 U.S.C. 1251 et seq.) as amended.
8. If any party brings a suit or action against the other party arising from any breach of any of the covenants or agreements or any inaccuracies in any of the representations and warranties on the part of the other party arising out of this Agreement, then in that event, the prevailing party in such action or dispute, whether by final judgment or out-of-court settlement, shall be entitled to have and recover of and from the other party all costs and expenses of suit, including attorney's fees.
9. Each and every provision of law and clause required to be inserted in this Contract shall be deemed to be inserted herein and this Contract shall be read and enforced as though it were included herein, and if through mistake or otherwise any such provision is not inserted or is not inserted correctly, then upon application of either party the Contract shall forthwith be physically amended to make such insertion or correction.
10. In accordance with Government Code, Section 8546.7, records of both the City and the Contractor shall be subject to examination and audit for a period of three (3) years after final payment.
11. Contractor shall comply with all applicable local, state, and federal laws, regulations, and ordinances when performing the work required by this contract

IN WITNESS WHEREOF, the parties hereto have caused this Contract to be executed in three counterparts, each of which shall be deemed an original the day and year first above written.

**Public Works Yard Sinkhole and Storm Drain Repair
(Contract No. 2023-09)**

CONTRACTOR:

By: _____

Title: _____

Date: _____

By: _____

Title: _____

Date: _____

Federal ID Number: _____

CITY:

By: _____

Title: City Manager, City of Lemon Grove

Date: _____

ATTEST:

By: _____

Title: Interim City Clerk, City of Lemon Grove

(Notaries acknowledgement of execution by all PRINCIPALS OF CONTRACTOR shall be attached.)

**Public Works Yard Sinkhole and Storm Drain Repair
(Contract No. 2023-09)**

CORPORATE CERTIFICATE

I, _____ certify that I am the Secretary of the Corporation named as Contractor in the foregoing Contract; that _____, who signed said contract on behalf of the Contractor, was then _____ of said Corporation; that said contract was duly signed for and in behalf of said Corporation by authority of its governing body and is within the scope of its corporate powers.

I, _____ certify that I am the Secretary of the Corporation named as Contractor in the foregoing Contract; that _____, who signed said contract on behalf of the Contractor, was then _____ of said Corporation; that said contract was duly signed for and in behalf of said Corporation by authority of its governing body and is within the scope of its corporate powers.

Corporate Seal: _____

**Public Works Yard Sinkhole and Storm Drain Repair
(Contract No. 2023-09)**

PARTNERSHIP CERTIFICATE

STATE OF _____)
) ss
COUNTY OF _____)

On this _____ day of _____, 22_____, before me, the undersigned, a Notary Public in and for said County and State, personally appeared:

_____ (Notary Seal)

Known to me to be _____ of the partners of the partnership that executed the within instrument, and acknowledged to me that such partnership executed the same.

Signature: _____

Name (Type or Print): _____
(Notary Public in and for said County and State)

My Commission expires: _____



CITY OF LEMON GROVE

CITY COUNCIL STAFF REPORT

Item No. 1.G

Meeting Date: April 4, 2023

Submitted to: Honorable Mayor and Members of the City Council

Department: City Manager's Office

Staff Contact: Bent Koch, Fire Chief

bkoch@heartlandfire.org

Item Title: Acceptance of FY 2021 Assistance to Firefighters Grant (AFG) Funds

Recommended Action:

Adopt a resolution (Attachment A) accepting the FY 2021 Assistance to Firefighters Grant (AFG) funds, appropriating those funds, and authorizing the City Manager or designee to execute the grant documents (Attachment B) required to receive and use said funds in accordance with AFG requirements.

Summary:

The City of Lemon Grove has been approved to receive a FY 2021 AFG award in the amount of \$30,000 to purchase four self-contained breathing apparatus (SCBAs). The grant consists of \$27,272.72 in federal funding and a required 10% cost share of \$2,727.28.

Discussion:

The Assistance to Firefighters Grant (AFG) program is managed by the Federal Emergency Management Agency. The primary goal of AFG is to meet the firefighting and emergency response needs of fire departments and nonaffiliated emergency medical service organizations. Since 2001, AFG has helped firefighters and other first responders obtain critically needed equipment, protective gear, emergency vehicles, training, and other resources needed to protect the public and emergency personnel from fire and related hazards. These grants are competitive, and only a small number of requests are approved for funding each year.

In late December of 2021, fire staff applied to the 2021 AFG program requesting SCBAs and accessories. An award package for SCBAs was sent via email on March 24, 2023. The award must be accepted in the FEMA Go online award platform within 30 days of the award notification. The performance period of the grant award is March 27, 2023 to March 26, 2025.

Environmental Review:

- Not subject to review Negative Declaration
 Categorical Exemption, Section | Mitigated Negative Declaration

Fiscal Impact:

The City of Lemon Grove has a 10% cost share of \$2,727.28 for this grant. Appropriated funds will be budgeted as follows: \$27,272.72 to grant fund/account, and \$2,727.28 to the Fire’s operational budget.

Public Notification:

None.

Staff Recommendation:

Adopt a resolution (Attachment A) accepting the FY 2021 Assistance to Firefighters Grant (AFG) funds, appropriating those funds, and authorizing the City Manager or designee to execute the grant documents (Attachment B) required to receive and use said funds in accordance with AFG requirements.

Attachments:

Attachment A – Resolution

Attachment B – FY 2021 AFG (EMW-2021-FG-03583) Award Package

RESOLUTION NO. 2023-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMON GROVE,
CALIFORNIA, ACCEPTING FISCAL YEAR 2021 ASSISTANCE TO
FIREFIGHTERS GRANT PROGRAM AWARD**

WHEREAS, the Assistance to Firefighters Grant program provides funding to fire agencies across the country via a competitive grant program;

WHEREAS, the City of Lemon Grove has been offered award EMW-2021-FG-03583 from the Assistance to Firefighters Grant program;

WHEREAS, the award provides an approved budget of \$30,000 to purchase four self-contained breathing apparatus;

WHEREAS, the federal funding is \$27,272.72;

WHEREAS, Lemon Grove's required 10% cost share is \$2,727.28;

WHEREAS, the funding will be used to purchase the equipment for the Fire Department.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lemon Grove, California, hereby

1. Accepts the Fiscal Year 2021 Assistance to Firefighters Grant funds.
2. Authorizes the City Manager or designee to execute required agreements and/or grant documents necessary for the receipt and use of said funds.
3. Appropriate the awarded funds as follows: \$27,272.72 to grant account, and \$2,727.28 to the Fire dept. budget.

PASSED AND ADOPTED on _____, 2023, the City Council of the City of Lemon Grove, California, adopted Resolution No. _____, passed by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Racquel Vasquez, Mayor

Attest:

Deborah Harrington, City Clerk

Approved as to Form:

Kristen Steinke, City Attorney

Award Letter

U.S. Department of Homeland Security
Washington, D.C. 20472

Effective date: 03/20/2023



Heather Sheppard
CITY OF LEMON GROVE
3232 MAIN STREET
LEMON GROVE, CA 91945

EMW-2021-FG-03583

Dear Heather Sheppard,

Congratulations on behalf of the Department of Homeland Security. Your application submitted for the Fiscal Year (FY) 2021 Assistance to Firefighters Grant (AFG) Grant funding opportunity has been approved in the amount of \$27,272.72 in Federal funding. As a condition of this grant, you are required to contribute non-Federal funds equal to or greater than 10.0% of the Federal funds awarded, or \$2,727.28 for a total approved budget of \$30,000.00. Please see the FY 2021 AFG Notice of Funding Opportunity for information on how to meet this cost share requirement.

Before you request and receive any of the Federal funds awarded to you, you must establish acceptance of the award through the FEMA Grants Outcomes (FEMA GO) system. By accepting this award, you acknowledge that the terms of the following documents are incorporated into the terms of your award:

- Summary Award Memo - included in this document
- Agreement Articles - included in this document
- Obligating Document - included in this document
- 2021 AFG Notice of Funding Opportunity (NOFO) - incorporated by reference

Please make sure you read, understand, and maintain a copy of these documents in your official file for this award.

Sincerely,

A handwritten signature in blue ink that reads "P. Williams".

PAMELA WILLIAMS
Assistant Administrator, Grant Programs

Summary Award Memo

Program: Fiscal Year 2021 Assistance to Firefighters Grant

Recipient: CITY OF LEMON GROVE

UEI-EFT: FE3TQY2ND4G9

DUNS number: 095899696

Award number: EMW-2021-FG-03583

Summary description of award

The purpose of the Assistance to Firefighters Grant program is to protect the health and safety of the public and firefighting personnel against fire and fire-related hazards. After careful consideration, FEMA has determined that the recipient's project or projects submitted as part of the recipient's application and detailed in the project narrative as well as the request details section of the application - including budget information - was consistent with the Assistance to Firefighters Grant Program's purpose and was worthy of award.

Except as otherwise approved as noted in this award, the information you provided in your application for Fiscal Year (FY) 2021 Assistance to Firefighters Grants funding is incorporated into the terms and conditions of this award. This includes any documents submitted as part of the application.

Amount awarded table

The amount of the award is detailed in the attached Obligating Document for Award.

The following are the budgeted estimates for object classes for this award (including Federal share plus your cost share, if applicable):

Object Class	Total
Personnel	\$0.00
Fringe benefits	\$0.00
Travel	\$0.00
Equipment	\$30,000.00
Supplies	\$0.00
Contractual	\$0.00
Construction	\$0.00
Other	\$0.00
Indirect charges	\$0.00
Federal	\$27,272.72
Non-federal	\$2,727.28
Total	\$30,000.00
Program Income	\$0.00

Approved scope of work

After review of your application, FEMA has approved the below scope of work. Justifications are provided for any differences between the scope of work in the original application and the approved scope of work under this award. You must submit scope or budget revision requests for FEMA's prior approval, via an amendment request, as appropriate per 2 C.F.R. § 200.308 and the FY2021 AFG NOFO.

Approved request details:

Personal Protective Equipment (PPE)

SCBA: SCBA Unit includes: Harness/Backpack, Face Piece and 2 cylinders

DESCRIPTION

Price includes Air Pak, harness, cylinders (2 per), lumbar/pouch bag set, lanyard, talon hook, carabiner.

	QUANTITY	UNIT PRICE	TOTAL	BUDGET CLASS
Cost 1	4	\$7,500.00	\$30,000.00	Equipment

CHANGE FROM APPLICATION

Unit price from \$12,332.50 to \$7,500.00

JUSTIFICATION

This reduction is because the cost requested for SCBA exceeds the average price range calculated from market research and prior awards for the same item.

Agreement Articles

Program: Fiscal Year 2021 Assistance to Firefighters Grant

Recipient: CITY OF LEMON GROVE

UEI-EFT: FE3TQY2ND4G9

DUNS number: 095899696

Award number: EMW-2021-FG-03583

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Article 1**Assurances, Administrative Requirements, Cost Principles, Representations and Certifications**

I. DHS financial assistance recipients must complete either the Office of Management and Budget (OMB) Standard Form 424B Assurances – Non-Construction Programs, or OMB Standard Form 424D Assurances – Construction Programs, as applicable. Certain assurances in these documents may not be applicable to your program, and the DHS financial assistance office (DHS FAO) may require applicants to certify additional assurances. Applicants are required to fill out the assurances as instructed by the awarding agency. II. DHS financial assistance recipients are required to follow the applicable provisions of the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards located at Title 2, Code of Federal Regulations (C.F.R.) Part 200 and adopted by DHS at 2 C.F.R. Part 3002. III. By accepting this agreement, recipients, and their executives, as defined in 2 C.F.R. § 170.315, certify that their policies are in accordance with OMB's guidance located at 2 C.F.R. Part 200, all applicable federal laws, and relevant Executive guidance.

Article 2**General Acknowledgements and Assurances**

All recipients, subrecipients, successors, transferees, and assignees must acknowledge and agree to comply with applicable provisions governing DHS access to records, accounts, documents, information, facilities, and staff. I. Recipients must cooperate with any DHS compliance reviews or compliance investigations conducted by DHS. II. Recipients must give DHS access to examine and copy records, accounts, and other documents and sources of information related to the federal financial assistance award and permit access to facilities or personnel. III. Recipients must submit timely, complete, and accurate reports to the appropriate DHS officials and maintain appropriate backup documentation to support the reports. IV. Recipients must comply with all other special reporting, data collection, and evaluation requirements, as prescribed by law, or detailed in program guidance. V. Recipients (as defined in 2 C.F.R. Part 200 and including recipients acting as pass-through entities) of federal financial assistance from DHS or one of its awarding component agencies must complete the DHS Civil Rights Evaluation Tool within thirty (30) days of receipt of the Notice of Award for the first award under which this term applies. Recipients of multiple awards of DHS financial assistance should only submit one completed tool for their organization, not per award. After the initial submission, recipients are required to complete the tool once every two (2) years if they have an active award, not every time an award is made. Recipients should submit the completed tool, including supporting materials, to CivilRightsEvaluation@hq.dhs.gov. This tool clarifies the civil rights obligations and related reporting requirements contained in the DHS Standard Terms and Conditions. Subrecipients are not required to complete and submit this tool to DHS. The evaluation tool can be found at <https://www.dhs.gov/publication/dhs-civil-rights-evaluation-tool>. DHS Civil Rights Evaluation Tool | Homeland Security. The DHS Office for Civil Rights and Civil Liberties will consider, in its discretion, granting an extension if the recipient identifies steps and a timeline for completing the tool. Recipients should request extensions by emailing the request to CivilRightsEvaluation@hq.dhs.gov prior to expiration of the 30-day deadline.

Article 3**Acknowledgement of Federal Funding from DHS**

Recipients must acknowledge their use of federal funding when issuing statements, press releases, requests for proposal, bid invitations, and other documents describing projects or programs funded in whole or in part with federal funds.

Article 4**Activities Conducted Abroad**

Recipients must ensure that project activities performed outside the United States are coordinated as necessary with appropriate government authorities and that appropriate licenses, permits, or approvals are obtained.

Article 5	Age Discrimination Act of 1975 Recipients must comply with the requirements of the Age Discrimination Act of 1975, Public Law 94-135 (1975) (codified as amended at Title 42, U.S. Code, § 6101 et seq.), which prohibits discrimination on the basis of age in any program or activity receiving federal financial assistance.
Article 6	Americans with Disabilities Act of 1990 Recipients must comply with the requirements of Titles I, II, and III of the Americans with Disabilities Act, Pub. L. 101-336 (1990) (codified as amended at 42 U.S.C. §§ 12101- 12213), which prohibits recipients from discriminating on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities.
Article 7	Best Practices for Collection and Use of Personally Identifiable Information Recipients who collect personally identifiable information (PII) are required to have a publicly available privacy policy that describes standards on the usage and maintenance of the PII they collect. DHS defines PII as any information that permits the identity of an individual to be directly or indirectly inferred, including any information that is linked or linkable to that individual. Recipients may also find the DHS Privacy Impact Assessments: Privacy Guidance and Privacy Template as useful resources respectively.
Article 8	Civil Rights Act of 1964 – Title VI Recipients must comply with the requirements of Title VI of the Civil Rights Act of 1964 (codified as amended at 42 U.S.C. § 2000d et seq.), which provides that no person in the United States will, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance. DHS implementing regulations for the Act are found at 6 C.F.R. Part 21 and 44 C.F.R. Part 7.
Article 9	Civil Rights Act of 1968 Recipients must comply with Title VIII of the Civil Rights Act of 1968, Pub. L. 90-284, as amended through Pub. L. 113-4, which prohibits recipients from discriminating in the sale, rental, financing, and advertising of dwellings, or in the provision of services in connection therewith, on the basis of race, color, national origin, religion, disability, familial status, and sex (see 42 U.S.C. § 3601 et seq.), as implemented by the U.S. Department of Housing and Urban Development at 24 C.F.R. Part 100. The prohibition on disability discrimination includes the requirement that new multifamily housing with four or more dwelling units—i.e., the public and common use areas and individual apartment units (all units in buildings with elevators and ground-floor units in buildings without elevators)—be designed and constructed with certain accessible features. (See 24 C.F.R. Part 100, Subpart D.)

Article 10 Copyright

Recipients must affix the applicable copyright notices of 17 U.S.C. §§ 401 or 402 and an acknowledgement of U.S. Government sponsorship (including the award number) to any work first produced under federal financial assistance awards.

Article 11 Debarment and Suspension

Recipients are subject to the non-procurement debarment and suspension regulations implementing Executive Orders (E.O.) 12549 and 12689, which are at 2 C.F.R. Part 180 as adopted by DHS at 2 C.F.R. Part 3002. These regulations restrict federal financial assistance awards, subawards, and contracts with certain parties that are debarred, suspended, or otherwise excluded from or ineligible for participation in federal assistance programs or activities.

Article 12 Drug-Free Workplace Regulations

Recipients must comply with drug-free workplace requirements in Subpart B (or Subpart C, if the recipient is an individual) of 2 C.F.R. Part 3001, which adopts the Government-wide implementation (2 C.F.R. Part 182) of Sec. 5152-5158 of the Drug-Free Workplace Act of 1988 (41 U.S.C. §§ 8101-8106).

Article 13 Duplication of Benefits

Any cost allocable to a particular federal financial assistance award provided for in 2 C.F.R. Part 200, Subpart E may not be charged to other federal financial assistance awards to overcome fund deficiencies; to avoid restrictions imposed by federal statutes, regulations, or federal financial assistance award terms and conditions; or for other reasons. However, these prohibitions would not preclude recipients from shifting costs that are allowable under two or more awards in accordance with existing federal statutes, regulations, or the federal financial assistance award terms and conditions may not be charged to other federal financial assistance awards to overcome fund deficiencies; to avoid restrictions imposed by federal statutes, regulations, or federal financial assistance award terms and conditions; or for other reasons.

Article 14 Education Amendments of 1972 (Equal Opportunity in Education Act) – Title IX

Recipients must comply with the requirements of Title IX of the Education Amendments of 1972, Pub. L. 92-318 (1972) (codified as amended at 20 U.S.C. § 1681 et seq.), which provide that no person in the United States will, on the basis of sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any educational program or activity receiving federal financial assistance. DHS implementing regulations are codified at 6 C.F.R. Part 17 and 44 C.F.R. Part 19.

Article 15	E.O. 14074 – Advancing Effective, Accountable Policing and Criminal Justice Practices to Enhance Public Trust and Public Safety Recipient State, Tribal, local, or territorial law enforcement agencies must comply with the requirements of section 12(c) of E.O. 14074. Recipient State, Tribal, local, or territorial law enforcement agencies are also encouraged to adopt and enforce policies consistent with E.O. 14074 to support safe and effective policing.
Article 16	Energy Policy and Conservation Act Recipients must comply with the requirements of the Energy Policy and Conservation Act, Pub. L. 94- 163 (1975) (codified as amended at 42 U.S.C. § 6201 et seq.), which contain policies relating to energy efficiency that are defined in the state energy conservation plan issued in compliance with this Act.
Article 17	False Claims Act and Program Fraud Civil Remedies Recipients must comply with the requirements of the False Claims Act, 31 U.S.C. §§3729- 3733, which prohibit the submission of false or fraudulent claims for payment to the Federal Government. (See 31 U.S.C. §§ 3801- 3812, which details the administrative remedies for false claims and statements made.)
Article 18	Federal Debt Status All recipients are required to be non-delinquent in their repayment of any federal debt. Examples of relevant debt include delinquent payroll and other taxes, audit disallowances, and benefit overpayments. (See OMB Circular A-129.)
Article 19	Federal Leadership on Reducing Text Messaging while Driving Recipients are encouraged to adopt and enforce policies that ban text messaging while driving as described in E.O. 13513, including conducting initiatives described in Section 3(a) of the Order when on official government business or when performing any work for or on behalf of the Federal Government.
Article 20	Fly America Act of 1974 Recipients must comply with Preference for U.S. Flag Air Carriers (air carriers holding certificates under 49 U.S.C.) for international air transportation of people and property to the extent that such service is available, in accordance with the International Air Transportation Fair Competitive Practices Act of 1974, 49 U.S.C. § 40118, and the interpretative guidelines issued by the Comptroller General of the United States in the March 31, 1981, amendment to Comptroller General Decision B-138942.

Article 21 **Hotel and Motel Fire Safety Act of 1990**
Recipients must ensure that all conference, meeting, convention, or training space funded in whole or in part with federal funds complies with the fire prevention and control guidelines of Section 6 of the Hotel and Motel Fire Safety Act of 1990, 15 U.S.C. § 2225a

Article 22 **John S. McCain National Defense Authorization Act of Fiscal Year 2019**
Recipients, subrecipients, and their contractors and subcontractors are subject to the prohibitions described in section 889 of the John S. McCain National Defense Authorization Act for Fiscal Year 2019, Pub. L. No. 115-232 (2018) and 2 C.F.R. §§ 200.216, 200.327, 200.471, and Appendix II to 2 C.F.R. Part 200. Beginning August 13, 2020, the statute – as it applies to DHS recipients, subrecipients, and their contractors and subcontractors – prohibits obligating or expending federal award funds on certain telecommunications and video surveillance products and contracting with certain entities for national security reasons

Article 23 **Limited English Proficiency (Civil Rights Act of 1964, Title VI)**
Recipients must comply with Title VI of the Civil Rights Act of 1964, (42 U.S.C. § 2000d et seq.) prohibition against discrimination on the basis of national origin, which requires that recipients of federal financial assistance take reasonable steps to provide meaningful access to persons with limited English proficiency (LEP) to their programs and services. For additional assistance and information regarding language access obligations, please refer to the DHS Recipient Guidance: <https://www.dhs.gov/guidance-published-help-department-supported-organizations-provide-meaningful-access-people-limited> and additional resources on <http://www.lep.gov>.

Article 24 **Lobbying Prohibitions**
Recipients must comply with 31 U.S.C. § 1352, which provides that none of the funds provided under a federal financial assistance award may be expended by the recipient to pay any person to influence, or attempt to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with any federal action related to a federal award or contract, including any extension, continuation, renewal, amendment, or modification.

Article 25**National Environmental Policy Act**

Recipients must comply with the requirements of the National Environmental Policy Act of 1969, (NEPA) Pub. L. 91-190 (1970) (codified as amended at 42 U.S.C. § 4321 et seq. and the Council on Environmental Quality (CEQ) Regulations for Implementing the Procedural Provisions of NEPA, which require recipients to use all practicable means within their authority, and consistent with other essential considerations of national policy, to create and maintain conditions under which people and nature can exist in productive harmony and fulfill the social, economic, and other needs of present and future generations of Americans

Article 26**Nondiscrimination in Matters Pertaining to Faith-Based Organizations**

It is DHS policy to ensure the equal treatment of faith-based organizations in social service programs administered or supported by DHS or its component agencies, enabling those organizations to participate in providing important social services to beneficiaries. Recipients must comply with the equal treatment policies and requirements contained in 6 C.F.R. Part 19 and other applicable statutes, regulations, and guidance governing the participations of faith-based organizations in individual DHS programs.

Article 27**Non-Supplanting Requirement**

Recipients receiving federal financial assistance awards made under programs that prohibit supplanting by law must ensure that federal funds do not replace (supplant) funds that have been budgeted for the same purpose through non-federal sources.

Article 28**Notice of Funding Opportunity Requirements**

All the instructions, guidance, limitations, and other conditions set forth in the Notice of Funding Opportunity (NOFO) for this program are incorporated here by reference in the award terms and conditions. All recipients must comply with any such requirements set forth in the program NOFO.

Article 29**Patents and Intellectual Property Rights**

Recipients are subject to the Bayh-Dole Act, 35 U.S.C. § 200 et seq, unless otherwise provided by law. Recipients are subject to the specific requirements governing the development, reporting, and disposition of rights to inventions and patents resulting from federal financial assistance awards located at 37 C.F.R. Part 401 and the standard patent rights clause located at 37 C.F.R. § 401.14.

Article 30**Procurement of Recovered Materials**

States, political subdivisions of states, and their contractors must comply with Section 6002 of the Solid Waste Disposal Act, Pub. L. 89-272 (1965), (codified as amended by the Resource Conservation and Recovery Act, 42 U.S.C. § 6962.) The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 C.F.R. Part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition.

Article 31**Rehabilitation Act of 1973**

Recipients must comply with the requirements of Section 504 of the Rehabilitation Act of 1973, Pub. L. 93-112 (1973), (codified as amended at 29 U.S.C. § 794,) which provides that no otherwise qualified handicapped individuals in the United States will, solely by reason of the handicap, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance.

Article 32**Reporting of Matters Related to Recipient Integrity and Performance**

General Reporting Requirements: If the total value of any currently active grants, cooperative agreements, and procurement contracts from all federal awarding agencies exceeds \$10,000,000 for any period of time during the period of performance of this federal award, then the recipients must comply with the requirements set forth in the government-wide Award Term and Condition for Recipient Integrity and Performance Matters located at 2 C.F.R. Part 200, Appendix XII, the full text of which is incorporated here by reference in the award terms and conditions.

Article 33**Reporting Subawards and Executive Compensation**

Reporting of first tier subawards. Recipients are required to comply with the requirements set forth in the government-wide award term on Reporting Subawards and Executive Compensation located at 2 C.F.R. Part 170, Appendix A, the full text of which is incorporated here by reference in the award terms and conditions.

Article 34**Required Use of American Iron, Steel, Manufactured Products, and Construction Materials**

Recipients must comply with the “Build America, Buy America” provisions of the Infrastructure Investment and Jobs Act and E.O. 14005. Recipients of an award of Federal financial assistance from a program for infrastructure are hereby notified that none of the funds provided under this award may be used for a project for infrastructure unless: (1) all iron and steel used in the project are produced in the United States--this means all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States; (2) all manufactured products used in the project are produced in the United States—this means the manufactured product was

manufactured in the United States; and the cost of the components of the manufactured product that are mined, produced, or manufactured in the United States is greater than 55 percent of the total cost of all components of the manufactured product, unless another standard for determining the minimum amount of domestic content of the manufactured product has been established under applicable law or regulation; and (3) all construction materials are manufactured in the United States—this means that all manufacturing processes for the construction material occurred in the United States. The Buy America preference only applies to articles, materials, and supplies that are consumed in, incorporated into, or affixed to an infrastructure project. As such, it does not apply to tools, equipment, and supplies, such as temporary scaffolding, brought to the construction site and removed at or before the completion of the infrastructure project. Nor does a Buy America preference apply to equipment and furnishings, such as movable chairs, desks, and portable computer equipment, that are used at or within the finished infrastructure project but are not an integral part of the structure or permanently affixed to the infrastructure project. Waivers When necessary, recipients may apply for, and the agency may grant, a waiver from these requirements. Information on the process for requesting a waiver from these requirements is on the website below. (a) When the federal agency has made a determination that one of the following exceptions applies, the awarding official may waive the application of the domestic content procurement preference in any case in which the agency determines that: (1) applying the domestic content procurement preference would be inconsistent with the public interest; (2) the types of iron, steel, manufactured products, or construction materials are not produced in the United States in sufficient and reasonably available quantities or of a satisfactory quality; or (3) the inclusion of iron, steel, manufactured products, or construction materials produced in the United States will increase the cost of the overall project by more than 25 percent. A request to waive the application of the domestic content procurement preference must be in writing. The agency will provide instructions on the format, contents, and supporting materials required for any waiver request. Waiver requests are subject to public comment periods of no less than 15 days and must be reviewed by the Made in America Office. There may be instances where an award qualifies, in whole or in part, for an existing waiver described at “Buy America” Preference in FEMA Financial Assistance Programs for Infrastructure | FEMA.gov. The awarding Component may provide specific instructions to Recipients of awards from infrastructure programs that are subject to the “Build America, Buy America” provisions. Recipients should refer to the Notice of Funding Opportunity for further information on the Buy America preference and waiver process.

Article 35

SAFECOM

Recipients receiving federal financial assistance awards made under programs that provide emergency communication equipment and its related activities must comply with the SAFECOM Guidance for Emergency Communication Grants, including provisions on technical standards that ensure and enhance interoperable communications.

Article 36	Terrorist Financing Recipients must comply with E.O. 13224 and U.S. laws that prohibit transactions with, and the provisions of resources and support to, individuals and organizations associated with terrorism. Recipients are legally responsible to ensure compliance with the Order and laws.
Article 37	Trafficking Victims Protection Act of 2000 (TVPA) Trafficking in Persons. Recipients must comply with the requirements of the government-wide financial assistance award term which implements Section 106 (g) of the Trafficking Victims Protection Act of 2000 (TVPA), codified as amended at 22 U.S.C. § 7104. The award term is located at 2 C.F.R. § 175.15, the full text of which is incorporated here by reference.
Article 38	Universal Identifier and System of Award Management Requirements for System for Award Management and Unique Entity Identifier Recipients are required to comply with the requirements set forth in the government-wide financial assistance award term regarding the System for Award Management and Universal Identifier Requirements located at 2 C.F.R. Part 25, Appendix A, the full text of which is incorporated here by reference.
Article 39	USA PATRIOT Act of 2001 Recipients must comply with requirements of Section 817 of the Uniting and Strengthening America by Providing Appropriate Tools Required to Intercept and Obstruct Terrorism Act of 2001 (USA PATRIOT Act), which amends 18 U.S.C. §§ 175–175c.
Article 40	Use of DHS Seal, Logo and Flags Recipients must obtain permission from their DHS FAO prior to using the DHS seal(s), logos, crests or reproductions of flags or likenesses of DHS agency officials, including use of the United States Coast Guard seal, logo, crests or reproductions of flags or likenesses of Coast Guard officials.
Article 41	Whistleblower Protection Act Recipients must comply with the statutory requirements for whistleblower protections (if applicable) at 10 U.S.C § 2409, 41 U.S.C. § 4712, and 10 U.S.C. § 2324, 41 U.S.C. §§ 4304 and 4310.

Article 42**Environmental Planning and Historic Preservation (EHP) Review**

DHS/FEMA funded activities that may require an Environmental Planning and Historic Preservation (EHP) review are subject to the FEMA EHP review process. This review does not address all federal, state, and local requirements. Acceptance of federal funding requires the recipient to comply with all federal, state and local laws. DHS/FEMA is required to consider the potential impacts to natural and cultural resources of all projects funded by DHS/FEMA grant funds, through its EHP review process, as mandated by: the National Environmental Policy Act; National Historic Preservation Act of 1966, as amended; National Flood Insurance Program regulations; and any other applicable laws and executive orders. To access the FEMA EHP screening form and instructions, go to the DHS/FEMA website. In order to initiate EHP review of your project(s), you must complete all relevant sections of this form and submit it to the Grant Programs Directorate (GPD) along with all other pertinent project information. The EHP review process must be completed before funds are released to carry out the proposed project; otherwise, DHS/FEMA may not be able to fund the project due to noncompliance with EHP laws, executive orders, regulations, and policies. If ground disturbing activities occur during construction, applicant will monitor ground disturbance, and if any potential archeological resources are discovered the applicant will immediately cease work in that area and notify the pass-through entity, if applicable, and DHS/FEMA.

Article 43**Applicability of DHS Standard Terms and Conditions to Tribes**

The DHS Standard Terms and Conditions are a restatement of general requirements imposed upon recipients and flow down to subrecipients as a matter of law, regulation, or executive order. If the requirement does not apply to Indian tribes or there is a federal law or regulation exempting its application to Indian tribes, then the acceptance by Tribes of, or acquiescence to, DHS Standard Terms and Conditions does not change or alter its inapplicability to an Indian tribe. The execution of grant documents is not intended to change, alter, amend, or impose additional liability or responsibility upon the Tribe where it does not already exist.

Article 44**Acceptance of Post Award Changes**

In the event FEMA determines that changes are necessary to the award document after an award has been made, including changes to period of performance or terms and conditions, recipients will be notified of the changes in writing. Once notification has been made, any subsequent request for funds will indicate recipient acceptance of the changes to the award. Please call the FEMA/GMD Call Center at (866) 927-5646 or via e-mail to ASK-GMD@fema.dhs.gov if you have any questions.

Article 45**Disposition of Equipment Acquired Under the Federal Award**

For purposes of original or replacement equipment acquired under this award by a non-state recipient or non-state subrecipients, when that equipment is no longer needed for the original project or program or for other activities currently or previously supported by a federal awarding agency, you must request instructions from FEMA to make proper disposition of the equipment pursuant to 2 C.F.R. section 200.313. State recipients and state subrecipients must follow the disposition requirements in accordance with state laws and procedures.

Article 46**Prior Approval for Modification of Approved Budget**

Before making any change to the FEMA approved budget for this award, you must request prior written approval from FEMA where required by 2 C.F.R. section 200.308. For purposes of non-construction projects, FEMA is utilizing its discretion to impose an additional restriction under 2 C.F.R. section 200.308(f) regarding the transfer of funds among direct cost categories, programs, functions, or activities. Therefore, for awards with an approved budget where the federal share is greater than the simplified acquisition threshold (currently \$250,000), you may not transfer funds among direct cost categories, programs, functions, or activities without prior written approval from FEMA where the cumulative amount of such transfers exceeds or is expected to exceed ten percent (10%) of the total budget FEMA last approved. For purposes of awards that support both construction and non-construction work, FEMA is utilizing its discretion under 2 C.F.R. section 200.308(h)(5) to require the recipient to obtain prior written approval from FEMA before making any fund or budget transfers between the two types of work. You must report any deviations from your FEMA approved budget in the first Federal Financial Report (SF-425) you submit following any budget deviation, regardless of whether the budget deviation requires prior written approval.

Article 47**Indirect Cost Rate**

2 C.F.R. section 200.211(b)(15) requires the terms of the award to include the indirect cost rate for the federal award. If applicable, the indirect cost rate for this award is stated in the budget documents or other materials approved by FEMA and included in the award file.

Article 48**Award Performance Goals**

FEMA will measure the recipient's performance of the grant by comparing the number of items requested in its application, the numbers acquired (ordered, paid, and received) within the period of performance. In order to measure performance, FEMA may request information throughout the period of performance. In its final performance report submitted at closeout, the recipient is required to report on the recipients compliance with the applicable industry, local, state and national standards described in the NOFO.

Obligating document

1. Agreement No. EMW-2021-FG-03583	2. Amendment No. N/A	3. Recipient No. 953144560	4. Type of Action AWARD	5. Control No. WX00794N2023T		
6. Recipient Name and Address CITY OF LEMON GROVE 3232 MAIN ST LEMON GROVE, CA 91945		7. Issuing FEMA Office and Address Grant Programs Directorate 500 C Street, S.W. Washington DC, 20528-7000 1-866-927-5646		8. Payment Office and Address FEMA, Financial Services Branch 500 C Street, S.W., Room 723 Washington DC, 20742		
9. Name of Recipient Project Officer Heather Sheppard		9a. Phone No. 6196671318	10. Name of FEMA Project Coordinator Assistance to Firefighters Grant Program		10a. Phone No. 1-866-274-0960	
11. Effective Date of This Action 03/20/2023	12. Method of Payment OTHER - FEMA GO	13. Assistance Arrangement COST SHARING		14. Performance Period 03/27/2023 to 03/26/2025 Budget Period 03/27/2023 to 03/26/2025		
15. Description of Action a. (Indicate funding data for awards or financial changes)						
Program Name Abbreviation	Assistance Listings No.	Accounting Data(ACCS Code)	Prior Total Award	Amount Awarded This Action + or (-)	Current Total Award	Cumulative Non-Federal Commitment
AFG	97.044	2023-FD-GB01 - P410-xxxx-4101-D	\$0.00	\$27,272.72	\$27,272.72	\$2,727.28
Totals			\$0.00	\$27,272.72	\$27,272.72	\$2,727.28
b. To describe changes other than funding data or financial changes, attach schedule and check here: N/A						
16. FOR NON-DISASTER PROGRAMS: RECIPIENT IS REQUIRED TO SIGN AND RETURN THREE (3) COPIES OF THIS DOCUMENT TO FEMA (See Block 7 for address) This field is not applicable for digitally signed grant agreements						

17. RECIPIENT SIGNATORY OFFICIAL (Name and Title)	DATE
18. FEMA SIGNATORY OFFICIAL (Name and Title)	DATE
PAMELA WILLIAMS, Assistant Administrator, Grant Programs	03/20/2023



CITY OF LEMON GROVE

CITY COUNCIL STAFF REPORT

Item No. 2

Meeting Date: April 4, 2023

Submitted to: Honorable Mayor and Members of the City Council

Department: Community Development Department

Staff Contact: Spencer Richard, Assistant Planner

srichard@lemongrove.ca.gov

Item Title: 2022 General Plan Annual Progress Report

Recommended Action: Adopt a Resolution accepting the 2022 General Plan Annual Progress Report and direct staff to submit the Report to both the California State Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD).

Summary: State law requires cities and counties to annually review and authorize the submission of a General Plan Annual Progress Report (Report) to the State. The Report includes status of General Plan implementation and progress toward meeting regional housing needs. In preparing the Report, staff distributed sections of the Report to the appropriate city departments for review and input. The 2022 updates are highlighted for ease of review.

Staff recommends that the City Council adopt the resolution accepting the Report and direct staff to submit the Report to both the Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD) as more fully described in the resolution.

Environmental Review:

- Not subject to review Negative Declaration
 Categorical Exemption, Section | Mitigated Negative Declaration

Fiscal Impact: None

Attachments:

Attachment A – Resolution

Attachment B – 2022 General Plan Annual Progress Report

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMON GROVE, CALIFORNIA, ACCEPTING THE 2022 GENERAL PLAN ANNUAL PROGRESS REPORT AND DIRECTING STAFF TO SUBMIT THE REPORT TO THE STATE OF CALIFORNIA IN ACCORDANCE WITH GOVERNMENT CODE SECTION 65400(a)(2)

***WHEREAS**, Government Code 65400(a)(2) mandates that all cities and counties provide an annual report to their legislative bodies, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD) on the status of the General Plan and the progress of its implementation, including the progress on meeting its share of regional housing needs pursuant to Section 65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to Government Code Section 65583(c)(3); and*

***WHEREAS**, the project is not subject to the California Environmental Quality Act (CEQA) because the report does not meet the definition of a “project” per Section 21065 of the CEQA Guidelines; and*

***WHEREAS**, on April 4, 2023, staff presented the 2022 General Plan Annual Progress Report to the City Council for its review and acceptance; and*

***WHEREAS**, the City Council reviewed the 2022 General Plan Annual Progress Report and finds that it accurately reflects the status of the City’s General Plan implementation.*

***NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Lemon Grove, California, hereby accepts the 2022 General Plan Annual Progress Report and directs staff to submit the Report to the State Office of Planning and Research (OPR) and the California Department of Housing and Community Development (HCD).*

PASSED AND ADOPTED on April 4, 2023, the City Council of the City of Lemon Grove, California, adopted Resolution No. _____, passed by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Racquel Vasquez, Mayor

Attest:

Deborah Harrington, Interim City Clerk

Approved as to Form:

Kristen Steinke, City Attorney

City of Lemon Grove 2022 General Plan Annual Progress Report



Source: Courtesy of Lemon Grove Historical Society

March 2023



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EXECUTIVE SUMMARY

The purpose of this General Plan Annual Progress Report (APR) is to inform the City Council and the residents of the City of Lemon Grove (City) regarding the implementation status of the General Plan. California Government Code Section 65400(a) requires that cities and counties “investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the general plan or element of the general plan, so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open-space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan.”

The APR is required to be prepared and submitted to the City Council, Governor's Office of Planning and Research (OPR), and the California Department of Housing and Community Development by April 1st of each year. The APR should address:

- The status of the General Plan and efforts in its implementation;
- The City's efforts in meeting its share of the regional housing needs; and
- Local efforts to remove governmental constraints to the maintenance, improvement, and development of housing.

This report summarizes the planning and implementation activities for the City from January 1st to December 31, 2022. In addition to the aforementioned requirements, the APR includes relevant ongoing and completed planning activities, programs, and permits, including applicable program tracking numbers. Appendix 1 includes a detailed status report of all implementation activities, except completed activities which have been removed from Appendix 1. Appendix 2 is comprised of the State mandated Housing Element Progress Report including permits issued and approved, as well as estimated affordability levels.

COMMUNITY DEVELOPMENT

In accordance with the General Plan, the City has focused efforts on revising regulations and requirements to ensure consistency with State law and streamline the development review process for projects.

- In 2022, the City issued building permits for 60 dwelling units (with 6 projects receiving final occupancy approval) including 31 accessory dwelling units (ADUs), 10 single family residences, and 19 multi-family residences. Additionally, the City received 68 residential development and building permit applications in 2022 (proposing a total of 28 single family residences, 40 ADUs, and 6 TPMs (proposing the subdivision of 2-3 single family lots). (Program Item # 177 & 178)
- On May 17, 2022 the City Council, upon recommendation by the Planning Commission, adopted an Accessory Dwelling Unit (ADU) Ordinance amending



the Lemon Grove Municipal Code to comply with recent State legislation regulating ADU's.

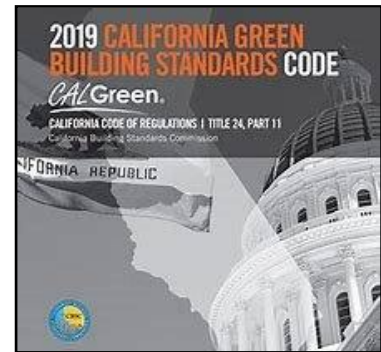
- On May 17, 2022 the City Council, upon recommendation by the Planning Commission, adopted a Density Bonus Ordinance amending the Lemon Grove Municipal Code to comply with recent State legislation regulating housing density bonuses.
- In 2022 the City continued to conduct proactive homeless outreach and housing services under the Community Development Block Grant Coronavirus (CDBG-CV) Program funding that was awarded in 2021.



MOBILITY

The objective of the Mobility Element is a well-designed and maintained roadway system that enhances safety, ensures adequate capacity to meet future travel needs and minimizes negative impacts on surrounding neighborhoods and businesses.

- The City continues to install/replace pedestrian ramps and sidewalks at various locations. Often times those locations are near streets/intersections that are being treated as a part of the annual street rehabilitation project. (Program Item #45)
- The Connect Main Street Promenade plan provides for signage, pedestrian pathways, and community open space promoting transit utilization. The City is actively designing Phases I-III with \$4.9M of grant funds and City staff continues to seek and apply for additional grant funding to design and construct Phases IV-VII.



PUBLIC FACILITIES

Utilities, including water, sewer, power, and communications, and public services, including schools, library, law enforcement, and fire protection, are collectively referred to as public facilities in the General Plan. The vision for future public facilities includes opportunities for personal growth and community life, enriched cultural and urban amenities, and a prosperous business community.

- The City Council approved a five-year lease with the County of San Diego to maintain the local Sheriff substation (Program Item #88)
- Justice Assistance Grant (JAG) awards in 2018, 2019, and 2021 continue to fund the Bicycle Patrol Program (BPP) in the Lemon Grove Substation.



SAFETY

The Safety Element seeks to maintain Lemon Grove's small town feeling by promoting a safe environment where people and property are protected from hazards arising from natural events or urban life.

- The Sheriff's Crime Prevention Division continues to partner with the City to educate youth in safe bicycling habits. (Program Item #120)
- Staff conduct weekly coordination meetings with the Sheriff's Department to discuss high crime areas and coordinate Code Enforcement issues. (Program Item #124)
- The Heartland Fire Department updated its Hazard Mitigation Plan in 2022.

NOISE

Protecting the City's quiet environments is the goal of the Noise Element. The Zoning Ordinance includes standards that are applied to individual projects through the permitting process. As an example, a 66-unit mixed-use residential project (Kelvin Project) on Broadway was approved in February 2021 and the project was required to mitigate noise impacts from State Routes 94 and 125.

CONSERVATION AND RECREATION

The Conservation and Recreation Element sets forth goals for preserving the City's heritage, using natural resources efficiently, providing recreational opportunities, and enhancing open spaces. In 2020, the City was awarded both a SANDAG Smart Growth Incentive Program (SGIP) Grant for the construction of Connect Main Street Phase 1 and 2, and a Green Infrastructure Program Grant from the California Natural Resources Agency for Connect Main Street Phase 3 that commenced in 2022. The Connect Main Street project provides additional walking, biking, and recreational facilities along a Bikeway Master Plan corridor (Program Item #143).



*Community Garden at Treganza
Heritage Park*

HOUSING

The State of California identifies the provision of decent and affordable housing for every Californian as a statewide goal. The Housing Element must meet the requirements of California Government Code Sections 65583 and 65584, which require local governments to adequately plan to meet the existing and projected housing needs of all economic segments. The Housing Element addresses this goal through the provision of identified land, which provides opportunities for developing a variety of housing types; and through policies and programs designed to assist the development of housing for all income levels and those with special needs. The City continues to encourage accessory dwelling units, which are a valuable source of



lower income housing through the dissemination of information and implementation of State Law (Program Item #177). To further encourage housing development consistent with State law, the City Council adopted two ordinances regulating the development of ADUs and Density Bonuses on May 17, 2022.

The City Council adopted the 2021-2029 Housing Element on August 3, 2021. Additional comments and revisions requested by State Housing & Community Development (HCD) on November 10, 2021 and again on July 19, 2022. Planning staff and consultants have been working on revisions to satisfy the State HCD, pending certification of State HCD.

HEALTH AND WELLNESS

The Health and Wellness Element identifies goals implementing the City's vision for good health in the community.

- In 2022, building permits were issued to the City's third Medical Marijuana Dispensary on Harris Street (Program Item #185)
- The City also secured grant funding for Phases 1 through 3 of the Connect Main Street project which will promote active living after completion. (Program Item #189)

Appendix Item 1 - Implementation Activities



March 2022

2022 General Plan Annual Progress Report

Item #	Community Development Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going		Status
								On-going	Completed	
1	Consistent Zoning Ordinance	--	Update the Zoning Ordinance to be consistent with the goals of the General Plan.	4.1-2	General Fund			X	X	The Lemon Grove Municipal Code (LGMC) is updated on an ongoing basis to address changes in the community and state law. On May 17, 2022 the City Council adopted an ADU Ordinance and Density Bonus Ordinance in compliance with State Law.
6	Inviting Gateways	5.2	Establish identifiable gateways and community boulevards evoking a sense of arrival.	--	Developers, General Fund, Smart Growth Incentive Program Grant Funds, SAGE project, TDA, TransNet, Sanitation, RTCIP, IIG, CDA, Street Reserve			X		The City continues to search for opportunities to enhance gateways and grant funds to support the design/construction costs. The City is developing various gateways in conjunction with the development of the STA 1 area. The City continues to design, with Smart Growth Incentive Grant and California Natural Resources Grant to complete Phase 1-3 of the Connect Main Street Project.
9	Beautified Trolley Corridor	5.1, 5.2, 5.4	Beautify the trolley corridor to increase visual qualities and encourage trolley ridership.	--	General Fund, MTS Annual Maintenance funds			X		The City will continue to maintain the Lemon Grove Avenue / Trolley corridor while also searching for and applying for grant funds to support future design and beautification efforts.



11	Massachusetts Station, STA II	1.1, 2.1, 2.2, 2.4, 5.2	Develop a specific plan for STA II (Massachusetts Station).	4.1-6	Developers, General Fund	X				A specific plan may be developed in coordination with a future project in this area. In 2016, the City completed a "Smart Growth" grant planning project to extend the Main Street Promenade project along the trolley corridor called Connect Main Street and completed construction of the first segment between Broadway and City Hall in 2017. The City was awarded a 2018 SANDAG Smart Growth Incentive Program (SGIP) grant for construction of additional Connect Main Street phases.
23	Compatible Home Occupations in Neighborhoods	1.1	Continue to enforce the Home Occupation Ordinance which establishes specific restrictions.	--	General Fund			X		All home occupation businesses require a business license and are reviewed to ensure compliance with the Development Code. Any complaints received are inspected by the Code Enforcement Division. In 2022, the Code Enforcement Division took initial actions to bring unpermitted Home-shares into compliance by formally notifying home-share hosting platforms of City regulations.
25	Broadway Retail Commercial	1.2, 1.4, 4.1, 4.2	Continue to monitor the Broadway retail commercial activity outside of the STAs and support redevelopment.	--	Developers, Business Operators, General Fund		X		X	The City monitors all retail commercial activity within the City. The City used CARES Act funding in 2021 to provide no cost Temporary Use Permits to businesses operating outdoors.
27	Existing Specific Plans	1.3	Encourage further development within the Downtown Village	--	Developers, General Fund		X		X	Citronica I (56 housing units), Citronica II (80 housing units), and Celsius I (84 units) are complete. Kelvin, a 66-unit mixed use project at the former Berry's Athletic



			<i>Specific Plan and Broadway Commercial Project Specific Plan areas.</i>							<i>Supply parcel was permitted in 2021 and currently under construction. The City completed the first phase of the Connect Main Street project in 2017 and secured grants in 2020 to finish construction through Phase 3.</i>
31	<i>Business Growth</i>	4.1, 4.2, 4.3, 4.4, 4.5	<i>Encourage business growth through proactive outreach strategies.</i>	--	<i>General Fund, Developers</i>			×	×	<i>The City continues ongoing communications with the business community and encourages business growth. The Community Development Agency implemented two grant programs to assist retail business owners, but the programs are suspended due to the dissolution of the agency and lack of funds. The City maintains webpages with helpful business resources and City staff regularly meet with prospective business operators to encourage business growth. The City also monitors for regulatory reform opportunities such as the 2017 Brewery Ordinance which provided for by right brewing, winemaking, and distilling with certain City districts. The City used CARES Act funding in 2021 to provide no cost Temporary Use Permits to businesses operating outdoors during the Covid-19 pandemic.</i>
33	<i>Participation in Regional Planning</i>	6.1, 6.2	<i>Represent the community's best interest and play a pro-active role in developing regional planning strategies.</i>	--	<i>General Fund</i>			×		<i>The City regularly participates in regional planning activities. City Council and staff participate on regional boards and committees (e.g., LAFCO, Metro JPA, MTS, SANDAG) and report on pertinent issues as needed. In 2020, the City challenged the allocation of housing units assigned to the</i>



										<i>City by SANDAG through the Regional Housing Needs Assessment (RHNA) methodology. In 2022 a judgement was rendered in favor of the SANDAG RHNA.</i>
35	<i>Housing Element Implementation</i>	2.3, 2.4	<i>Continue attempting to implement the Lemon Grove Housing Element and periodically update the Element to reflect population and development trends as required by State Law.</i>	4.3-1	<i>General Fund</i>		×	×		<i>The City adopted the 2021-2029 Lemon Grove Housing Element, and is working to achieve certification by the State Department of housing and Community Development (HCD). In 2020, the City secured SB 2 grant funds for the planned 2021 Housing Element update.</i> <i>Separately, the City also joined a lawsuit challenging its allocation of needed housing through the RHNA process. In 2022 a judgement was rendered in favor of the SANDAG RHNA.</i>
38	<i>Traffic Impact Assessment</i>	1.6	<i>Establish guidelines for Traffic Impacts Report.</i>	4.2-13	<i>General Fund</i>			×		<i>The City uses both the Institute of Transportation Engineers and the City of San Diego's traffic standards. Traffic Impact Reports are required by the Contract City and Traffic Engineer if needed for discretionary projects.</i>
39	<i>Neighborhood Traffic Control</i>	1.2, 1.3	<i>Monitor local street traffic in neighborhoods adjacent to Skyline Drive, Central Avenue, and San Miguel Avenue.</i>	--	<i>General Fund</i>			×		<i>The residential traffic management program was created to outline the process for local residents to request residential traffic improvements. The program is currently on hold. Traffic improvement request are currently handled on a case by case basis through the Public Works Director and City Engineer.</i>



40	Traffic Signal Coordination and Optimization	1.2	Consider conducting a signal timing optimization and coordination study to improve traffic flows on Broadway and the adjacent cross-street intersections.	4.2-12	Transnet, SB1			×	Individual intersections are analyzed and adjusted as needed (and as funding allows) to increase the efficiency and safety of vehicular, pedestrian, and bicycle travel.
44	Lemon Grove Ave, State Route 94 Intersection	1.2, 1.3	Plan to conduct a detailed traffic operational study for the purpose of identifying traffic signal phasing improvements in conjunction with the trolleys.	--	General Fund, Prop 1b Funds, Transnet			×	The City continues to assess traffic patterns on its regional arterial streets as well as gateway entrances to the City.
48	Bikeway Implementation and Funding	3.1, 3.2	Strongly consider adoption of the Bicycle Facilities Sub-Element as the Bikeway Plan for the City of Lemon Grove.	--	General Fund, Developers			×	No additional updates of the Bikeway Master Plan have occurred since it was adopted in 2016. The Connect Main Street Special Treatment Area provides for dedicated bike lanes and walking/jogging paths that parallel Lemon Grove Avenue from the Lemon Grove Avenue Trolley Depot to the Massachusetts Avenue Trolley Depot. The General Plan Update may consider additional bikeway projects and funding opportunities.
50	Review Parking Standards	5.1, 5.2, 5.4	Conduct a review of current parking standards with a	--	General Fund			×	Parking standards will be further analyzed with updates to the General Plan and/or Specific Plans.



			<i>particular focus on mixed-use and transit.</i>						
52	<i>Evaluation of Parking Alternatives</i>	<i>5.1, 5.4, 5.6</i>	<i>Evaluate alternatives to increasing the supply of parking in areas where parking is proposed for elimination. This effort should be coordinated with the development of street access guidelines.</i>	<i>4.2-7</i>	<i>General Fund</i>			×	<i>Parking supply will be further analyzed with updates to the General Plan and/or Specific Plans.</i>
57	<i>High Accident Locations</i>	<i>1.3, 1.5</i>	<i>Continue to develop and utilize the Accident Data Base to identify high accident locations.</i>	<i>--</i>	<i>TransNet SB1</i>			×	<i>The City, with assessment and input from the Sheriff's Traffic Division, continues to identify high-accident locations and analyze ways to reduce collisions.</i>
58	<i>State Route 94 Access</i>	<i>1.4</i>	<i>Continue to examine methods of improving access to and from SR-94, particularly due to the closure of the Grove Street Ramp.</i>	<i>4.2-8</i>	<i>General Fund</i>			×	<i>With the recently completed Lemon Grove Avenue Realignment Project and Undergrounding Utility Project, the City will continue to search for funding to afford any future improvements to accessibility.</i>
60	<i>Construction Monitoring</i>	<i>1.2,1.6</i>	<i>Plan to monitor the construction of roadway-</i>	<i>4.2-2</i>	<i>General Fund</i>			×	<i>The Engineering Division approves roadway related public improvement plans and the</i>



			<i>related improvements, including sidewalk, parking, and bicycle facility improvements.</i>							<i>construction of required public improvements.</i>
61	<i>Comprehensive Transit Service</i>	2.1	<i>Promote the provision of comprehensive transit services to residents by coordinating with MTS for the continued operation of bus routes and trolley service for the City.</i>	--	<i>General Fund, State and Regional Grants</i>				×	<i>The Connect Main Street Project creates convenient pedestrian paths between the bus stops and the two trolley stops in the City. The City continues to investigate opportunities for improvements.</i>
62	<i>Transit Supportive Development</i>	2.3	<i>Encourage new development to incorporate design features which promote transit utilization, including mixed-use residential/commercial components.</i>	2.3	<i>General Fund</i>				×	<i>The Connect Main Street Promenade plan provides for signage, pedestrian pathways, and community open space promoting transit utilization. The City is actively designing Phases I-III with \$4.9M of grant funds. City staff received additional grant funding to design and construct Phases 4-6. Another development near transit locations include: Kelvin Project (66 multi-family dwelling units).</i>
64	<i>Transportation needs of the Elderly and Disabled</i>	2.4	<i>Continue to promote the provision of special needs transportation for</i>	--	<i>General Fund, TDA, FTA, SANDAG Active Transportation Grant</i>				×	<i>Staff explores all options to promote the special transportation needs for full public access to city facilities and programs.</i>



			<i>the elderly and disabled population in Lemon Grove.</i>							
65	<i>Promotion of Alternative Modes</i>	2.1, 2.2, 3.2	<i>Undertake an aggressive program to encourage Lemon Grove commuters to utilize alternative transportation modes.</i>	--	<i>General Fund</i>				X	<i>Staff monitors several different programs and will advance these programs as appropriate.</i>
67	<i>Bicycle Safety Awareness Program</i>	3.4	<i>Aggressively promote the Bicycle Safety Awareness Program as established in the Bikeway Plan.</i>	--	<i>General Fund, TDA Funds, OTS Funds</i>				X	<i>The Sheriff's Department promotes bicycle awareness through giveaway events and safety education. The City partnered with CirculateSanDiego and the San Diego Bike Coalition on several local biking events, education programs, bicycle tune ups, and programs to educate and inform participants on bike safety, including the annual Bike to Work event in May 2019 (SANDAG grant)</i>
76	<i>Coordinated Power Service</i>	2.1	<i>Coordinate closely with service providers wanting to enter the local power market.</i>	--	<i>Power Providers</i>	X				<i>The City does not anticipate pursuing this goal due to local government constraints.</i>
79	<i>State-of-the-Art Telecommunication Services</i>	3.1	<i>Urge telecommunication service providers to install advanced communication</i>	--	<i>Telecommunication Providers, Developers, General Fund</i>				X	<i>The City has processed and approved numerous telecommunication projects and continues to review all new projects in accordance with City policy as well as Federal Communications Commission regulations.</i>



			<i>facilities in Lemon Grove.</i>							
87	<i>Sufficient Law Enforcement Service</i>	5.3	<i>When the City renews the service contract with the Sheriff's Department, consider whether the contracted staffing levels reflect local service standard demographics and crime trends.</i>	4.4-5	<i>General Fund</i>				X	<i>Each year during the annual budgeting process, the City examines the level of service necessary to meet the City's needs prior to renewing the Sheriff's contract.</i>
88	<i>Local Sheriff's Office</i>	5.3, 5.4	<i>Work with the Sheriff's Department in future years to maintain the local station.</i>	--	<i>General Funds</i>				X	<i>The City Council approved a five-year lease with the County of San Diego to maintain the local Sheriff substation. The City Manager's Office coordinates with the Sheriff's Department on grant funding opportunities and grant award management. In 2017, the City was awarded the Justice Assistance Grant (JAG) to implement a Bicycle Patrol Program (BPP) in the Lemon Grove Substation. JAG awards in 2018, 2019, and 2021 continue to fund the program.</i>
89	<i>Retired Volunteer Senior Patrol (RVSP)</i>	5.3, 5.4	<i>Continue to support the Retired Volunteer Senior Patrol (RVSP) program and help recruit new members.</i>	--	<i>Sheriff's Department</i>				X	<i>The City continues to support the Senior Volunteer Patrol program. There are over 10 community members actively participating.</i>



94	Safe Schools	6.1, 6.2, 6.4	Coordinate with the local school districts to evaluate student safety.	--	School Districts, Sheriff's Department, General Fund			X		The City and Sheriff's Department communicates with the school district focusing on student and traffic safety and traffic on an on-going basis.
98	Improve Federal Boulevard Drainage	2.1, 2.2	Study the infrastructure required to reduce the area subject to the 100-year flood, and investigate funding options to construct the improvements. Coordinate improvements with the City of San Diego.	4.15-1	Bond Revenue, General Fund, Assessment District		X	X	X	The City continues to rely on its Drainage Master Plan that was updated in 2019. The recommendations include multiple locations citywide that may be improved as capital improvement projects. As funding becomes available the projects are listed as funded rather unfunded and design/constructed in that fiscal year.
103	Safe Buildings	1.1, 1.2	For existing development, strive to enforce current building codes to reduce the potential for structural failure during an earthquake. Require improvements where necessary to bring buildings up to code.	4.10-2	General Fund, Private Property Owners			X		The City's Building Division enforces current building codes. City Council adopted Ordinance 454 on December 17, 2019, thus codifying the 2019 California Building Standards for enforcement in 2020.



120	Positive Youth Activities	5.1, 5.2, 5.4	<p><i>Deter youth from alcohol and other drug use, gang involvement, and vandalism. Encourage and provide recreation, education, and prevention programs through forums like the schools, churches, the Student Safety Patrol, the Juvenile Fire Setters Program, and other civic programs and organizations.</i></p>	4.15-18	<p><i>General Fund, Sheriff's Department, Civic Organizations, Lemon Grove School District, Grossmont Union High School District, County of San Diego</i></p>			x	<p><i>The City co-sponsors and provides four camps and recreational activities for youth within the City. The Sheriff's Crime Prevention Unit continues to partner with the City and its partners to educate the youth in safe bicycling habits, anti-bullying, violence, prevention, and drug awareness.</i></p>
123	Updated Storm Drainage General Plan	2.1	<p><i>Endeavor to update the Storm Drainage General Plan to reassess current drainage inadequacies, identify required improvements and funding sources, and prioritize improvement projects and incorporate them into the Five-Year</i></p>	4.15-3	<p><i>General Fund, Assessment Districts, Community Development Block Grants</i></p>			x	<p><i>The City continues to rely on its Drainage Master Plan that was updated in 2019. The recommendations include multiple locations citywide that may be improved as capital improvement projects. As funding becomes available the projects are listed as funded rather unfunded and design/constructed in that fiscal year.</i></p>



			<i>Capital Improvement Program.</i>						
124	<i>Target High Crime Areas</i>	5.2, 5.3	<i>Each year, when renewing the law enforcement contract with the County Sheriff's Department, endeavor to identify high crime areas in Lemon Grove, probable causes, and a plan to reduce criminal activity.</i>	4.15-21	<i>General Fund, Sheriff's Department</i>			×	<i>Staff meets with the Sheriff's Department on a regular basis to discuss high crime areas, trends and actions necessary to reduce crime in these areas. Extra presence was sent to problem locations to assist in deterring crime.</i>
126	<i>Future Residential Development</i>	2.1, 3.0	<i>Review future residential development for conformance with California Noise Insulation Standards, which requires that interior noise levels for both single-family and multiple-family dwelling units</i>	4.7-2	<i>Developers</i>			×	<i>All new residential development is required to comply with the California Noise Insulation Standards.</i>



			<i>equal 45 decibels or less.</i>							
127	<i>Minimal Noise Impacts from New Development</i>	<i>1.1, 2.1, 4.1</i>	<i>Review proposed development projects for noise impacts to determine if the noise conditions are incompatible with the proposed use.</i>	<i>4.7-3</i>	<i>Developers</i>				<i>×</i>	<i>All new development is reviewed for noise compatibility. Noise studies are required as applicable to ensure compatibility.</i>
138	<i>Historic Preservation Ordinance</i>	<i>1.1, 1.2</i>	<i>Consider adopting a Historic Preservation Ordinance that could incorporate: 1) prohibiting the demolition of a structure or object on the Historic Sites List until the condition of the structure, rehabilitation cost, and reuse potential have been evaluated; and 2) measures to preserve the structure.</i>	<i>4.12-3</i>	<i>General Fund</i>	<i>×</i>				<i>The City has not initiated a Historic Preservation Ordinance, however, the 2019 California Historical Building Code contains alternative building regulations the preservation of historic buildings listed within the General Plan. Protections for sites identified in the Lemon Grove Historical Society's historic sites may be incorporated into future Planning efforts.</i>



143	Increased Bicycle Transportation	8.1, 8.2, 8.5	Subject to funding availability, implement the Bicycle Facilities Sub-Element of the Mobility Element to help improve regional air quality in addition to improving bicycle safety.	4.9-3	ISTEA, the California Bicycle Transportation Act, TransNet, the Transportation Development Act, Traffic Mitigation Fees, Development Street Improvements		x	x	The City is actively implementing the 2006 update of the Bikeway Master Plan. In 2020, the City secured grant funding to allow for the design and construction of phases 1 through three 3 of the Connect Main Street project which will provide additional facilities along a Bikeway Master Plan corridor.
146	Visually Enhanced Open Space	11.2, 11.3	Subject to funding availability, maximize the benefit of open spaces such as the trolley right-of-way and parks through enhanced landscaping and maintenance.	--	SAFE TEALU, General Fund			x	x Landscaping of the Trolley Corridor is completed. In 2016, the City completed the Connect Main Street design project along the trolley corridor. In 2020, the City secured grant funding to allow for the construction design and construction of phases 1 through three 3 of the Connect Main Street project which will provide enhanced landscaping features along the trolley right-of-way.
177	Promote a Balanced Mix of Housing (2 & 7)	2.1-2.6, 7.1-7.2	Encourage a balanced mix of housing. Assist in the development of adequate housing to meet the needs of extremely low, very low, low, and moderate income households.	Program 2-21	General Fund, CDBG, HOME funds, LIHTC, Tax-Exempt Multi-Family Revenue Bonds, Tax Credit for Low Income Rental Housing, HOPWA, Non-profit Developers		x	x	The City continues to encourage accessory dwelling units as valuable source of low-income housing through the dissemination of information and implementation of State Law as amended by legislation like Assembly Bill 68. The City also promotes smart growth housing opportunities adjacent to its trolley stations. In 2020, the City entitled two transit supportive developments, a 17 unit apartment project with a very low income affordable component and a 66 unit mixed use



									<i>building with ground floor retail, within a half mile of the a Lemon Grove Station trolley stop. Programs to be developed pursuant to the Housing Element include "Utilize Density Bonus Provisions", "Preserve Affordable Dwelling Units "At-Risk" of Converting to Market Rates", "Cooperate/Coordinate with Housing Developers, Agencies, and Tenant Groups", "Pursue Affordable Housing Sources", and "Coordinate Section 8 Housing Choice Vouchers and Public Housing".</i>
178	<i>Provision of Housing (3 & 6)</i>	<i>3.1-3.8, 6.1</i>	<i>Encourage the adequate provision of housing in a variety of costs, types, styles, locations, and tenures to meet the existing and future needs of Lemon Grove residents. Provide adequate housing sites.</i>	<i>Program 1-21</i>	<i>General Fund, CDBG, HOME funds, LIHTC, Tax-Exempt Multi-Family Revenue Bonds, Tax Credit for Low Income Rental Housing, HOPWA, Developers</i>			X	<i>In 2022 the City issued residential building permits for 60 dwelling units (with 6 projects receiving final occupancy approval) including 31 accessory dwelling units (ADUs), 10 single family residences, and 19 multi-family residences. The Planning Division actively coordinates with developers to promote housing development. In 2020, the City secured SB 2 grant funds for the preparation of a 2021-2029 Housing Element Update.</i>



181	Address Governmental Constraints (8)	8.1-8.3	Address impediments to the provision of housing.	Program 6- 7, 12, 14- 15	General Fund		x	x	<p>A density bonus ordinance was adopted in 2022 and allows deviations of development standards. The Planned Development Permit process also allows for deviations of development standards. The City's development impact and processing fees for new housing units are amongst the lowest in the County. Processing times for new developments in the City are generally faster than most jurisdictions in the County. City Council Ordinance 386 (adopted 2009) simplified the discretionary permit process. City Council Ordinance 394 (adopted 2010) reduced development standards to promote development consistent with the General Plan goals. City Council Ordinance 438 was adopted in 2016 implementing several Housing Element obligations. In February 2019, City Council adopted Ordinance 451 providing opportunities for development of an emergency shelter without discretionary action in compliance with Government Code Section 65583(a)(4)(A). In 2020, the City was awarded a Senate Bill 2 (SB 2) Planning Grant to implement planning and permit processing improvements to increase housing production.</p>
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182	<p><i>Safe Comfortable Public Spaces (1.1)</i></p>	<p><i>1.1.1, 1.1.2, 1.1.3, 1.1.4, 1.1.5</i></p>	<p><i>Provide safe and comfortable streets and public spaces that foster physical and social connections.</i></p>	<p><i>Program 1-4</i></p>	<p><i>General Fund, Grant Funds</i></p>			<p>×</p>	<p><i>The City was awarded both a SANDAG, TransNet Smart Growth Incentive Program (SGIP) Grant for the construction of Connect Main Street Phase 1 and 2 that began in 2020 and a Green Infrastructure Program Grant from the California Natural Resources Agency for Connect Main Street Phase 3 that is expected to commence in 2023. The City was awarded the Coronavirus Emergency Supplemental Funding (CESF) Program Grant in 2020 to implement a Homeless Outreach Program in partnership with Home Start and the Sheriff's Department, Lemon Grove Substation. In 2021, the City was also awarded Community Development Block Grant Coronavirus (CDBG-CV) Program funds to conduct proactive homeless outreach and to provide housing services.</i></p>
183	<p><i>Bicycle and Pedestrian Connections (1.2)</i></p>	<p><i>1.2.1, 1.2.2, 1.2.3</i></p>	<p><i>Provide bicycle and pedestrian routes throughout the City connecting people with transit, parks, schools, employment, shopping, and residences.</i></p>	<p><i>Program 1-4</i></p>	<p><i>General Fund, Grant Funds</i></p>			<p>×</p>	<p><i>The City has completed 90% design drawings for Connect Main Street Phases I-III. This project will provide bike and pedestrian routes through the City.</i></p>



185	Diverse Flourishing Economy (2.2)	2.2.1, 2.2.2	Provide a diverse flourishing economy that promotes public health.	Program 1-4	General Fund		X	<p><i>The first segment of the Connect Main Street project was constructed on Main Street between Broadway and Pacific Ave. in 2017 and a SANDAG Smart Growth Incentive Program (SGIP) grant for construction of additional Connect Main Street phases was awarded to the City in 2018. The Lemon Grove Avenue freeway realignment was also substantially completed in 2018 and the undergrounding of utilities commenced in 2020 by SDG&E. In 2017, the City Council approved an ordinance to allow for light manufacturing, brewpubs, wine bars and related accessory uses which would streamline the process for breweries and encourage an "alive after 5" atmosphere. As a result, 13 Point Brewery opened its doors in late 2018. Residential development also continued to thrive over the past year. In 2018, construction began on Mallard Court (12 units) and Dain Drive (13 units) developments as well as the completion and occupancy of the Grove Lofts apartment (16 units) and Cascio Court (12 units). In 2020, the City Council approved a commercial mixed-use project on the Broadway Corridor and a housing mixed-use project, bringing needed housing and retail to downtown Lemon Grove. 2020 also saw the opening of the first medical marijuana dispensary in Lemon Grove and a second dispensary opened in 2021.</i></p>
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186	Healthy Affordable Foods (3.1)	3.1.1, 3.1.2, 3.1.3, 3.1.4	Connect neighborhoods to healthy affordable food.	Program 1-4	General Fund, Grant Funds			X	<p>In 2014, an Ordinance allowing for community gardens was adopted resulting in construction of Lemon Grove's first community garden beginning in 2018. The City has completed the construction of the Main Street Promenade project. The Connect Main Street design project is complete and the first phase was constructed in 2017. In 2015, a farmer's market commenced in the Main Street Promenade. In 2016, City Council adopted regulations requiring minimum edible plants for new housing units. In 2020, the City secured grant funding to construct the Connect Main Street project through Phase 3 which will provide facilities which to improve connections between the community and grocery stores.</p>
189	Active Living (4.2)	4.2.1, 4.2.2, 4.2.3, 4.2.4., 4.2.5, 4.2.6	Promote buildings and open spaces that encourage active living	Program 3-4	General Fund, Grant Funds			X	<p>Most residential developments projects within the City are required to provide outdoor space and amenities for residents and the Lemon Grove Municipal Code provides additional incentives for the provision of enhanced open or recreational spaces.</p>

Appendix Item 2 - Housing Element Progress Report

Optional: This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

Optional: Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is reopened.

Optional: This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: <https://apr.hcd.ca.gov/APR/login.do>

Submittal Instructions

Please save your file as Jurisdictionname2022 (no spaces). Example: the city of San Luis Obispo would save their file as SanLuisObispo2022

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

1. Online Annual Progress Reporting System - Please see the link to the online system to the left. This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.*

2. Email - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

478-200-52-00	478-200-52-00	0 MacArthur Drive		TPM-000-0198	SFD	O	5/24/2022							2	2			No	No	No	Pending
480-670-05-00	480-670-05-00	8187 Mt Vernon Street		TPM-000-0199	SFD	O	5/31/2022							2	2			No	No	No	Pending
480-612-32-00	480-612-32-00	2315 El Prado		TPM-000-0201	SFD	O	10/3/2022							2	2			No	No	No	Pending
480-224-02-00	480-224-02-00	7965 Golden Ave		TPM-000-0202	SFD	O	10/5/2022							2	2			No	No	No	Pending
503-310-05-00	503-310-05-00	2437 Washington Street		TPM-000-0203	SFD	O	11/3/2022							2	2			No	No	No	Pending
															0						

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

		1	2										3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2020-04/29/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	295	-	-	-	-	-	-	-	-	-	-	-	295
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Low	Deed Restricted	166	-	-	-	-	-	-	-	-	-	-	6	160
	Non-Deed Restricted		6	-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	193	-	-	-	-	-	-	-	-	-	-	3	190
	Non-Deed Restricted		3	-	-	-	-	-	-	-	-	-		
Above Moderate		705	87	22	60	-	-	-	-	-	-	-	169	536
Total RHNA		1,359												
Total Units			96	22	60	-	-	-	-	-	-	-	178	1,181
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5	6										7	
		Extremely low-Income Need	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Units Remaining	
Extremely Low-Income Units*		148	-	-	-	-	-	-	-	-	-	-	148	

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.
 Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).
 Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.
 Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
ASSIST IN THE DEVELOPMENT OF AFFORDABLE HOUSING - Density Bonus	Density bonus projects are projects in which the developer received an increase in allowable density in exchange for an agreement to keep a percentage of the dwelling units affordable or for senior citizens. Section 65915 of the Government Code requires that if a developer agrees to construct a percentage of the total dwelling units of a housing development for lower income households or seniors that a jurisdiction is required to grant a density bonus over the otherwise maximum allowable density and additional incentives for the project site.	Hosung Element 2010-2020 - current housing element update under review by HCD	This program has had success and will be continued in accordance with State law. The City intends to update its density bonus ordinance and continue to make the density bonus program available in order to encourage the development of affordable housing and comply with changes to State law.
ASSIST IN THE DEVELOPMENT OF AFFORDABLE HOUSING - Inclusionary Housing Program	Within 18 months from the date of Housing Element adoption, the City will conduct an analysis to consider the establishment of an inclusionary housing program.	Hosung Element 2010-2020 - current housing element update under review by HCD	The City did not conduct an analysis for an inclusionary housing program. In 2009, the Palmer/Sixth Street Properties vs. City of Los Angeles court ruling found that inclusionary housing requirements on rental developments violate the Costa-Hawkins Rental Act of 1995, thereby invalidating many local jurisdictions' inclusionary requirements for rental housing. Because of the Palmer/Sixth Street Properties vs. City of Los Angeles court ruling and the increased cost of inclusionary housing to developers, the City will not pursue an inclusionary housing program at this time.
ASSIST IN THE DEVELOPMENT OF AFFORDABLE HOUSING - Multi-Family Revenue Bond Financing	The State of California implements the tax-exempt Multi-family Housing Revenue Bond Program. Under this program, the State issues tax-exempt revenue bonds and the proceeds of the bond sales provide below market construction and permanent financing for rental housing developments. Bond-financed developments must reserve either 20 percent of the total dwelling units for households whose annual income is at or below 50 percent of San Diego's Area Median Income (AMI) or 40 percent of the total dwelling units for households whose annual income is at or below 60 percent of San Diego's AMI.	Hosung Element 2010-2020 - current housing element update under review by HCD	No projects were financed within the City with this program during the 2005-2010 Housing Element cycle. Bonds provide a cost-effective mechanism the City can utilize to promote affordable rental opportunities. The City will continue to encourage prospective developers to take advantage of available bond financing through the State. Where smaller rental projects are proposed, the City will act as liaison with individual developers and the State to consolidate bond issues. The City will continue to examine opportunities to continue to work with the State if any potential applications arise.
ASSIST IN THE DEVELOPMENT OF AFFORDABLE HOUSING - Cooperation/Coordination with For-Profit and Non-Profit Housing Developers	The City of Lemon Grove compiled a list of current non-profit developers who have been active in the area. The City of Lemon Grove will continue to augment and refine this list of non-profit developers for purposes of soliciting their involvement in affordable housing construction in the City. The City will continue to utilize non-profit housing organizations to provide financial assistance and technical support in the development of affordable housing. The City also will continue to work with for-profit developers to insure that all opportunities are assessed. The actions that the City will take specifically include but are not necessarily limited to: potential funding assistance (using potentially redevelopment monies, or other State and Federal funds if they were to become available); identification of sites available for development, infill and/or redevelopment; entitlement process(es) incentives as may be necessary and appropriate; and others as may be added by the City.	Hosung Element 2010-2020 - current housing element update under review by HCD	The City of Lemon Grove will continue to augment and refine this list of non-profit housing developers for purposes of attracting their involvement in affordable housing construction in the City. The City will continue to support opportunities for non-profit housing organizations to provide financial and technical expertise, to encourage affordable housing, especially development within the STAs.
ASSIST IN THE DEVELOPMENT OF AFFORDABLE HOUSING - Pursue Affordable Housing Funding Sources	The City of Lemon Grove will actively pursue funding to assist in the development, preservation, and rehabilitation of affordable housing. The City will identify these funding opportunities to both for-profit and non-profit developers as part of the residential development processes, especially those projects that have the potential for affordable housing. The actions that the City will take specifically include, but are not necessarily limited to: identify potential funding assistance (potentially using redevelopment monies, or other State and Federal funds if they were to become available); identification of sites available for development, infill and/or redevelopment; consideration of entitlement process (es) incentives as may be necessary and appropriate; and others as may be added by the City. The following funding sources were available for these uses:	Hosung Element 2010-2020 - current housing element update under review by HCD	The City will continue to work with the County of San Diego, Department of Housing and Community Development (HCD), as a major resource for the implementation of the appropriate housing programs. The CDBG and HOME funds programs will continue to be used for ongoing tenant/landlord mediation services and street rehabilitation. The City will semi-annually refer to the HCD Program Directory to expand its potential funding sources and determine the availability of funding. The State of California eliminated redevelopment agencies in January 2012 with an effective date of February 2012. At this time, the effects of this action on housing support are not known.

ASSIST IN THE DEVELOPMENT OF AFFORDABLE HOUSING - Lemon Grove Redevelopment Project	Included in the goals of the redevelopment plan are the encouragement of residential, commercial, and industrial development environments which positively relate to adjacent land uses and upgrade and stabilize existing land uses; the promotion of the rehabilitation of existing housing stock where appropriate; and the provision of adequate housing to the extent feasible. The City also will use its ministerial processes wherever feasible in order to expedite development and facilitate residential development, especially higher density, affordable housing proposals. The City will apply its development review guidelines and standards of specific plans to the proposed Redevelopment Area. The City estimated that a total of up to 800 dwelling units could be privately and/or publicly constructed over the 40-year duration of the specific plan for Special Treatment Area (STA) I. Based upon this forecast, the City proposed to analyze and address the application of an inclusionary requirement within STA I to produce submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please s	Hosung Element 2010-2020 - current housing element update under review by HCD	The City of Lemon Grove will no longer continue to set-aside housing funds as part of their redevelopment. The discontinuance of the City's Community Development Agency created a significant loss of a valuable source of revenue for developing affordable housing.
ASSIST IN THE DEVELOPMENT OF AFFORDABLE HOUSING - Reduce Governmental Constraints to Provision of Housing	State law requires that housing elements address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing. The City's Zoning Ordinance includes a variety of density ranges that provide opportunities for housing to be built for all income levels.	Hosung Element 2010-2020 - current housing element update under review by HCD	Through changes to the Municipal Code, the City has reduced the parking requirement for commercial properties, and offers more land uses with less discretion in various zones. The transition to a deposit system from a fee based system encourages designers to accomplish a complete application early in the process. Most projects cost more than the previous fee based system, but decisions are made faster. The deposit system encourages diligence in regulation compliance and typically reduces the number of reviews in the development process. This program has been clarified in the program section of the 2010-2020 Housing Element to reflect its continued implementation. The City will continue this program, as clarified, as part of the 2010-2020 Housing Element.
Conserve and Improve Existing Affordable Housing - Nonconforming Dwelling Units	The City of Lemon Grove Development Code provides for the reconstruction of substantially destroyed nonconforming residential buildings and uses located in residential zones. Section 17.24.090F-I (Nonconforming Uses) of the Development Code provides for the issuance of Reconstruction Permits to allow the restoration of substantially damaged or destroyed residential dwelling units. The City will continue to implement this provision of the Development Code.	Hosung Element 2010-2020 - current housing element update under review by HCD	Since the adoption of Section 17.24.090(F)(I) of the Municipal Code, which provides for the restoration of substantially damaged or destroyed residential dwelling units in residential zones, the City has not had an occasion to issue a reconstruction permit because nonconforming residential structures have not been damaged or substantially destroyed. This program has been clarified in the program section of the 2010-2020 Housing Element to reflect the continued implementation of the Development Code. The City will continue this program as part of the 2010-2020 Housing Element.
Conserve and Improve Existing Affordable Housing - Section 8 Housing Choice Vouchers	The City will continue to coordinate with the Housing Authority of San Diego County (who administers the Section 8 Housing Choice Voucher Program) and will support the County's applications for additional Section 8 allocations. This program provides rental assistance to eligible very low and low income households. The subsidy represents the difference between the rent that exceeds 30 percent of a household's monthly income and the actual rent charged.	Hosung Element 2010-2020 - current housing element update under review by HCD	This program will be continued in the 2010-2020 Housing Element. The City's ability to expand this program or even maintain it at its current level is dependent upon the Federal budget process. The City will make the information available at City Hall and will provide periodic reminders and updates through City-wide information dissemination venues (web site, mail outs, notices, etc.). In addition to these steps, the City will work with the County to insure that the County marketing efforts include outreach to the residents of Lemon Grove.
Conserve and Improve Existing Affordable Housing - Condominium Conversions	The City will explore changes to its current condominium conversion policies and ordinances based upon the existing and projected market conditions.	Hosung Element 2010-2020 - current housing element update under review by HCD	The City did not amend regulations providing for condominium conversions, however, the City approved its first condominium conversion (six apartments converted into condominiums) and the project was successfully completed. This program will be continued in the 2010-2020 Housing Element.
Conserve and Improve Existing Affordable Housing - County of San Diego Home Repair Loan Program	<i>Grants:</i> Grants of up to \$8,000 are available for low income seniors and disabled mobile home owners to repair their mobile homes. <i>Deferred Loans:</i> The City will continue to advertise the San Diego County Housing Authority's Residential Rehabilitation Assistance Program. This program offers low interest home improvement loans to eligible homeowner occupants. Owners may borrow up to \$25,000 for a single-family home or \$8,000 for a mobile home. <i>Minor Rehabilitation and Home Security Program:</i> This program provides free minor rehabilitation and home security improvements for lower income households. This program is available through Lutheran Social Services and Labor's Community Service Agency.	Hosung Element 2010-2020 - current housing element update under review by HCD	The City continued to support this program and information was provided upon request. One person residing in Lemon Grove participated in this program. As the City's housing stock ages, the need for housing rehabilitation to preserve neighborhood quality will continue to increase. Therefore, the City will continue to promote these rehabilitation programs. The loan and grant criteria has changed. This program will be continued in the 2010-2020 Housing Element. The City will make information available about these programs at City Hall. It will also provide periodic reminders and updates through City-wide information dissemination venues (web site, mail outs, electronic notifications, public notices, etc.). In addition to these steps, the City will work with the County to insure that the County marketing efforts include outreach to the residents of Lemon Grove.
Conserve and Improve Existing Affordable Housing - County of San Diego Home Improvement Program for Rental Property	The City will continue to advertise the San Diego County Housing Authority's Home Improvement Program for Rental Property. This program offers zero interest-deferred loans to assist the owners of rental properties with rehabilitation costs. To qualify, rent restrictions must be applied to the property for ten years after the time of the loan. The City will continue to promote the rehabilitation programs but will not administer the program. The City will make the information available at City Hall. It will also provide periodic reminders and updates through City-wide information dissemination venues (web site and mail outs, notices, etc.). In addition to these steps, the City will work with the County to insure that the County marketing efforts include outreach to the residents of Lemon Grove.	Hosung Element 2010-2020 - current housing element update under review by HCD	This program is no longer available through the Housing Authority of the County of San Diego.

Conserve and Improve Existing Affordable Housing - Preservation of Affordable Dwelling Units "At Risk" of Converting to Market Rates	The City will monitor affordable dwelling units that are ""At-Risk"" of converting to market rates during the Housing Element cycle, and consider measures to preserve their affordability prior to expiration of affordability contracts. These measures will include the purchase of affordability contracts, working with non-profit housing organizations to preserve affordability, coordination with the County Department of Housing and Community Development, and securing continued subsidies and/or committing available housing set-aside monies from redevelopment.	Hosung Element 2010-2020 - current housing element update under review by HCD	The Viazaga project converted to market rates in 2007. Redevelopment monies were used to assist in the development of Citron Court, an affordable housing project (36 dwelling units), and entitlement of Citronica I and II, both affordable housing mixed-use projects with a total of 136 dwelling units. The City will continue to monitor projects ""At-Risk"" to determine the need to continue this program as part of the 2010-2020 Housing Element.
Adequate Housing Sites - Maintain Residential Site Inventory	The City updated its inventory of the available sites for residential development as part of the 2005-2010 Housing Element process and will continue to provide it to prospective residential developers in the community. The City will continue to monitor its land inventory, especially residential land available for development, as well as commercial and redevelopment lands that may be suitable for residential development. Specifically, the City will continue to identify potential sites for their potential as "Smart Growth Opportunity Areas" as defined by the Regional Comprehensive Plan and specific sites to meet the State requirements for regional share and affordable housing.	Hosung Element 2010-2020 - current housing element update under review by HCD	The City updated its land development inventory as part of the SANDAG 2050 Regional Growth Forecast in 2010. The City further updated its land development inventory as a part of the 2010-2020 Housing Element. The City will continue to monitor its land inventory, especially residential land available for development as well as commercial and redevelopment lands that may be suitable for residential development. It will continue to provide land use, including the residential component to SANDAG as part of the regional growth forecast process.
ADEQUATE HOUSING SITES - Facilitate Development of Higher Density Housing	The City will encourage minimum densities in selected areas, especially as part of the redevelopment planning process. The City will continue to support the application of this program to STA 1 and consider its potential application as it prepares the Specific Plans for future STA's while ensuring development standards are met and community character is maintained.	Hosung Element 2010-2020 - current housing element update under review by HCD	The Downtown Village Specific Plan establishes minimum densities for the City's downtown core. Citronica I (56 dwelling units) is under construction. The Main Street Promenade (open space park supporting residential uses) is under construction. As a means of reducing residential land costs, the City will encourage higher residential densities in selected areas, especially near public transit nodes. The expansion of the Downtown Village Specific Plan area will be analyzed as part of the "Smart Growth Opportunity Areas."
ADEQUATE HOUSING SITES - Identify Sites for Homeless Shelters/Transitional Housing	State law requires that cities identify sites that are adequately zoned for the placement of homeless shelters and transitional housing. Additionally, they must not unduly discourage or deter these uses. The City will conduct analysis to consider the necessary changes to its Zoning Ordinance to add homeless shelters and transitional housing into the residential definitions and to consider the removal of the discretionary review process for homeless shelters and transitional housing. In conjunction with other East County jurisdictions, the City of Lemon Grove proposes to continue participation in the Regional Task Force on the Homeless. The City will consider participating in a voucher program administered by the County that will provide motel accommodations for seniors, families with children, and persons with disabilities. The City also will consider participating in an effort to fund a cold weather shelter in the East County for persons who do not have the voucher. The City will address the impediments submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.	Hosung Element 2010-2020 - current housing element update under review by HCD	The City continued to support both the Regional Homeless Task Force and East County efforts to fund cold weather shelters. The City will address the impediments to affordable housing as identified in the San Diego Regional Analysis of Impediments: density bonus; CUP requirements for multi-family housing, explicit provisions for mobile homes, transitional housing and emergency shelters; and ADA compliance. The City will zone for emergency shelters for the homeless as a permitted use. The City will include transitional and supportive housing as defined in Section 50675 of the State Government Code in the definition of "Family" and "Household." The City will propose specific development standards for multi-family housing and propose an amendment to process multi-family housing development permits as ministerial permits. The City will consider zoning for multi-family units for large-families and/or seniors as permitted uses in the Residential Medium, Residential Medium/High, and Mixed-Use zoning districts.
ADEQUATE HOUSING SITES - Second Dwelling Units	The City amended its accessory unit ordinance to comply with State law and now permits second dwelling units ministerially in any residential zone. The City will make promotional information available about the Second Dwelling Unit program at City Hall and provide periodic reminders and updates through City-wide information dissemination venues (web site, mail outs, notices, etc.). In addition to these steps, the City will work with the County to insure that the County marketing efforts include outreach to the residents of Lemon Grove.	Hosung Element 2010-2020 - current housing element update under review by HCD	The City has promotional information available about the Second Dwelling Unit program at City Hall. The City further reduced the parking requirements for second dwelling units. The Program has been very successful and 26 second dwelling units were developed during the 2005-2010 Housing Element cycle. This program will be continued as part of the 2010-2020 Housing Element.
Special Treatment Areas (STAs) - Specific Plan for Special Treatment Area I (STA I), Downtown Village	Special Treatment Area I (STA I), Downtown Village, is located within the City's Redevelopment Area surrounding the intersection of Lemon Grove Avenue and Broadway, including the Lemon Grove Depot Trolley Station. STA I is expected to include mixed-use development featuring commercial, office, and multi-family residential land uses, with opportunities for mixed-use and high density and affordable housing.	Hosung Element 2010-2020 - current housing element update under review by HCD	The City Council adopted the Downtown Village Specific Plan in STA 1 during the 2005-2010 Housing Element
Special Treatment Area II (STA II), Massachusetts Station	STA II, Massachusetts Station, is planned to be a neighborhood residential and commercial mixed-use center adjacent to the Massachusetts Avenue Trolley Station.	Hosung Element 2010-2020 - current housing element update under review by HCD	SANDAG has identified this area and the adjacent MTS property as a "Smart Growth Opportunity Area" available for Smart Growth funds. The City will encourage development within this area.
Special Treatment Area IV (STA IV), West Central Avenue Residential	STA IV, West Central Avenue Residential, located near the intersection of College Avenue and Federal Boulevard is intended for new, residential development consistent with surrounding development.	Hosung Element 2010-2020 - current housing element update under review by HCD	There has been no further progress on this STA. The City will encourage development within this area.
Special Treatment Area VIII (STA VIII), Eastern Central Avenue	STA VIII, Eastern Central Avenue, allows for residential development of up to 29 dwelling units per acre and building heights of two stories.	Hosung Element 2010-2020 - current housing element update under review by HCD	There has been no further progress on this STA. The City will encourage development within this area.

INCREASE HOMEOWNERSHIP OPPORTUNITIES - Mortgage Credit Certificate (MCC)	The San Diego Regional Mortgage Credit Certificate Program, which is administered by the County of San Diego, allows qualified first-time homebuyers to reduce their Federal income tax by up to 15 percent of the annual interest paid on a mortgage loan. The City of Lemon Grove will continue to distribute information on the MCC program. The City will make the information available at City Hall and will provide periodic reminders and updates through City-wide information dissemination venues (web site, mail outs, notices, etc.). In addition to these steps, the City will work with the County to insure that the County marketing efforts include outreach to the residents of Lemon Grove.	Hosung Element 2010-2020 - current housing element update under review by HCD	Six certificates were issued within the City during the 2005-2010 Housing Element cycle. The City will continue to include this program in the 2010-2020 Housing Element.
INCREASE HOMEOWNERSHIP OPPORTUNITIES - County of San Diego Down Payment and Closing Cost Assistance Program (DCCA)	The County of San Diego offers low interest deferred payment loans of up to \$70,000 for low income first-time homebuyers. The loan funds may be used to pay the down payment and closing costs on the purchase of a new or resale home. The City will continue to provide information to prospective homebuyers about the County of San Diego's DCCA program.	Hosung Element 2010-2020 - current housing element update under review by HCD	Three certificates were issued within the City during the 2005-2010 Housing Element cycle. The City will continue to include this program in the 2010-2020 Housing Element.
INCREASE HOMEOWNERSHIP OPPORTUNITIES - California Housing Finance Agency (CalHFA) Down Payment Assistance Program	The City will continue to provide information to prospective homebuyers about CalHFA's Down Payment Assistance Program (CHAP). This Program is designed to provide up to 100 percent of the financing needs of prospective eligible first-time homebuyers purchasing a home utilizing an FHA insured loan. Assistance was provided to 45 homebuyers within the City during the 2005-2010 Housing Element cycle based on funding, availability, and need.	Hosung Element 2010-2020 - current housing element update under review by HCD	The City will continue to include this program in the 2010-2020 Housing Element.
INCREASE HOMEOWNERSHIP OPPORTUNITIES - Promote Equal Housing Opportunities - Participate in the Fair Housing Council of San Diego's (FHCS) Fair Housing Program	The City of Lemon Grove supports fair housing laws and statutes. To promote equal opportunity, the City participates in the Fair Housing Council of San Diego's (FHCS) Fair Housing Program. The City distributes the FHCS's information on fair housing and refers fair housing questions and housing discrimination claims to the FHCS. As part of the Community Development Block Grant (CDBG) process, the City will explore additional opportunities to enhance fair housing in the City. The City will make the information available at City Hall and provide periodic reminders and updates through City-wide information dissemination venues (web site, mail outs, notices, etc.). In addition to these steps, the City will work with the FHCS to insure that its marketing efforts include outreach to the residents of Lemon Grove.	Hosung Element 2010-2020 - current housing element update under review by HCD	The City of Lemon Grove, through its CDBG contract with the County of San Diego, provides an ongoing fair housing program for the residents of Lemon Grove. Fair housing brochures are available at City Hall and inquiries are referred to the County of San Diego Housing and Community Development Department's fair housing contractor. Occasionally, an article regarding fair housing is included in the City newsletter. The City of Lemon Grove supplements the fair housing program with tenant/landlord mediation services funded by CDBG funds at an approximate cost of \$11,000 per year. This supplement ended on June 30, 2011. Tenant/landlord mediation services are now administered by the County of San Diego. This program will be continued in the 2010-2020 Housing Element cycle.

Jurisdiction	Lemon Grove	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	04/30/2021 - 04/30/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		60
Total Units		60

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	0	0
SFD	0	28	0
2 to 4	0	0	0
5+	0	0	0
ADU	0	32	0
MH	0	0	0
Total	0	60	0

Housing Applications Summary	
Total Housing Applications Submitted:	68
Number of Proposed Units in All Applications Received:	80
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas



CITY OF LEMON GROVE

CITY COUNCIL STAFF REPORT

Item No. 3

Meeting Date: April 4, 2023

Submitted to: Honorable Mayor and Members of the City Council

Department: Community Development Department

Staff Contact: Bill Chopyk, Interim Community Development Manager

bchopyk@lemongrove.ca.gov

Item Title: Conditional Use Permit CUP-200-0001 Time Extension

Recommended Action: Deny the requested time extension and adopt a resolution (Attachment A) entitled, “A Resolution of the City Council of the City of Lemon Grove, California, Denying a Time Extension of Conditional Use Permit CUP-200-0001 located at 8280 Broadway”.

Summary:

On April 19, 2023, the City Council adopted Resolution No. 2022-3875 approving Conditional Use Permit (CUP) CUP-200-0001 to allow a Medical Marijuana Dispensary/Cannabis Retail Store at 8280 Broadway in the Heavy Commercial (HC) Zone. Condition 8 of the Resolution states “This Conditional Use Permit expires April 19, 2023 (or such longer period as may be approved by the City Council of the City of Lemon Grove prior to said expiration date) unless all requirements of the CUP have been met prior to said expiration date.”

Staff filed a Notice of Exemption (Attachment C) on April 21, 2022 to meet the requirements of the California Environmental Quality Act (CEQA). The applicant, Pick Axe Holdings, LLC, submitted a time extension application on March 22, 2023 (Attachment D) requesting a one-year time extension of CUP-200-0001.

Background:

The staff report from April 19, 2022 is included (Attachment B) to provide additional information on the CUP conditions of approval, operations manual, and project plans. The 4/19/22 staff report provides background on the Minor Use Permit (MUP) for early separation findings and the appeal that was filed by the neighboring property owner Rita Hirmez & Sabah Toma at 8290 Broadway. The CUP application for a Medical Marijuana Dispensary at 8290 Broadway (CUP-210-0002) was deemed complete on May 10, 2022 and is ready for public hearing pending the outcome of this CUP time extension.

CUP-200-0001 Time Extension

April 4, 2023

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Discussion:

Two CUP time extensions were approved by the City Council for Medical Marijuana Dispensaries as follows: 1.) Boulevard at 6470 Federal Boulevard CUP-170-0001, and 2.) Wellgreens at 6859 Federal Boulevard CUP-180-0002. Both of these time extension requests had made progress including building permit submittals and landscaping plan reviews prior to requesting time extensions.

In contrast, no building permit, demolition permit, encroachment permit or grading permit applications have been submitted to date that would indicate any progress has been made on CUP-200-0001 at 8280 Broadway. No public improvement plan has been submitted to the City Engineer as required by Condition 2.h. of the CUP. No detailed landscape and irrigation plan has been submitted for Community Development Department approval as required by Condition 2.l. of the CUP. No plan for undergrounding of utilities has been received as required by Condition 3.b. of the CUP. Nothing has been submitted for the required traffic control permit as required by Condition 3.i. of the CUP. No grading/erosion control plan has been submitted as required by Condition 3.k. of the CUP.

Due to the inactivity and lack of progress on CUP-200-0001 over the past year, staff recommends denial of the requested time extension.

Environmental Review:

- Not subject to review
- Categorical Exemption
- Negative Declaration
- Mitigated Negative Declaration

Fiscal Impact: None.

Public Notification: Notices were mailed to all property owners within 1000 feet of the project site on March 23, 2023. The public hearing notice was published in the Union Tribune on March 24, 2023, and posted to the website and bulletin board.

Staff Recommendation: Adopt a resolution (Attachment A) denying the requested time extension for Conditional Use Permit CUP-200-0001.

Attachments:

- Attachment A** – Draft Resolution Denying the requested Time Extension
- Attachment B** – April 19, 2022 Staff Report CUP-200-0001
- Attachment C** – Notice of Exemption
- Attachment D** – Time Extension Request dated March 22, 2023
- Attachment E** – Information submitted by Applicant

RESOLUTION NO. 2023-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMON GROVE,
CALIFORNIA, DENYING A TIME EXTENSION OF CONDITIONAL USE
PERMIT CUP-200-0001 LOCATED AT 8280 BROADWAY**

WHEREAS, on April 19, 2023, the City Council adopted Resolution No. 2022-3875 conditionally approving Conditional Use Permit (CUP) CUP-200-0001 to allow a Medical Marijuana Dispensary (MMD) at 8280 Broadway in the Heavy Commercial (HC) Zone pursuant to Chapter 17.32 of the Lemon Grove Municipal Code; and

WHEREAS, a Notice of Exemption was filed on April 21, 2022 pursuant to the California Environmental Quality Act (CEQA); and

WHEREAS, no Building Permit Demolition Permit, Encroachment Permit or Grading Permit applications have been submitted in the past year that would indicate any progress has been made to exercise the CUP; and

WHEREAS, the applicant has not demonstrated progress toward satisfaction of the conditions of Conditional Use Permit CUP-200-0001 as outlined in City Council approval Resolution No. 2022-3875; and

WHEREAS, a time extension request dated March 22, 2023 was submitted to allow the applicant to complete all resolution requirements.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lemon Grove, California hereby denies the requested one-year extension of CUP-200-0001.

PASSED AND ADOPTED on _____, 2023, the City Council of the City of Lemon Grove, California, adopted Resolution No. _____, passed by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Racquel Vasquez, Mayor

Attest:

Deborah Harrington, Interim City Clerk

Approved as to Form:

Kristen Steinke, City Attorney



CITY OF LEMON GROVE

CITY COUNCIL STAFF REPORT

Item No. 3.
Meeting Date: April 19, 2022
Submitted to: Honorable Mayor and Members of the City Council
Department: Community Development Department
Staff Contact: Bill Chopyk, Interim Community Development Manager;
bchopyk@lemongrove.ca.gov

Item Title: **Public Hearing to Consider Conditional Use Permit Application CUP-200-0001, A Request to Establish a Medical Marijuana Dispensary Cannabis Retail Store at 8280 Broadway in the Heavy Commercial Zone**

Recommended Action:

- 1) Conduct the public hearing;
- 2) Receive Public Comment; and
- 3) Adopt a resolution (**Attachment A**) conditionally approving Conditional Use Permit CUP-200-0001, to establish a medical marijuana dispensary (MMD) cannabis retail store at 8280 Broadway in the Heavy Commercial (HC) Zone pursuant to Municipal Code Chapter 17.32.

Summary: This is a request to establish a MMD cannabis retail store at 8280 Broadway in the HC Zone. The proposed project would utilize the existing single story commercial building and existing parking lot to be reused as a MMD. The scope of the project includes remodeling of the existing structure within the same floor area. Site modifications include parking lot re-striping, loading and pedestrian access from the parking lot and street frontage and miscellaneous site improvements such as lighting, signage, fencing and security cameras.

Discussion: Chapter 17.32 of the Lemon Grove Municipal Code (LGMC) allows MMDs with an approved Conditional Use Permit (CUP) application in commercial and industrial zoning districts. To be eligible, proposed MMD sites must be separated by 1,000 feet from the regulated and protected uses described in LGMC Section 17.32.090(B), including MMDs, licensed daycare facilities, schools and parks. Potential MMDs may be screened through a Minor Use Permit (MUP) application prior to CUP submittal to determine if

the proposed site meets zoning and separation criteria, and establish early separation findings.

Background

On November 4, 2020, the Applicant, Pick Axe Holdings LLC, filed a MUP application to establish for early separation findings, and submitted a CUP application on November 28, 2020 to operate a MMD cannabis retail store at 8280 Broadway. On January 12, 2021 the Community Development Manager (CDM) published a Notice of CDM Decision to approve MUP-210-0007. No appeals were filed at that time. The CUP application was incomplete and was not approved prior to the one-year expiration of the MUP. The applicant reapplied for the MUP prior to its expiration date of January 12, 2022. On January 27, 2022 the CDM published a Notice of CDM Decision to again approve MUP-210-0007.

An appeal of the CDM Decision to approve Minor Use Permit MUP-210-0007 was filed by Rita Hirmez & Sabah Toma (Appellants) on January 28, 2022. On April 5, 2022, the City Council denied the appeal, thereby granting approval of MUP-200-0007. The Appellants also filed a Conditional Use Permit (CUP) application for a proposed MMD cannabis retail store at 8290 Broadway on December 9, 2021. The proposed MMD cannabis retail store at 8290 Broadway is located directly northeast and adjacent to Applicant's property at 8280 Broadway.

Project Description

The proposed project consists of an existing single story commercial building to be converted into a MMD cannabis retail store located at 8280 Broadway, Lemon Grove, CA 91945. The MMD cannabis retail store would sell both recreational and medical marijuana to customers age 21 and over; and only medical marijuana to persons of age 18 who possess a valid physician's recommendation.

The scope of the project is to include interior remodel of the existing structure with non-structural and non-load bearing walls. Site modifications include parking lot re-striping, pedestrian access from the parking lot and existing right-of-way and miscellaneous site improvements such as lighting, fencing and security cameras, etc.

The parcel addressed as 8280 Broadway (APN 499-200-22-00) is a 0.68 acre (29,729 square-feet) lot currently used as an automotive garage and towing yard. The property abuts Broadway with 152 feet of frontage on Broadway, with sidewalk, curb & gutter, two driveway curb cuts, and landscaping. The requested CUP proposes reuse of the existing commercial building and parking lot and authorization to operate the existing commercial building as a MMD cannabis retail store. The existing billboard on the southwest corner of the site would remain.

The space within the 1,476 square-foot one-story building would be reconfigured with a one-way entrance into a lobby and another entry into the dispensary from the lobby. There is a separate one-way exit from the dispensary and a separate side entrance for employees and deliveries. A new parapet and canopy would be added to the building with painted wall signs on the south and east facing parapet walls.

5,446 square feet (sf) of existing impervious surface area would be removed for new planting areas. 4,539 sf of new/replaced impervious surface area is proposed. This would result in an overall reduction of 907 sf of impervious surface area on the project site.

Land Use Analysis

The subject property has a Lemon Grove General Plan land use designation of General Business and a zoning designation of HC, Heavy Commercial. According to the General Plan, this land use designation is planned for professional office, wholesale business, research and development, high technology production, and sales. MMDs are authorized with a CUP in commercial zoning districts, including the HC zone, according to LGMC Section 17.32.090(A).

The General Plan establishes a maximum density of 1.2 Floor Area Ratio (FAR) in the General Business designation. The applicant proposes to maintain the existing 0.05 FAR, well below the maximum allowable FAR. No cultivation, manufacturing, processing, or delivery services are proposed with the CUP application. Site alterations and improvements including new landscape, lighting, signage, and access and parking area improvements are incorporated into the CUP application.

Development Standards

LGMC Section 17.16.080(G) outlines basic standards which are applicable to all land and structures in the HC zone. The following table compares those standards to the site conditions at the subject address. The proposed project is in compliance with all basic development standards.

Standard	Required	Proposed
Min. Lot Area	10,000 square feet	29,729 square feet
Front Yard Setback	20 feet min.	22 feet
Side Yard Setback	None (0 ft.)	10 feet
Rear Yard Setback	None (0 ft.)	Approx. 137 feet
Maximum Building Height	30 feet	14 feet 6 inches
Max. Building Coverage	40%	5%

Parking

The Lemon Grove parking requirement for retail/business is one parking space per 500 square feet of floor area (LGMC 17.24.010). Thus, four parking spaces is the minimum amount of parking required for a retail sales use. The proposed project provides 24 parking spaces including two disabled spaces. This is ample off-street parking for customers, employees and deliveries.

The layout of the 24 on-site parking spaces complies with the LGMC off-street parking regulations. The parking area accommodates a 24 foot two-way drive aisle and 9 foot by 19 foot parking stalls with wheel stops as required by the Space and Access Dimensions in LGMC Section 17.24.010(F) for parking dimensions. No parking spaces encroach into the required 20 foot front yard setback. The plans do not show bicycle parking; however, staff recommends conditioning the project to provide a bicycle rack or other storage device for bicycle parking. Section 17.24.010(G) requires one bicycle space per ten required vehicle parking spaces.

Traffic

East Broadway would operate at an acceptable Level of Service (LOS) D or higher at 33,400 average daily trips (ADT). The SANDAG 2050 Forecast estimates 30,600 ADT for this section of Broadway, well below the acceptable LOS standard. Broadway is currently operating at an acceptable LOS. The proposed project replaces an existing commercial facility that utilizes the existing street network in Lemon Grove.

The amount of traffic generated by a dispensary is similar to existing retail/commercial uses. The Institute of Traffic Engineers (ITE) Trip Generation Manual, 11th Edition estimates 211 ADT per 1000 sf of building area for a dispensary. The ITE rates for commercial shops range from 40 ADT/1000 sf for specialty retail/strip commercial to 850 ADT/1000 sf for a convenience market (w/gasoline pumps). Tow yards are not a use where there are any ITE published rates. Traffic generation for a tow yard would then be estimated based on the number of calls on an average day. The range of ADT for permitted commercial uses on this site are 60 – 1,255 ADT. The ADT for this dispensary is 311 ADT based on the ITE Trip Generation Manual, 11th Edition.

Street Improvements

Off-street parking regulations, specifically Section 17.24.010(H), also require the installation of city standard street improvements along abutting streets as part of all discretionary permit application. LGMC Chapter 12.10 requires street dedication and street improvements with building permits that exceed \$25,000 in value. The Engineering Division has provided a list of preliminary conditions related to street improvements and are included in the city council resolution conditions.

Loading

According to LGMC Section 17.24.020(B)(8), the CDM may determine loading requirements for unlisted uses, such as MMDs, based upon the particular characteristics of the use. Deliveries from licensed cannabis distributors to the dispensary are not anticipated to occur in vehicles that require large, designated berths and therefore one is not provided. A condition of approval requires review of loading by the CDM prior to the issuance of a building permit.

Landscaping

The Lemon Grove Water Efficient Landscape Regulations in Chapter 18.44 of the LGMC require discretionary applications to provide a conceptual landscape plan that conforms to both the Zoning Ordinance and the aforementioned landscape regulations. Landscaping requirements and the proposed landscape for the project are as follows:

Standard	Required	Provided
Min. 10% Landscape Area	10% (2,506 sf)	32 % (8,090 sf)
Min 25% Planted Landscape	25% (6,264 sf)	27% (6,876 sf)
Required On-Site Trees	8	17
Required Street Trees	4	4

Screening

The cannabis regulations in Chapter 17.32 do not require on-site fencing, however, the project plans show a 6 foot high solid wood fence along the front property line. The Lemon Grove Sheriff’s Department review of the plans recommend a see-through fencing material for security purposes. This recommendation is included as a condition in the City Council resolution. The remainder of the perimeter of the site is bordered by existing chain link fencing which will remain in place.

Any new rooftop HVAC units must be screened. LGMC Section 17.24.050(E)(10) requires such units to be screened from the level of adjacent streets and walks while Section 17.24.040(C)(1) limits this screening, and any other rooftop appurtenance, to less than eight (8) feet in height. The new parapet wall on top of the existing building can provide effective HVAC screening. Screening of rooftop HVAC equipment is included as a condition in the city council resolution.

Trash

A trash refuse enclosure is proposed that is conditioned to meet current storm water requirements. Storm water review of the construction drawings, and inspections, ensure that the trash enclosure will have a permanent waterproof roof and be fully screened to prevent rainfall contact and wind dispersion of trash.

Lighting

Crime Prevention Through Environmental Design (CPTED) principles encourage all exterior areas to be adequately lit. Exterior and interior security lighting and security cameras are included in the Operations Manual. Review of detailed security lighting plans will occur as part of the building permit for the project. In addition, LGMC Section 17.24.080 requires light fixtures to be maintained and adjusted to direct light away from adjacent streets and properties so as to prevent nuisance conditions.

Signage

Pursuant to sign ordinance Section 18.12.040(C), commercial uses are generally permitted up to three signs. The total allowable sign area permitted is 20% of the dispensary building wall facing Broadway, or approximately 96 sf. The proposed signage shown in the elevations consists of proposed painted signs “Earth” on the south facing parapet wall and “Ivy” on the east facing parapet wall. The total sign area of the proposed painted wall signs is approximately 34 sf. The existing billboard on the southwest corner of the site would remain.

Conclusion:

The City Council must make the following findings as stated in LGMC Section 17.28.050 in order to approve any conditional use permit application:

1. The use is compatible with the neighborhood or the community;
2. The use is not detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity;
3. The use complies with performance standards according to Section 17.24.080;
4. The use is consistent with applicable provisions of the particular zoning district and with policies and standards of the general plan.

Section 17.32.080 also requires the decision making authority consider:

5. Whether the approval of the proposed use will violate the minimum requirements set forth in chapter 17.32 for distance separations between establishments which dispense, process or cultivate medical marijuana; and separations between establishments which dispense, process or cultivate medical marijuana and other specific regulated or protected land uses as set forth in chapter 17.32; and.
6. Whether the proposed use complies with Title 17 of the Lemon Grove Municipal Code.

Staff believes that the required findings can be made in the affirmative and that required considerations were duly considered provided the conditions in the city council resolution of approval are observed. The application materials as presented and the corresponding conditions incorporate and reflect input from all City divisions, including: Building, Engineering, Heartland Fire & Rescue, Planning, Building, Sheriff's Crime Prevention, and D-Max Engineering, the City's storm water consultant.

This CUP is valid for one year, and will expire one year after approval of the CUP, unless extended by the City Council prior to the one year expiration date.

Environmental Review:

- Not subject to review
- Negative Declaration
- Categorical Exemption, Sections 15301
- Mitigated Negative Declaration

The project as proposed is categorically exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) per Section 15301 of the CEQA Guidelines.

The Class 1, Section 15301 Existing Facilities exemptions consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination. The CUP application seeks authorization to operate an existing structure in an urbanized area as a Medical Marijuana Dispensary and involves no expansion of the existing structure. This request is lesser in scale than the examples of Class 1 exemptions in the CEQA Guidelines, including those for additions resulting in a 50% increase in floor area up, to a maximum up 2,500 square-feet, and demolition of multifamily residential structures up to six (6) dwelling units in urban areas.

The CEQA Guidelines Section 15300.2 exceptions to categorical exemption use do not apply to the project. The subject property is within a built-out urban environment thus limiting potential for cumulative effects from successive projects and avoiding impacts to General Plan identified biological habitats or environmental resources of hazardous or critical concern. The project does not involve any other unusual circumstances that could potentially have a significant effect on the environment. The project site is not a hazardous waste site nor is it identified as such in any “Cortese List” including the DTSC EnviroStor database and State Water Resources Control Board GeoTracker tool. No impacts to scenic highways will occur as State Route 94 is not designated as, nor identified as eligible to be, a CalTrans scenic highway along city limits. Historic resources will not be impacted as the project site is not included in the San Diego County Historic Properties Data File nor the Lemon Grove Historical Society List of Historic Properties as referenced in the Lemon Grove General Plan Conservation and Recreation Element.

Fiscal Impact: No fiscal impact is associated with the approval of the CUP. Future sales of medical marijuana will generate additional sales tax and cannabis revenue to the City of Lemon Grove.

Public Notification: On April 8, 2022 the Notice of Public Hearing for this item was published in the San Diego Union Tribune and was mailed to all property owners within 1,000 feet of the subject property. Staff verified the presence of the public notice sign required by LGMC Section 17.28.020(F)(2) on April 7, 2022. The City of Lemon Grove did not receive any comments in response to the Notice of Public Hearing at the time this staff report was written. Staff will provide the City Council with any comments received after publication of this staff report.

Staff Recommendation:

- 1) Conduct the public hearing;
- 2) Receive Public Comment; and
- 3) Adopt a Resolution (Attachment A) conditionally approving Conditional Use Permit CUP-200-0001, a request to establish a medical marijuana dispensary at 8280 Broadway in the HC Zone pursuant to Municipal Code Chapter 17.32.

Attachments:

- Attachment A** – Resolution
- Attachment B** – Operations Manual
- Attachment C** – Project Plans

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMON GROVE, CALIFORNIA, CONDITIONALLY APPROVING CONDITIONAL USE PERMIT CUP-200-0001, A REQUEST TO ALLOW A MEDICAL MARIJUANA DISPENSARY AT 8280 BROADWAY, LEMON GROVE, CALIFORNIA.

WHEREAS, the California voters approved Proposition 215 in 1996 to ensure that seriously ill Californians have the right to obtain and use cannabis for medical purposes and to encourage elected officials to implement a plan for the safe and affordable distribution of medicine; and

WHEREAS, in 2003, the California State Legislature adopted Senate Bill 420, the Medical Marijuana Program Act, to clarify and further implement Proposition 215 in part by authorizing patients and Primary caregivers to associate within the State of California in order to collectively or cooperatively cultivate cannabis for medical purposes; and

WHEREAS, in 2015, the California State Legislature adopted Assembly Bill 243, Assembly Bill 266, and Senate Bill 643, collectively known as the Medical Marijuana Regulation and Safety Act, to establish a statewide regulatory framework and establish the Bureau of Medical Marijuana Regulation for the regulation of medical marijuana activity occurring in jurisdictions across California; and

WHEREAS, on November 8, 2016, voters in the City of Lemon Grove passed Measure V, an initiative removing the City's prohibition of medical marijuana dispensaries and establishing performance standards and a permit process by which medical marijuana dispensaries (MMDs) may be established, which is codified as Chapter 17.32 in the Lemon Grove Municipal Code (LGMC); and

WHEREAS, LGMC Section 17.32.090(B) establishes the distance requirements between dispensaries (including MMDs) as a regulated use and protected land uses, including public parks, playgrounds, licensed day care facilities, schools and alcohol and substance abuse treatment centers as defined in the LGMC; and

WHEREAS, on April 5, 2022, the City Council denied an appeal of MUP-200-0007 thereby granting approval of MUP-200-0007 for early separation findings; and

WHEREAS, on November 28, 2020, Pick Axe Holdings, LLC filed Conditional Use Permit application CUP-190-0002, a request to establish a MMD cannabis retail store at 8280 Broadway in the HC Zone, and on March 21, 2022 Community Development Department staff found the application complete; and

WHEREAS, Notice of the Public Hearing was given in compliance with Lemon Grove Section 17.28.020(F). On April 8, 2022, the Notice of Public Hearing for CUP-200-0001 was published in the San Diego Union Tribune and mailed to all property owners within 1,000 feet of the subject property. Staff confirmed the presence of the required on-site public notice sign on April 7, 2022; and

WHEREAS, the proposed project is categorically exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Existing Facilities; and

WHEREAS, the Zoning Ordinance includes street improvement requirements per LGMC Chapter 12.10 and Section 17.24.010 (H). A clear nexus is made to require street improvements because: 1) this is the highest and best use of the property from a revenue standpoint; 2) the proposed use is higher intensity than typical retail uses and was not analyzed as a part of the General Plan Master Environmental Impact Report; 3) medical marijuana dispensary means persons with disabilities are likely to need access to the facility via vehicles or as a pedestrian or bicyclist; and 4) sidewalk and street improvements are largely supported by the General Plan Health & Wellness Element, Community Development Element, and Mobility Element policies; and

WHEREAS, this permit does not excuse any owner or operator from complying with all applicable federal, state, county or local laws, ordinances or regulations. The owner or operator is required to determine if another permit or approval from any other agency or department is necessary. The City, by issuing this permit, does not relinquish its right to enforce any violation of law; and

WHEREAS, on April 19, 2022, City Council held a duly noticed public hearing to consider Conditional Use Permit application CUP-200-0001; and

WHEREAS, the City Council determined that the following findings of fact can be made as required by LGMC Section 17.28.050(C):

1. *The use is compatible with the neighborhood or the community;*

LGMC Chapter 17.32 is the product of a 2016 citizen's initiative, Measure V, which explicitly authorized Medical Marijuana Dispensaries as a conditionally permissible land use. The proposed project is compatible with the community insofar as it is consistent with Chapter 17.32 which was codified at the direction of Lemon Grove voters. The design of the proposed use is compatible with surrounding properties and uses by orienting the entrance generally towards the parking lot with ample landscaping and security lighting.

2. *The use is not detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity;*

LGMC Chapter 17.32 is the product of a 2016 citizen's initiative, Measure V, which explicitly authorized Medical Marijuana Dispensaries as a conditionally permissible land use. The Lemon Grove General Plan adopted in 1996 did not contemplate Medical Marijuana Dispensaries as a land use nor were the specific environmental impacts assessed pursuant to CEQA. The proposed project is consistent with the General Plan as a consequence of LGMC Chapter 17.32 which was codified at the direction of Lemon Grove voters. The proposed project as designed and conditioned avoids potential detriments to the health, safety, convenience or general welfare of persons residing or working in the vicinity.

3. *The use complies with performance standards according to Section 17.24.080;*

The proposed project replaces an existing commercial facility and would result in a reduction of 907 square feet of impervious surface area. No expansion of the existing floor area of the commercial building would occur. With the security measures outlined in the Operations Manual, the project would not create nuisances, hazards, or dangerous or objectionable effects from the operation of the proposed MMD cannabis retail store. The project site is located approximately 600 feet away from the nearest residential zone and would not create undesirable impacts on residential neighborhoods.

4. *The use is consistent with applicable provisions of the particular zoning district and with policies and standards of the general plan;*

LGMC Chapter 17.32 is the product of a 2016 citizen's initiative, Measure V, which explicitly authorized Medical Marijuana Dispensaries as a conditionally permissible land use. The proposed project is compatible with provisions of the Heavy Commercial zone insofar as it is consistent with Chapter 17.32 which was codified at the direction of Lemon Grove voters. The Lemon Grove General Plan adopted in 1996 did not contemplate Medical Marijuana Dispensaries but the project is consistent with the General Plan as a consequence of voter approval of Measure V.

WHEREAS, LGMC Section 17.32.080 also requires City Council to consider the following with the required Conditional Use Permit findings:

- A. *Whether the approval of the proposed use will violate the minimum requirements set forth in LGMC Chapter 17.32 for distance separations between establishments which dispense, process or cultivate medical marijuana; and separations between establishments which dispense, process or cultivate medical marijuana and other specific regulated or protected land uses as set forth in LGMC Chapter 17.32.*

The proposed location for a MMD cannabis retail store at 8280 Broadway would not violate the minimum distance separations between MMD establishments and other protected uses. The property at 8280 Broadway is approximately 5,894 feet from the nearest operating, or conditionally permitted, or proposed regulated use (3515 Harris St.). Staff found no evidence of any protected uses, including public parks, playgrounds, licensed day care facilities, schools and alcohol and substance abuse treatment centers as defined in the LGMC, within 1,000 feet. Furthermore, the nearest protected use is approximately 1,065 feet from the proposed dispensary site when taking into account natural topographical barriers.

- B. *Whether the proposed use complies with Title 17 of the Lemon Grove Municipal Code.*

The proposed project as conditioned complies with LGMC Title 17 requirements.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lemon Grove, California, hereby approves Conditional Use Permit CUP-200-0001 and the site and architectural plans date stamped January 31, 2022 (incorporated herein by reference as Exhibit A), except as noted herein. This approval authorizes the establishment of a Medical Marijuana Dispensary at 8280 Broadway in the HC zone, subject to the following conditions:

1. Within (5) days of approval, the applicant shall submit the appropriate payment for the filing of the CEQA Categorical Exemption and County Clerk Processing Fee.
2. Prior to issuance of a building permit for the use authorized by this Conditional Use Permit the applicant shall comply with the following:
 - a. All physical elements of the proposed project shown on the approved plans date stamped November 22, 2021, except as noted herein, shall be located, constructed and maintained substantially where they are shown in accordance with applicable Lemon Grove Municipal Codes to the satisfaction of the Community Development Manager and City Engineer.
 - b. All pre- and post-construction best management practices (BMPs) shall be maintained for the duration of the project.
 - c. Where storm water runoff flows into landscape areas, landscape areas shall be designed to retain/capture first-flush of smaller storm events but larger storms must be provided with an adequate drainage pathway with appropriate mitigation. Storm water review for compliance shall be a part of a landscape plan review and shall include details for construction BMPs. Concrete curbs shall be installed around the entirety of landscape areas as required by 17.24.050(B)(6) with curb cuts provided to the satisfaction of the water quality reviewer. If infiltration is proposed, recommendations from a Soils or Geotechnical Engineer is required.
 - d. Wheel stops shall be installed at all parking spaces located along the perimeter of a parking lot adjacent to landscape areas and buildings to the satisfaction of the Community Development Manager.

- e. A Heartland Fire & Rescue hazardous materials questionnaire and delayed egress statement shall be submitted with the building permit application for review.
- f. The applicant shall provide a letter detailing the security provisions for the dispensary and how the applicable Building and Fire Code requirements will be achieved for emergency ingress and egress.
- g. Submit an application to be included into the Lemon Grove Lighting District. The property will be assessed annually.
- h. A Public Improvement Plan that proposes street improvements as conditioned and required by the City of Lemon Grove Municipal Code 12.10.060 shall be approved by the City Engineer and an agreement to improve with all necessary securities shall be in place.
- i. All new dry utility distribution facilities within the boundaries of the proposed project shall be shown where appropriate and identified as to be placed underground.
- j. Demonstrate on the site plan, or precise grading plan, that the accessible path of travel (POT), and ADA parking shown on the Site Plan by design or surveyed methods meets the requirements for accessibility. Show slopes and/or elevations and details of all Accessible signage required per the California Building Code in effect at the time of application.
- k. An encroachment permit with appropriate fees shall be required for all work proposed within the right-of-way.
- l. Submit for Community Development Department approval, a detailed landscape and irrigation plan. Provide reference sheets for any grading and landscape erosion control plans. The plan shall indicate all surface improvements including, but not limited to, the design and locations of all walls, fences, driveways, walkways, botanical and common names of all plant materials, number, size and location of all plantings; all irrigation lines including valves and back-flow devices; and soil amendments. Said landscape plan shall comply with the requirements of Section 17.24.050(B) and Chapter 18.44 of the Municipal Code. The landscape plan shall be in substantial conformance to the approved landscape concept plan.

- m. Carbon filtration is required prior to air exiting any exhaust point.
 - n. Locations of proposed Fire Extinguishers must be shown and shall be in compliance with the requirements of the adopted California Fire Code.
 - o. All camera locations and entryway doors shall be properly secured and approved by the Sheriff's Crime Prevention Officer.
 - p. A photometric lighting plan shall be provided with final lighting design. Lighting shall be installed to adequately light the exterior and interior of the dispensary premises and conform with Section 17.24.080.
 - q. All proposed improvements shall comply with Title 15 including Building and Fire Codes and ADA accessibility requirements as adopted and amended by the City Council.
3. Prior to the Issuance of a Grading and/or Public Improvement Permit, and/or during Grading Activities, the Applicant shall comply with the following.
- a. Per Lemon Grove Municipal Code Section 12.10.060, up to one half of the public street ultimate right-of-way abutting the subject property shall be improved with public street improvements for the entire length of the subject property abutting the public street so as to meet the current city adopted standards. This will require the submittal of improvement plans and associated documents to the Engineering Division for review, approval and issuance of an Improvement Permit. Should the existing street improvements meet current standards, or be in a condition satisfactory to the City Engineer, the City Engineer may waive this requirement, or portions thereof.

Public street improvements are defined in the Lemon Grove Municipal Code Section 12.10.020 as “curbs, gutters, sidewalks, driveways, paving, base material, alleys, street lights, traffic signals, signing, striping, storm drainage facilities, sewer and water facilities, the relocation and/or undergrounding of overhead utilities, fire hydrants, street trees, street landscaping and all necessary appurtenances” as applicable to the project.

The property owner(s) shall furnish all of the following to the engineering division upon applying for a permit to construct public street improvements:

- i. A street improvement plan prepared by a civil engineer registered in the state of California;
 - ii. An erosion control plan prepared by a civil engineer or landscape architect registered in the state of California;
 - iii. A landscape and irrigation plan prepared by a landscape architect registered in the state of California, if planting is required;
 - iv. Engineering review fees for the construction permit as described in Section 12.10.070.
- b. All dry utility distribution facilities within the boundaries of the proposed project shall be located underground. Per Lemon Grove Municipal Code Section 12.10.080, when public street improvements are required in accordance with Section 12.10.060, the property owner(s) shall underground or relocate all existing utility distribution facilities, including telecommunication lines, along the frontage of the subject property to the satisfaction of the City Engineer. The property owner(s) shall make the necessary arrangements with each of the serving utilities, including licensed telecommunication operators for the installation or relocation of such facilities.
- c. An agreement to improve or install improvements which are to be located in the public right-of way and/or private easements is required. The applicant shall post a good and sufficient improvement security with the City comprised of a cash deposit or a combination of cash deposit and corporate surety bond of a surety authorized to do business in the state. The estimated cost of the work shall be determined by the city engineer after reviewing the civil engineer's estimates.
- d. An Encroachment, Maintenance, and Removal Agreement (EMRA) will be required prior to the Improvement Permit issuance. The EMRA will mandate the responsibility of the property owner to maintain any proposed

private improvements, including landscape and irrigation, within the public right-of-way, and removals as required by the City.

- e. All existing survey monuments shall be shown on grading and public improvement plans. Prior to permit issuance, the Applicant, or Permittee shall retain the service of a professional Land Surveyor, L.S., or Civil Engineer authorized to practice Land Surveying who will be responsible for monument preservation and shall provide a corner record or record of survey to the County Surveyor as required by the Land Surveyors Act, if applicable, Section 8771 of the Business and Professions Code of the State of California.
- f. All existing and proposed easements, public and private shall be shown on all plans submitted for review to the City including the building plans, grading plans, landscape plans, and public improvement plans.
- g. Maintain and show on the Grading and/or Public Improvement plans all “Sight zones” in conformance with the current Highway Design Manual approved by the city council at the time of development approval. Ten-foot Sight Zone triangles shall be maintained at the site driveway entrance.
- h. On-site drainage systems shall be designated and maintained as private.
- i. Submit for Traffic Control Permit for all work affecting vehicular or pedestrian traffic within the right-of-way on Broadway. Regional Standard drawings may be submitted as permitted by the City Engineer.
- j. Obtain and provide evidence of approval from the appropriate entities or agencies prior to commencing any work within a utility easement.
- k. Per the City of Lemon Grove Plan Grading Plan Submittal Checklist, applicants for all Grading and Improvement projects are required to submit and an Erosion Control Plan, minimum BMP Requirement notes and a WPCP where disturbed area equals or exceeds 5,000 square feet or a SWPPP where disturbed area exceeds one (1) acre.
- l. A Covenant not to oppose the formation of a future utility undergrounding district shall be required. The City will prepare the agreement and will require the owner to sign and notarize.

- m. A Covenant not-to-oppose the formation of a future street improvement district shall be required. The City will prepare the agreement and will require the owner to sign and notarize.
 - n. A Covenant not-to-oppose the formation of a community facilities district shall be required. The City will prepare the agreement and will require the owner to sign and notarize.
 - o. All physical elements of the proposed project shown on the approved plans date stamped November 22, 2021, except as noted herein, shall be located, constructed and maintained substantially where they are shown in accordance with applicable Lemon Grove City Codes to the satisfaction of the Community Development Manager and City Engineer.
4. Prior to requesting a final inspection and occupancy of the structure, the applicant shall comply with the following:
- a. Comply with Conditions 1 through 3 of *this Resolution*.
 - b. All physical elements of the proposed project shown on the approved plans date stamped November 22, 2021, except as noted herein, shall be located, constructed and maintained substantially where they are shown in accordance with applicable Lemon Grove City Codes to the satisfaction of the Community Development Manager and City Engineer.
 - c. Buildings equipped with fire alarm systems shall be provided with Knox Box for emergency access.
 - d. A State license shall be required prior to commencing operations. The license must be maintained at all times.
 - e. The San Diego Air Pollution Control District Rule 55 requires compliance with standard fugitive dust control best management practices which will be required as a part of normal practices.
 - f. Dispensaries shall comply with the most recent adopted California Fire Codes and Standards.
 - g. A fire inspection is required prior to a certificate of occupancy or business license being issued. The applicant shall ensure the dispensary is set up and ready for operation prior to the fire inspection.

- h. Parking areas and striping shall comply with current standards and damaged paving shall be repaired and maintained in a good condition. Designated parking spaces are prohibited on-site.
- i. A bicycle rack with capacity for a minimum of two (2) bicycles shall be provided on the property.
- j. A City Business License shall be obtained.
- k. Provide copies of all IRS and State Franchise Board filings within 30 days of filing.
- l. The location of the dispensary shall include the installation of a centrally monitored alarm system.
- m. Windows and glass panes shall have vandal-resistant glazing, shatter resistant film, or glass block equipped with appropriate access to allow exit in the event of an emergency in compliance with Fire Code as adopted and amended by the City Council.
- n. All emergency exits shall be solid core doors featuring hinge-pin removable deterrence. Emergency exit doors shall have latch guards at least 12 inches in length protecting the locking bolt area. Latch guards shall be a minimum 0.125-inch thick steel, affixed to the exterior of the door with non-removable bolts, and attached so as to cover the gap between the door and the doorjamb for a minimum of six inches both above and below the area of the latch.
- o. Windows vulnerable to intrusion by a vehicle must be protected by bollards or landscaping grade separation reasonably sufficient to prevent such intrusion.
- p. Vehicular sight distance of all driveway entrances shall be to the satisfaction of the City Engineer.
- q. Damaged paving shall be repaired and parking area striped consistent with LGMC Section 17.24.010.
- r. Street numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations so as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background,

and shall meet the following minimum standards as to size: minimum eight inches (8”) high with a one-half inch (1/2”) stroke for commercial, multi-residential buildings, and industrial buildings. Additional numbers shall be required where deemed necessary by the Fire Marshal, such as rear doors, building corners, and entrances to commercial centers. The Fire Marshal may require larger address numbers based on visibility and the need of emergency response personnel.

5. Upon establishment of use in reliance with this Conditional Use Permit, the applicant shall comply with the following:
 - a. Comply with Conditions 1 through 4 of this Resolution.
 - b. All physical elements of the proposed project shown on the approved plans date stamped November 11, 2100, except as noted herein, shall be located, constructed and maintained substantially where they are shown in accordance with applicable Lemon Grove City Codes to the satisfaction of the Community Development Manager and City Engineer.
 - c. Operating procedures as described in the approved Operations Manual shall be observed except as noted herein.
 - d. If during employment with the dispensary, a director or employee is convicted of a crime identified in California Penal Code Section 1192.7, subdivision (c), and Health and Safety Code Section 11359 shall be immediately dismissed from employment or required to resign as a corporate board member or officer. For purposes of this section, a conviction in another state that would have been a conviction equivalent under California law to those convictions specified in this section will disqualify the person from employment or volunteering at the dispensary.
 - e. Dispensaries shall have at least one uniformed security guard on duty during operating hours that possess a valid Department of Consumer Affairs “Security Guard Card.”
 - f. Dispensaries shall designate a community relations liaison (liaison) who shall be at least eighteen years of age. The liaison may also be the director of the dispensary. To address community complaints or operational problems with the dispensaries, the individual designated as the

community relations liaison shall provide his or her name, phone number and email address to the following:

- i. Lemon Grove city manager;
 - ii. San Diego County sheriff's department personnel supervising law enforcement activity in Lemon Grove; and
 - iii. All neighbors within one hundred feet of the dispensary.
- g. City code enforcement officers, San Diego sheriff's department staff, and any other employee of the City requesting admission for the purpose of determining compliance with the standards set forth in this section shall be given access to the premises. City and sheriff staff shall not retain information pertaining to individual patient records viewed during an inspection, and information related to individual patients shall not be made public. Inspectors will give reasonable notice of a scheduled inspection. Unannounced inspections of a dispensary may occur if city or sheriff's department staff have probable cause that the collective is violating the law. The dispensary must maintain compliance with inspection requirements as outlined in Section 17.32.090(C)(5) at all times.
- h. The on-site display of unprocessed marijuana plants or representations of marijuana plants in any areas visible to the public is prohibited.
- i. Dispensaries shall submit an "annual performance review report" for review and approval by the Community Development Manager. The "annual performance review report" is intended to identify effectiveness of the approved CUP, operations manual, and conditions of approval, as well as any proposed modification to procedures as deemed necessary. The Community Development Manager may review and approve amendments to the approved "operations manual"; and the frequency of the "annual performance review report." Medical marijuana cultivation, manufacturing and dispensing monitoring review fees pursuant to the *current Master Fee Schedule* shall accompany the "annual performance review report" for costs associated with the review and approval of the report.
- j. Maintain a waste disposal plan detailing plans for disposal of chemicals and plant waste.

- k. If the owners or operators of the Dispensary are a Limited Liability Company (LLC), corporation or trust, the names and addresses of all officers and designated signatories of the legal entities shall be provided to staff and shall be maintained in the CUP project files. The City shall be notified within 30 days of all changes to the property and business ownership including officers and designated signatories.
- l. The use of musical instruments and sound amplification devices on-site is prohibited at all times.
- m. All exits shall be readily accessible without delay or hindrance.
- n. Blocking or covering of egress windows is prohibited.
- o. All facilities shall be subject to review by the Fire Department at all times.
- p. Nuisance odor complaints shall be filed with the Department of Environmental Health.
- q. Sleeping within the facility and residential occupancy is prohibited.
- r. The dispensary shall post and maintain professional quality sign facing the parking lot(s) and the entrance that reads “No loitering; no littering; violators subject to arrest” in English and Spanish in accordance with LGMC. Loitering prohibitions shall be strictly enforced on-site.
- s. The Operating Standards as outlined in Section 17.32.090(C)(7) shall be observed and adhered to at all times.
- t. The business shall be subject to local taxes and fees.
- u. A compliance inspection shall be conducted quarterly to ensure operations are in compliance with conditions of approval and other applicable regulations.
- v. The City or its designee may examine the records of licensees and inspect the premises of a licensee as the licensing authority as may be authorized by law. The City or its designee shall have access to any licensed medical marijuana facility for inspection of the facility, the employees and records (HIPPA compliance rules apply) during any normal business hours or at any other reasonable time. Licensees shall provide and deliver records to the licensing authority upon request (Business and Professions Code 19327(c).) Authorized regulatory staff shall be allowed access to the premises in

- accordance with State law (Business and Professions Code 19311 (e); 19327 (c)). Compliance inspections shall be conducted by HDL (contracted) and City staff with time expensed to and paid by the MMD operator to ensure operations are properly inspected in compliance with conditions of approval and other applicable regulations.
- w. Disposal of any unused or unwanted medical marijuana shall undergo a special process and shall not be disposed of as or with routine garbage.
 - x. Business activities shall be limited to medical and recreational marijuana dispensaries only or additional uses based on applicable regulations at the time of the request.
 - y. Deliveries from the facility shall be prohibited, except as conducted by qualified patients and/or the Primary caregiver of the qualified patient, where the quantity transported and the method, timing and distance of the transportation are reasonably related to the medical needs of the qualified patient.
 - z. The cultivation of medical marijuana on-site is prohibited. If cultivation is permissible, a conditional use permit modification may be required based on applicable regulations at the time of the request.
 - aa. The use of generators on-site is prohibited, unless authorized by the Community Development Manager for emergency purposes.
 - bb. Loitering and outdoor events shall be prohibited on the subject property.
 - cc. Complaints related to noise and smell shall require professional investigation paid by the MMD operator with analysis and appropriate mitigation.
 - dd. The site shall be well lit, but glare shall be prohibited onto adjacent properties or onto the public right-of-way. All light fixtures shall be maintained and adjusted to reflect light downward, away from any road or street, and away from any adjoining premises. Glare from proposed roof and siding materials and signage shall be considered and designed to minimize impacts onto adjacent properties and the public right-of-way.
 - ee. The building façade shall be well maintained at all times.
 - ff. All graffiti and trash and debris shall be removed daily.

- gg. Except for designated employees, no persons shall be allowed within the tenant space except during normal business hours.
- hh. All site Crime Prevention Through Environmental Design (CPTED) recommendations shall be implemented and adhered to all times.
- ii. Sheriff “No Trespass” authorizations to enter and conduct enforcement on the subject property shall be completed and current at all times (renewed every 30 days).
- jj. Consumption, sampling, smoking or ingestion of alcohol, tobacco and marijuana products is prohibited on the subject property.
- kk. All activities associated with the business shall be conducted indoors.
- ll. Landscape shall be maintained in good condition at all times.
- mm. The new 6’-0” wood fence proposed along the front property line shall be replaced with decorative see-through fencing material. All front vehicle and pedestrian gates shall match the decorative see-through front fencing. The use of barbed wire or razor ribbon on any fences, gates or walls is prohibited.
- nn. The hours of operation shall be restricted to 6am to 10pm seven days a week only.
- oo. All temporary signs are prohibited on-site.
- pp. A minimum of two employees and one Director is required per facility (three persons total) upon application. Live Scan background check shall be provided to the City prior to employment of all employees or a new Director and prior to commencing operations.
- qq. Verification shall be provided as a part of annual renewal submittals. A log of all persons entering the facility shall be kept on-site indicating the name, mailing address, phone and MMIC numbers and if product was purchased from the facility.
- rr. No outdoor storage of equipment, materials or fleet vehicles is permitted without modification of the Conditional Use Permit.
- ss. This project approval does not include signage and sign permits shall be obtained prior to installation. All signage for dispensaries shall require a sign permit from the City prior to installation. Signage shall not include any

- terminology (including slang) or symbols for marijuana. Green crosses are not considered terminology, slang, or symbols for marijuana. All signs shall conform to the Municipal Code Section 18.12.
- tt. All cultivation, manufacturing and distributor sources shall maintain a State license. Distributors shall maintain a Type 11 Distributor License and a copy of the executed contract between the cultivator and distributor shall be on-file at all times.
- uu. Cooking and processing of food or marijuana products is prohibited.
- vv. The use of vending machines is prohibited on-site. A vending machine is any device which allows access to medical marijuana without a human intermediary.
- ww. All temporary uses in accordance with Section 17.29.040 shall be prohibited on-site.
- xx. Food trucks and catering shall be prohibited on-site. Food and beverage and/or charitable offerings or solicitations to patrons shall be prohibited on-site.
- yy. Recreational activities and games of chance shall be prohibited on-site.
- zz. Prior to operation and annually thereafter, a record of Sheriff and Fire service calls shall be provided to the City of Lemon Grove for assessment.
- aaa. The uniformed security guard on duty shall have an issued Private Patrol Operator number and a valid Department of Consumer Affairs “Security Guard Card” on their possession at all times. A copy of the security guard contract shall be reviewed and approved by the Sheriff’s Department. The Security Guard uniform shall be approved by the Bureau of Security and Investigative Services (BSIS).
- bbb. No persons under the age of eighteen are allowed at, in or at a MMD facility, unless such individual is a qualified patient and accompanied by their licensed attending physician, parent or documented legal guardian.
- ccc. Plant materials in the front yard setback shall be no greater than 18 inches in height and tree canopies shall be maintained at eight feet high above grade.

- ddd. All cannabis products shall be tracked, tested, sealed and labeled at a minimum by State Medical Cannabis Regulation Act and as it may be amended.
- eee. All records related to cannabis activity shall be maintained a minimum of seven years.
- fff. All activities involving the transportation of marijuana for a dispensary shall comply with California State Regulations, restrictions and guidelines, as enumerated in Division 8, Chapter 3.5 of the California Business and Professions Code, and established by the Bureau of Medical Marijuana Regulations. Delivery services are prohibited, unless applicable regulations at the time of the request permit delivery services.
- ggg. The doors and windows shall remain closed and the air conditioning system utilized during hours of operation to reduce noise and odor impacts in the surrounding neighborhood.
- hhh. The project shall conform to all performance standards of Municipal Code Section 17.24.080.
- iii. Proper drainage shall be maintained throughout this property so as to prevent ponding and/or storage of surface water.
- jjj. Clear and well-lit addresses shall be maintained on-site and shall be visible from the public street in all directions to the satisfaction of the Fire Marshal.
- kkk. All trash, recycling, and refuse containers must be stored within the attached storage room, as shown on the Conditional Use Permit site plan and are only permitted to be outside said building for scheduled trash service.
- lll. Each violation on the subject property shall be deemed a separate offense subject to daily administrative citations and fines to both the property and the business owners for each violation in accordance with LGMC Chapter 1.24. Violations of this CUP may result in the noticing of a public hearing for consideration by the City Council to revoke the Conditional Use Permit in accordance with LGMC Title 17. If considered for revocation, the City Council shall consider the impact of the violation(s) on public health and

safety and the Permit Holder's ability and willingness to rectify the violation in a timely manner to minimize the impact on public health and safety.

mmm. The CUP shall be renewed three years after commencing operations. The City Council can deny a CUP renewal if it's determined that the MMD has operated contrary to the conditions of approval and the requirements of the LGMC, or if the MMD has become a public nuisance.

nnn. A conditional use permit modification is required prior to transfer of ownership or change in business name.

6. The applicant, project proponents, operators and owners of the subject property and the MMD shall indemnify, protect, defend, and hold harmless, the City and any agency thereof, and/or any of its officers, employees, and agents from any and all claims, actions, or proceedings against the City, or any agency or instrumentality thereof, or any of its officers, employees, or agents to attack, set aside, void, or annul, an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board, or legislative body, including actions approved by the voters of the City, concerning the project. City shall promptly notify the applicant/subdivider of any claim, action, or proceeding brought within this time period, and City shall further cooperate fully.
7. The terms and conditions of the Conditional Use Permit shall be binding upon the permittee and all persons, firms, and corporations having an interest in the property subject to this Conditional Use Permit and the heirs, executors, administrators, successors, and assigns of each of them, including municipal corporations, public agencies, and districts.
8. This Conditional Use Permit expires April 19, 2023 (or such longer period as may be approved by the City Council of the City of Lemon Grove prior to said expiration date) unless all requirements of this Conditional Use Permit have been met prior to said expiration date.

PASSED AND ADOPTED on April 19, 2022 the City Council of the City of Lemon Grove, California, adopted Resolution No. _____, passed by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Racquel Vasquez, Mayor

Attest:

Audrey Malone, City Clerk

Approved as to Form:

Kristen Steinke, City Attorney



OPERATIONS MANUAL

Earth & Ivy

PICK AXE HOLDINGS LLC

CITY OF LEMON GROVE

APR 14 2022

COMMUNITY DEVELOPMENT

DISPENSARY OPERATIONS MANUAL

This Operations Manual shall serve as an outline for the general operations of Earth & Ivy, a recreational and medical marijuana dispensary located at 8280 Broadway, Lemon Grove, California. Pick Axe Holdings LLC gives authorization for the city, its agents and employees, to seek verification of the information contained within the application;

1. Earth & Ivy
 - 1.1. Compliance with Local and State Law
 - 1.2. Community Liaison

2. Access to the Dispensary
 - 2.1. Site, floor plan, and facilities of the dispensary.
 - 2.2. Waiting Area
 - 2.3. Visitor procedures
 - 2.4. Retail Area
 - 2.5. Cannabis Goods Display

3. Security
 - 3.1. Comprehensive asset protection plan
 - 3.2. Surveillance systems and equipment
 - 3.3. Fire Plan

4. Transactions
 - 4.1. Cannabis goods for sale
 - 4.2. Daily Limits
 - 4.3. Point of Sale
 - 4.4. Record of Sales

5. Inventory
 - 5.1. Inventory Control
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6. Employees
 - 6.1. Personnel Philosophy
 - 6.2. Hiring practices
 - 6.3. Employee Scheduling
 - 6.4. Workforce security
 - 6.5. Employee Training
 - 6.6. Background screening
 - 6.7. Personnel records

1. Earth & Ivy

1.1. Compliance with Local and State Law

Earth & Ivy will take all necessary steps in order to maintain up-to-date on and in compliance with all local and state regulations on the operations of a medical and recreational marijuana retail storefront; as well as all local and state regulations regarding the sale of medical and recreational marijuana in the City of Lemon Grove, County of San Diego, State of California.

In addition, Earth & Ivy will take all necessary steps in order to address all of the concerns outlined in the August 23, 2013 “Cole Memo” as follows:

- Preventing the distribution of marijuana to minors;
- Preventing revenue from the sale of marijuana from going to criminal enterprises, gangs and cartels;
- Preventing the diversion of marijuana from states where it is legal under state law in some form to other states;
- Preventing state-authorized marijuana activity from being used as a cover or pretext for the trafficking of other illegal drugs or other illegal activity;
- Preventing violence and the use of firearms in the cultivation and distribution of marijuana;
 - Preventing drugged driving and the exacerbation of other adverse public health consequences associated with marijuana use;
- Preventing the growing of marijuana on public lands and the attendant public safety and environmental dangers posed by marijuana production on public lands; and
- Preventing marijuana possession or use on federal property.

1.2 Dispensary Director and Community Liaison

Christopher Williams - Dispensary Director and Community Liaison
8260 Broadway, Lemon Grove, CA 91945
(619) 847-8264
Chris@xmgMedia.com

Kathleen McLean - Community Liaison
8260 Broadway, Lemon Grove, CA 91945
(619) 384-3171 kathleen@xmgmedia.com

2.2 Visitor procedures

Access to Earth and Ivy Premises.

Earth and Ivy intends to be a licensed retailer with an A-designation and M-designation from the Department of Cannabis Control.

- (a) Access to the Earth and Ivy premises will be limited to individuals who are at least 21 years of age.
- (b) Unless an individual is at least 18 years of age and has a valid physician's recommendation for medicinal cannabis.

Retail Customers.

- (a) Earth and Ivy shall only sell adult-use cannabis goods to individuals who are at least 21 years of age after confirming the customer's age and identity by inspecting a valid form of identification provided by the customer as required by the Department of Cannabis Control and the city of Lemon Grove
- (b) Earth and Ivy shall only sell medicinal cannabis goods to individuals who are at least 18 years of age and possesses a valid physician's recommendation after confirming the customer's age, identity, and physician's recommendation as required by the Department of Council Control and city of Lemon Grove
- (c) Acceptable forms of identification include the following:
 - (d) A document issued by a federal, state, county, or municipal government, or a political
 - (e) subdivision or agency thereof, including, but not limited to, a valid motor vehicle operator's license, that contains the name, date of birth, height, gender, and photo of the person;
- (f) A valid identification card issued to a member of the Armed Forces that includes the person's name, date of birth, and photo; or
- (g) A valid passport issued by the United States or by a foreign government.

All visitors who require access to a limited access area of the Dispensary will follow specific procedures to gain entry. No one under 18 years of age will be permitted to enter a limited access area of the facility. The visitor protocol will include the following:

- Upon request for access to a limited access area, the receptionist will verify the identity of the visitor and record their information in the point of sale system, noting the person is a visitor.
- The receptionist will capture the visitor's full name, company (if applicable), a photo of the visitor, and the reason for the visit. These details will be entered into the visitor log.
- The visitor will sign the visitor's log, documenting the date and time.
- The visitor will be issued a visitor I.D. with the I.D. number documented on the visitor log.
- The Asset Protection Personnel or a designated employee will escort the visitor in the limited access areas at all times.
- The purpose of the visit as well as the areas visited and personnel visited will be captured.
- The visitor will not be allowed to touch any marijuana located in a limited access area.
- Upon leaving the limited access areas, the visitor will sign out on the visitor log, documenting the date and time and return the visitor I.D. badge.

The Department of Cannabis and its authorized agents may enter the facility if necessary to perform the governmental officials' functions and duties. The authorized agent will also follow all visitor protocols except for the 24 hour approval; however, that 24 hour approval is preferred. Prior to allowing an authorized agent, the Asset Protection Personnel must follow protocols to confirm the agent is authorized. No one may gain consideration or compensation for allowing visitors to enter a limited

access area. The visitor's logs will be maintained electronically and will be available to regulators upon request.

2.3 Retail Area

Customer Access to the Retail Area.

- (a) Individuals will be granted access to the retail area to purchase cannabis goods only after the retailer or an employee of the retailer has confirmed the individual's age and identity via acceptable form of identification.
- (b) Earth and Ivy will have at least one employee physically present in the retail area at all times when individuals who are not employees of the licensed retailer are in the retail area.
- (c) All sales of cannabis goods will take place within the retail area of Earth and Ivy, except for cannabis goods sold through delivery

Cannabis goods will only be displayed and sold in the designated retail area. Earth & Ivy employees will always be physically present in the retail area when there are individuals who are not employees of the dispensary in the retail area.

2.4 Cannabis Goods Display

Earth & Ivy shall only display cannabis goods for sale in the designated retail area. All cannabis goods will be appropriately labelled in accordance with packaging requirements set forth by the Department of Cannabis Control. The amount of THC in each package, the amount of THC in each dose, and the tested cannabinoids will be clearly labelled on the product.

The amount of cannabis goods that are displayed shall not exceed the average amount of cannabis goods the licensed dispensary sells during an average one day period. The remainder of the licensee's inventory of cannabis goods shall be stored outside of the retail area in designated storage areas and locking cabinets.

Cannabis goods may be removed from their packaging and placed in containers to allow for customer inspection. The containers shall not be readily accessible to customers without assistance of dispensary personnel. A container must be provided to the customer by the licensee or employee, who shall remain with the customer at all times that the container is being inspected by the customer.

Cannabis goods removed from their packaging for display shall not be sold, shall not be consumed, and shall be destroyed according to local and State regulations when the medical cannabis goods are no longer used for display.

3. Security

Earth & Ivy will have commercial grade equipment which will prevent unauthorized entry and to prevent and detect diversion, theft, or loss of cannabis or cannabis products.

The proposed protocols and procedures have proven to be successful in protecting people, physical locations, products, but most importantly customers. This plan establishes base-operating functions scaled to support initial operations and is easily duplicable and expandable to support multiple regions and a significant increase in product demand. The emphasis of this plan is to ensure compliance with all applicable laws, policies and regulations that apply to this industry and to safeguard the public, our employees, property, and products.

This plan is based on an Asset Protection Command Center (APCC) that is located in the proposed retail location. In totality, this plan lays out an approach that relies on depth of coverage, redundancy, signature reduction and the active management of a professional asset protection team by a highly qualified Director of Asset Protection. As with all plans, realities of the environment will prompt changes. Earth & Ivy recognizes the dynamic nature of this process and is postured to adapt appropriately to ensure the best possible asset protection program is implemented and continually observed for the safety and security of the enterprise. Regular inspections of equipment and standard operating procedures (SOPs) are mandatory with record retention policies monitoring on an on-going basis.

The following parties will be responsible for implementation and execution of the asset protection plan:

1. Director, Asset Protection and Security – A management level supervisor that monitors and supervises the duty performance of the asset protection command center and other asset protection personnel. Monitors and verifies serviceability and performance of all supporting technical systems and coordinates for immediate corrective action if deficiencies occur. Ensures the security of all our company's personnel, products, and facilities and in all areas where our company handles, stores, or sells cannabis.

Monitors, reviews, and updates compliance and security protection systems, policies, and procedures to ensure their effectiveness. Files appropriate compliance and security related reports with regulatory agencies. Ensures all security equipment, cameras, alarms, locks, safes, and emergency notification equipment, internal communication equipment, panic buttons and other kinds of security equipment are in place and functioning correctly. Creates, reviews, updates, supervises and directs execution of emergency action plans. Coordinates supporting functions of screening, onboarding, training, and integration of new employees. Oversees internal and external reporting systems such as ingress/ egress record keeping, product handling procedures, storage procedures, product display, and dispensing processes, transportation procedures, facility opening and closing rules, external security systems and procedures, procedures for accessing restricted areas, suspected diversion procedures, procedures for dealing with internal emergencies or incidents with regulated waste disposal, and changes in employee information. Directs the execution of all emergency action plans and maintains continuous communications between all internal stakeholders and outside supporting agencies.

2. Asset Protection Operations Officer – Monitors and provides direct interface (command and control) of all integrated security protection systems and asset protection personnel on the company's facilities or conducting transportation operations. Manages multiple data feeds (cctv, alarms, gps trackers, communication systems) and directs response options as appropriate. Serves as the immediate interface between Earth & Ivy and law enforcement or other emergency responders. Provides planning support to the director, asset protection for transportation and other activities as required.

3. Asset Protection Personnel – The primary role of on-site asset protection personnel is to detect, observe, recognize, identify, deter, report, and when appropriate, intervene in criminal activity directed against the facilities, employees, or customers. Asset protection personnel will stand posts as directed at access control points, designated locations inside the facility and conduct both foot and vehicular patrols (indoors and outdoors.) Asset protection personnel are required to carry the appropriate license per the county and state regulations and be thoroughly familiar with state and company guidelines on use of force. must be thoroughly familiar with all emergency action plans and be capable of supporting implementation with little or no notice.

The Earth & Ivy of the comprehensive asset protection plan is the situational awareness and real time responsiveness provided by the Asset Protection Command Center (APCC.) The APCC will be located in the proposed storefront location will serve as the asset protection and security related information, real time monitoring of the retail storefront, tracking and control of all merchandise transport, emergency response actions and continuity of operations for Earth & Ivy. The APCC also provides upward and outward communication to Earth & Ivy management and outside agencies. Only authorized asset protection personnel will have access to the APCC which will be monitored 24 hours a day 365 days a year and the APCC's use will be limited to managing the security and surveillance systems. Only authorized asset protection personnel will have access to the locked APCC, except for key Earth & Ivy management as needed. Features of the APCC include:

- A) A visual command center that facilitates real-time monitoring of multiple information feeds from on-site, mobile, and remote sites including CCTV feeds, communications from asset protection personnel and delivery and transport teams, GPS tracking for all cargo and vehicles and alarm and intrusion detection systems for production and if relevant, point of sale locations. Our systems also allow the APCC to monitor traffic cameras and weather conditions that can impact transport and delivery operations between facilities.
- B) A planning area to develop and implement the procedures, tactics and techniques to successfully mitigate risks and threats to employees, facilities, and resources.
- C) A centralized location to on-board, train, and integrate new employees to establish a common understanding of asset protection procedures, employee responsibilities, and requirements. This function works in close cooperation with the Human Resources department.
- D) Active monitoring of the retail storefront and operations.
- E) Continuous threat assessment for both security and non-security related emergencies (i.e. power loss, natural disasters, etc.) and provides the continuity of operations site for the Company's operations when criteria prompting secondary operating procedures occur.
- F) A standing liaison with San Diego County Sherriff – Lemon Grove law enforcement and emergency responders.

The Asset Protection Plan for the retail storefront is anchored on signature reduction – keeping the facility and its activity in a posture that minimizes undue attention and a redundant layered system of barriers, perimeter intrusion detection systems, and surveillance with active patrolling.

3.1 Comprehensive Asset Protection Plan

The key functions of the thorough asset protection plan include targeted focus on the following elements:

1. Hours of Operation – Earth & Ivy will provide a 24/7/365 monitoring and tracking facility for the retail storefront, and the secure transport of product. Security at this facility will provide access control, video, and alarm monitoring and a physical presence at key locations throughout the retail storefront such as limited access points and product storage and inventory acceptance areas. Asset Protection personnel will also monitor and report on the perimeter security and outdoor spaces (i.e. parking lots, support structures, key infrastructure, etc.) of the facility to ensure the integrity of physical barriers and report on suspicious activity that may indicate surveillance or attempts towards pilferage. During periods when the retail storefront is closed (after hours or holidays); asset protection personnel will monitor the facility via the APCC.
2. Personnel Security Equipment – All asset protection personnel will carry two-way communications for push talk communications radio/cell phone between asset protection personnel, a state approved non-lethal disabling agent (chemical irritant spray), personnel restraints (handcuff or flex cuff), a high lumen flashlight, and a compact multi-tool.

3. Exterior Facility Security – The security of the retail storefront begins with exterior physical barriers that blend in with the design of the storefront. The perimeter will be under observation by the APCC via CCTV. Earth & Ivy security personnel will supervise all movement of product into or out of the storefront for bulk transport purposes. The premises will be clearly marked at all entrances with signage stating THESE PREMISES ARE UNDER CONSTANT VIDEO SURVEILLANCE. All exterior limited access doors will be locked at all times, both during non-working hours and during working hours. All public entrance doors will be locked always during non-working hours.

4. Enhanced Guard Duty System – Earth & Ivy will use a guard duty system to further ensure that the Asset Protection Personnel are completing all their tasks throughout the day to properly monitor and protect Earth & Ivy assets and help prevent any potential maintenance and operations issues. The recording tag numbers along with each associated timestamps are uploaded via wireless communication for processing and verification. The results can be displayed on the APCC monitor, printed, or emailed so that management can review at once the job performance data of the asset protection personnel.

5. Exterior Lighting – Illumination of the facilities’ exterior is key to the asset protection plan. Earth & Ivy will follow recommendations of IES. IES is considered the lighting authority throughout North America and design professionals and those looking for standards of care for illumination look to this organization for the appropriate values and principles.

Horizontal Illuminance- This is the standard for assessing effective lighting primarily because many tasks are horizontal, and the measurements are easy to make.

Vertical Illuminance- This is critical because one of the main security issues is identifying persons and vehicles and their movement which is best done by viewing their vertical surfaces.

Uniformity/Shadows- This is important primarily to avoid dark areas where persons or objects may be hidden. Uniformity has also been found to be useful in enhancing video camera effectiveness. Glare

Lighting- Lighting aimed in the wrong direction can cause glare that can adversely affect the ability of occupants and security personnel to identify persons and/or objects.

6. Interior Lighting – Illumination of the facilities’ interior is key to the asset protection plan as well. The interior lighting will ensure proper surveillance of the retail storefront. The lighting will work in tandem with the security cameras to produce the proper images for any investigations that may be required. Creating an appealing visual environment is integral to building a successful retail business. Earth & Ivy will deploy the latest advances in lighting technology to improve security and decrease energy usage.

7. Auxiliary Power Systems – Earth & Ivy will have the appropriate generators installed that will activate upon power loss of key security systems that will at a minimum provide power for at least 48 hours. The fail-secure style electronic key access doors will also have traditional physical key locking devices which are inherently activated upon a power outage to prevent locks from becoming released during a power outage. These systems will have protocols for activation by the Asset Protection Personnel on duty or designated employee on call at each facility.

8. Access Control – At the entrance of the facility in a conspicuous location a sign will be posted stating – THESE PREMISES ARE UNDER CONSTANT VIDEO SURVEILLANCE. Upon entry into the retail storefront, customers will be recognized and properly identified with the appropriate medical marijuana card or valid state issued I.D. There will be limited access areas in the retail storefront. Visitors may be allowed in limited access areas for special circumstances but only while being escorted by an employee and following the proper visitor logging protocols. These limited access areas will be

always utilized for storage of all products except when product is pulled for a specific purchase by an authorized customer. The limited access areas will be identified according to State regulation stating Do Not Enter – Limited Access Area – Access Limited to Authorized Personnel and Escorted Visitors. Authorized personnel primarily consist of Earth & Ivy management, storefront personnel, and Earth & Ivy asset protection personnel. The access control begins at a single point of entry to the facilities. All customers and employees will enter the facility in the front primary entrance at all times.

The primary tool for access control is an employee RFID card issued to each employee during on-boarding and featuring a current photo and other key verifiable employment info. Each employee will be required to wear a company issued I.D. as well as a State issued I.D., if issued, at all times while on duty for the Company. The I.D. must be visible at all times. In addition to providing photo identification, each RFID card is also a proximity sensor for the access control systems and is tied to a Personal Identification Number (PIN) that is unique to each employee. Each employee will use the RFID card to gain access into the primary building. To gain ingress into an authorized space each employee will be required to have the card in their possession and enter the correct PIN, where required. PINs will be assigned by the Director, Asset Protection and Security and will be safeguarded for his/her eyes only. Each employee must use the door sensor, even if multiple people are accessing the door at the same time. There shall be no ‘tailgating’ through access doors. Access for non-supervisory employees will be restricted to their specific work areas and common areas such as the locker rooms and break area – exceptions for supervisors and security personnel will be programmed and recorded on an as needed basis. Attempts at unauthorized entries will trigger an alert to the APCC. Additionally, entries are tracked and recorded for audit and forensic purposes. Another aspect of access control that Earth & Ivy employs is restricting personally owned electronic devices (cell phones, music players, cameras, etc). Personal cell phone use will be limited to the break area. The Director, Asset Protection and Security may grant exemptions based on management or work flow needs.

3.2 Surveillance Systems and Equipment

The security system will have fixed camera placement with appropriate lighting to capture clear images of individuals and activities. The equipment will have the ability to produce digital format images as well as posted with date/time and maintain the files in a secure location. At a minimum, the following areas at the proposed retail storefront will have fixed cameras:

- All exterior entrances and exits (both indoor and outdoor view)
- All entrances / exits to limited access areas
- The asset protection command center
- Rooms with exterior entry points such as windows
- Along the exterior of the perimeter of the facility

Security Monitoring: A reputable vendor providing 24 hour service will accommodate security/alarm monitoring of security technology operations and ongoing maintenance. Earth & Ivy APCC will have 24 hour monitoring via monitors of all CCTV systems and GPS tracking. If a mechanical malfunction of any security equipment is detected, the malfunction will be reported internally and serviced immediately. If the malfunction exceeds an 8-hour period, the Company will alert the local agencies and the Department of Cannabis Control with an action plan to correct and maintain a secure environment that is acceptable to the local agencies. Earth & Ivy will cooperate completely during any investigations and will provide security images as requested in the required timing.

The system also features an integrated infra-red (IR) system and enhanced sensors for low light conditions that allow for minimal ambient lighting and the overall profile of the facility during nighttime hours. This surveillance system

includes silent security alarm signals (duress and holdup alarm), audible security alarms, critical incident response technology is activated via one of the stationary wall-mounted activation points. Upon initiation, all personnel within the organization, as well as local law enforcement will receive immediate emergency alerts via text and email notifications. Sirens and strobes will be initiated to alert personnel and disorient an active assailant, dispatch mechanisms including a pre-recorded programmed message requesting dispatch when activated over a communication system to law enforcement, public safety, and emergency services, failure notification systems that activate within 5 minutes of the failure, smoke and fire alarms, and motion detectors as well as other state-required security mechanisms. The systems will properly display date and time and will be recorded and stored according to the Lemon Grove municipal code and state of California in a format that may be easily accessed for investigative purposes.

Equipment Inspections: All surveillance equipment will be inspected at a minimum on an annual basis by an outside vendor as well as a monthly inspection by the designated Asset Protection Personnel of the Earth & Ivy to ensure proper performance and maintenance of the systems. All inspections will be kept by the Director Asset Protection and Security and made available upon request to the appropriate local and state regulators.

3.3 Fire Plan

To make sure we develop a fire protection plan adequate in all of the occupancy categories relevant to cannabis dispensary, we have partnered with Cintas Fire Extinguisher Service & Sales to evaluate our building and assist us in crafting a comprehensive plan.

Fire Safety

We fully understand the importance of fire safety for operations. Earth & Ivy will do its best to learn from other examples to prevent problems from occurring with our facility.

Earth & Ivy recognizes that a prime motivation for regulating cannabis dispensaries is to protect the peace, health, safety, and welfare of the community from these types of problems. Electrical fires not only cause millions of dollars of property damage annually, but they also affect lives.

Because of the complex nature of a dispensary, which combines moderate-hazard manufacturing, medical-type services, and finished goods made available to a limited public, it needs to meet safety standards for F-1 (moderate-hazard manufacturing), B (professional service), and M (merchant) occupancy classifications.

Fire Plan Overview - Preventive Safety Measures

1. Patron Service Areas of the Dispensary

- a. In addition to the above, further fire safety measures must be adopted in the dispensary areas that will be frequented by patron members:
 - i. Promulgation of a strict no-smoking policy and other fire prevention rules to all members;
 - ii. Clearly marked and illuminated exits and evacuation routes; and
 - iii. A dispensary staff trained and routinely drilled in the proper procedures to evacuate members.

2. Fire Suppression

- a. Earth & Ivy will employ many techniques to mitigate and control fires if they occur. Smart mitigation techniques limit fire damage and danger, and they conserve the resources of the Heartland Fire and Rescue City of Lemon Grove by reducing the number of incidents that require response by firefighters. These mitigation techniques include the following:
 - i. Fire Alarms
 - ii. Sprinklers
 - iii. Extinguishers
 - iv. Monitoring Services

v. Fire Evacuation Plan

3. Standardization of Procedures

- a. Standardization of procedures is the only way to ensure accountability and comprehensive preparedness. Accordingly, Earth & Ivy has developed a set of standardized forms and checklists to ensure that our safety procedures are correctly implemented and followed. In our Fire Safety Plan we provide a sample of these safety procedure forms and checklists:
- i. Fire Risk Survey
 - ii. General Fire Prevention Checklist
 - iii. Exits Checklist.
 - iv. Flammable and Combustible Material Checklist

4. First Aid and Safety

- a. Cintas will provide a first aid kit and A.E.D. defibrillator on site for employees and customers.

4. Transactions

Once a patron has decided what they would like to purchase they will be guided to the cash register with the budtender who has been supervising and assisting them. When possible, Earth & Ivy will encourage the patron to pay via a debit or credit card in order to limit the amount of cash circulating the dispensary.

An employee will record the transaction through the dispensary's point of sale system. The products purchased will be recorded on the customer's profile for tracking of goods and adherence to daily limits. Customers can also pay for goods using cash or ATM/debit card. Customers will receive a receipt for products purchased immediately by print or digitally via email.

4.1 Cannabis goods for sale

Earth & Ivy shall not make any cannabis goods available for sale or delivery to a cannabis patron or primary caregiver unless:

- The cannabis goods were received from a licensed distributor; and
- Earth & Ivy has verified that the cannabis goods have not exceeded their expiration or sell-by date if one is provided.

4.2 Daily Limits

Earth & Ivy shall not sell cannabis goods to a customer or primary caregiver to exceed the daily purchasing limits set forth by the Department of Cannabis Control. Limits apply as follows:

1. Not more than one ounce (28.5 grams) of dried cannabis and up to eight grams of concentrates and manufactured products (including edibles, oils, extracts, and other products in a single day to a single recreational cannabis patron
2. Not more than eight ounces of cannabis in a single day to a single medical cannabis patron.
3. Not more than eight ounces of cannabis in a single day to a primary caregiver for each cannabis patron that the primary caregiver is authorized to purchase for.
4. If a cannabis patron or primary caregiver has a physician's recommendation that eight ounces of medical cannabis in a single day does not meet the medical cannabis patron's medical needs, the

medical cannabis patron or primary caregiver may purchase an amount of medical cannabis consistent with the patron's needs as recommended by a physician.

4.3 Point of Sale

Earth & Ivy will use a state-approved point of sale system that integrates with METRC. The point-of-sale system will maintain a record of all medical and recreational customers and their purchases. It will also maintain all records for inventory control and reconciliation.

4.4 Record of Sales

Earth & Ivy will maintain an accurate record of every sale made to a customer through the Point of Sale system. A record of a sale shall contain the following information:

- The name of the licensed dispensary employee who processed the sale.
- The date and time of the transaction
- A list of all the cannabis good purchased, including and quantity purchased
- The total amount paid for the sale including the individual prices paid for each cannabis good purchased and any amount paid for taxes
- The amount of THC purchased, in accordance with legal limits.
- General records will be kept and maintained according to CalCode Regs Tit4, Section 15037

5.

5.1 Inventory Control

Earth & Ivy will maintain an accurate record of its inventory. We will provide the City of Lemon Grove and the Department of Cannabis Control with a record of its current inventory upon request. Earth & Ivy will maintain accurate METRC records of the inventory on hand. Earth & Ivy will keep a record of the following information for all cannabis goods the dispensary has in its inventory:

- A description of each item in the dispensary inventory. This description will be such that the cannabis goods can easily be identified;
- An accurate measurement of the quantity of the item;
- The sell-by or expiration date on any medical cannabis goods, if any;
- The name and license number of the licensed distributor that delivered the medical cannabis goods;
- The batch and lot numbers for the item;
- The price the licensed dispensary paid for the cannabis goods, including taxes, delivery costs, or any other costs.

- The retail price of the item;
- The THC and CBD content of the item;
- Any additional information required for tracking the item.

Earth and Ivy will adhere to Cal. Code Regs. Tit. 4, Sections 15400- 15427 unless required otherwise by 17.32.090 of Lemon Grove's Municipal Code.

5.2 Inventory Reconciliation

Earth & Ivy will perform a reconciliation of its inventory at least once every seven days. We will verify that the dispensary's physical inventory matches the licensed dispensary's records pertaining to inventory. The result of inventory reconciliation will be retained in the dispensary's records and will be made available to the City of Lemon Grove and the Bureau of Cannabis Control upon request.

Earth & Ivy will update METRC with any changes in inventory including sales, purchases, and destruction of waste. If Earth & Ivy identifies any evidence of theft, diversion, or loss, the dispensary will notify the Lemon Grove Police Department and the Department of Cannabis Control. If a significant discrepancy is discovered which exceeds 5% or \$5,000 of the retail value of the inventory, Earth & Ivy will notify the Lemon Grove Police Department and the Department of Cannabis Control.

5.3 Track and Trace

Our dispensary will enter the following events into the track and trace system:

1. Receipt of cannabis goods from a distributor or transporter;
 - a. Enter the following information:
 - i. Distributor's name and license number;
 - ii. Name of licensee who transported the cannabis good and license number
 - iii. Type of cannabis goods received;
 - iv. Amount received, by weight or count;
 - v. Best-by, sell-by, or expiration date, if any, of each product received;
 - vi. The date of receipt of cannabis goods; vii. The unique identifiers associated with the cannabis goods received;
 - vii. Other information required elsewhere by law.
2. Sale of medical cannabis goods to a cannabis patron or primary caregiver;
 - a. Enter the following information:
 - i. The name of the licensed dispensary employee who processed the sale;
 - ii. The name or a patron identification number of the medical cannabis patron or primary caregiver who made the purchase;
 - iii. The date and time of the transaction;
 - iv. A list of all of the cannabis goods purchased, including a description of the quantity purchased;
 - v. The unique identifiers associated with the cannabis goods sold; and vi. Other information required elsewhere by law.
3. Return of cannabis goods to a distributor;
 - a. Enter the following information:
 - i. Distributor's name and license number;
 - ii. Name of licensee who transported the cannabis goods and license number;
 - iii. Type of cannabis goods returned;
 - iv. Amount received, by weight or count;

- v. Best-by, sell-by, or expiration date, if any, of each cannabis good returned;
 - vi. The date of the return of medical cannabis goods;
 - vii. The unique identifiers associated with the cannabis goods returned; and
 - viii. Other information required elsewhere by law.
4. Destruction of cannabis goods;
- a. Enter the following information:
 - i. The name of the licensed dispensary employee who performed the destruction;
 - ii. The date and time of the destruction;
 - iii. A list of all of cannabis goods destroyed, including a description of the quantity destroyed;
 - iv. The unique identifiers associated with the cannabis goods destroyed; and
 - v. Other information required elsewhere by law.
5. Transfer of cannabis goods to a distributor for destruction;
- a. Enter the following information:
 - i. Distributor's name and license number;
 - ii. Name of licensee who transported the cannabis goods and license number
 - iii. Type of cannabis goods transferred;
 - iv. Amount transferred, by weight or count;
 - v. The date of the transfer of cannabis goods; vi. The unique identifiers associated with the cannabis goods transferred; vii. Other information required elsewhere by law.

5.4 Waste Disposal Plan

This project will not utilize or store hazardous materials on site. All marijuana waste will be destroyed in accordance with regulations set forth by the Department of Cannabis Control. All general waste will be disposed of in designated waste receptacles and retrieved regularly by EDCO.

5.5 Weapons storage and use plan

There are no weapons planned to be stored on site. If this changes, the Applicant will immediately notify the City of Lemon Grove.

6 Employees

6.1 Personnel Philosophy

Earth & Ivy is committed to engaging in professional recruiting practices to hire the most qualified candidates. Additionally, an active effort will be made to recruit a diverse workforce that reflects the community of Lemon Grove. Our employees will be paid fairly, well qualified, and will receive additional training to meet the needs of the customers at Earth & Ivy.

All employees will be fingerprinted and have successfully passed a level 2 background screening, livescans, per the requirements of the City of Lemon Grove. All employees will be issued a photo identification badge to be worn at all times while on the dispensary premises.

Earth & Ivy will provide employees with precise definitions of their responsibilities, clearly understood chains of authority, and thorough training of new responsibilities and policies.

6.2 Hiring practices

The people Earth & Ivy hires will also be important for the overall security of the retail storefront. Earth & Ivy will hire employees who have a background of integrity and abiding by laws and regulations. All employees of Earth & Ivy will be a minimum of 21 years old or older. All employees will go through an extensive screening process including appropriate background checks to identify any past drug or theft related offenses. Those employees with past offenses most likely will not be hired. Earth & Ivy will be drug-free workplace.

6.3 Employee Scheduling

Employees shall be scheduled in accordance with California State employment laws. Employees will be scheduled to work not more than eight (8) hours per day or forty (40) hours per week. Employees will be provided uninterrupted paid breaks and unpaid meal breaks.

6.4 Workforce security

Making sure that our routine operations follow secure procedures is as important as physically securing each facility and having emergency response procedures in place. Consistent, proactive operational security policies and procedures greatly reduce the likelihood that emergencies will arise.

6.5 Employee Training

The organization invests in the professional development and education of its personnel to uphold a standard of excellence, and provide patrons comprehensive product knowledge when selecting their medicinal marijuana products. The organization will require all employees to participate in the assigned education and training programs. Any employees that fail to pass the education and testing requirements may experience disciplinary action and/or termination.

A comprehensive handbook provides information to guide employees' behavior and relationship with Earth & Ivy (available for review upon request). The manual, which is furnished to all employees upon being hired, addresses the following:

- Earth & Ivy Philosophy
- New employee onboarding procedures
- Attendance, tardiness, and uniform policy
- Safety/Security policies and guidelines
- Drug and Alcohol policy
- Anti-Discrimination Policy
- Anti-Harassment Policy

Upon hiring, all dispensary employees will go through a comprehensive training. The program incorporates State of California requirements and regulations surrounding recreational and medical marijuana sales, Earth & Ivy policies, customer service procedures, and continuing education protocol. Training may vary depending on the employee's position at the dispensary.

- A worksheet regarding the current laws and regulations surrounding the sale of medical and recreational marijuana
- Standard operating procedures for sales transactions, inventory management, and customer service policies
- Point of sale system and cash management procedures
- Security procedures and policies, parking, limited access areas
- Protocols in case of emergencies, including rapid response to first responders

6.6 Background screening

Earth & Ivy will perform background checks on all employees, volunteers, principals, directors, and board members. We will also perform background checks on any contractors or vendors who regularly work within the facility or will be employed there for an extended time. Copies of any public records obtained through the background check process will be provided to the individual concerned. To ensure transparency, the entire background checking process will be conducted by a third-party.

Earth & Ivy will complete criminal background checks, including verifying disqualifying offenses, by completing a Livescan. We will not employ anyone who has been convicted of a felony. Also, we elect not to engage any contractors or vendors who would have access on a regular basis or for an extended time to restricted areas of our facility if they have been convicted of any felony offenses.

Earth & Ivy will obtain the age of the applicant on each employee application. A copy of the applicant's valid, unexpired identification will be made and attached to each employment application. If an employee will be working in the capacity of "transporter", a copy of current auto insurance will be placed in the employee file and verified that insurance meets the state's minimum standard.

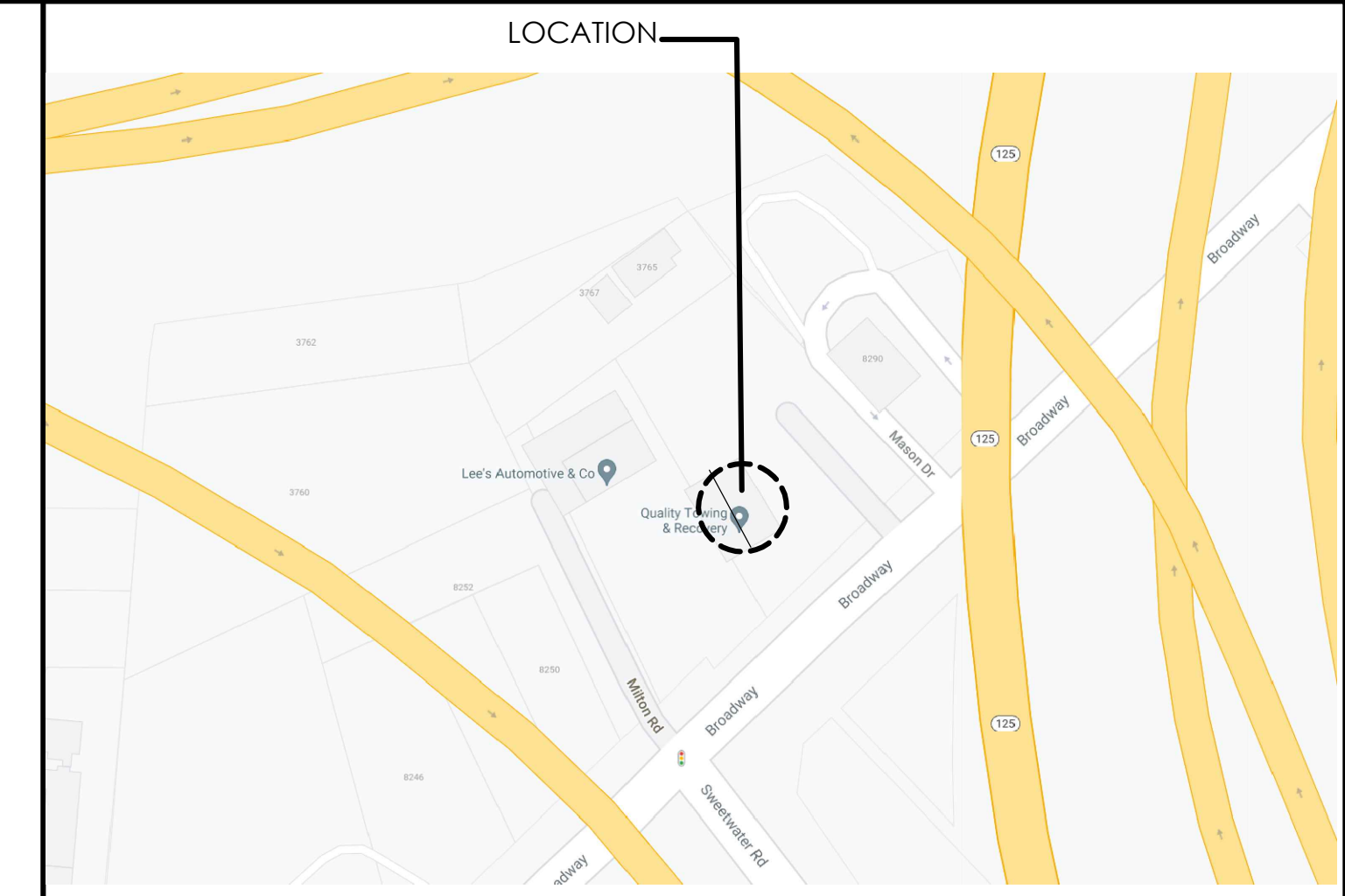
6.7 Personnel records

Earth & Ivy will maintain personnel records for each employee, agent, or volunteer that includes:

- Application, I9, W4, and age verification
- Documentation of all required training,
- A signed statement from the individual indicating the date, time, and place that he or she received training and the topics discussed, including the name and title of the presenters, and
- Record of any disciplinary action taken against an employee at any time during employment.
- These personnel records will be maintained for a period of at least six months past the end of the individual's affiliation with us.

EARTH AND IVY CONDITIONAL USE PERMIT

8280 BROADWAY
LEMON GROVE, CA 91945



VICINITY MAP

N.T.S. 1



ASSESSOR PARCEL NO.	499-200-22-00
YEAR BUILT:	-
HISTORIC:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
LEGAL DESCRIPTION:	TR 330 LOT 12*DOCO1-536281 IM
ZONING:	HC
OCCUPANCY TYPE:	B (BUSINESS) <ul style="list-style-type: none"> EXISTING USE: AUTOMOTIVE GARAGE PROPOSED USE: MEDICAL MARIJUANA DISPENSARY
CONSTRUCTION TYPE:	TYPE VB (NOT SPRINKLERED)
SPRINKLERED / FIRE ALARM:	NO / NO
BUILDING HEIGHT:	TOTAL HEIGHT 16'-2"
NO. STORIES:	TOTAL NO. STORIES 1
BUILDING SIZE:	TOTAL AREA SQ. FT. 1476 SQ. FT.
AREA OF WORK:	1476 SQ FT
PARCEL SIZE:	0.68 ACRES (29,729)
PARKING:	24 PARKING SPACES TOTAL 2 ACCESSIBLE PARKING SPACES REFER TO A1.0 - SITE PLAN

PROJECT DATA

3

ARCHITECTURAL	
A0.0	TITLE SHEET
T-1	TOPOGRAPHIC PLAN
C-1	CONCEPTUAL GRADING PLAN
C-2	CONCEPTUAL GRADING PLAN
PS-1	PHOTOGRAPHIC SURVEY 1
PS-2	PHOTOGRAPHIC SURVEY 2
A1.0	SITE PLAN
CLIP-1	LANDSCAPE PLAN
A1.1	DEMOLITION PLAN
A1.2	FLOOR PLAN
A1.3	EXISTING ROOF PLAN
A1.4	NEW ROOF PLAN
A1.5	LIGHTING PLAN
A1.6	SECURITY PLAN
A2.0	EXTERIOR ELEVATIONS
A2.1	EXTERIOR ELEVATIONS

2019 CALIFORNIA BUILDING CODE (CBC)	PART 2 OF TITLE 24
2019 CALIFORNIA ELECTRICAL CODE (CEC)	PART 3 OF TITLE 24
2019 CALIFORNIA MECHANICAL CODE (CMC)	PART 4 OF TITLE 24
2019 CALIFORNIA PLUMBING CODE (CPC)	PART 5 OF TITLE 24
2019 CALIFORNIA ENERGY CODE / ENERGY EFFICIENCY STANDARDS (CEC / EES)	PART 6 OF TITLE 24
2019 CALIFORNIA FIRE CODE (CFC)	PART 9 OF TITLE 24
2019 CALIFORNIA EXISTING BUILDING CODE (CEBC)	PART 10 OF TITLE 24
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBC)	PART 11 OF TITLE 24
2019 CALIFORNIA REFERENCE STANDARD CODE (CRSC)	PART 12 OF TITLE 24
CITY OF SAN DIEGO MUNICIPAL CODE (SDMC)	

OWNER:
MATTAR FAMILY TRUST OF 1990
4395 ALTA MIRA DR. LA MESA, CA 91941

TENANT:
PICK AXE HOLDINGS LLC
8280 BROADWAY LEMON GROVE CA 91945
TEL: (619) 847-8264
CONTACT: CHRISTOPHER WILLIAMS
EMAIL: CHRIS@XMGMEDIA.COM

ARCHITECT:
ARCHITECTURAL CONCEPTS INC.
3958 FIRST AVENUE
SAN DIEGO, CA, 92103
TEL: 619-531-0110
CONTACT: MARGIT WHITLOCK AIA
EMAIL: MARGIT@4DESIGNS.COM

CIVIL ENGINEER:
SNIFE AND DYE ASSOCIATES
8348 CENTER DRIVE, SUITE G
LA MESA, CA 91942-2910
TEL: PHONE: (619) 697-9234
CONTACT: SON P NGUYEN
EMAIL: SON@SNIPESDYE.COM

LANDSCAPE ARCHITECT:
SAM WADE LANDSCAPE ARCHITECT
2204 GARNET AVENUE, SUITE 205
SAN DIEGO, CA 92109
PH. 858-270-8688 O
EMAIL: SAMW@SAMWADELANDSCAPEARCHITECT.COM

SCOPE OF WORK:

THE PROPOSED PROJECT CONSISTS OF AN EXISTING SINGLE STORY COMMERCIAL BUILDING WITH AN APPROXIMATE SQUARE FOOTAGE OF 1,476 SF TO BE CONVERTED INTO A MEDICAL MARIJUANA DISPENSARY LOCATED AT 8280 BROADWAY, LEMON GROVE CA, 91945.

- THE SCOPE OF THE PROJECT IS TO INCLUDE THE FOLLOWING:
 - INTERIOR REMODEL OF EXISTING STRUCTURE WITH NON-STRUCTURAL AND NON-LOAD BEARING WALLS
- SITE MODIFICATIONS TO INCLUDE:
 - PARKING LOT RE-STRIPPING
 - PEDESTRIAN ACCESS FROM THE PARKING LOT AND EXISTING RIGHT OF WAY.
- MISC. SITE IMPROVEMENTS SUCH AS LIGHTING, FENCING AND SECURITY CAMERAS

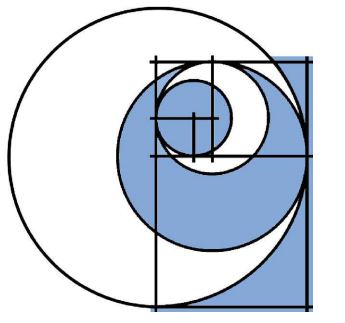
DRAWING LIST

7 APPLICABLE CODES

11 PROJECT TEAM

8 SCOPE OF WORK

4



ARCHITECTURAL
CONCEPTS, INC.

3958 FIRST AVE., SAN DIEGO, CA 92103
619.531.0110 ADMIN@4DESIGNS.COM

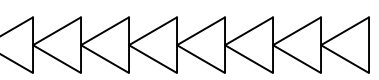


**EARTH & IVY
CUP**
8280 BROADWAY
LEMON GROVE, CA 91945

DATE

DATE ISSUED

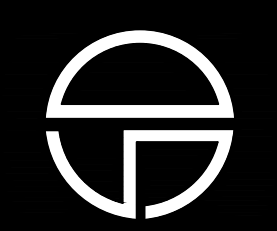
REVISION #:



**TITLE
SHEET**

PROJECT NO. 2103
CREATED: 2021-11-22
DRAWN: QD
CHECKED: -
PLOT DATE: 2021-11-22

A0.0



TOPOGRAPHIC SURVEY
EARTH AND IVY CUP
 8280 BROADWAY
 LEMON GROVE, CA 91945

SHEET TITLE
 JOB NAME

DESIGNER SPN
 DRAWN JCF
 CHECKED SPN
 DATE 11-05-2021

BY
 REVISION DESCRIPTION
 NO. DATE

NO. DATE

NO. DATE

NO. DATE

NO. DATE

NO. DATE

NO. DATE

NO. DATE

SNIPES-DYE ASSOCIATES 8348 CENTER DRIVE, SUITE G, LA MESA, CA 91942-2910 (619) 697-9234, FAX (619) 460-2033



LEGAL DESCRIPTION:

LOTS 11 AND 12 IN BLOCK 5 OF CLEVELAND HEIGHTS, IN THE CITY OF SAN DIEGO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE PARTITION MAP THEREOF IN A DECREE OF THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF SAN DIEGO, IN AN ACTION ENTITLED "JUAN M. LUCO, ET AL., VS. THE COMMERCIAL BANK OF SAN DIEGO, ET AL.," SUPERIOR COURT CASE NO. 348, ON FILE IN THE OFFICE OF THE COUNTY CLERK OF SAID SAN DIEGO COUNTY.

BENCHMARK:

THE BENCHMARK FOR THIS SURVEY IS THE COUNTY OF SAN DIEGO SURVEY POINT SD 0105, 2 IN SO NW COR 4X4 FT CONC DRN BOX E SIDE BIRDY DR 20 FT E CURB BETWEEN HOUSES #3653 & 3659; ELEVATION = 422.761, NGVD29.

LEGEND:

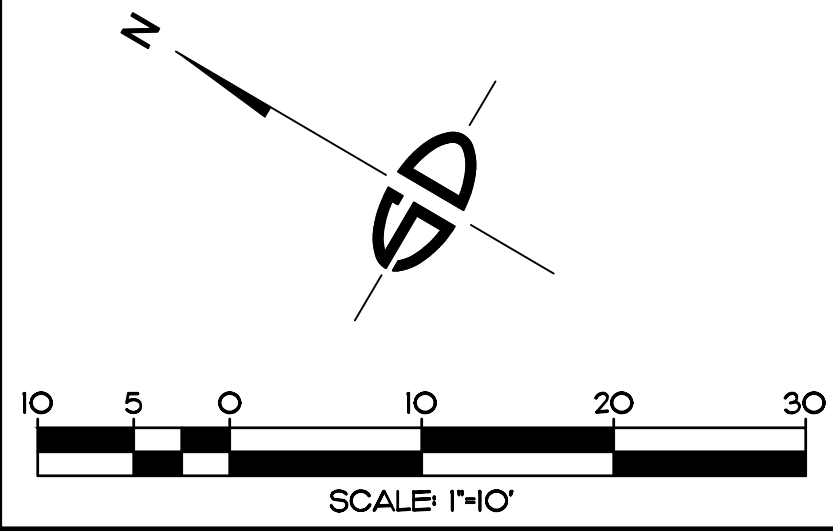
- INDICATES CONCRETE SURFACE.
- INDICATES ASPHALT SURFACE.
- INDICATES TREE WITH TRUNK DIAMETER.
- INDICATES PALM TREE WITH TRUNK DIAMETER.
- INDICATES OVERHEAD LIGHT.
- INDICATES POWER POLE.
- INDICATES GUARD POST.
- INDICATES BACKFLOW PREVENTOR.
- INDICATES CAMERA.
- INDICATES EDGE OF CONCRETE.
- INDICATES ELECTRICAL CABINET.
- INDICATES ELECTRICAL METER.
- INDICATES ELECTRICAL RISER.
- INDICATES ELECTRICAL VAULT.
- INDICATES FINISH SURFACE.
- INDICATES GATE MOTOR.
- INDICATES GAS RISER.
- INDICATES HOSE BIB.
- INDICATES IRRIGATION CONTROL VALVE.
- INDICATES KEYPAD.
- INDICATES MAIL BOX.
- INDICATES STREET LIGHT HANDHOLE.
- INDICATES SEWER MANHOLE.
- INDICATES TOP OF BERM.
- INDICATES TOP OF CURB.
- INDICATES TELECOMMUNICATION CABINET.
- INDICATES TELECOMMUNICATION COLUMN.
- INDICATES TELECOMMUNICATION MANHOLE.
- INDICATES TIRE STOP.
- INDICATES TRAFFIC SIGNAL.
- INDICATES TOP OF WALL.
- INDICATES UTILITY CLEANOUT.
- INDICATES UTILITY RISER.
- INDICATES WATER METER.
- INDICATES SEWER LINE.
- INDICATES WATER LINE.
- INDICATES GAS LINE.
- INDICATES CABLE TV LINE.
- INDICATES OVERHEAD LINES.
- INDICATES FENCE LINE.

EASEMENTS

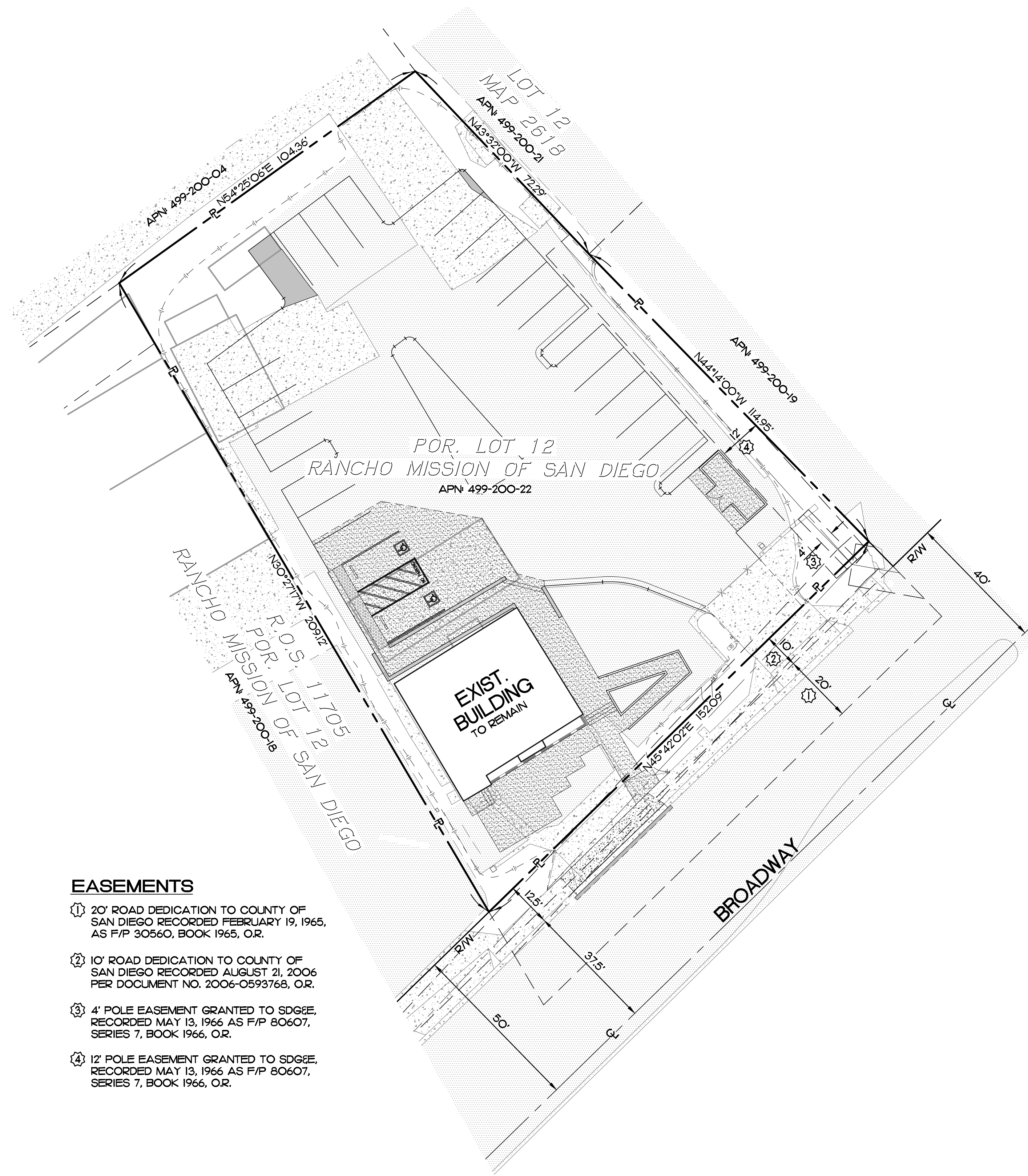
- 1) 20' ROAD DEDICATION TO COUNTY OF SAN DIEGO RECORDED FEBRUARY 19, 1965, AS F/P 30560, BOOK 1965, O.R.
- 2) 10' ROAD DEDICATION TO COUNTY OF SAN DIEGO RECORDED AUGUST 21, 2006 PER DOCUMENT NO. 2006-0593768, O.R.
- 3) 4' POLE EASEMENT GRANTED TO SDG&E, RECORDED MAY 13, 1966 AS F/P 80607, SERIES 7, BOOK 1966, O.R.
- 4) 12' POLE EASEMENT GRANTED TO SDG&E, RECORDED MAY 13, 1966 AS F/P 80607, SERIES 7, BOOK 1966, O.R.



WILLIAM A. SNIPES
 11-05-2021



T-1
 LEGS III



EASEMENTS

- ① 20' ROAD DEDICATION TO COUNTY OF SAN DIEGO RECORDED FEBRUARY 19, 1965, AS F/P 30560, BOOK 1965, O.R.
- ② 10' ROAD DEDICATION TO COUNTY OF SAN DIEGO RECORDED AUGUST 21, 2006 PER DOCUMENT NO. 2006-0593768, O.R.
- ③ 4' POLE EASEMENT GRANTED TO SDG&E, RECORDED MAY 13, 1966 AS F/P 80607, SERIES 7, BOOK 1966, O.R.
- ④ 12' POLE EASEMENT GRANTED TO SDG&E, RECORDED MAY 13, 1966 AS F/P 80607, SERIES 7, BOOK 1966, O.R.

SITE PLAN
SCALE: 1"=20'

OWNER / APPLICANT

PICK AXE HOLDINGS, LLC
7364 MISSION GORGE RD
SAN DIEGO, CA 92120
PHONE: (619) 847-8265
ATTN: CHRISTOPHER WILLIAMS

PROJECT INFORMATION

ASSESSOR'S PARCEL NUMBERS: 499-200-22
SITE ADDRESS: 8280 BROADWAY, LEMON GROVE, CA 91945
TOPOGRAPHY: SNIPES-DYE ASSOCIATES
PROJECT NO.: LG3111, DATED SEPTEMBER 2021

LEGAL DESCRIPTION

ALL THAT PORTION OF LOT 12 OF RANCHO MISSION OF SAN DIEGO IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS CONVEYED TO THE STATE OF CALIFORNIA IN GRANT DEED RECORDED DECEMBER 8, 1992 IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY AS DOCUMENT NO. 1992-0784978.

PRELIMINARY IMPROVEMENT PLAN

NOTE

- 1. THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE ANY APPROVAL TO PERFORM ANY IMPROVEMENTS SHOWN HEREON, AND AGREES TO OBTAIN A VALID RIGHT-OF-WAY PERMIT BEFORE COMMENCING SUCH ACTIVITY.

EARTHWORK QUANTITIES

GRADING

EXCAVATE: 0 C.Y.
FILL: 0 C.Y.
EXPORT/IMPORT: 0 C.Y.
ON-SITE DISTURBED AREA: 10,944 S.F. (0.25 AC.)
OFF-SITE DISTURBED AREA: 599 S.F. (0.01 AC.)
TOTAL DISTURBED AREA: 11,543 S.F. (0.26 AC.)

GRADING TABULATION

NEW IMPERVIOUS SURFACE AREA:
306 SF. (0.01 AC.)
REMOVE/REPLACED IMPERVIOUS SURFACE AREA:
4,233 SF. (0.10 AC.)
4,539 SF. (0.11 AC.) TOTAL

REMOVE EXIST. IMPERVIOUS SURFACE AREA FOR PLANTING AREA:
5,446 SF. (0.13 AC.)

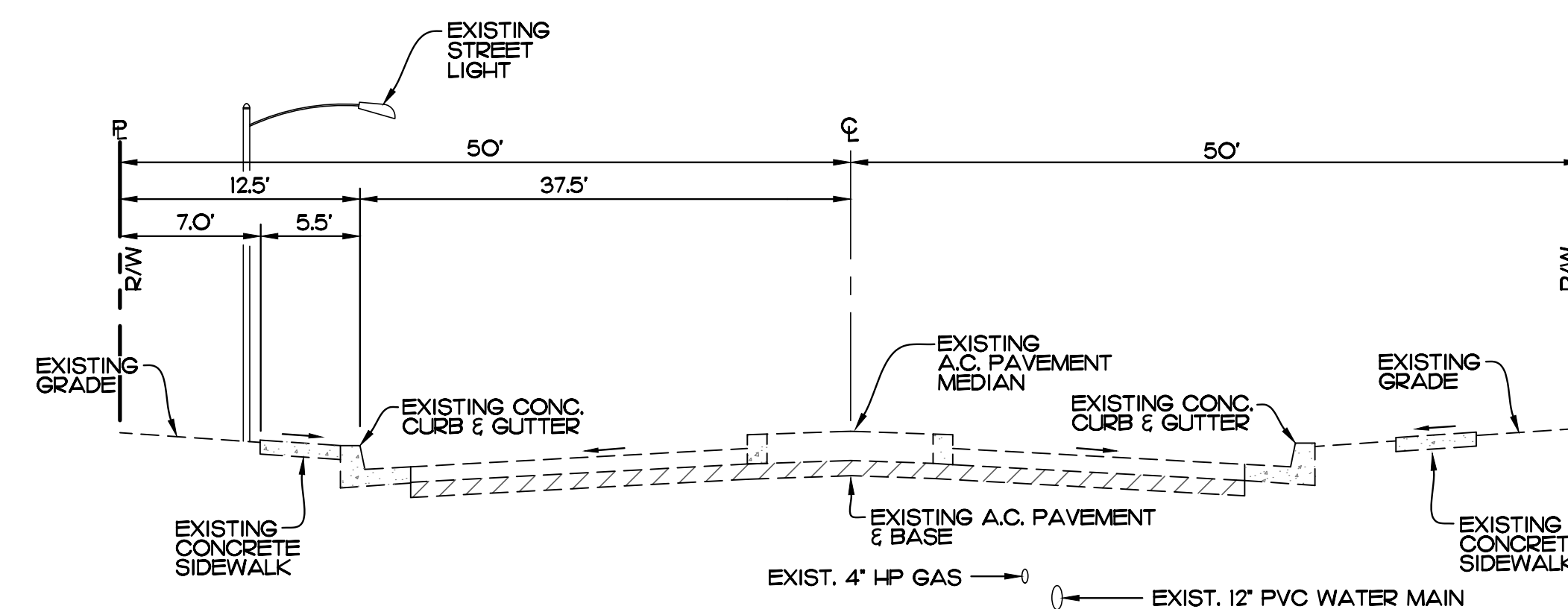
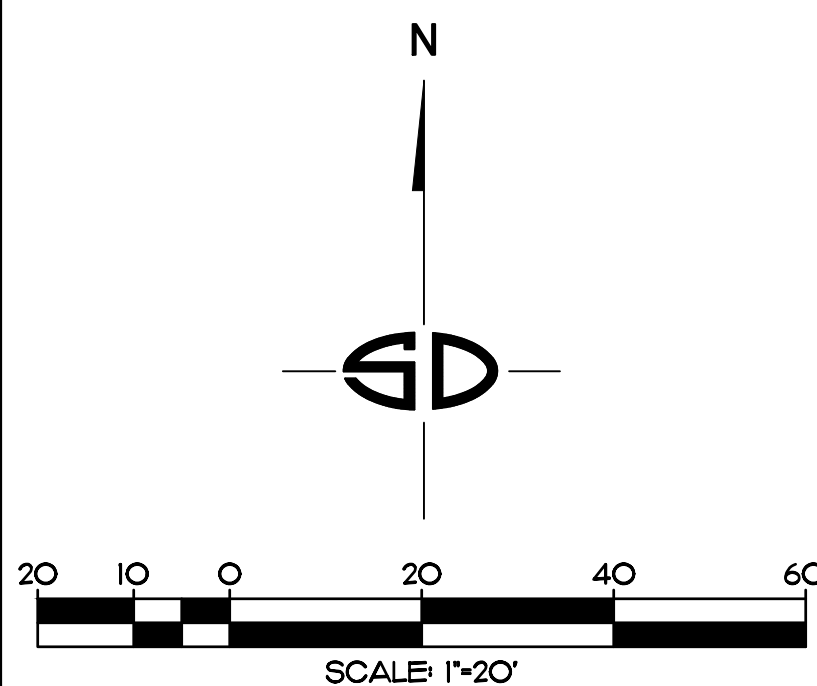
LEGEND

EXISTING IMPROVEMENTS

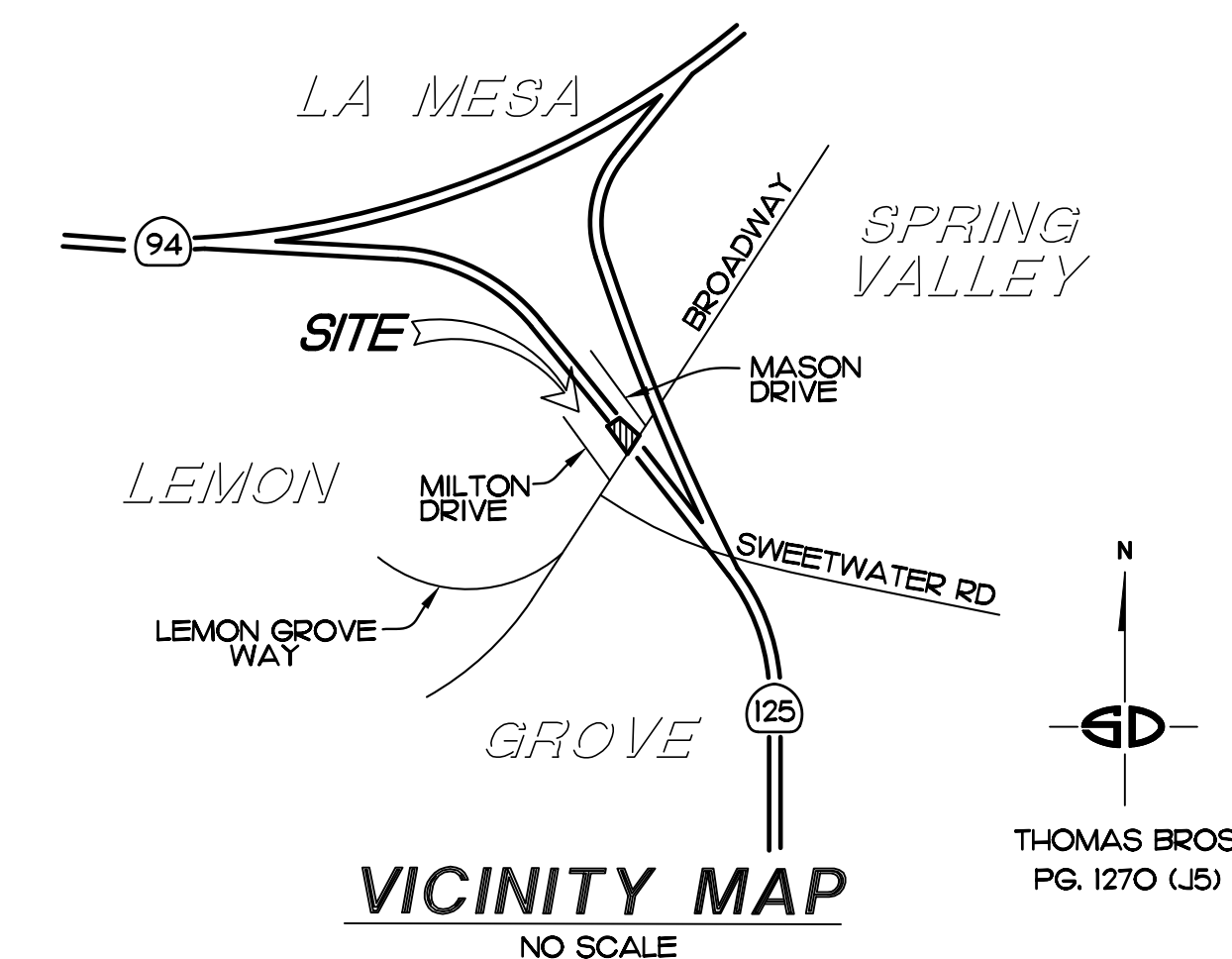
IMPROVEMENT	SYMBOL
EXISTING CONTOUR (1' INTERVALS)	405
EXISTING SPOT ELEVATION	404.63
EXIST. A.C. PAVEMENT	[Symbol]
EXIST. CONC. PAVEMENT	[Symbol]
EXIST. TREE W/ TRUNK DIA.	[Symbol]
EXIST. WATER MAIN	[Symbol]
EXIST. SEWER MAIN	[Symbol]
EXIST. GAS LINE	[Symbol]
EXIST. OVER-HEAD UTILITIES	[Symbol]
EXIST. CATV LINE	[Symbol]
EXIST. WATER SERVICE	[Symbol]
EXIST. SEWER LATERAL	[Symbol]
PROPERTY BOUNDARY	[Symbol]

PROPOSED IMPROVEMENTS

PROPOSED CONTOUR (1' INTERVALS)	405
PROPOSED SPOT ELEVATION	407.40 TC (406.9)
PROPOSED A.C. PAVEMENT & BASE	[Symbol]
PROPOSED CONC. SIDEWALK	[Symbol]
PROPOSED CONC. PAVEMENT	[Symbol]
PROPOSED 4'-6" DIA. ROCK SWALE	[Symbol]
PROPOSED 6" CONC. CURB	[Symbol]
PROPOSED 6" CONC. CURB/GUTTER	[Symbol]
PROPOSED 12" CATCH BASIN	[Symbol]
PROPOSED 2-3" UNDERDRAIN PIPES	[Symbol]

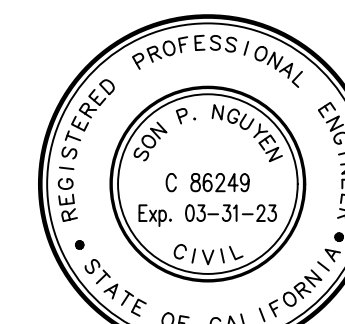


TYPICAL CROSS-SECTION - BROADWAY
NO SCALE



ENGINEER OF WORK

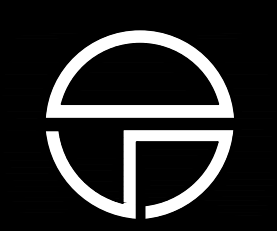
Snipes-Dye associates
civil engineers and land surveyors
8348 CENTER DRIVE, STE. G, LA MESA, CA 91942
TELEPHONE: (619) 697-9234 FAX: (619) 460-2033
Tom P. M... 11/19/21
SON P. NGUYEN R.C.E. 86249
EXPRES 03-31-23



CONCEPTUAL GRADING PLAN
EARTH AND IVY CUP
8280 BROADWAY
LEMON GROVE, CA 91945

NO.	DATE	REVISION DESCRIPTION

JOB NO. LG3111



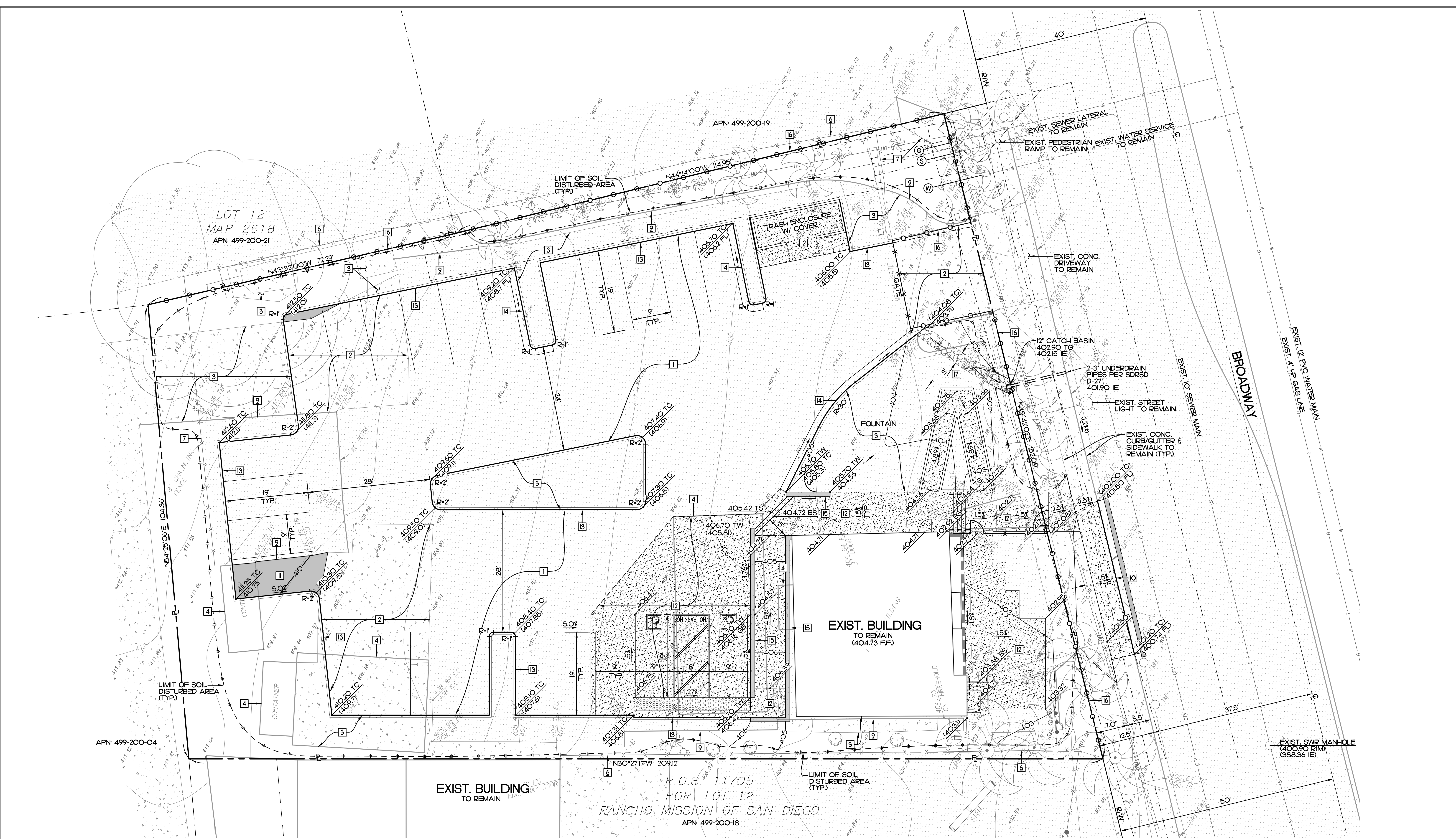
SHEET TITLE: CONCEPTUAL GRADING PLAN
 JOB NAME: EARTH AND IVY CUP
 8280 BROADWAY
 LEMON GROVE, CA 91945

DESIGNER: SPN
 DRAWN: JGF
 CHECKED: SPN
 DATE: 11-09-2021

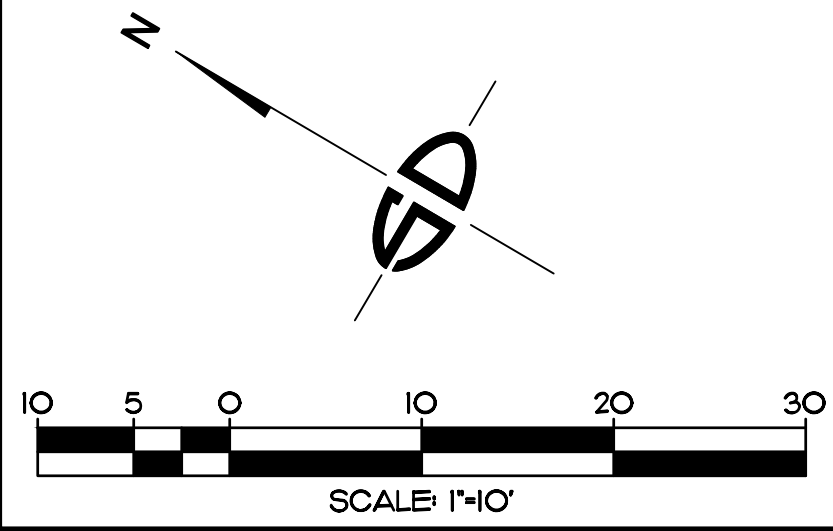
NO.	DATE	BY	NO.	DATE	BY	REVISION DESCRIPTION

SNIPES-DYE ASSOCIATES 8348 CENTER DRIVE, SUITE G, LA MESA, CA 91942-2910 (619) 697-9234, FAX (619) 460-2033

C-2
 JOB NO. LGS111



- KEY NOTES**
- 1] EXIST. A.C. PAVEMENT TO REMAIN (TYP.)
 - 2] EXIST. CONC. PAVEMENT TO REMAIN (TYP.)
 - 3] PORTION OF EXIST. A.C. OR CONC. PAVEMENT TO BE REMOVED FOR LANDSCAPING.
 - 4] EXIST. SHED & STRUCTURE TO BE REMOVED.
 - 5] NOT USED.
 - 6] PORTION OF EXIST. FENCE TO REMAIN.
 - 7] PORTION OF EXIST. FENCE TO BE REMOVED.
 - 8] NOT USED.
 - 9] EXIST. A.C. BERM OR CURB, CURB/GUTTER TO BE REMOVED.
 - 10] EXIST. CONC. DRIVEWAY TO BE CLOSED W/ 6" CONC. CURB/GUTTER & SIDEWALK PER SDRSD G-02, TYPE G AND G-07.
 - 11] PROPOSED A.C. PAVEMENT.
 - 12] PROPOSED CONC. PAVEMENT.
 - 13] PROPOSED 6" CONC. CURB PER SDRSD G-01 (TYP.)
 - 14] PROPOSED 6" CONC. CURB/GUTTER PER SDRSD G-02 TYPE G (TYP.)
 - 15] PROPOSED GRAVITY WALL TYPE A PER SDRSD C-09 (TYP.)
 - 16] PROPOSED FENCE.
 - 17] PROPOSED 4'-6" DIA. ROCK SWALE.



ENGINEER OF WORK
Snipes-Dye associates
 civil engineers and land surveyors
 8348 CENTER DRIVE, STE. G, LA MESA, CA 91942
 TELEPHONE (619) 697-9234 FAX (619) 460-2033
Sam P. M... 11/19/21
 SON P. NGUYEN R.C.E. 86249
 EXP. 03-31-23





VIEW 1 - NORTHWEST FACADE ALONG BROADWAY



VIEW 2 - NORTHWEST PERIMETER ALONG BROADWAY



VIEW 3 - NORTHWEST PERIMETER ALONG BROADWAY



VIEW 4 - NORTHWEST PERIMETER ALONG BROADWAY



VIEW 5 - NORTHWEST VIEW ALONG BROADWAY



VIEW 6 - NORTHWEST FAÇADE ALONG BROADWAY



VIEW 7 - NORTHWEST VIEW ALONG BROADWAY



VIEW 8 - NORTHEAST VIEW ALONG BROADWAY



SITE PLAN - PHOTOGRAPHY SURVEY KEY

1" = 30'-0"



VIEW 9 - SOUTHWEST FAÇADE AT PARKING

GENERAL NOTES

1. REFER TO PHOTOGRAPHIC SURVEY
2. REFER TO SITE PLAN A1.0 FOR STREET ELEMENT LEGEND

DRAFTING SYMBOLS

	SURVEY VIEW LOCATIONS		LIMITS OF PROJECT
	DIMENSION		AREA NOT IN SCOPE OF WORK
	PROPERTY LINE		NORTH ARROW

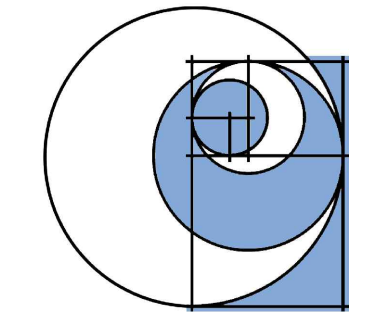
SHEET LEGEND AND GENERAL NOTES



VIEW 10 - NORTHWEST FAÇADE AND SHEDS AT PARKING



VIEW 11 - SOUTHWEST SHED AT PERIMETER



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CUP
8280 BROADWAY
LEMON GROVE, CA 91945

DATE

DATE / ISSUE:

REVISION #:

PHOTOGRAPHIC SURVEY

PROJECT NO. 2103
 CREATED: 2021-11-22
 DRAWN: SR
 CHECKED: -
 PLOT DATE: 2021-11-22

PS-1



VIEW 24 - SOUTHWEST FAÇADE AND PERIM. AT PARKING



VIEW 20 - NORTHEAST CORNER AT PERIMETER



VIEW 16 - NORTHEAST CORNER OF PERIMETER



VIEW 12 - NORTHWEST SHED AT CORNER OF PERIMETER



VIEW 25 - SOUTHWEST FAÇADE



VIEW 21 - SOUTHEAST GATE AT PERIMETER



VIEW 17 - NORTHEAST CORNER OF PERIMETER



VIEW 13 - SOUTHWEST SHED AT PARKING



VIEW 26 - NORTHWEST FAÇADE



VIEW 22 - SOUTHEAST GATE AT PERIMETER



VIEW 18 - NORTHEAST PERIMETER AT PARKING



VIEW 14 - ORTHWEST SHED AND CONTAIN. AT CORNER



VIEW 27 - NORTHWEST FAÇADE



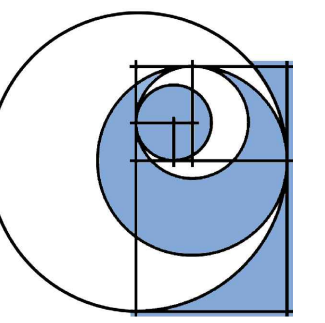
VIEW 23 - SOUTHEAST PERIMETER AT PARKING



VIEW 19 - NORTHEAST PERIMETER AT PARKING



VIEW 15 - NORTHWEST PERIMETER AT PARKING



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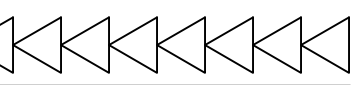


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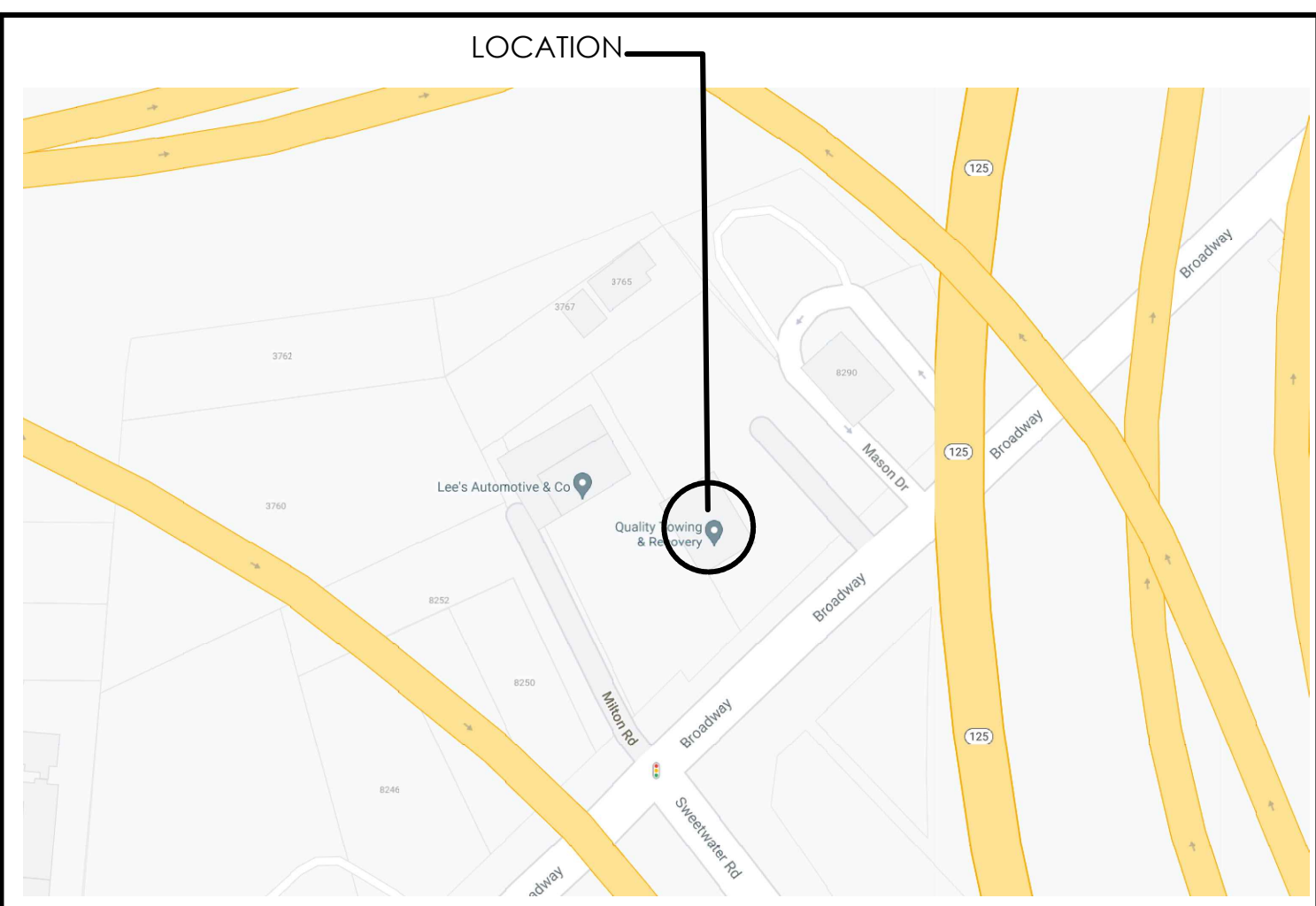
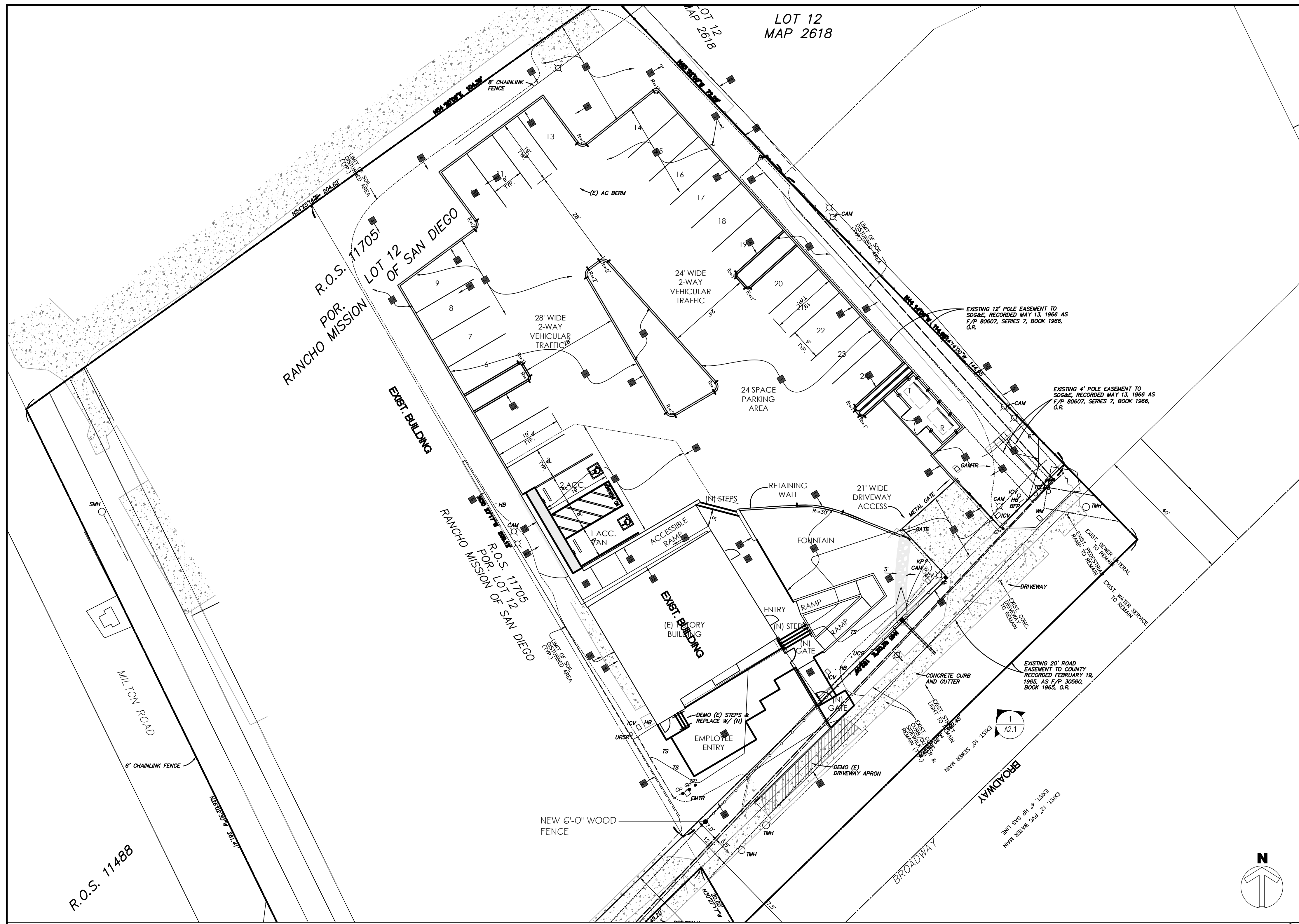


PHOTOGRAPHIC
SURVEY

PROJECT NO. 2103
CREATED: 2021-11-22
DRAWN: SR
CHECKED: -
PLOT DATE: 2021-11-22

PS-2

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VICINITY MAP
NORTH
N.T.S. 1



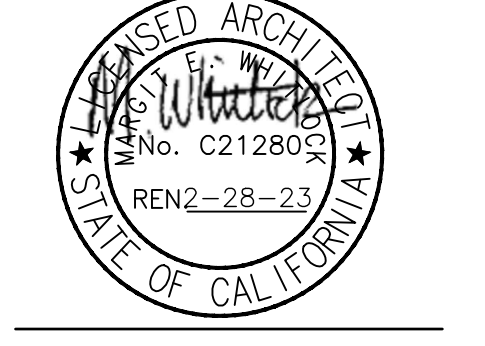
DATE: _____
DATE ISSUED: _____
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SITE PLAN 1/16" = 1'-0" 7

SITE PLAN LEDGEND N.T.S. 3



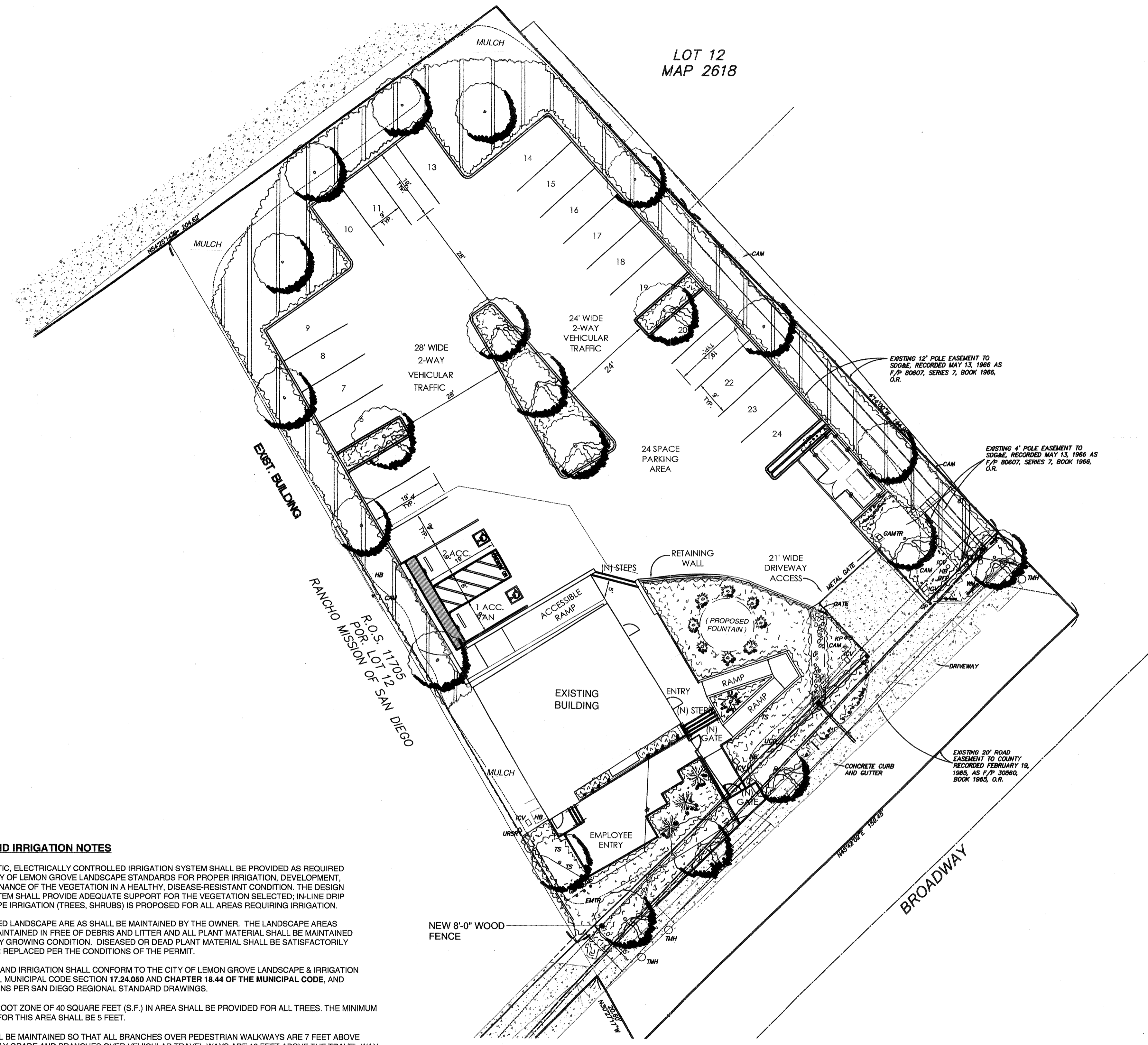
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SITE PLAN
PROJECT NO. 2103
CREATED: 2021-11-22
DRAWN: YC
CHECKED: -
PLOT DATE: 2021-11-22

A1.0



LANDSCAPE AND IRRIGATION NOTES

1. AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED PER THE CITY OF LEMON GROVE LANDSCAPE STANDARDS FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED; IN-LINE DRIP EMITTER TYPE IRRIGATION (TREES, SHRUBS) IS PROPOSED FOR ALL AREAS REQUIRING IRRIGATION.
2. ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED IN FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
3. LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF LEMON GROVE LANDSCAPE & IRRIGATION BULLETIN 21, MUNICIPAL CODE SECTION 17.24.050 AND CHAPTER 18.44 OF THE MUNICIPAL CODE, AND INSTALLATIONS PER SAN DIEGO REGIONAL STANDARD DRAWINGS.
4. A MINIMUM ROOT ZONE OF 40 SQUARE FEET (S.F.) IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET.
5. TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 7 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE THE TRAVEL WAY.
6. MULCH: ALL REQUIRED PLANTING AREAS AND EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION. NOTE: TOP OF 3" MULCH LATER SHALL BE 1" BELOW SURROUNDING PAVED SURFACES.
7. IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE CITY OF LEMON GROVE WITHIN 30 DAYS OF DAMAGE.

PLANTING LEGEND

SYMBOL	BOTANICAL NAME / COMMON NAME	QTY.	SIZE	HT.	SPREAD	FORM / FUNCTION	WUCOLS
Street Trees*							
	Lagerstroemia l. 'Tuscarora'	Red-Pink Crepe Myrtle	4	24" box	16' x 12'	Upright / Screening, Shade	M
On-Site Trees							
	Lagerstroemia l. 'Tuscarora'	Red-Pink Crepe Myrtle	6	24" box	16' x 12'	Upright / Screening, Shade	M
	Laurus x. 'Saratoga'	Saratoga Laurel	11	24" box	16' x 12'	Upright / Screening, Shade	L
*Overhead utilities in right-of-way and onsite; trees per SDG&E user friendly tree list							
Accent Shrubs							
	Agave 'Blue Glow'	Blue Glow Agave	8	5 gal.	1' x 1.5'	Low, spreading / Foliage, Flowers	L
	Cycas revoluta	Sago Palm	3	15 gal.	3' x 4'	Low Spreading / Texture, Interest	L, M
	Euphorbia m. 'Dwarf Apache Red'	D. A. R. Euphorbia	9	15 gal.	1' x 1'	Low, Clumping / Texture, Interest	L
	Strelitzia reginae	Bird of Paradise	1	15 gal.	3' x 3'	Upright, clumping / Foliage, Flowers	L
Low Shrubs (2' height)							
	Westringia f. 'Morning Light'	Morning Light Coast Sage	355	1 gal.	2' x 4'	Low, spreading / Foliage, Contrast	L
Vines							
	Bignonia tweediana (Macfadyna unguis-cati)	Yellow Trumpet Vine	2	5 gal.	6' x 6'	Climbing / Screening, Color Trash Enclosure	L
Groundcover							
	Myoporum p. 'Putah Creek'	Putah Creek Myoporum	450	1 gal.	1' x 4'	Low, spreading / Texture, color	L
	Dymondia margaretae	Dymondia	-	Flatted	2' x 1'	Groundcover, Areas < 2' wide	L
Bark Mulch							
For all site landscape areas use "Walk On Bark", applied in a continuous 3" layer; do not apply in tree shrub or groundcover watering basins (refer to planting detail for specific mulch application in watering basins). Maintain top of bark mulch 1" below top of adjacent paved surfaces.							Low Impact Design

DESIGN STATEMENT

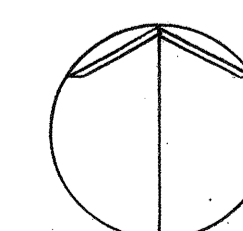
THE PROPOSED LANDSCAPE DESIGN CHARACTERIZES PLANT MATERIAL BENEFITING FROM COASTAL LEMON GROVE'S MEDITERRANEAN CLIMATE ZONE THAT DEMONSTRATES RELATIVELY STABLE TEMPERATURES AND INFREQUENT FROST IMPACTS. THE CHARACTER OF THE PROPOSED PLANTS ARE DROUGHT TOLERANT, BROADLEAF EVERGREEN DISPLAYING COLORFUL BURSTS OF FLOWERS AT VARYING TIMES OF YEAR. ALL PLANTS HAVE LOW IRRIGATION AND LOW MAINTENANCE REQUIREMENTS ONCE ESTABLISHED (SEE WUCOLS LIST).

LANDSCAPE PLANNING NOTES

1. SITE LANDSCAPE SHALL BE CONSISTENT WITH THE STATE OF CALIFORNIA WATER CONSERVATION ORDINANCE AND LANDSCAPE REQUIREMENTS OF THE CITY OF LEMON GROVE.
2. THE LANDSCAPE DESIGN SHALL BE REQUIRED TO IMPLEMENT CPTED PRINCIPLES FOR FACILITY SAFETY AND SECURITY.
3. TREES (BRANCHING) SHALL BE AT LEAST 8 FEET ABOVE THE GROUND AND BUSHES (SHRUBS) SHALL BE TRIMMED TO LESS THAN 2 FEET IN HEIGHT TO ALLOW FOR NATURAL SURVEILLANCE OF THE PROPERTY.
4. LANDSCAPE SHALL NOT OBSTRUCT THE VIEWS OF ANY WINDOWS, DOORWAY, AND SECURITY CAMERAS AND LIGHTS.
5. SHRUBBERY, BASED ON SIZE, IS LOCATED TO RESPECT INTERSECTIONAL SIGHT DISTANCE CRITERIA.
6. ALL PLANTING AREAS SHALL BE SERVED BY A PERMANENT, WATER CONSERVING IRRIGATION SYSTEM WITH AN AUTOMATIC RAIN SENSOR.

LANDSCAPE AREA TABLE

LOT AREA	25,056.0 s.f.
LANDSCAPE AREA	8,090.0 s.f.
PLANTED AREA*	6,876.0 s.f.
*Irrigated	



SCALE : 1/16" = 1'-0"

SAM WADE
Landscape Architect

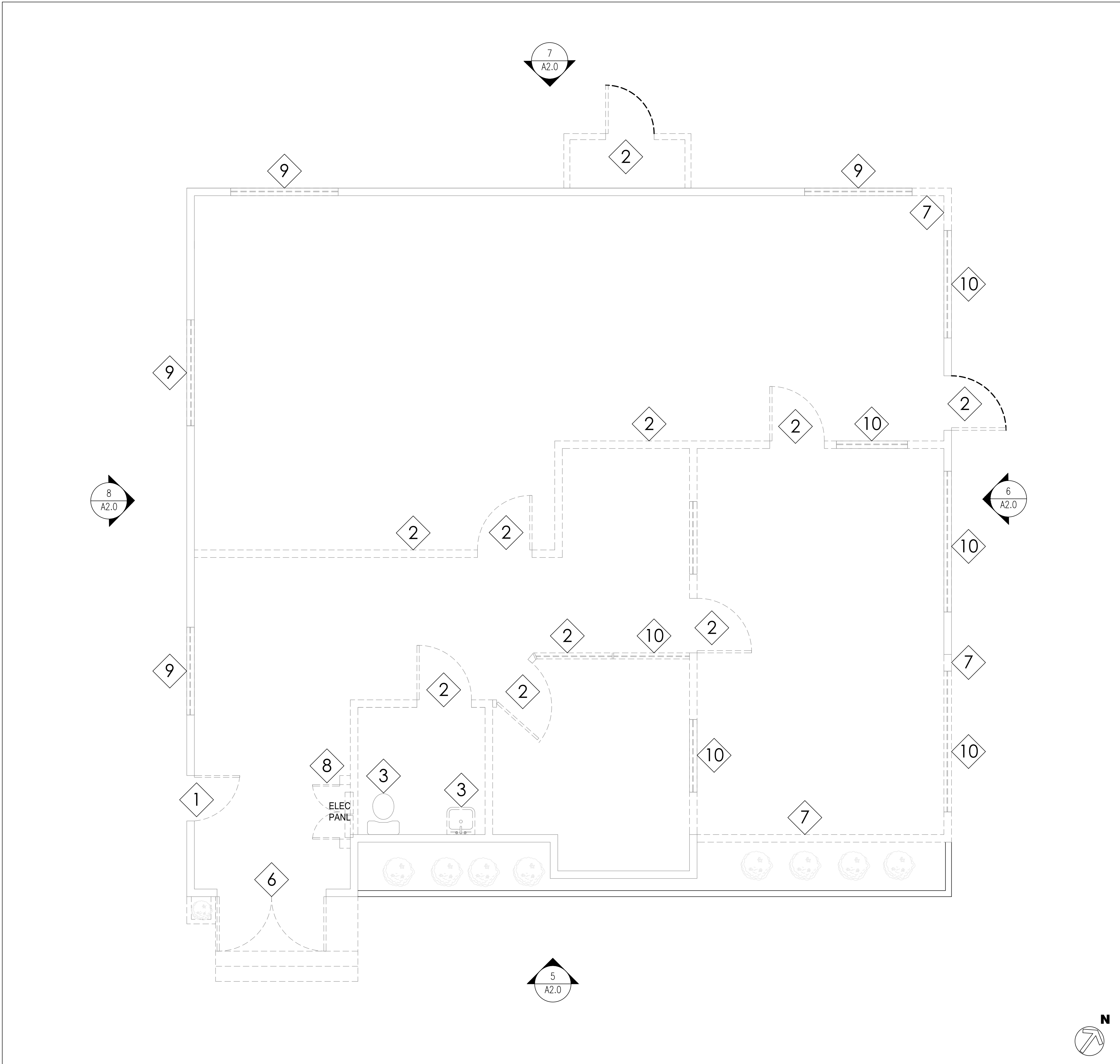
2204 Garnet Ave, Suite 205
San Diego, CA 92109
Tel: 858-270-8688
samw@samwadelandscapearchitect.com
AZ LIC. #26705 | CA LIC. #3703

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CONCEPTUAL LANDSCAPE AND IRRIGATION PLAN

PROJECT NO. 2125
CREATED: 2021-11/01
DRAWN: SW
CHECKED: SW
DATE: 2021-11-17

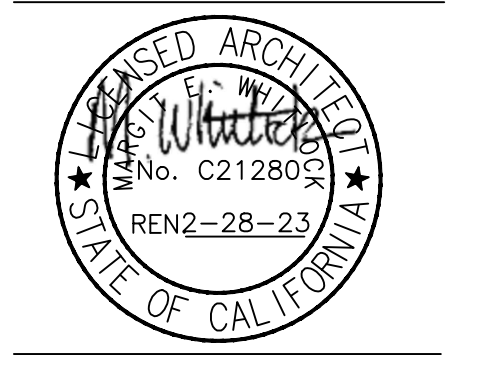


DEMOLITION PLAN KEYNOTES

- NOTE: SOME KEYNOTES MAY NOT APPLY TO THIS SHEET. CARRY OUT ALL DEMOLITION WORK INDICATED IN ACCORDANCE WITH STATE AND LOCAL CODES. CARRY OUT WORK DURING TIMES PERMITTED BY AND THE LOCAL AUTHORITIES AND INFORM ADJACENT PROPERTIES OF TIMES SCHEDULE FOR NOISY WORK OR ANY INTERRUPTION OF UTILITIES ON SERVICES, KEEP NUISANCE TO MINIMUM.
- 1 REMOVE (E) DOOR, AND INFILL DOOR OPENING TO MATCH EXISTING WALL FINISHES.
 - 2 REMOVE WALL(S) AND DOOR AS SHOWN PER DEMOLITION PLAN AT THIS LOCATION.
 - 3 REMOVE PLUMBING FIXTURES, BAR, AND REST ROOM ACCESSORIES.
 - 4 REMOVE AND RELOCATE WALL PANEL, SEE ELECTRICAL PLANS.
 - 5 REMOVE DAMAGED ACT CEILING, FIXTURES, LIGHTING, GC TO COORDINATE UTILITIES TO BE COVER AND PROTECTED OF DEMOLISHING.
 - 6 REMOVE EXISTING DOOR AND FRAME.
 - 7 REMOVE WALL FOR NEW STOREFRONT.
 - 8 UTILITY TO BE RELOCATED, GC TO CONFIRM NEW LOCATION.
 - 9 REMOVE (E) WINDOW, AND INFILL WINDOW OPENING TO MATCH EXISTING WALL FINISHES.
 - 10 REMOVE (E) WINDOW.



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DEMOLITION PLAN NOTES

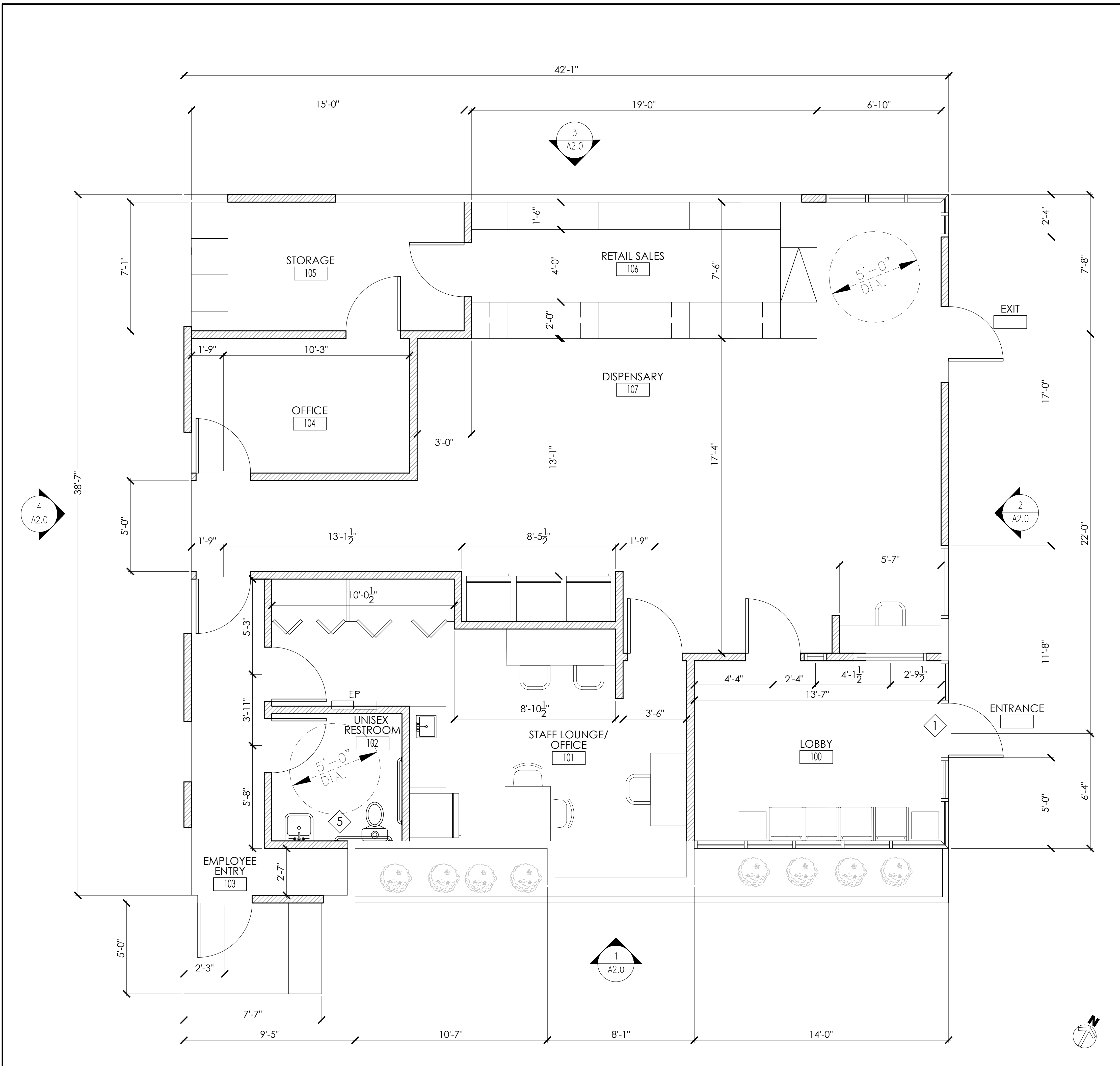
GENERAL DEMO NOTES

1. THE GENERAL CONTRACTOR SHALL BE EXTREMELY CAREFUL TO PROTECT AND NOT TO DAMAGE ANY PORTION OR EXISTING INSTALLATION NOT BEING REMODELED.
2. ANY PROJECTIONS OR SURFACE MOUNTED ITEMS BEING ABANDONED SHALL BE REMOVED, CAPPED AND CONCEALED BEHIND FINISHED SURFACES, UNLESS NOTED OTHERWISE.
3. IN ALL AREAS WHERE DEMOLITION CAUSES UNEVENNESS OR VOIDS IN FLOOR, THE GENERAL CONTRACTOR SHALL PATCH TO LEVEL FLOOR WITH EXISTING SLAB AND/OR SURFACE TO RECEIVE NEW FINISHED FLOOR.
4. DEMOLISH AND REMOVE WALLS, CEILINGS AND ALL OTHER ITEMS AND EQUIPMENT NOT REQUIRED TO REMAIN OR TO BE REUSED, SUCH AS, BUT NOT LIMITED TO DOORS, DUCTS, MOLDINGS, WALL COVERINGS, INCLUDING ITEMS WHICH MAY BE REASONABLY VIEWED AS NECESSARY TO PROPERLY PREPARE FOR THE EXECUTION AND INSTALLATION OF THE NEW WORK.
5. BRACE AND SUPPORT EXISTING WORK PRIOR TO AND DURING DEMOLITION AND NEW WORK AND UNTIL SAFE TO REMOVE SUCH BRACING AND SUPPORTS.
6. REMOVE LOOSE OR DEFECTIVE PLASTER OR DRYWALL BEADS AT EXISTING CORNERS WHERE NEW PARTITIONS ALIGN WITH EXISTING PARTITIONS.
7. CUT EXISTING PORTIONS OF WALL, FLOORS, CEILING, ETC. WHERE INDICATED AND AS NECESSARY FOR NEW WORK.
8. PIPES AND CONDUIT ENCOUNTERED IN DEMOLISHED PARTITIONS AND AREAS WHICH ARE TO REMAIN IN USE SHALL BE REROUTED AND CONCEALED. THOSE WHICH ARE TO BE ABANDONED SHALL BE CAPPED AND CONCEALED IN FLOOR, WALL OR CEILING.
9. ALL EXISTING AREAS TO REMAIN THAT ARE DAMAGED BY DEMOLITION OR NEW CONSTRUCTION WORK SHALL BE PATCHED AS REQUIRED TO MATCH EXISTING ADJACENT AREA IN MATERIAL, FINISH AND COLOR, UNLESS OTHERWISE NOTED.
10. REMOVE EXCESS DOORS, BUCKS, HARDWARE, LIGHTING FIXTURES, ELECTRICAL FITTINGS, CARPETS AND OTHER SALVAGEABLE MATERIAL TO BE STORED OR DISPOSED OF AS DIRECTED BY ARCHITECT OR BUILDING OWNER.
11. ALL EQUIPMENT AND MATERIAL WHICH ARE IN OPERATING CONDITION WHEN REMOVED SHALL BE MAINTAINED AS SUCH AND RETURNED TO OWNER AS REQUIRED.
12. IDENTIFY ALL ELEMENTS DESIGNATED TO REMAIN OR TO BE RELOCATED. INFORM ARCHITECT OF CONDITION OF SAID ELEMENTS AND RECEIVE CLARIFICATION OF REUSE BEFORE PROCEEDING WITH DEMOLITION WORK.
13. THE GENERAL CONTRACTOR IS TO MAKE NECESSARY ADJUSTMENTS TO EXISTING HVAC SYSTEM AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION. PROVIDE PROPER ZONING AND INSTALL APPROPRIATE ZONE CONTROLS.
14. REFER TO RCP PLANS FOR ADDITIONAL DEMOLITION INFORMATION RELATED TO CEILING AND CEILING-MOUNTED ELEMENTS.

GENERAL NOTES

WALL LEGEND

- EXISTING WALLS/HARDSCAPE/FIXTURES TO REMAIN
- WALLS/DOORS/FIXTURES TO BE DEMOLISHED
- NEW WALL, SEE WALL DETAILS.
- NEW SOUND WALL, SEE WALL DETAILS.
- NO WORK AT THIS AREA.



FLOOR PLAN KEYNOTES

- NOTE: SOME KEYNOTES MAY NOT APPLY TO THIS SHEET. CARRY OUT ALL CONSTRUCTION WORK INDICATED IN ACCORDANCE WITH STATE AND LOCAL CODES. CARRY OUT WORK DURING TIMES PERMITTED BY AND THE LOCAL AUTHORITIES AND INFORM ADJACENT PROPERTIES OF TIMES SCHEDULE FOR NOISY WORK OR ANY INTERRUPTION OF UTILITIES ON SERVICES, KEEP NUISANCE TO MINIMUM.
- 1 ADD NEW DOOR AT STORE FRONT. SEE DOOR SCHEDULE.
 - 2 INSTALL NEW BREAK ROOM AREA CABINERY AND RE-INSTALL SINK. SEE PLUMBING SCHEDULE.
 - 3 LINE OF UPPER CABINET OR SHELVING, WALL TO BE BLOCKED AS REQUIRED.
 - 4 INSTALL NEW WINDOW AT 42" SILL HEIGHT. SEE PLAN AND WINDOW SCHEDULE.
 - 5 NEW ACCESSIBLE ALL GENDER RESTROOM. SEE PLAN AND ELEVATIONS. SEE PLUMBING SCHEDULE AND MEP DRAWINGS.
 - 6 INSTALL MILLWORK: NEW BASE CABINET, HANDSINK. SEE PLUMBING SCHEDULE.
 - 7 INSTALL NEW MILLWORK, TYPICAL.
 - 8 INSTALL COUNTER AND WALL BRACKETS.
 - 9 PATCH, PREPARE AND SEALED CONCRETE FLOOR. SEE FINISH SCHEDULE.
 - 10 INSTALL NEW WORK-STATIONS AREA.
 - 11 INSTALL FLOOR DRAINS. SEE MEP DRAWINGS FOR INFORMATION.

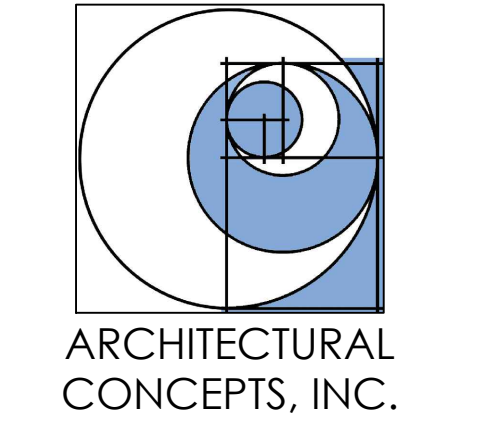
FLOOR PLAN NOTES

- GENERAL NOTES
- 1.- DO NOT SCALE PLANS.
 - 2.- FIELD VERIFIED ALL DIMENSIONS. ANY SUBSTANTIAL DISCREPANCY SHOULD BE COMMUNICATED WITH GENERAL CONTRACTOR AND ARCHITECT PRIOR TO CONSTRUCTION.
 - 3.- PROVIDE WATER RESISTANT GYP. BD. AT WALLS WITH PLUMBING FIXTURES.
 - 4.- PROVIDE SCRUBBABLE/WASHABLE PAINT AT UTILITY ROOMS, HOLDING ROOMS AND PROCEDURE ROOMS.
 - 5.- REFER TO CONSULTANTS DRAWINGS FOR COORDINATION WITH MECHANICAL, ELECTRICAL, PLUMBING, AND STRUCTURAL AS REQUIRED.
 - 6.- INTERIOR FINISHES TO COMPLY WITH CBC CHAPTER 8 AND TABLE 803.5
 - 7.- FOR INTERIOR FINISHES MUST PROVIDE SAMPLES FOR APPROVAL PRIOR FABRICATION TO ARCHITECT AND OWNER.
 - 8.- ALL WALLS TO BE PAINTED, SEE FINISH SCHEDULE.

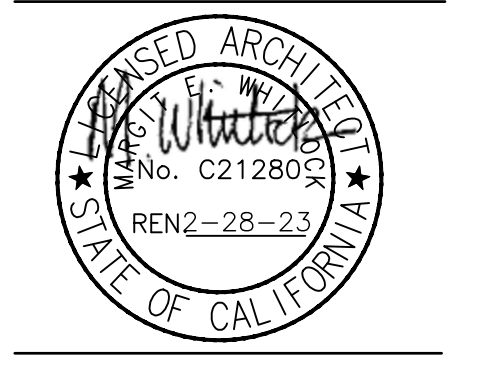
GENERAL NOTES

WALL LEGEND

- EXISTING WALLS/HARDSCAPE/FIXTURES TO REMAIN
- WALLS/DOORS/FIXTURES TO BE DEMOLISHED
- NEW WALL, SEE WALL DETAILS.
- NEW SOUND WALL, SEE WALL DETAILS.
- NO WORK AT THIS AREA.

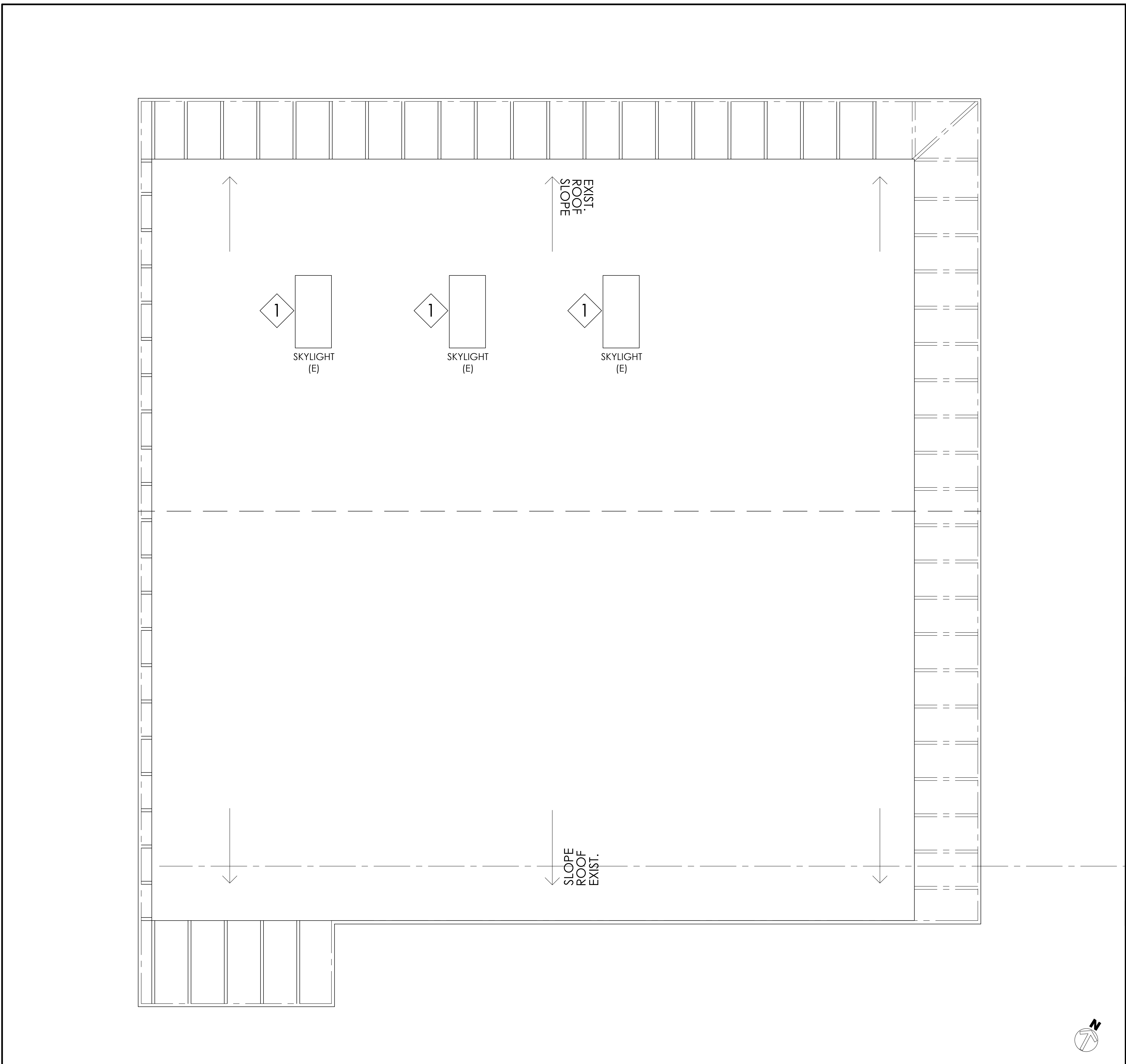


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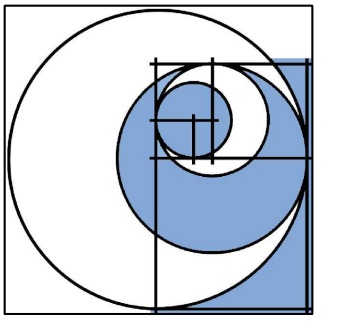
DATE	
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**EXISTING ROOF
PLAN KEYNOTES**

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◇ REMOVE SKYLIGHTS.



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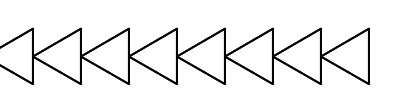
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**EARTH & IVY
CUP**
8280 BROADWAY
LEMON GROVE, CA 91945

DATE _____
DATE ISSUE _____

REVISION #:



**EXISTING ROOF
PLAN**

PROJECT NO. 2103
CREATED: 2021-11-22
DRAWN: YC
CHECKED: -
PLOT DATE: 2021-11-22

A1.3

EXISTING ROOF PLAN NOTES

NTS **2**

GENERAL NOTES

- 1.- DO NOT SCALE PLANS.
- 2.- FIELD VERIFIED ALL DIMENSIONS. ANY SUBSTANTIAL DISCREPANCY SHOULD BE COMMUNICATED WITH GENERAL CONTRACTOR AND ARCHITECT PRIOR CONSTRUCTION.
- 3.- PROVIDE WATER RESISTANT GYP. BD. AT WALLS WITH PLUMBING FIXTURES.
- 4.- PROVIDE SCRUBBABLE/WASHABLE PAINT AT UTILITY ROOMS, HOLDING ROOMS AND PROCEDURE ROOMS.
- 5.- REFER TO CONSULTANTS DRAWINGS FOR COORDINATION WITH MECHANICAL, ELECTRICAL, PLUMBING, AND STRUCTURAL AS REQUIRED.
- 6.- INTERIOR FINISHES TO COMPLY WITH CBC CHAPTER 8 AND TABLE 803.5
- 7.- FOR INTERIOR FINISHES MUST PROVIDE SAMPLES FOR APPROVAL PRIOR FABRICATION TO ARCHITECT AND OWNER.
- 8.- ALL WALLS TO BE PAINTED, SEE FINISH SCHEDULE.

GENERAL NOTES

NTS **3**

WALL LEGEND

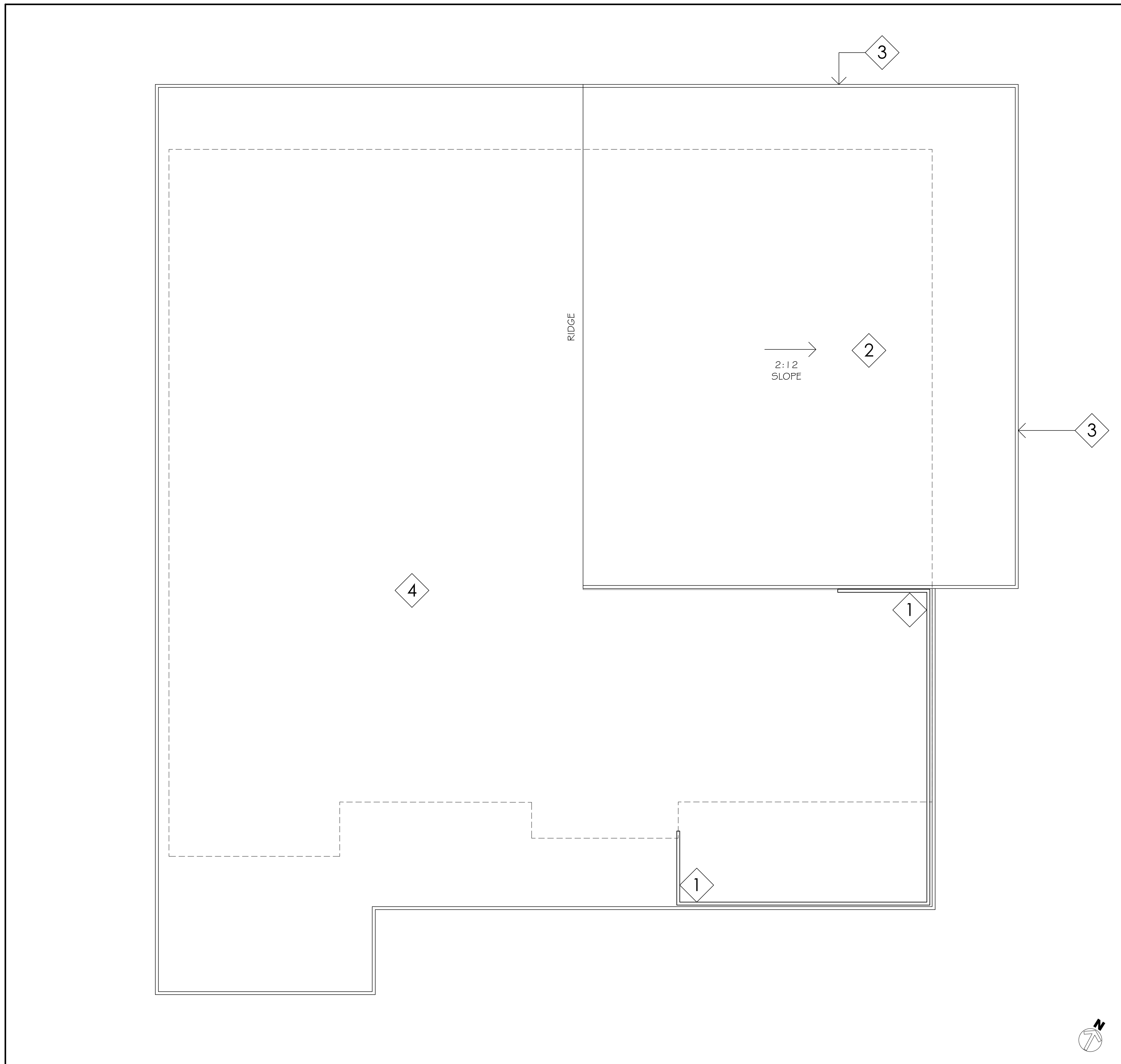
- EXISTING WALLS/HARDSCAPE/FIXTURES TO REMAIN
- WALLS/DOORS/FIXTURES TO BE DEMOLISHED
- NEW WALL, SEE WALL DETAILS.
- NEW SOUND WALL, SEE WALL DETAILS.
- NO WORK AT THIS AREA.

WALL LEGEND

NTS **4**

EXISTING ROOF PLAN

3/8" = 1'-0" **8**



NEW ROOF PLAN KEYNOTES

NOTE: SOME KEYNOTES MAY NOT APPLY TO THIS SHEET. CARRY OUT ALL CONSTRUCTION WORK INDICATED IN ACCORDANCE WITH STATE AND LOCAL CODES. CARRY OUT WORK DURING TIMES PERMITTED BY AND THE LOCAL AUTHORITIES AND INFORM ADJACENT PROPERTIES OF TIMES SCHEDULE FOR NOISY WORK OR ANY INTERRUPTION OF UTILITIES ON SERVICES, KEEP NUISANCE TO MINIMUM.

- ① NEW SIGNAGE ON ROOF.
- ② NEW ROOF SLOPE.
- ③ NEW PARAPET ROOF FEATURE.
- ④ EXISTING ROOF STRUCTURE TO REMAIN. PROVIDE NEW ROOFING MEMBRANE.

NEW ROOF PLAN NOTES

GENERAL NOTES

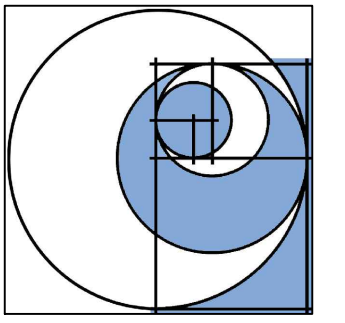
- 1.- DO NOT SCALE PLANS.
- 2.- FIELD VERIFIED ALL DIMENSIONS. ANY SUBSTANTIAL DISCREPANCY SHOULD BE COMMUNICATED WITH GENERAL CONTRACTOR AND ARCHITECT PRIOR CONSTRUCTION.
- 3.- PROVIDE WATER RESISTANT GYP. BD. AT WALLS WITH PLUMBING FIXTURES.
- 4.- PROVIDE SCRUBABLE/WASHABLE PAINT AT UTILITY ROOMS, HOLDING ROOMS AND PROCEDURE ROOMS.
- 5.- REFER TO CONSULTANTS DRAWINGS FOR COORDINATION WITH MECHANICAL, ELECTRICAL, PLUMBING, AND STRUCTURAL AS REQUIRED.
- 6.- INTERIOR FINISHES TO COMPLY WITH CBC CHAPTER 8 AND TABLE 803.5
- 7.- FOR INTERIOR FINISHES MUST PROVIDE SAMPLES FOR APPROVAL PRIOR FABRICATION TO ARCHITECT AND OWNER.
- 8.- ALL WALLS TO BE PAINTED, SEE FINISH SCHEDULE.

GENERAL NOTES

WALL LEGEND

	EXISTING WALLS/HARDSCAPE/FIXTURES TO REMAIN
	WALLS/DOORS/FIXTURES TO BE DEMOLISHED
	NEW WALL, SEE WALL DETAILS.
	NEW SOUND WALL, SEE WALL DETAILS.
	NO WORK AT THIS AREA.

WALL LEGEND



ARCHITECTURAL CONCEPTS, INC.

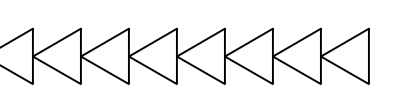
3958 FIRST AVE., SAN DIEGO, CA 92103
619.531.0110 ADMIN@4DESIGNS.COM



EARTH & IVY
CUP
8280 BROADWAY
LEMON GROVE, CA 91945

DATE _____
DATE ISSUE _____

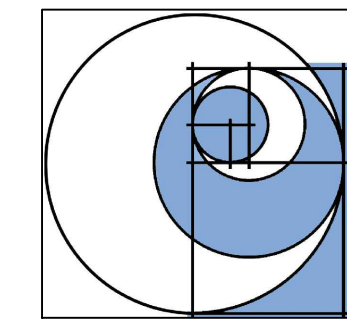
REVISION #:



NEW ROOF PLAN

PROJECT NO. 2103
CREATED: 2021-11-22
DRAWN: QD
CHECKED: -
PLOT DATE: 2021-11-22

A1.4



ARCHITECTURAL
CONCEPTS, INC.

3958 FIRST AVE., SAN DIEGO, CA 92103
619.531.0110 ADMIN@4DESIGNS.COM



EARTH & IVY
CUP
8280 BROADWAY
LEMON GROVE, CA 91945

DATE

DATE ISSUED

REVISION #:

REFLECTED
CEILING
PLAN

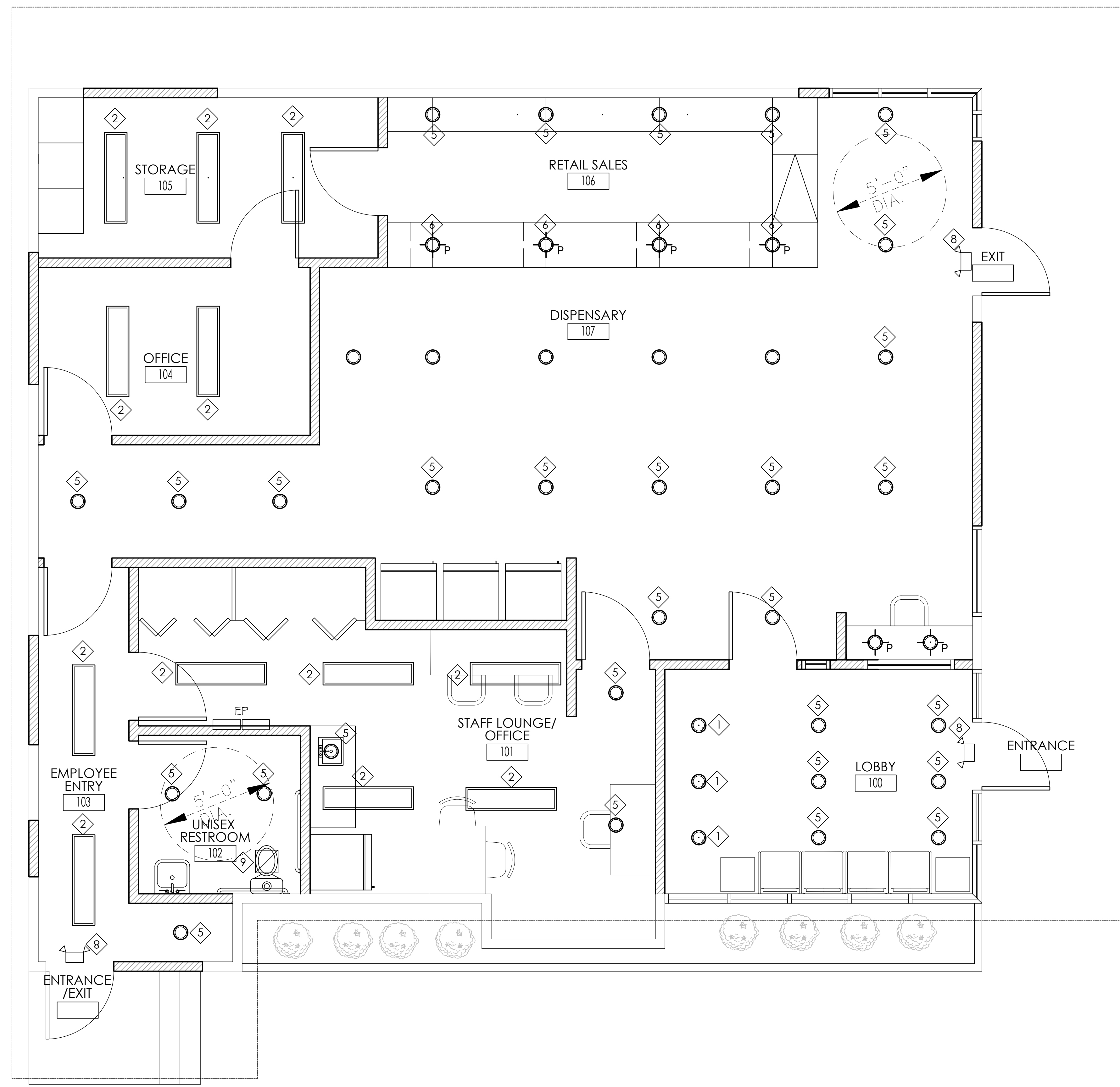
PROJECT NO. 2103
CREATED: 2021-11-22
DRAWN: YC
CHECKED: -
PLOT DATE: 2021-11-22

A1.5

REFLECTED CEILING PLAN KEYNOTES

NOTE: SOME KEYNOTES MAY NOT APPLY TO THIS SHEET. CARRY OUT ALL CONSTRUCTION WORK INDICATED IN ACCORDANCE WITH STATE AND LOCAL CODES. CARRY OUT WORK DURING TIMES PERMITTED BY AND THE LOCAL AUTHORITIES AND INFORM ADJACENT PROPERTIES OF TIMES SCHEDULE FOR NOISY WORK OR ANY INTERRUPTION OF UTILITIES OR SERVICES, KEEP NUISANCE TO A MINIMUM.

- 1 NEW LED DIRECTIONAL DOWNLIGHT.
- 2 NEW 4'X1' RECESSED INDIRECT PANEL LED LIGHT.
- 3 NOT USED
- 4 NEW TASK LIGHT, UNDER CABINET STRIP FIXTURES.
- 5 NEW LED DOWNLIGHT W/TRIM
- 6 NEW PENDANT FIXTURES
- 7 NOT USED
- 8 EXIT SIGNS, EXIT DOORWAYS, ETC. SEE ELECTRICAL DRAWINGS FOR SPECS & REQUIREMENTS
- 9 NEW EXHAUST FANS.



RCP KEYNOTES

NTS 2

GENERAL NOTES

- 1.- DO NOT SCALE PLANS.
- 2.- FIELD VERIFIED ALL DIMENSIONS. ANY SUBSTANTIAL DISCREPANCY SHOULD BE COMMUNICATED WITH GENERAL CONTRACTOR AND ARCHITECT PRIOR CONSTRUCTION.
- 3.- PROVIDE WATER RESISTANT GYP. BD. AT WALLS WITH PLUMBING FIXTURES.
- 4.- PROVIDE SCRUBBABLE/WASHABLE PAINT AT UTILITY ROOMS, HOLDING ROOMS AND PROCEDURE ROOMS.
- 5.- REFER TO CONSULTANTS DRAWINGS FOR COORDINATION WITH MECHANICAL, ELECTRICAL, PLUMBING, AND STRUCTURAL AS REQUIRED.
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- 8.- ALL WALLS TO BE PAINTED. SEE FINISH SCHEDULE.

GENERAL NOTES

NTS 3

CEILING LEGEND

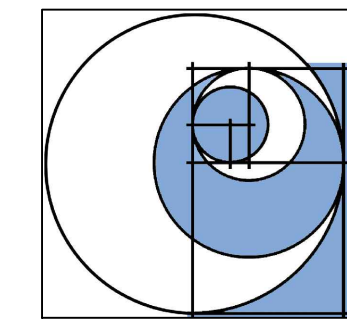
- 2'x4' RECESSED LED FIXTURE WITH LENS, SEE LIGHTING SCHEDULE FOR SPECS
- 2'x4' RECESSED LED INDIRECT FIXTURE WITH SHIELD, SEE LIGHTING SCHEDULE FOR SPECS.
- 4'x1' RECESSED LED FIXTURE SEE LIGHTING SCHEDULE FOR SPECS.
- 2'x2' ACOUSTICAL CEILING TILE. TOTAL ACOUSTICS ARMSTRONG CEILING ATTENUATION CLASS TYPE.
- NO WORK AT THIS AREA.
- LED CABINET LIGHTING, SEE LIGHTING SCHED.
- RECESSED DOWN LIGHT, SEE LIGHTING SCHED.
- DIRECTION LED DOWN LIGHT, SEE LIGHTING SCHED.
- PENDANT LIGHT, SEE LIGHTING SCHED.

REFLECTED CEILING PLAN

3/8" = 1'-0" 8

CEILING LEGEND

NTS 4



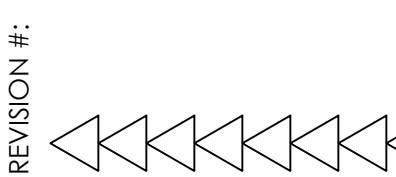
ARCHITECTURAL
CONCEPTS, INC.

3958 FIRST AVE., SAN DIEGO, CA 92103
619.531.0110 ADMIN@4DESIGNS.COM



EARTH & IVY
CUP
8280 BROADWAY
LEMON GROVE, CA 91945

DATE _____
REVISION # _____



SECURITY PLAN

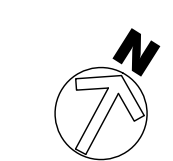
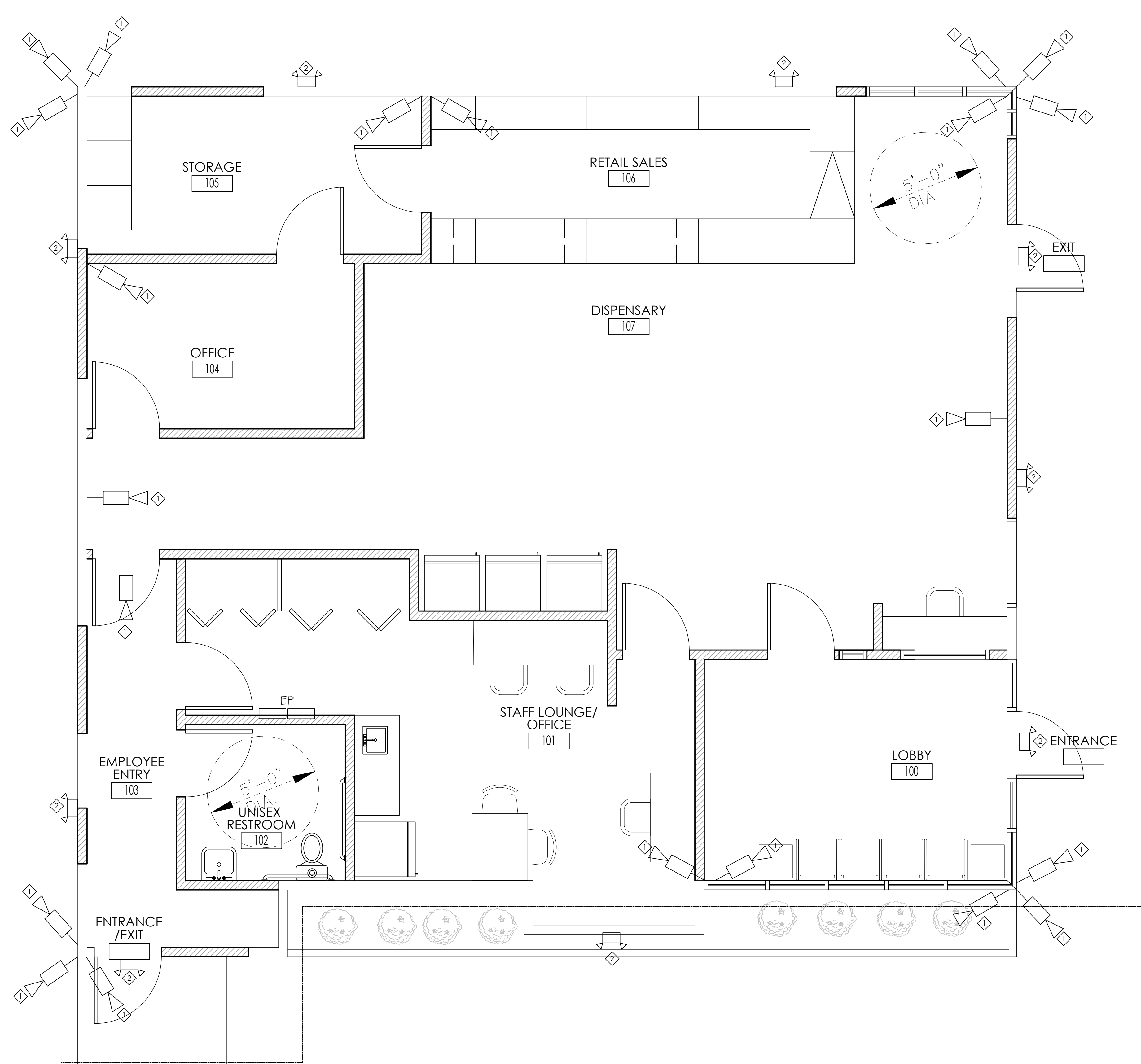
PROJECT NO. 2103
CREATED: 2021-11-22
DRAWN: SL
CHECKED: -
PLOT DATE: 2021-11-22

A1.6

SECURITY PLAN KEYNOTES

NOTE: SOME KEYNOTES MAY NOT APPLY TO THIS SHEET. CARRY OUT ALL CONSTRUCTION WORK INDICATED IN ACCORDANCE WITH STATE AND LOCAL CODES. CARRY OUT WORK DURING TIMES PERMITTED BY AND THE LOCAL AUTHORITIES AND INFORM ADJACENT PROPERTIES OF TIMES SCHEDULE FOR NOISY WORK OR ANY INTERRUPTION OF UTILITIES ON SERVICES, KEEP NUISANCE TO MINIMUM.

- ① ADD SECURITY CAMERA
- ② ADD EXTERIOR SENSOR LIGHTING
- ③ ---
- ④ ---
- ⑤ ---



3/8" = 1'-0"

8

WALL LEGEND

4

SECURITY PLAN NOTES

NTS 2

GENERAL NOTES

- 1.- DO NOT SCALE PLANS.
- 2.- FIELD VERIFIED ALL DIMENSIONS. ANY SUBSTANTIAL DISCREPANCY SHOULD BE COMMUNICATED WITH GENERAL CONTRACTOR AND ARCHITECT PRIOR CONSTRUCTION.
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- 8.- ALL WALLS TO BE PAINTED, SEE FINISH SCHEDULE.

GENERAL NOTES

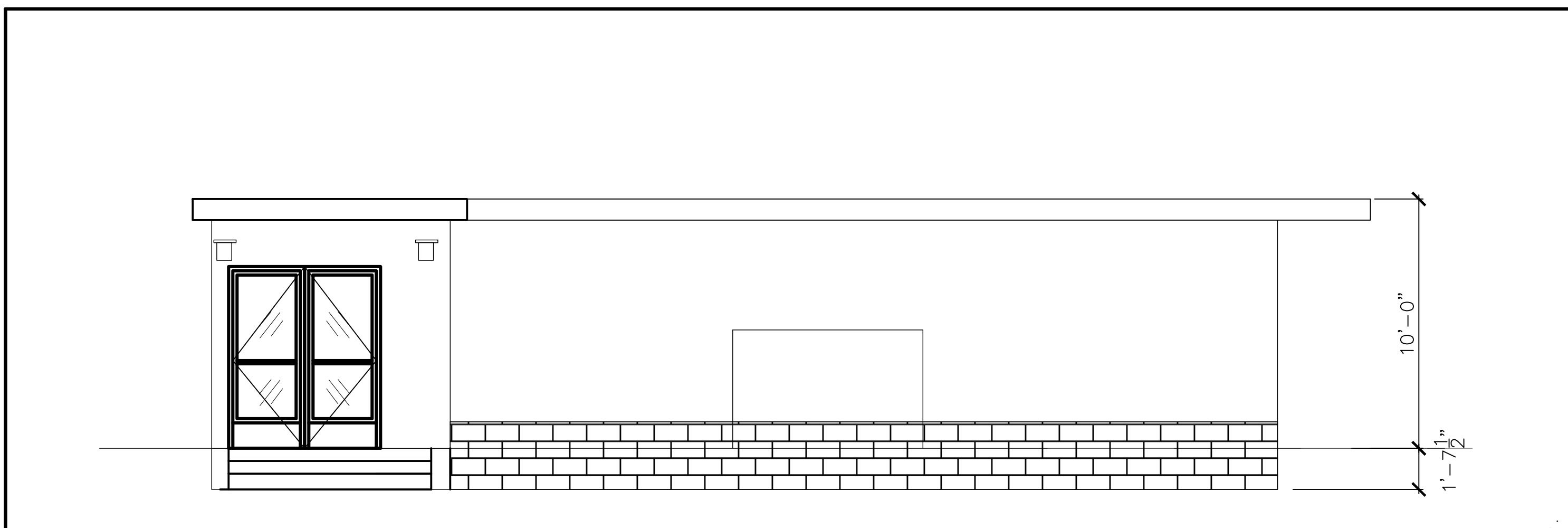
NTS 3

SECURITY PLAN LEGEND

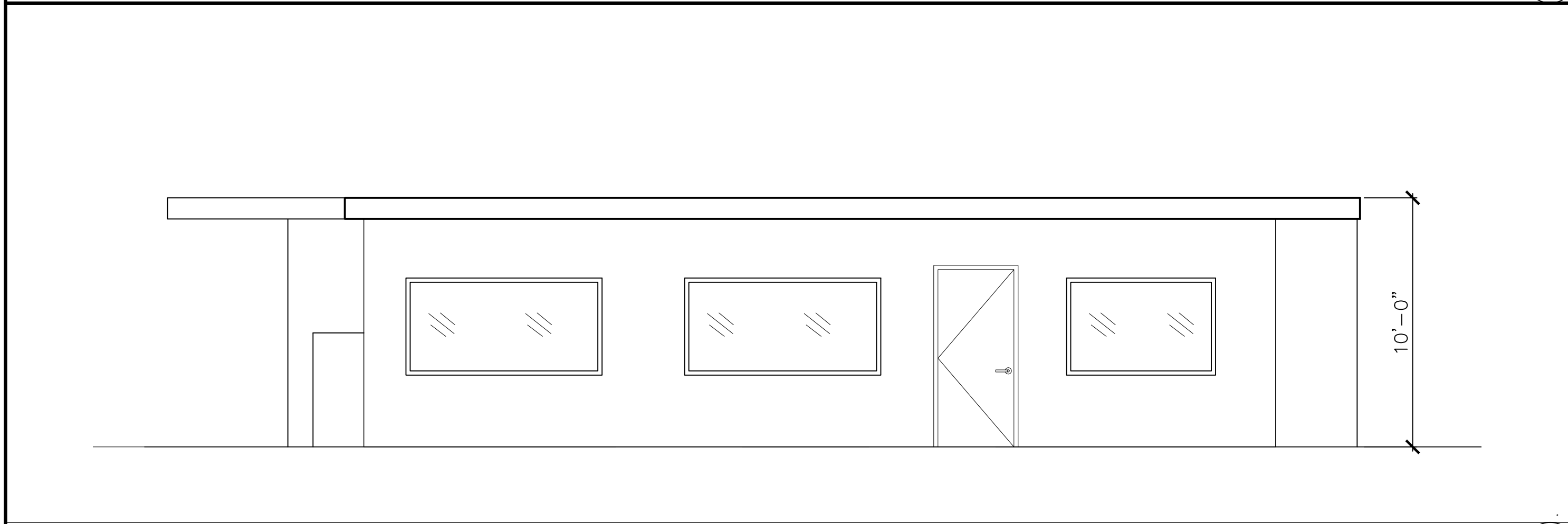
SECURITY CAMERA

EXTERIOR MOTION SENSOR LIGHT

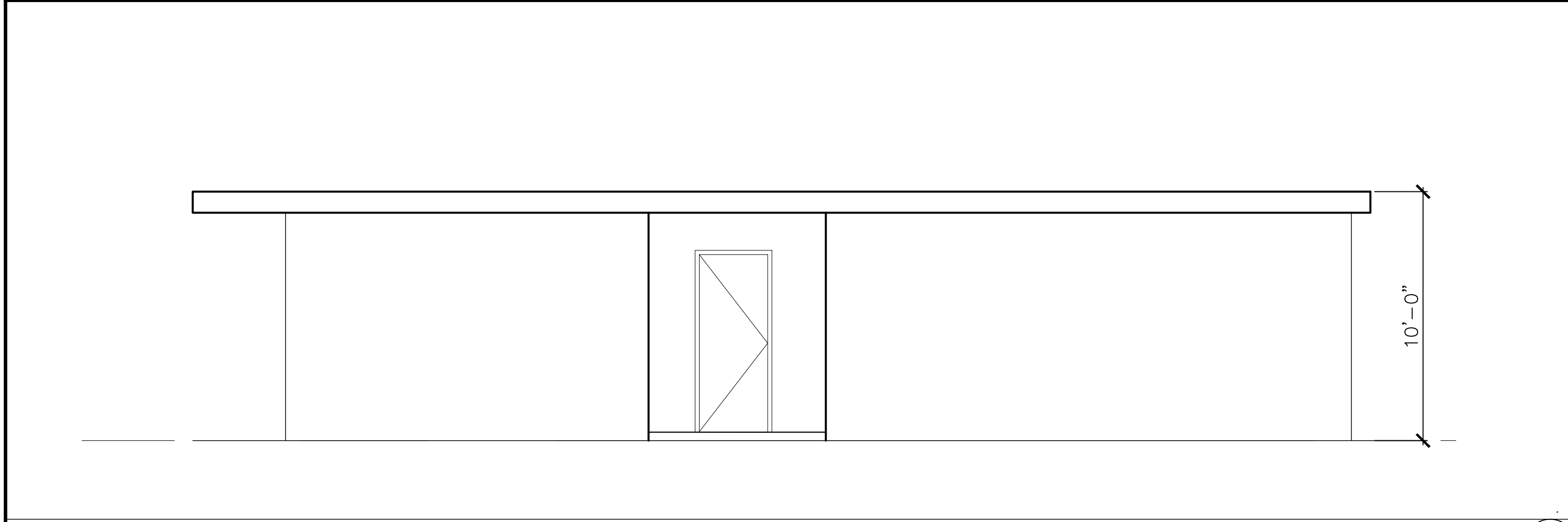
FLOOR PLAN



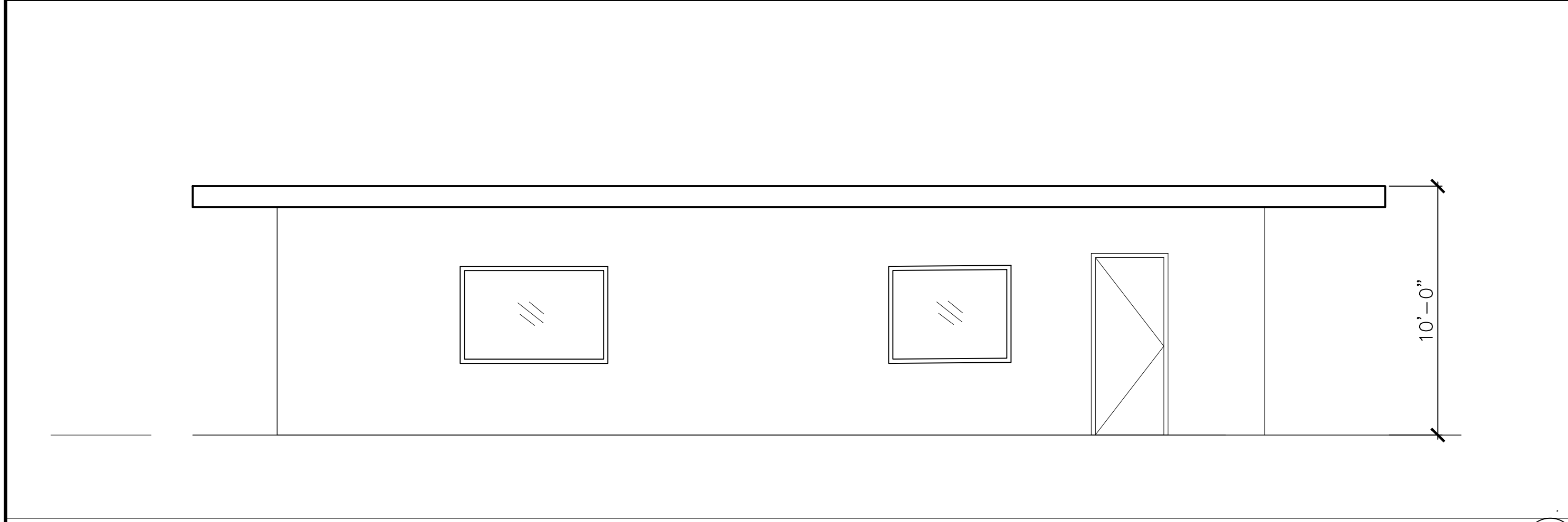
EXISTING - EXTERIOR ELEVATION - SOUTH WEST 1/4" = 1'-0" 5



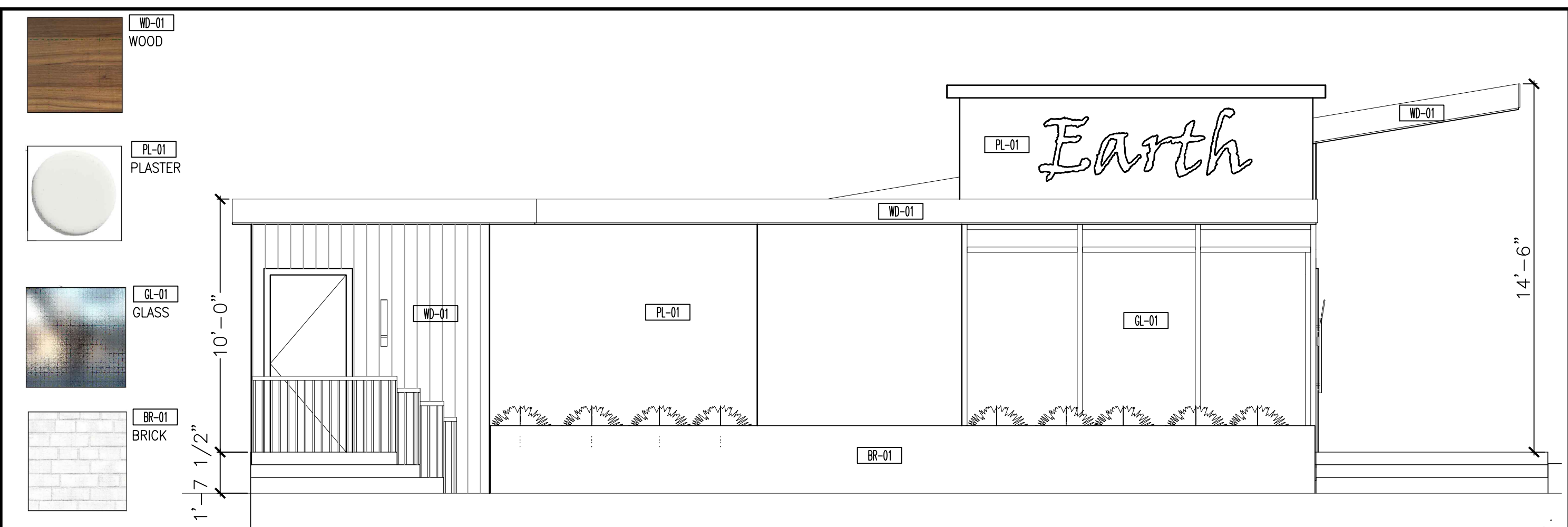
EXISTING - EXTERIOR ELEVATION - SOUTH EAST 1/4" = 1'-0" 6



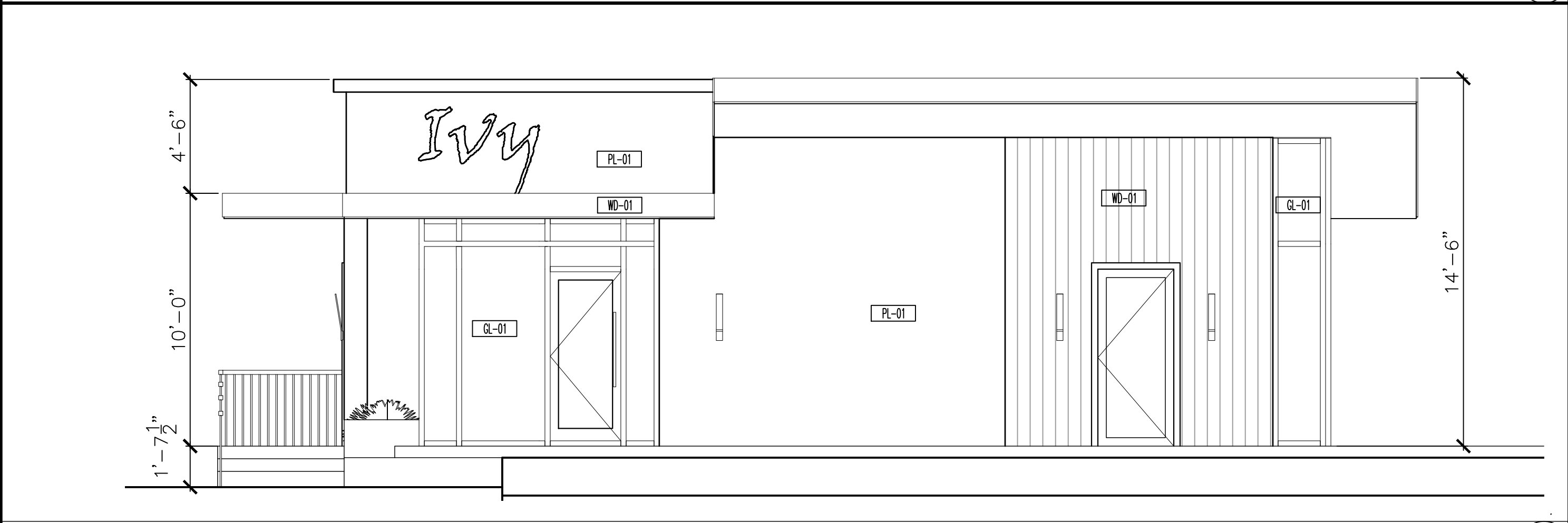
EXISTING - EXTERIOR ELEVATION - NORTH EAST 1/4" = 1'-0" 7



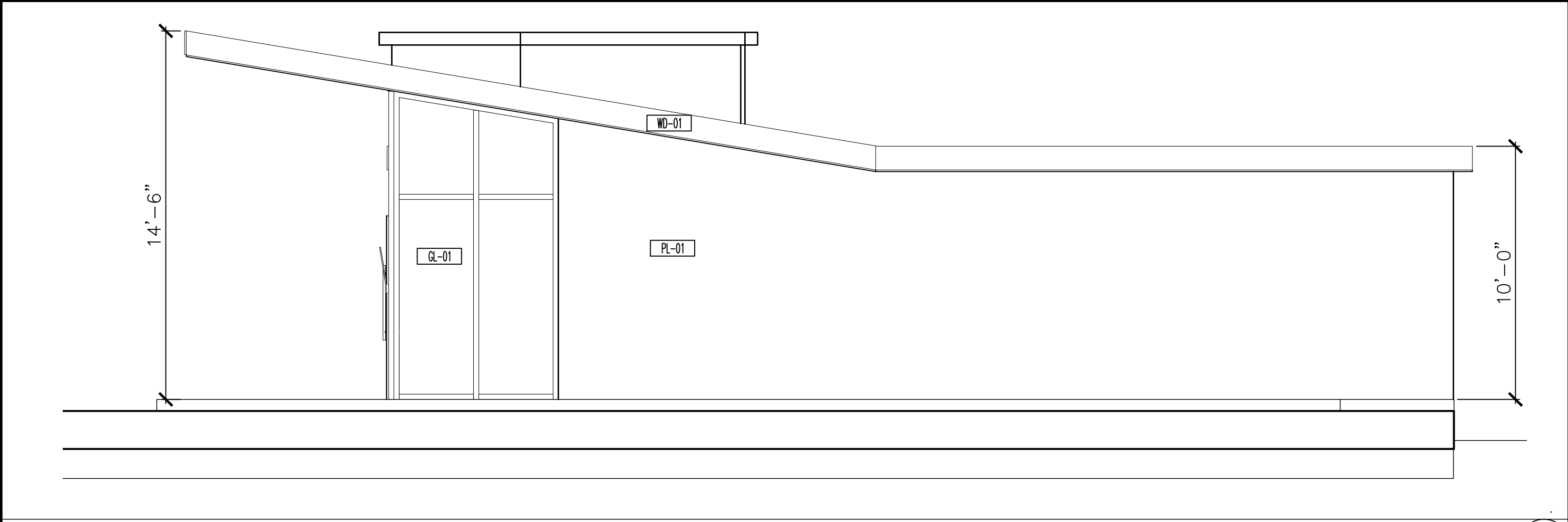
EXISTING - EXTERIOR ELEVATION - NORTH WEST 1/4" = 1'-0" 8



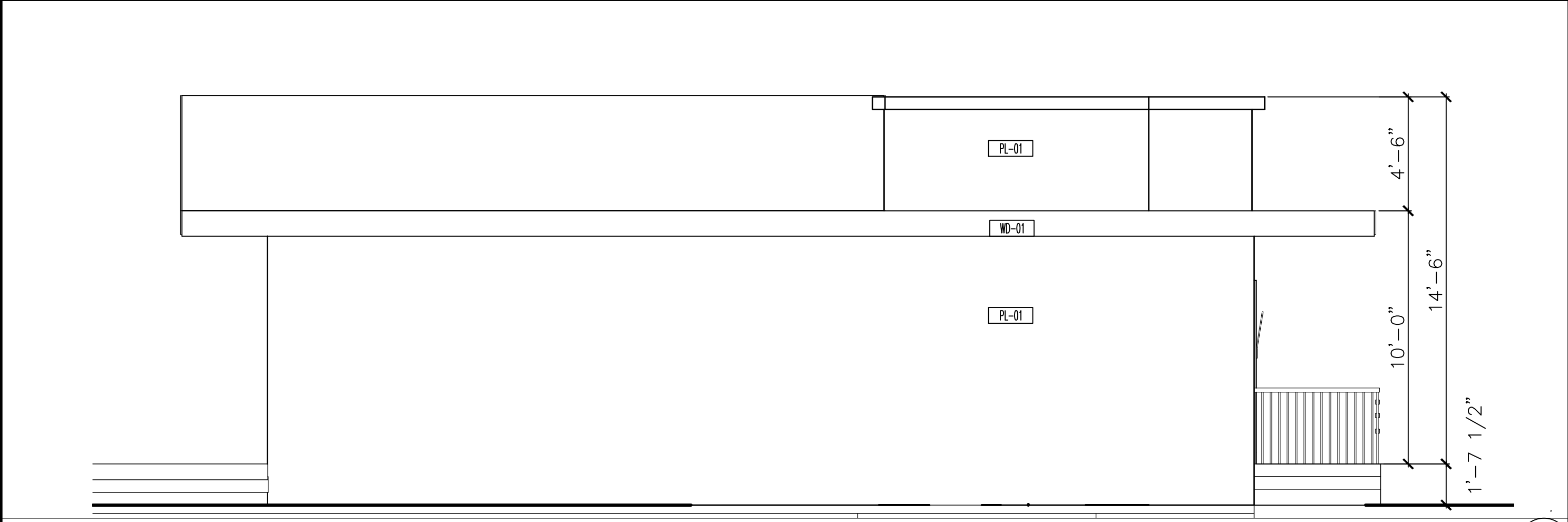
PROPOSED - EXTERIOR ELEVATION - SOUTH WEST 1/4" = 1'-0" 1



PROPOSED - EXTERIOR ELEVATION - SOUTH EAST 1/4" = 1'-0" 2



PROPOSED - EXTERIOR ELEVATION - NORTH EAST 1/4" = 1'-0" 3



PROPOSED - EXTERIOR ELEVATION - NORTH WEST 1/4" = 1'-0" 4

ARCHITECTURAL CONCEPTS, INC.
 3958 FIRST AVE., SAN DIEGO, CA 92103
 619.531.0110 ADMIN@4DESIGNS.COM

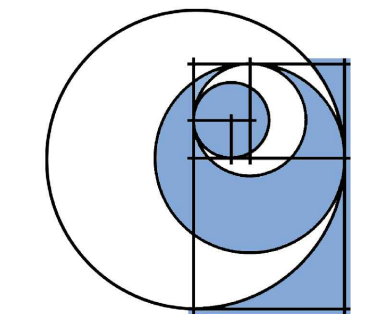
REGISTERED ARCHITECT
 No. C212809
 REN2-28-23
 STATE OF CALIFORNIA

EARTH & IVY
CUP
 8280 BROADWAY
 LEMON GROVE, CA 91945

REVISION #	DATE	ISSUE

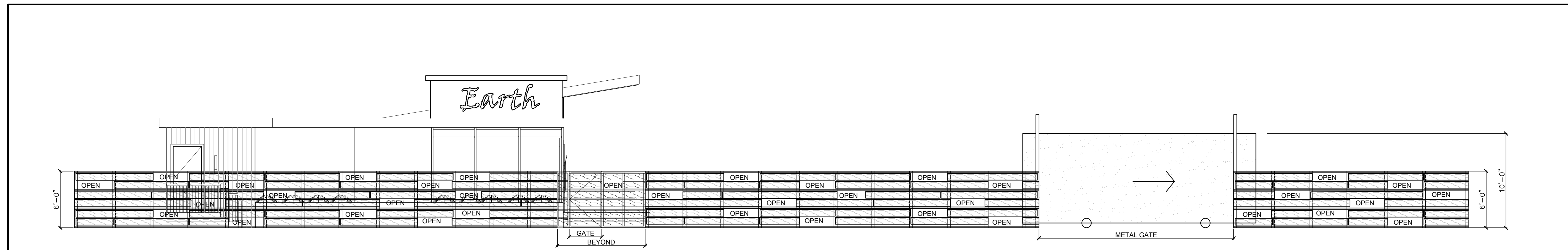
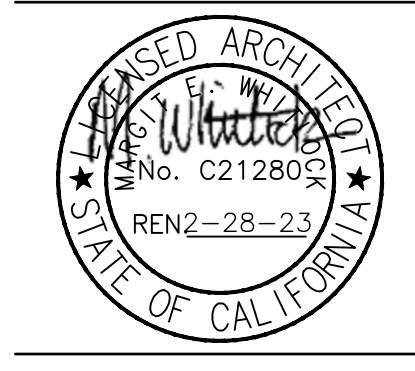
PROJECT NO.	2103
CREATED:	2021-11-22
DRAWN :	SL
CHECKED:	-
PLOT DATE:	2021-11-22

A2.0



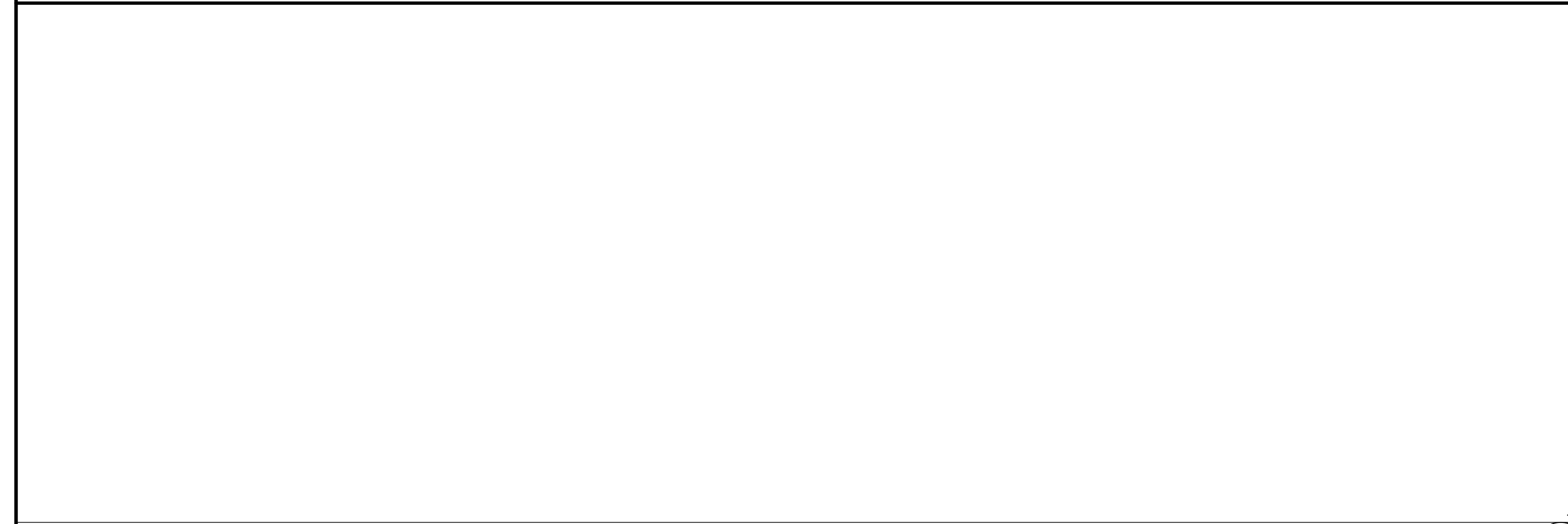
ARCHITECTURAL
CONCEPTS, INC.

3958 FIRST AVE., SAN DIEGO, CA 92103
619.531.0110 ADMIN@4DESIGNS.COM

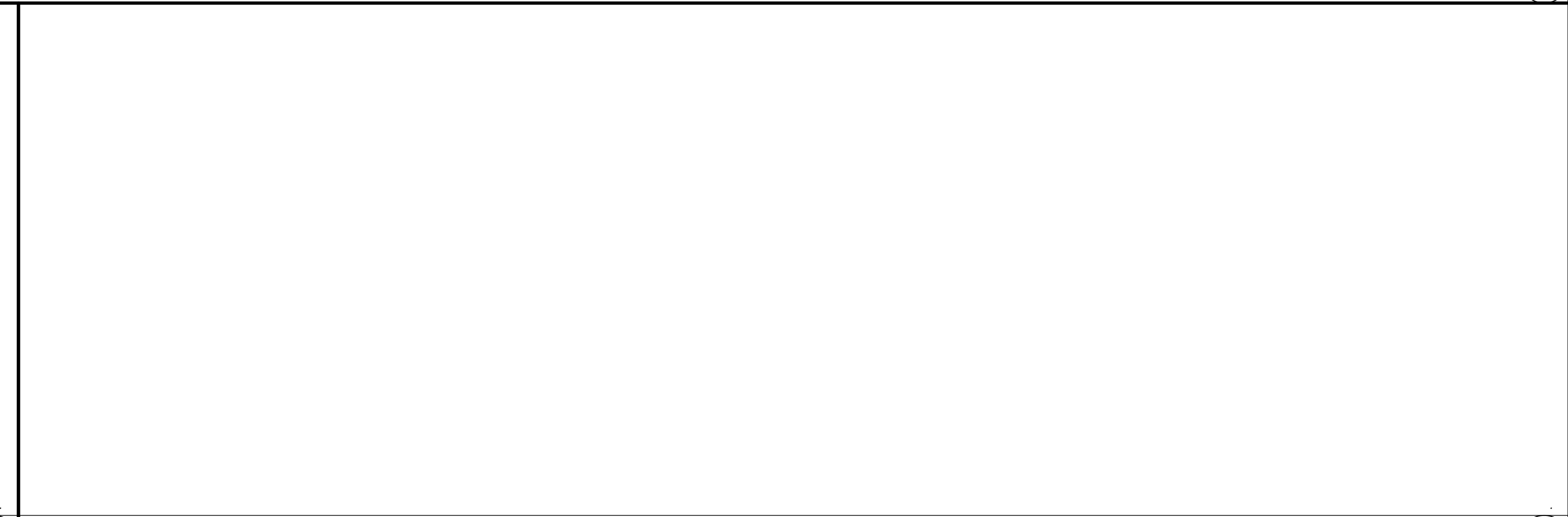


PROPOSED - STREET ELEVATION

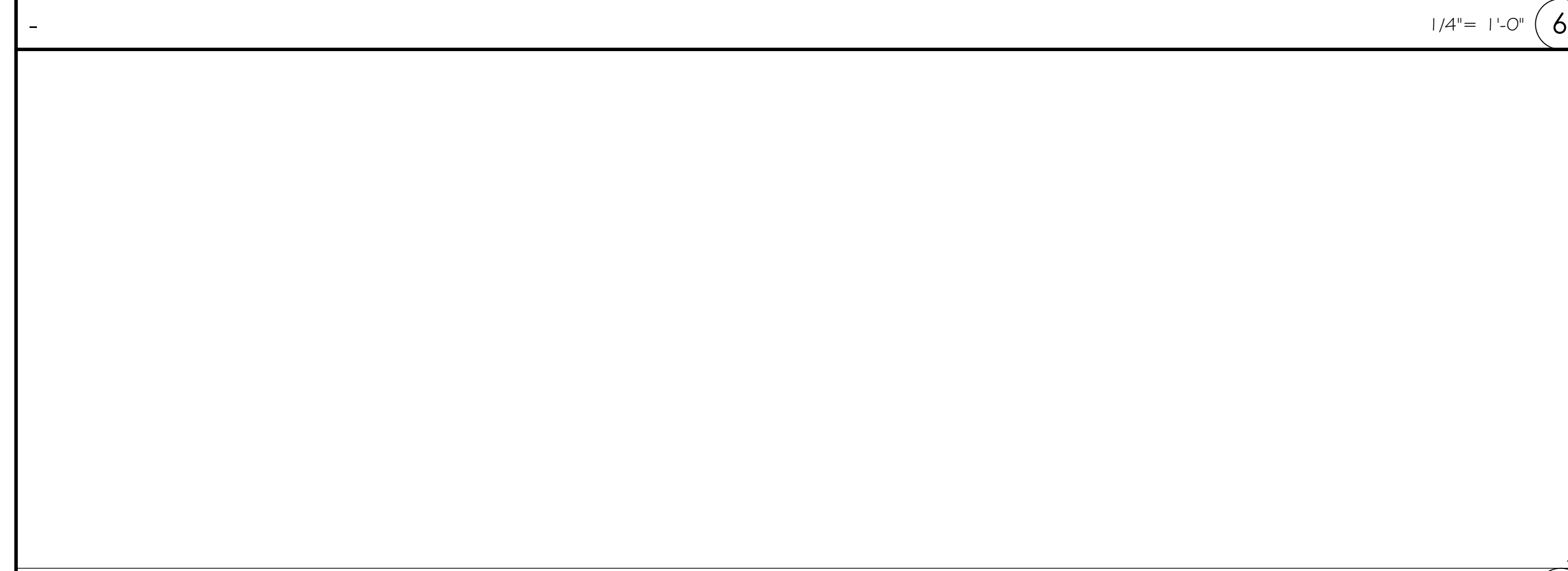
3/16" = 1'-0" 1



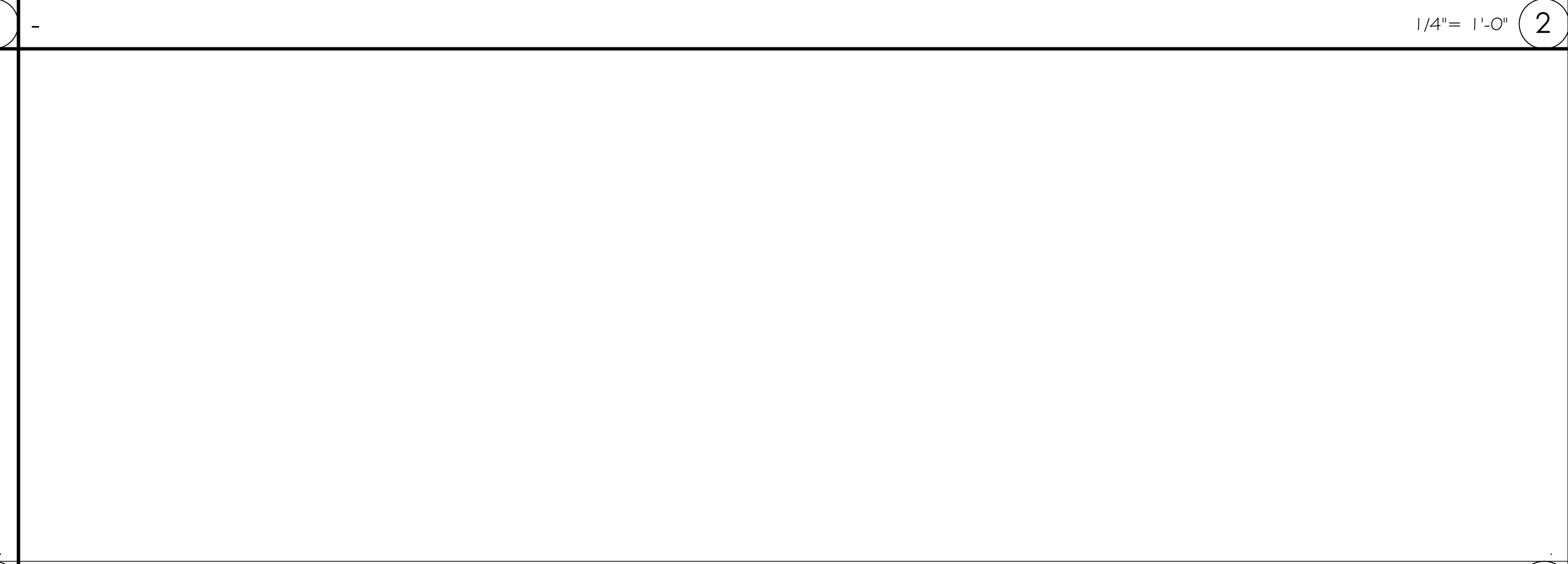
1/4" = 1'-0" 6



1/4" = 1'-0" 2



1/4" = 1'-0" 7



1/4" = 1'-0" 3



1/4" = 1'-0" 8



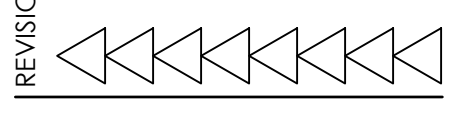
1/4" = 1'-0" 4

EARTH & IVY
CUP
8280 BROADWAY
LEMON GROVE, CA 91945

DATE

DATE ISSUE

REVISION #:



EXTERIOR
ELEVATIONS

PROJECT NO. 2103
CREATED: 2021-11-22
DRAWN: SL
CHECKED: -
PLOT DATE: 2021-11-22

A2.1



State of California - Department of Fish and Wildlife
2022 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (Rev. 01/01/22) Previously DFG 753.5a

RECEIPT NUMBER: 37-04/21/2022-0267
STATE CLEARING HOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF LEMON GROVE	LEAD AGENCY EMAIL	DATE 04/21/2022
------------------------------------	-------------------	--------------------

COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2022-0267
--	---------------------------------

PROJECT TITLE
EARTH & IVY DISPENSARY-CONDITIONAL USE PERMIT CUP-200-0001

PROJECT APPLICANT NAME PICK AXE HOLDINGS LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER 619-326-4182
---	-------------------------	------------------------------

PROJECT APPLICANT ADDRESS 8260 BROADWAY	CITY LEMON GROVE	STATE CA	ZIP CODE 91945
--	---------------------	-------------	-------------------

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,539.25	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,548.00	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,203.25	\$	0.00

- Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
<input type="checkbox"/> Other		\$	0.00

PAYMENT METHOD

Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 50.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, CARLOS TERAN, Deputy
----------------	---

Payment Reference #: CHECK #4979



**SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET**

FILED
Apr 21, 2022 02:27 PM
Ernest J. Dronenburg, Jr.
SAN DIEGO COUNTY CLERK
File # 2022-000302
State Receipt # 37042120220267

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

TYPE OR PRINT CLEARLY

Project Title

EARTH & IVY DISPENSARY-CONDITIONAL USE PERMIT CUP-200-0001

Check Document being Filed:

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type):

**FILED IN THE OFFICE OF THE SAN DIEGO
COUNTY CLERK ON** April 21, 2022

Posted April 21, 2022 **Removed** _____

Returned to agency on _____

DEPUTY _____

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

Print Form

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
County Clerk
County of: San Diego
1600 Pacific Highway, Rm 260
San Diego, CA 92101

From: (Public Agency): City of Lemon Grove
3232 Main Street
Lemon Grove, CA 91945
(Address)

Project Title: Earth & Ivy Dispensary - Conditional Use Permit CUP-200-0001

Project Applicant: Pick Axe Holdings, LLC 8260 Broadway, Lemon Grove, CA 91945, (619) 326-4182

Project Location - Specific:
8280 Broadway, Lemon Grove, California 91945 (APN: 499-200-22-00)

Project Location - City: Lemon Grove Project Location - County: San Diego

Description of Nature, Purpose and Beneficiaries of Project:
The project consists of an existing 1476 sq. ft. single story commercial building and parking lot to be converted into a medical marijuana dispensary/cannabis retail store. The project is allowed with approval of a conditional use permit (CUP). The Lemon Grove City Council approved the CUP on 04/19/2022.

Name of Public Agency Approving Project: City of Lemon Grove

Name of Person or Agency Carrying Out Project: Pick Axe Holdings, LLC

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
Declared Emergency (Sec. 21080(b)(3); 15269(a));
Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
[X] Categorical Exemption. State type and section number: Section 15301, Class 1 (Existing Facilities)
Statutory Exemptions. State code number:

Reasons why project is exempt:
The project is located in an existing facility with no expansion of existing building floor area. The project would result in an overall reduction of 907 sq. ft. of impervious surface area on the project site. The cannabis retail use is similar to permitted commercial uses on this site in the Heavy Commercial Zone.

Lead Agency Contact Person: Bill Chopyk Area Code/Telephone/Extension: 619-825-3812

If filed by applicant:

- 1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? [] Yes [] No

Signature: [Signature] Date: 4/21/2022 Title: Interim Comm. Dev. Mgr.

[X] Signed by Lead Agency [] Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR:

San Diego County



Transaction #: 6435207
Receipt #: 2022192474

Ernest J. Dronenburg, Jr.
Assessor/Recorder/County Clerk
1600 Pacific Highway Suite 260
P. O. Box 121750, San Diego, CA 92112-1750
Tel. (619) 237-0502 Fax (619) 557-4155
www.sdarcc.com

Cashier Date: 04/21/2022
Cashier Location: SD

Print Date: 04/21/2022 2:30 pm

Payment Summary

Total Fees:	\$50.00
Total Payments:	\$50.00
Balance:	\$0.00

Payment

CHECK PAYMENT #4979 \$50.00

Total Payments \$50.00

Filing

CEQA - NOE FILE #: 2022-000302 Date: 04/21/2022 2:27PM Pages: 2

State Receipt # 37-04/21/2022-0267

Fees: Fish & Wildlife County Administrative Fee \$50.00

Total Fees Due: \$50.00

Grand Total - All Documents: \$50.00



PLANNING PERMIT APPLICATION

Development Services Department / Planning Division
3232 Main Street, Lemon Grove, CA 91945
Phone: 619-825-3805 Fax: 619-825-3818
www.lemongrove.ca.gov

APPLICATION REQUEST- SELECT ALL THAT APPLY - (SUBJECT TO OTHER PERMIT REQUIREMENTS)

- | | |
|--|--|
| <input type="checkbox"/> Zoning Clearance (ZC) | <input type="checkbox"/> Tentative Parcel Map (TPM) - 4 or fewer lots |
| <input type="checkbox"/> Pre-Application (PA) | <input type="checkbox"/> Certificate of Compliance (CC) |
| <input type="checkbox"/> Minor Use Permit (MUP) | <input type="checkbox"/> Zoning Amendment (ZA) |
| <input checked="" type="checkbox"/> Conditional Use Permit (CUP) | <input type="checkbox"/> Specific Plan Amendment (SPA) |
| <input type="checkbox"/> Planned Development Permit (PDP) | <input type="checkbox"/> General Plan Amendment (GPA) |
| <input type="checkbox"/> Minor Modification (MM) | <input type="checkbox"/> Modification of _____ |
| <input type="checkbox"/> Variance (VA) | <input checked="" type="checkbox"/> Time Extension for <u>CUP-200-0001</u> |
| <input type="checkbox"/> Boundary Adjustment/Lot Merger (BA) | <input type="checkbox"/> Appeal of _____ |
| <input type="checkbox"/> Tentative Map (TM) - 5 or more lots | <input type="checkbox"/> Substantial Conformance Review of _____ |
| <input type="checkbox"/> Other | |

APPLICANT:	Pick Axe Holdings LLC	PHONE:	619-466-1384
ADDRESS:	8260 Broadway	FAX:	
	Lemon Grove CA 91945	EMAIL:	chris@xmamedia.com

PROPERTY OWNER:	Mattar Family Trust of 1990	PHONE:	619-466-1384
ADDRESS:	4395 Alta Mira Drive	FAX:	
	La Mesa CA 91941	EMAIL:	

CONTACT PERSON:	Christopher Williams	PHONE:	619-466-1384
ADDRESS:	8260 Broadway	FAX:	
	Lemon Grove, CA 91945	EMAIL:	chris@xmamedia.com

*If applicant or property owner is a trust, partnership, or corporation, please attach record(s) of ownership listing all trustees, partners, or officers, as applicable.

PROJECT NAME: Earth & Ivy Dispensary

PROJECT ADDRESS: 8286 Broadway

ASSESSOR PARCEL #: 499-200-22-00 SITE ACREAGE:

DETAILED DESCRIPTION OF PROPOSED PROJECT USE, STRUCTURE, AND IMPROVEMENT:

PickAxe Holdings LLC. has made significant progress toward satisfaction of all applicable requirements of the Conditional Use Permit. The applicant is requesting a time extension of one year. The applicant expects to add more to this request after the PRA is fulfilled.

CITY OF LEMON GROVE

MAR 22 2023

COMMUNITY DEVELOPMENT

APPLICANT CERTIFICATION:

I hereby certify that the statements furnished in this application and in the supplemental materials present the data and information required for this project to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge. In addition, I grant permission to the City of Lemon Grove to reproduce submitted materials, including but not limited to plans, exhibits, photographs, and studies for distribution to staff, Planning Commission, City Council and other agencies in order to process this application.

Signature: *[Signature]* Date: _____
Name (please print): *Christopher Williams* Phone: *(619) 847 8264*

CONSENT BY PROPERTY OWNER

If applicant is other than property owner, owner must sign consent to filing. Attach additional sheets if necessary. If property owner is a corporation or trust, a designee authorization letter is required.

I/We, as the owner(s) of the subject property, consent to the filing of this application. We further consent and hereby authorize City representative(s) to enter upon my property for the purpose of examining and inspecting the property in preparation of any reports and/or required environmental review for the processing of the application.

Signature: *[Signature]* Date: _____
Name (please print): *Doris Mattar* Phone: *619 466 1389*

Signature: _____ Date: _____
Name (please print): _____ Phone: _____

Note: This application being signed under penalty of perjury and does not require notarization.

TO BE COMPLETED BY PLANNING STAFF

APPLICATION PROCESSING: *TIME EXTENSION FOR CUP-200-0001*

FILE #(s): *CUP-200-0001* ACTION: APPROVED DISAPPROVED
DATE: *3/22/2023* CONDITIONALLY APPROVED (See Below)
FEES: *\$500* RECEIPT #: *286202*

ZONE: *Heavy Commercial (HC)* LAND USE DESIGNATION: _____
COMMENTS and/or CONDITIONS: _____

CITY OF LEMON GROVE
MAR 22 2023
COMMUNITY DEVELOPMENT

**Applicant submitted information
for hearing on 4/4/23
3/30 @11:15 a.m.**

Lydia Romero

From: Chris Williams <chris@xmgmedia.com>
Sent: Thursday, March 30, 2023 11:14 AM
To: Lydia Romero
Cc: Bill Chopyk; Michael Fellows; Racquel Vasquez; Liana LeBaron; George Gastil; Jennifer Mendoza; Alysso Snow
Subject: Fwd: 8280 Broadway Progress Set

Ms. Romero,

Good morning. I hope all is well. I understand that Mr. Fellows is out on paternity leave. Congratulations to him and his family on the new bundle of joy. The interim director, Mr. Chopyk, and I were going back and forth regarding the public hearing, municipal codes, and the significant progress we have made with the CUP. Unfortunately, during the conversation, I received an out-of-office reply from Mr. Chopyk. I have concerns that vital information for the hearing will not be considered in his absence due to time constraints. The email from Mr. Chopyk states he will not return to the office until April 3, 2023. This is only one day before the public hearing. With Mr. Chopyk out and the hearing so close, I figured you would be the next best person to contact. So with that said, please find our progress set below. It is a dropbox link that will show significant activity has been made. I'd like to make sure this information is shared with the public at the hearing.

In addition, I was attempting to seek clarification of the municipal code. 17.28.020 Application Procedures published on the city's website clearly state that as the permittee, I may file a written request *anytime* prior to the expiration of the permit. The Development Service Director may grant the initial extension. Can you please clarify, why based on the municipal code, a public hearing and filing fee were necessary for my initial extension request for the CUP?

K. *Time Extensions.* At any *time* prior to the expiration of approvals or permits subject to this title, the permittee for such approval or permit may file a written request for an *extension of time*. The development services director may grant an initial *extension* of the term of the permit.

Here is a link to the municipal code for reference: https://library.qcode.us/lib/lemon_grove_ca/pub/municipal_code/item/title_17-chapter_17_28-17_28_020

Please let me know that this email was received and you were able to access the dropbox link showing significant activity has been made. I understand that Mr. Chopyk is out, so can you also confirm that the information and documentation within the dropbox link will be included in the staff report for the hearing? If you have any questions or concerns, please do not hesitate to contact me. Make it a great day Ms. Romero.

Respectfully,

Chris Williams
C:619 847 8264

----- Forwarded message -----

From: **Margit Whitlock** <margit@4designs.com>

Date: Mon, Mar 27, 2023 at 7:09 PM
Subject: 8280 Broadway Progress Set
To: Christopher Williams <chris@xmgmedia.com>

Evening Chris

In the link below you will find our progress set of construction documents. This set at 95%. I will leave it up to you if you would like to apply for building permits and ask the city to redline any of their concerns. Please keep in mind the progress set has yet to be coordinated between disciplines. Our principal structural engineer had covid and months of complications, so please ask for an extension of the CUP based on unforeseen circumstances.

<https://www.dropbox.com/s/uqjo7d6eu5azgmo/Earth%20Blvy%20full%20progress%20set%203.16.23.pdf?dl=0>

MEW

MARGIT E. WHITLOCK AIA, LEED AP

PRINCIPAL / CREATIVE DIRECTOR

ARCHITECTURAL CONCEPTS, INC.

3958 FIRST AVE.

SAN DIEGO, CA 92103

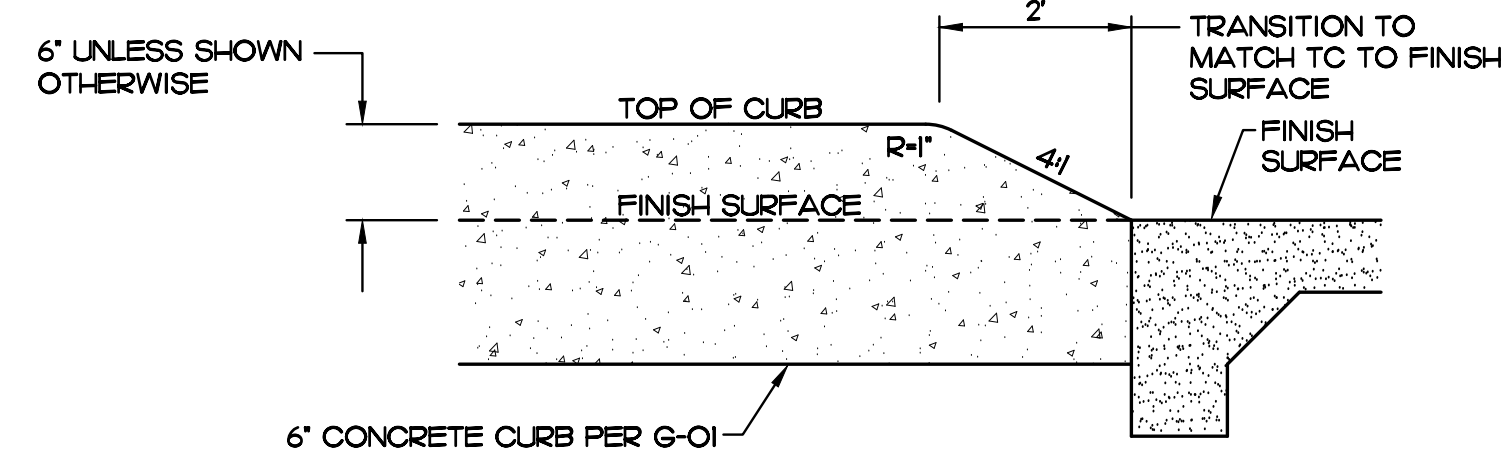
T: 619-531-0110 #102

E: MARGIT@4DESIGNS.COM

W: WWW.4DESIGNS.COM

DESIGN: INTELLIGENCE MADE VISIBLE

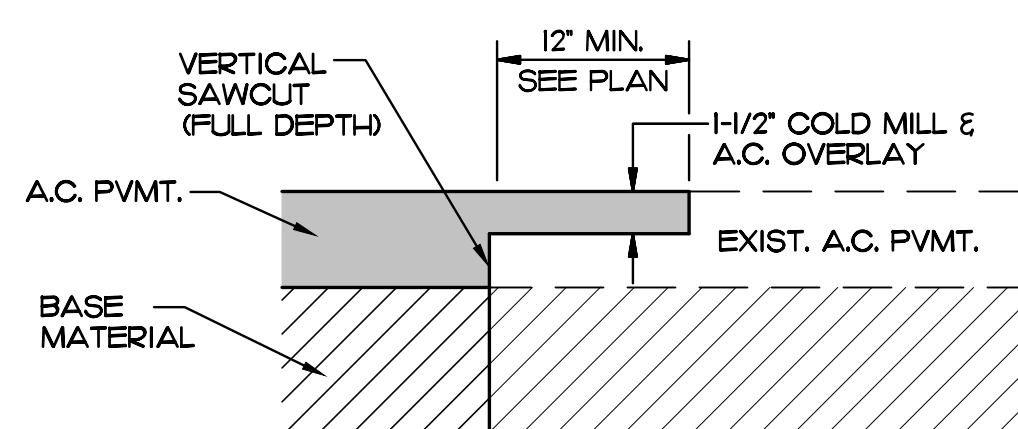
The sender has requested a read receipt. If you do not wish to provide one, [click here](#).



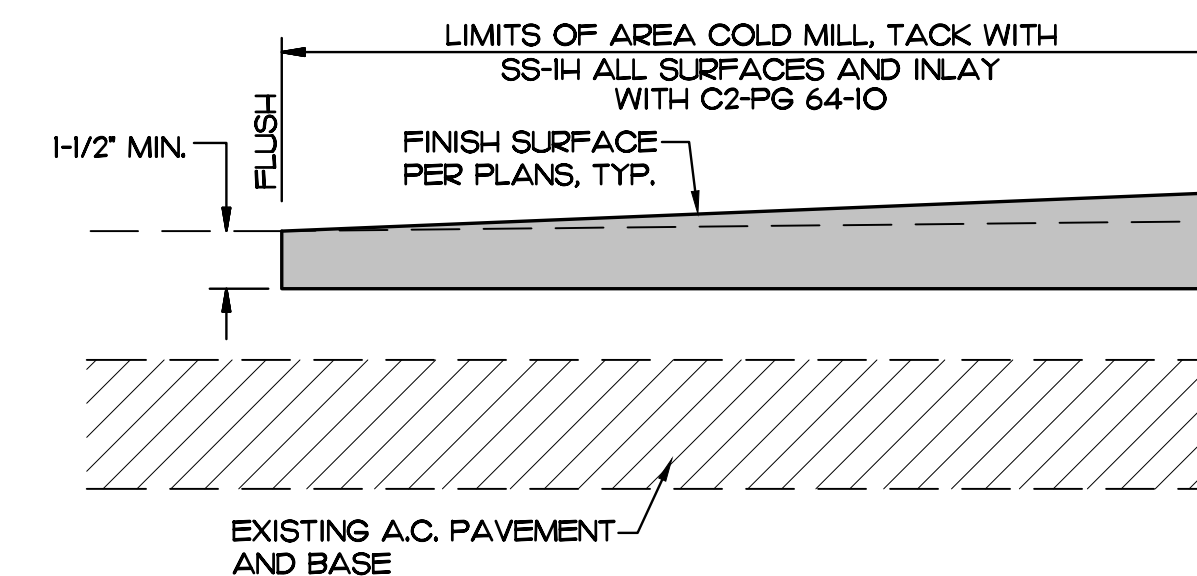
NOTE: CURB END DETAIL TO BE UTILIZED WHERE THE CURB ENDS INTO A DRIVEWAY.

TOP OF CURB TRANSITION

1
-
DETAIL
NO SCALE



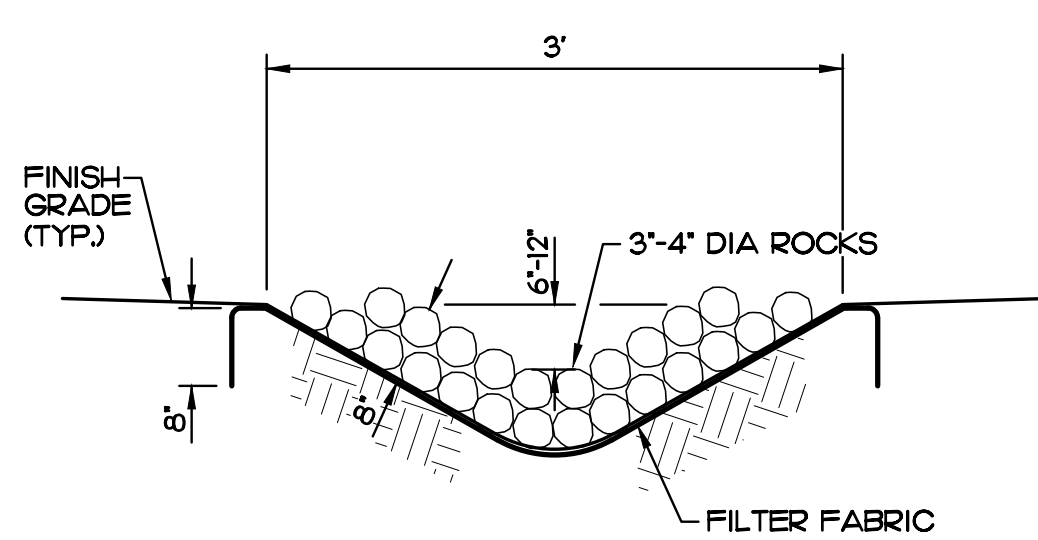
A.C. PAVEMENT MATCH



A.C. PAVEMENT COLD MILL / OVERLAY

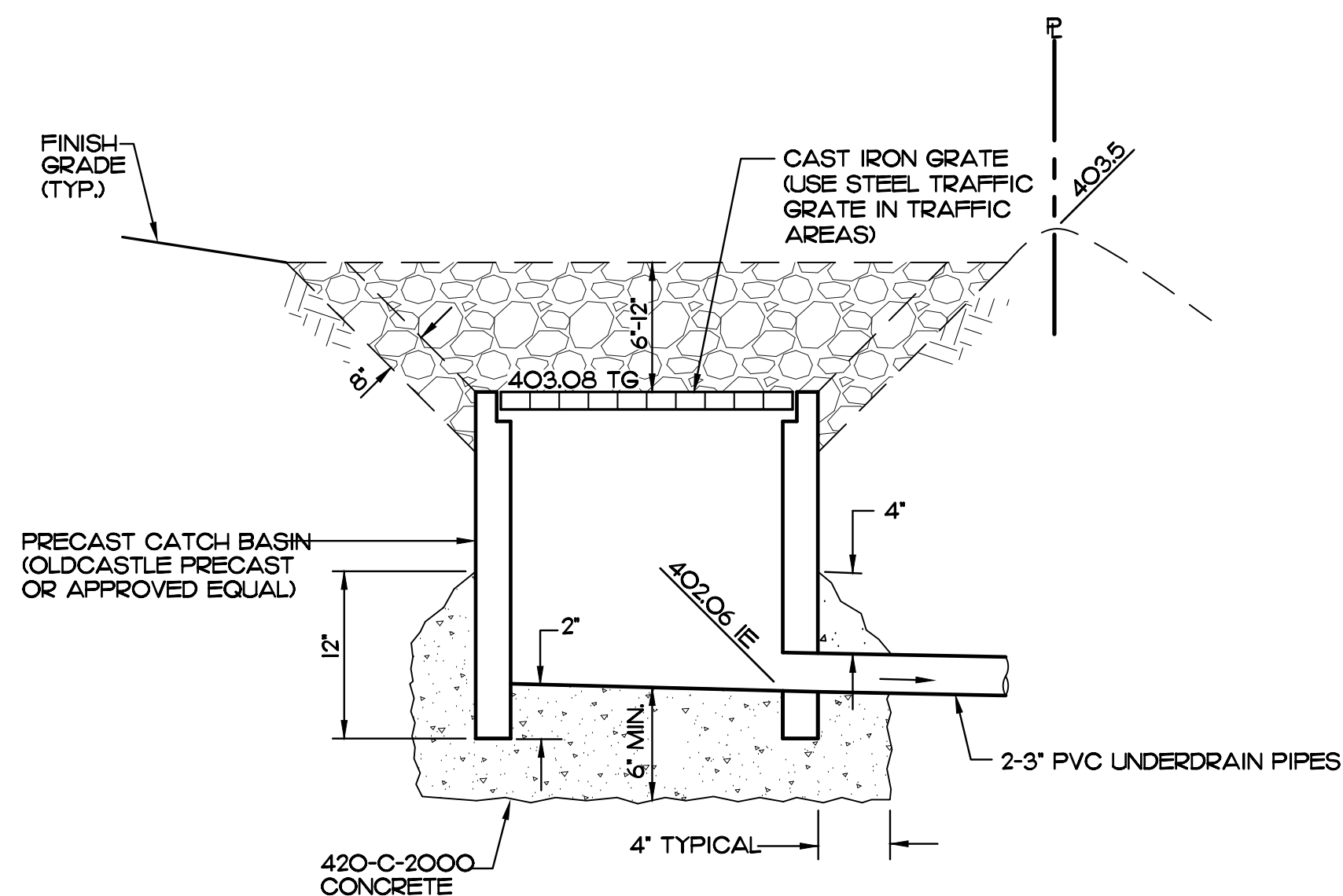
NOTE: SEE PLANS FOR THE FINISH SURFACE ELEVATIONS.

2
-
DETAIL
NO SCALE



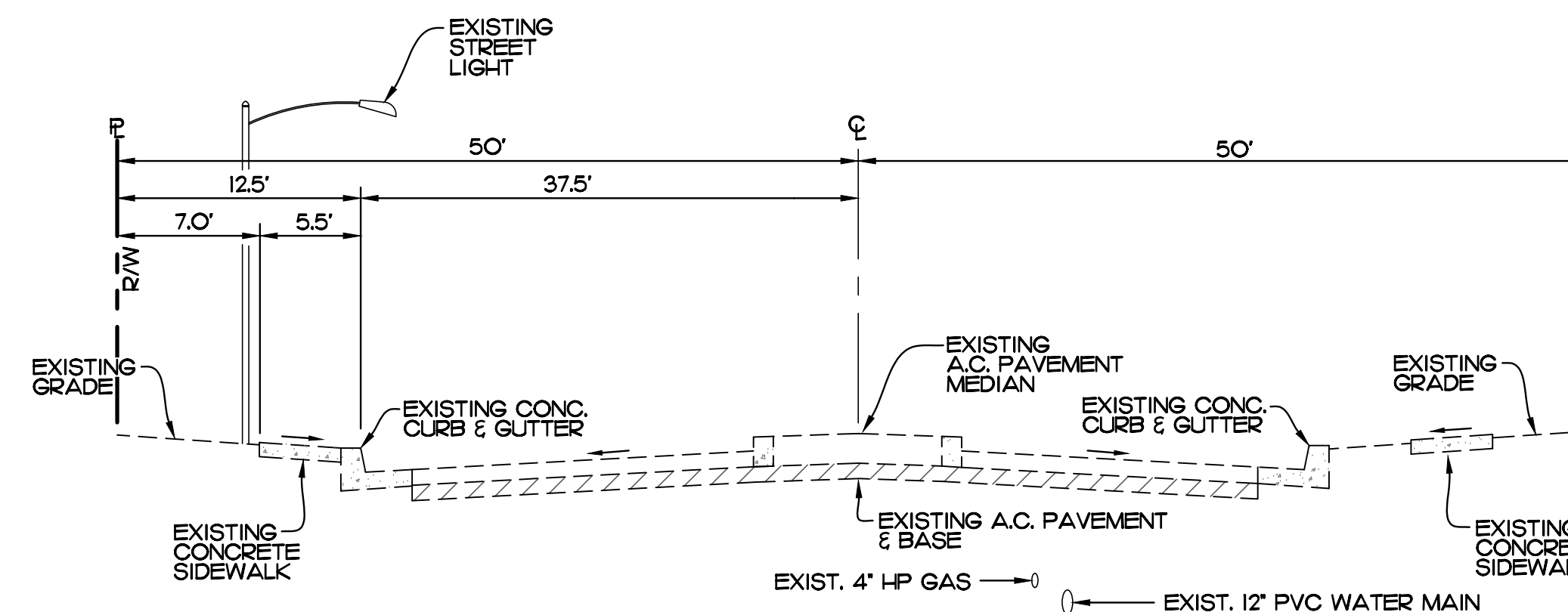
ROCK SWALE

3
-
DETAIL
NO SCALE



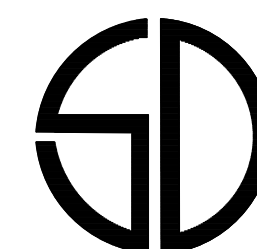
12" CATCH BASIN (P.V.T.)

4
-
DETAIL
NO SCALE



TYPICAL CROSS-SECTION - BROADWAY

NO SCALE



ENGINEER OF WORK
Snipes-Dye associates
civil engineers and land surveyors
 8348 CENTER DRIVE, STE. G, LA MESA, CA 91942
 TELEPHONE (619) 697-9234 FAX (619) 460-2033

SON P. NGUYEN R.C.E. 86249
 EXPIRES 03-31-23



DETAILS & SECTION FOR:				
8280 BROADWAY				
CITY OF LEMON GROVE, CALIFORNIA ENGINEERING DEPARTMENT SHEET 2 OF 7 SHEETS				CONTRACT NO.
APPROVED:	DATE			DEPARTMENT HEAD
CITY ENGINEER	SIGNATURE EXPIRES 180 DAYS AFTER SIGNATURE DATE			
DESCRIPTION	DRAWN BY	APPROVED	DATE	SCANNED
ORIGINAL	SDA			
PROJECT MANAGER				
DESIGN ENGINEER				
210-1761				
NAD 83 COORDINATES				
AS-BUILT	DATE STARTED			
CONTRACTOR	DATE COMPLETED			
INSPECTOR				

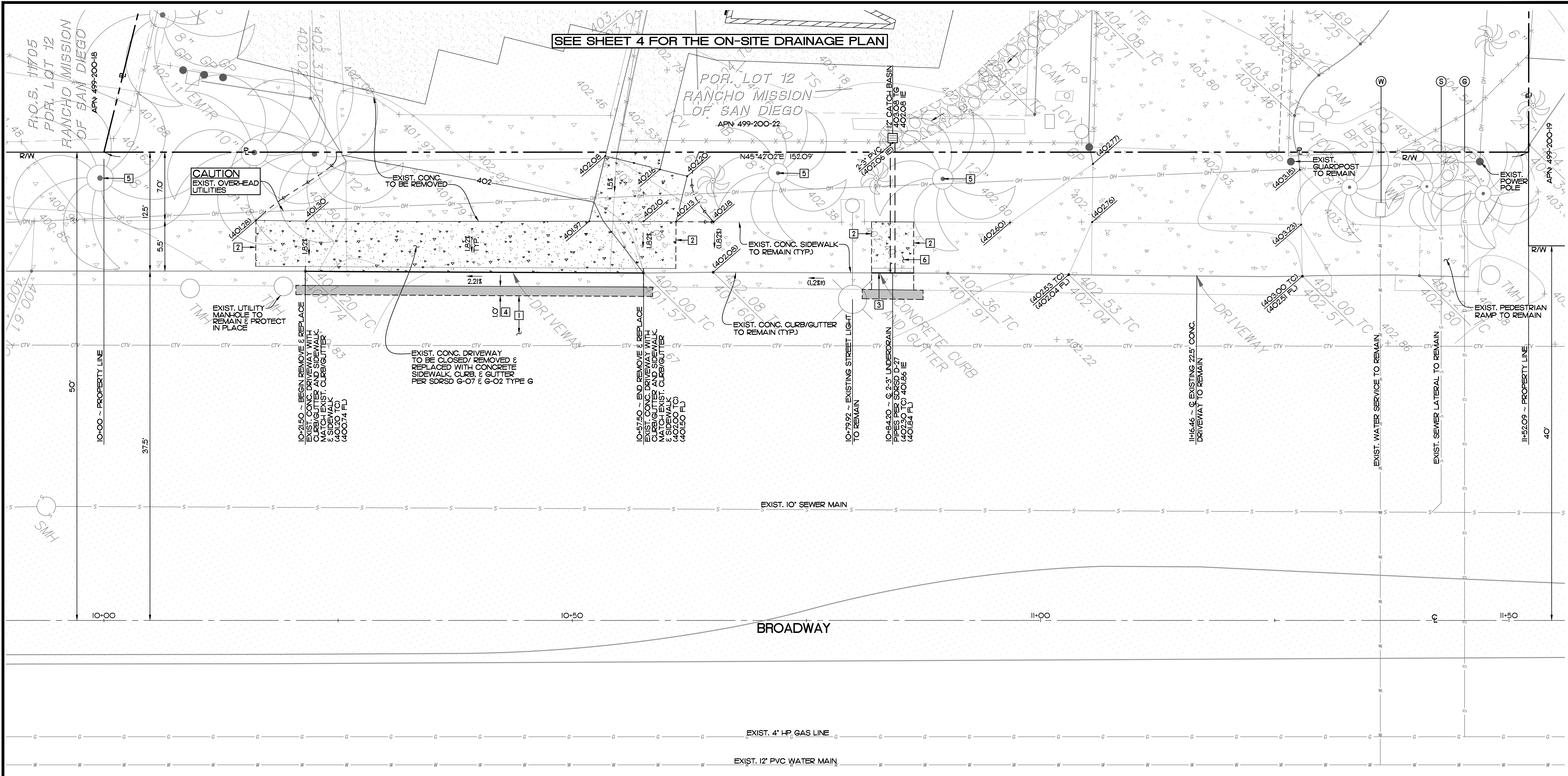
CONTRACTOR MUST NOTIFY THE BELOW LISTED AGENCY AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCEMENT OF EXCAVATION :

UNDERGROUND SERVICE ALERT (USA) 1-800-422-4133

C2.0

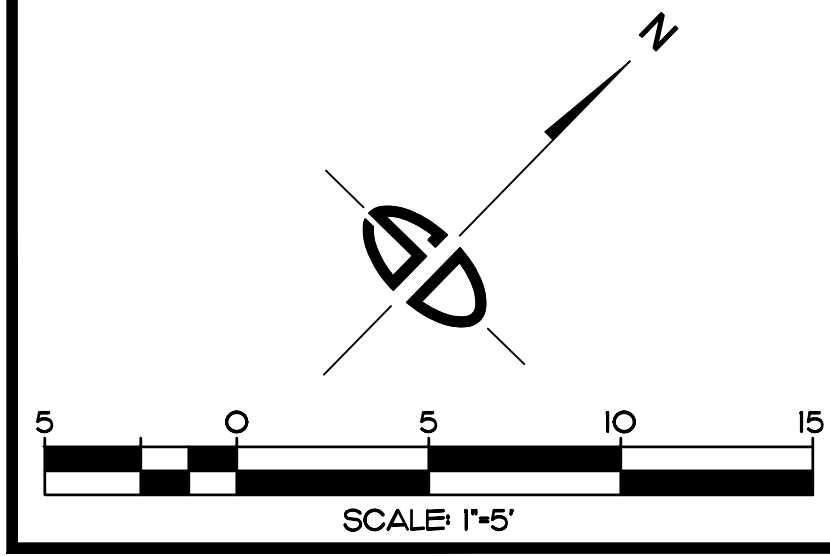
ENGINEER'S NAME - SNIPES-DYE ASSOCIATES
 PHONE NO. (619) 697-9234

SEE SHEET 4 FOR THE ON-SITE DRAINAGE PLAN



KEY NOTES

- 1) EXIST. A.C PAVEMENT & BASE TO REMAIN (TYP.)
- 2) SAWCUT & MATCH AT NEAREST JOINT.
- 3) REMOVE & REPLACE CONC. CURB/GUTTER PER SDRSD G-02 TYPE G.
- 4) SAWCUT, REMOVE & REPLACE EXIST. A.C PAVEMENT PER DETAIL 2, SHT. 3.
- 5) EXIST. PALM TREE TO REMAIN & PROTECTED IN-PLACE (TYP.)
- 6) EXIST. CONC. SIDEWALK TO BE REMOVED & REPLACED PER SDRSD G-07 & G-11 (TYP.)
- 7) EXIST. CURB/GUTTER TO REMAIN. MATCH TO BACK OF CURB (TYP.)



ENGINEER OF WORK
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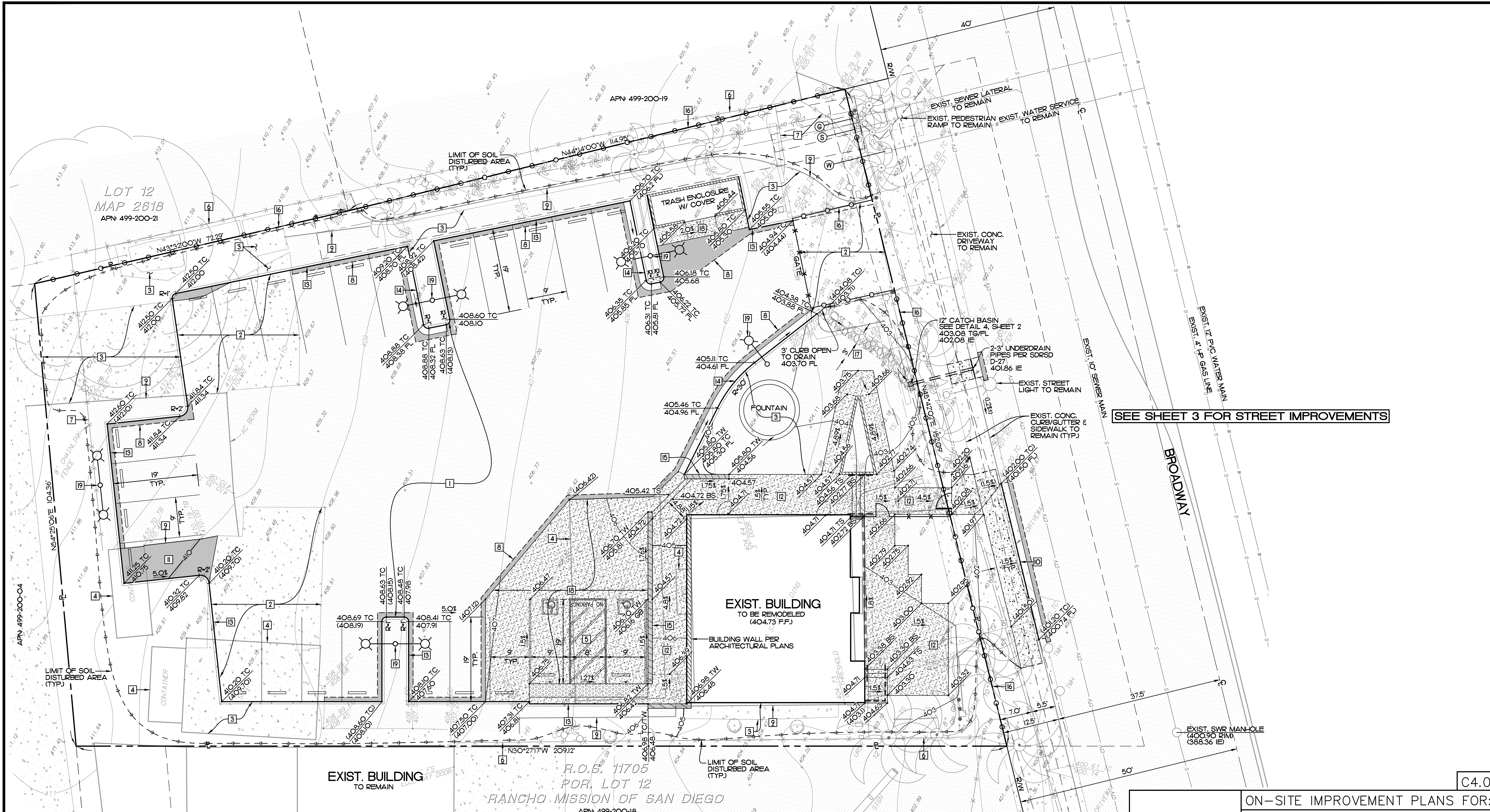


CONTRACTOR MUST NOTIFY THE BELOW LISTED AGENCY AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCEMENT OF EXCAVATION :
 UNDERGROUND SERVICE ALERT (USA) 1-800-422-4133

IMPROVEMENT PLAN FOR:				
8280 BROADWAY				
CITY OF LEMON GROVE, CALIFORNIA ENGINEERING DEPARTMENT SHEET 3 OF 7 SHEETS				CONTRACT NO.
APPROVED:	DATE			DEPARTMENT HEAD
CITY ENGINEER	SIGNATURE	EXPIRES 180 DAYS AFTER SIGNATURE	DATE	
DESCRIPTION	DRAWN BY	APPROVED	DATE	SCANNED
ORIGINAL	SDA			
AS-BUILT				
CONTRACTOR INSPECTOR	DATE STARTED		DATE COMPLETED	

C3.0

ENGINEER'S NAME - SNIPE-DYE ASSOCIATES
 PHONE NO. (619) 697-9234

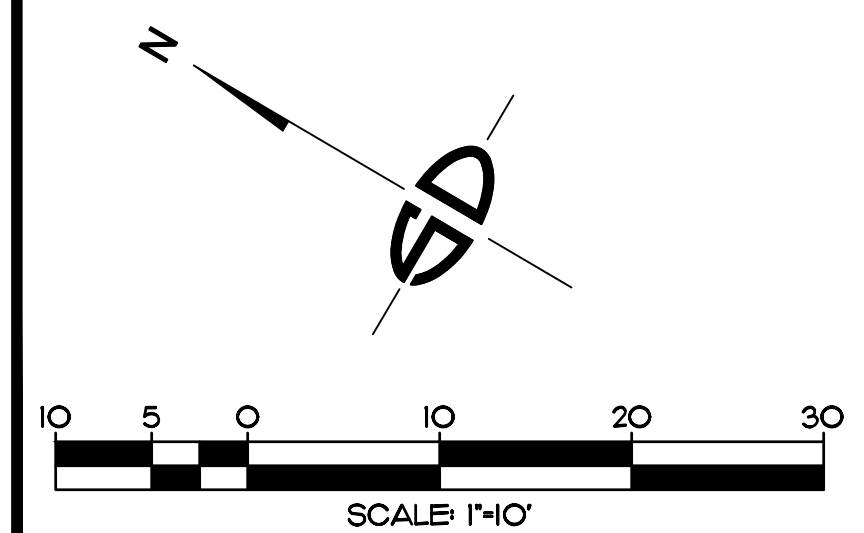


SEE SHEET 3 FOR STREET IMPROVEMENTS

EXIST. BUILDING TO REMAIN
 R.O.S. 11705
 POR. LOT 12
 RANCHO MISSION OF SAN DIEGO
 APN 499-200-18

KEY NOTES

- [1] EXIST. A.C. PAVEMENT TO REMAIN, AND TO BE SLURRY SEALED.
- [2] EXIST. CONC. PAVEMENT TO REMAIN (TYP.).
- [3] PORTION OF EXIST. A.C. OR CONC. PAVEMENT TO BE REMOVED FOR LANDSCAPING.
- [4] EXIST. SHED & STRUCTURE TO BE REMOVED.
- [5] ADA STRIPING, MARKER, SIGNAGE & TRUNCATED DOMES PER ARCHITECTURAL PLANS.
- [6] PORTION OF EXIST. FENCE TO REMAIN.
- [7] PORTION OF EXIST. FENCE TO BE REMOVED.
- [8] SAWCUT & MATCH EXISTING PAVEMENT (TYP.).
- [9] EXIST. A.C. BERM OR CURB, CURB/GUTTER TO BE REMOVED.
- [10] EXIST. CONC. DRIVEWAY TO BE CLOSED W/ 6" CONC. CURB/GUTTER & SIDEWALK PER SDRSD G-02, TYPE G AND G-07.
- [11] PROPOSED A.C. PAVEMENT.
- [12] PROPOSED MIN. 4" CONC. PAVEMENT.
- [13] PROPOSED PVT. 6" CONC. CURB PER SDRSD G-01 (TYP.).
- [14] PROPOSED PVT. 6" CONC. CURB/GUTTER PER SDRSD G-02 TYPE G (TYP.).
- [15] PROPOSED GRAVITY WALL TYPE A PER SDRSD C-09 (TYP.).
- [16] PROPOSED FENCE PER ARCHITECTURAL PLANS.
- [17] PROPOSED PVT. 4'-6" DIA. ROCK SWALE.
- [18] PROPOSED MIN. 5.5" CONC. PAVEMENT.
- [19] PROPOSED PVT. LIGHT PER ARCHITECTURAL PLANS.



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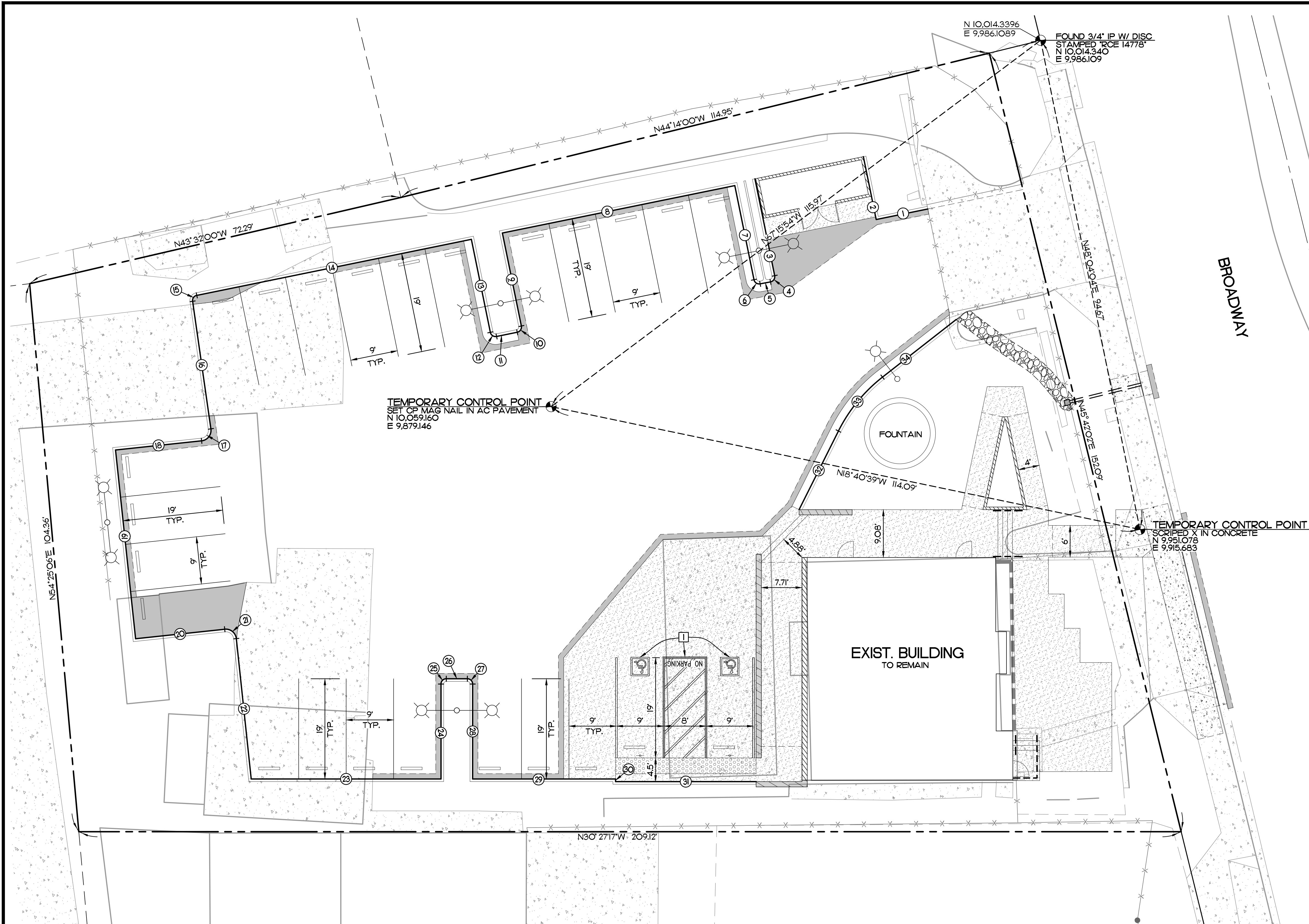


ON-SITE IMPROVEMENT PLANS FOR:					
8280 BROADWAY					
CITY OF LEMON GROVE, CALIFORNIA ENGINEERING DEPARTMENT SHEET 4 OF 7 SHEETS					
APPROVED:	DATE				CONTRACT NO.
CITY ENGINEER	SIGNATURE EXPIRES 180 DAYS AFTER SIGNATURE DATE				DEPARTMENT HEAD
DESCRIPTION	DRAWN BY	APPROVED	DATE	SCANNED	PROJECT MANAGER
ORIGINAL	SDA				
AS-BUILT					DESIGN ENGINEER
					210-1761
					NAD 83 COORDINATES
CONTRACTOR INSPECTOR	DATE STARTED				
	DATE COMPLETED				

CONTRACTOR MUST NOTIFY THE BELOW LISTED AGENCY AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCEMENT OF EXCAVATION :
 UNDERGROUND SERVICE ALERT (USA) 1-800-422-4133

C4.0

ENGINEER'S NAME - SNIPES-DYE ASSOCIATES
 PHONE NO. (619) 697-9234

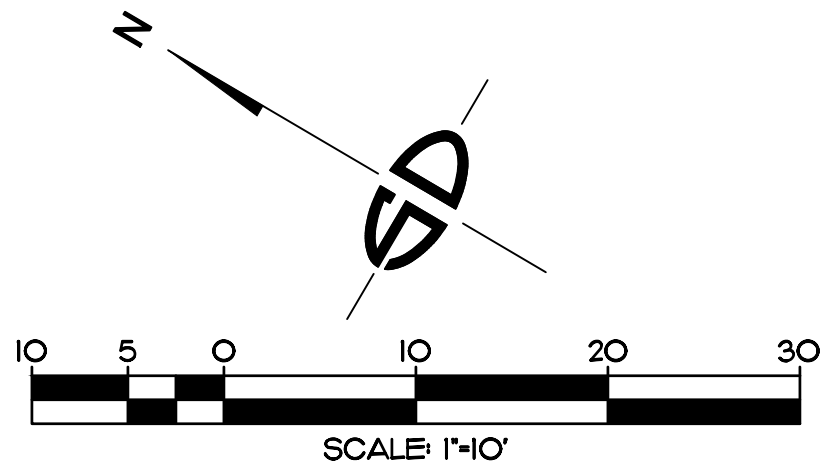


CURB DATA TABLE				
NO.	DELTA/BRG	RADIUS	LENGTH	REMARK
1	N 41°59'08" W	-	9.99'	6" CURB PER SDRSD G-01
2	N 48°00'52" E	-	12.17'	6" CURB PER SDRSD G-01
3	N 48°00'52" E	-	18.75'	6" CURB PER SDRSD G-01
4	Δ 90°48'24"	1.00'	1.58'	6" CURB PER SDRSD G-01
5	N 41°13'44" W	-	2.00'	6" CURB/GUTTER PER SDRSD G-2 TYPE G-02
6	Δ 89°14'16"	1.00'	1.56'	6" CURB/GUTTER PER SDRSD G-2 TYPE G-02
7	N 48°00'32" E	-	18.22'	6" CURB/GUTTER PER SDRSD G-2 TYPE G-02
8	N 41°59'08" W	-	45.00'	6" CURB PER SDRSD G-01
9	N 48°00'52" E	-	18.00'	6" CURB PER SDRSD G-01
10	Δ 90°00'00"	1.00'	1.57'	6" CURB PER SDRSD G-01
11	N 41°59'08" W	-	4.00'	6" CURB/GUTTER PER SDRSD G-2 TYPE G-02
12	Δ 90°00'00"	1.00'	1.57'	6" CURB/GUTTER PER SDRSD G-2 TYPE G-02
13	N 48°00'52" E	-	18.00'	6" CURB/GUTTER PER SDRSD G-2 TYPE G-02
14	N 41°59'08" W	-	53.17'	6" CURB PER SDRSD G-01
15	Δ 86°37'54"	1.00'	1.51'	6" CURB PER SDRSD G-01
16	N 51°22'58" E	-	24.44'	6" CURB PER SDRSD G-01
17	Δ 92°05'25"	2.00'	3.21'	6" CURB PER SDRSD G-01
18	N 36°31'37" W	-	16.42'	6" CURB PER SDRSD G-01
19	N 53°28'23" E	-	36.00'	6" CURB PER SDRSD G-01
20	N 36°31'37" W	-	17.00'	6" CURB PER SDRSD G-01
21	Δ 90°00'00"	2.00'	3.14'	6" CURB PER SDRSD G-01
22	N 53°28'23" E	-	26.77'	6" CURB PER SDRSD G-01
23	N 30°27'17" W	-	36.00'	6" CURB PER SDRSD G-01
24	N 59°32'43" E	-	18.00'	6" CURB PER SDRSD G-01
25	Δ 90°00'00"	1.00'	1.57'	6" CURB PER SDRSD G-01
26	N 30°27'17" W	-	4.00'	6" CURB PER SDRSD G-01
27	Δ 90°00'00"	1.00'	1.57'	6" CURB PER SDRSD G-01
28	N 59°32'43" E	-	18.00'	6" CURB PER SDRSD G-01
29	N 30°27'17" W	-	27.11'	6" CURB PER SDRSD G-01
30	N 59°32'43" E	-	0.50'	6" CURB PER SDRSD G-01
31	N 30°27'17" W	-	26.67'	6" CURB PER SDRSD G-01
32	N 86°08'46" E	-	16.68'	6" CURB/GUTTER PER SDRSD G-2 TYPE G-02
33	Δ 25°21'25"	30.08'	13.31'	6" CURB/GUTTER PER SDRSD G-2 TYPE G-02
34	N 68°29'49" W	-	17.75'	6" CURB/GUTTER PER SDRSD G-2 TYPE G-02

TEMPORARY CONTROL POINT
SET CP MAG NAIL IN AC PAVEMENT
N 10,059,160
E 9,879,146

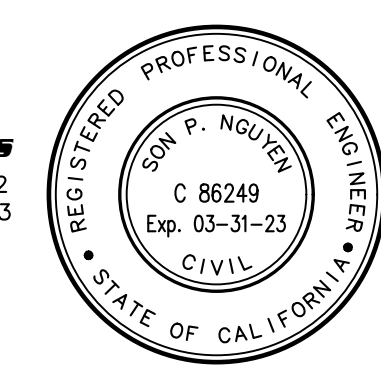
TEMPORARY CONTROL POINT
SCRIBED X IN CONCRETE
N 9,951,078
E 9,915,683

KEY NOTE
 [] STRIPING, PAVEMENT MARKERS, SIGNAGE PER BUILDING PLANS (TYPICAL).



ENGINEER OF WORK
Snipes-Dye associates
civil engineers and land surveyors
 8348 CENTER DRIVE, STE. G, LA MESA, CA 91942
 TELEPHONE (619) 697-9234 FAX (619) 460-2033

SON P. NGUYEN R.C.E. 86249
 EXPIRES 03-31-23

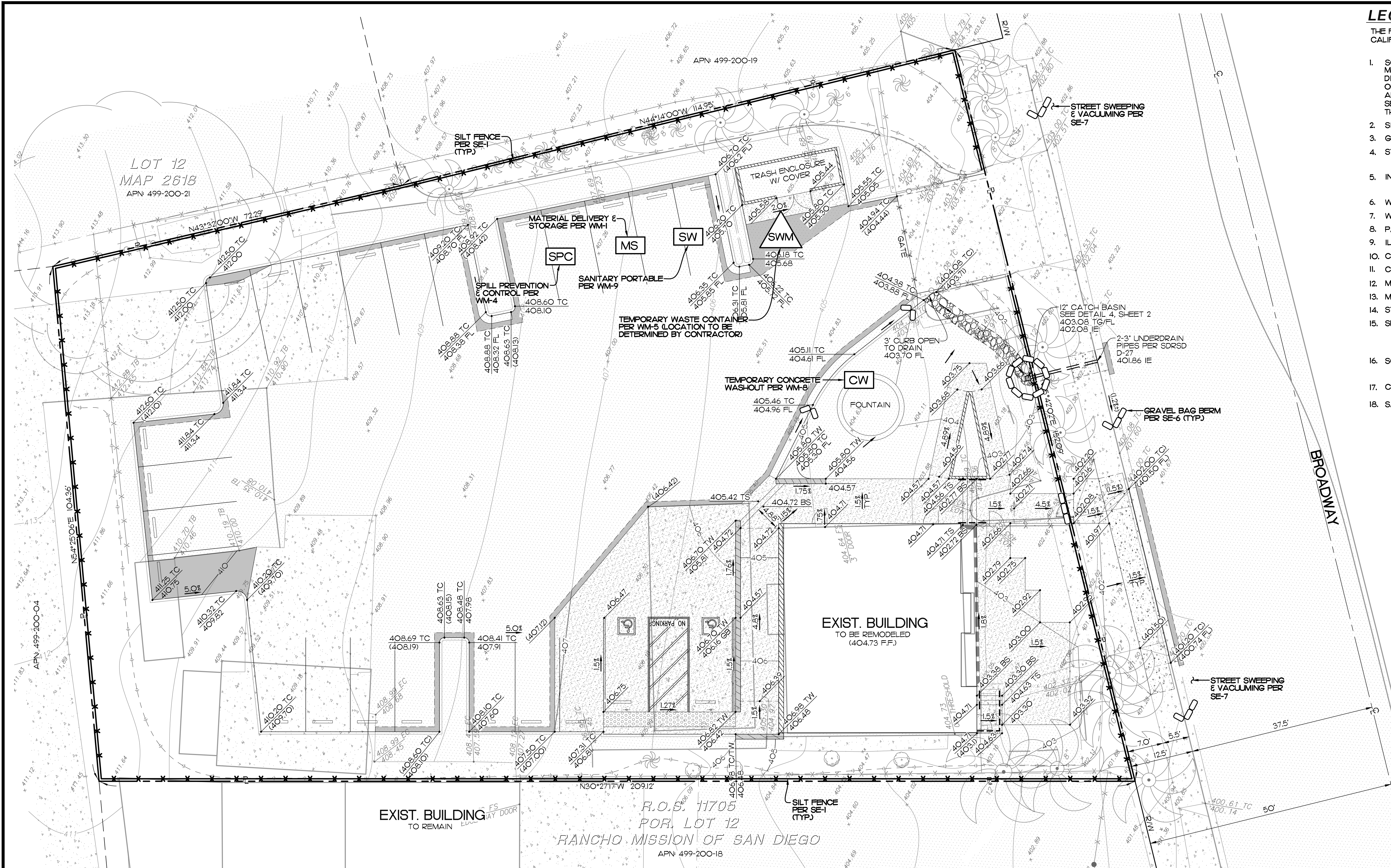


C5.0		HORIZONTAL CONTROL PLAN FOR:	
		8280 BROADWAY	
CITY OF LEMON GROVE, CALIFORNIA ENGINEERING DEPARTMENT SHEET 5 OF 7 SHEETS		CONTRACT NO.	
APPROVED:	DATE	DEPARTMENT HEAD	
CITY ENGINEER SIGNATURE EXPIRES 180 DAYS AFTER SIGNATURE	DATE	PROJECT MANAGER	
DESCRIPTION	DRAWN BY	APPROVED	DATE
ORIGINAL	SDA		
AS-BUILT		DESIGN ENGINEER	
		210-1761	
CONTRACTOR INSPECTOR		NAD 83 COORDINATES	
		DATE STARTED	
		DATE COMPLETED	

CONTRACTOR MUST NOTIFY THE BELOW LISTED AGENCY AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCEMENT OF EXCAVATION :

UNDERGROUND SERVICE ALERT (USA) 1-800-422-4133

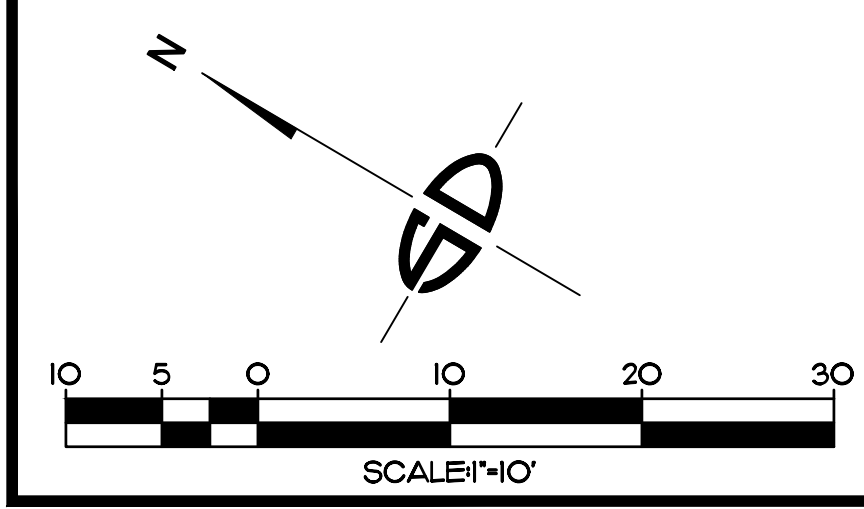
ENGINEER'S NAME - SNIPES-DYE ASSOCIATES
 PHONE NO. (619) 697-9234



LEGEND

THE FOLLOWING BMP'S ARE TO BE UTILIZED, IN ACCORDANCE TO THE CALIFORNIA STORM WATER BMP HANDBOOK-CONSTRUCTION CASQA

DESCRIPTION	SYMBOL
1. SCHEDULING: MINIMIZATION OF EXPOSURE TIME OF DISTURBED SOIL AREAS, MINIMIZATION OF GRADING DURING THE WET SEASON AND CORRELATION OF GRADING WITH SEASONAL DRY WEATHER PERIODS TO THE EXTENT FEASIBLE.	EC-1
2. SILT FENCE	SE-1
3. GRAVEL BAG BERM	SE-6
4. STREET SWEEPING & VACUUMING	SE-7
5. INLET PROTECTION	SE-10
6. WIND EROSION CONTROL	WE-1
7. WATER CONSERVATION PRACTICES	NS-1
8. PAVING AND GRINDING OPERATIONS	NS-3
9. ILLICIT CONNECTION/DISCHARGE	NS-6
10. CONCRETE CURING	NS-12
11. CONCRETE FINISHING	NS-13
12. MATERIAL DELIVERY AND STORAGE	WM-1
13. MATERIAL USE	WM-2
14. STOCKPILE MANAGEMENT	WM-3
15. SPILL PREVENTION AND CONTROL	WM-4
16. SOLID WASTE MANAGEMENT	WM-5
17. CONCRETE WASTE MANAGEMENT	WM-8
18. SANITARY/SEPTIC WASTE MANAGEMENT	WM-9



ENGINEER OF WORK
Snipes-Dye associates
civil engineers and land surveyors
 8348 CENTER DRIVE, STE. G, LA MESA, CA 91942
 TELEPHONE (619) 697-9234 FAX (619) 460-2033

SON P. NGUYEN R.C.E. 86249
 EXPIRES 03-31-23

REGISTERED PROFESSIONAL ENGINEER
 SON P. NGUYEN
 C 86249
 Exp. 03-31-23
 CIVIL
 STATE OF CALIFORNIA

C6.0

EROSION CONTROL PLAN FOR:
 8280 BROADWAY

CITY OF LEMON GROVE, CALIFORNIA
 ENGINEERING DEPARTMENT
 SHEET 6 OF 7 SHEETS

CONTRACT NO. _____

APPROVED: _____ DATE _____
 CITY ENGINEER SIGNATURE EXPIRES 180 DAYS AFTER SIGNATURE DATE DEPARTMENT HEAD

DESCRIPTION	DRAWN BY	APPROVED	DATE	SCANNED
ORIGINAL	SDA			
AS-BUILT				

CONTRACTOR MUST NOTIFY THE BELOW LISTED AGENCY AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCEMENT OF EXCAVATION :

UNDERGROUND SERVICE ALERT (USA) 1-800-422-4133

CONTRACTOR INSPECTOR _____ DATE STARTED _____ DATE COMPLETED _____

PROJECT MANAGER _____
 DESIGN ENGINEER _____
 210-1761
 NAD 83 COORDINATES

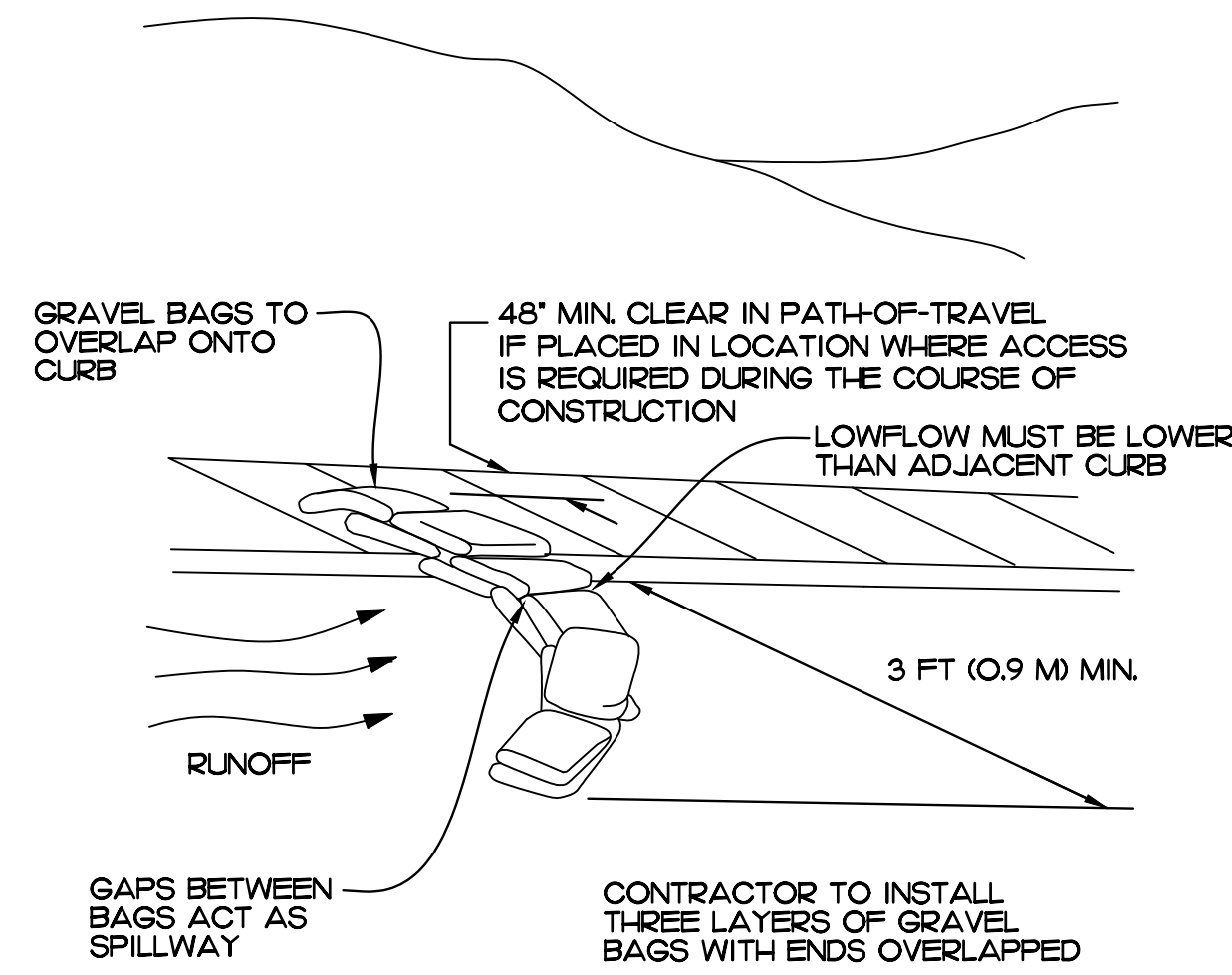
ENGINEER'S NAME - SNIPES-DYE ASSOCIATES
 PHONE NO. (619) 697-9234

STANDARD EROSION CONTROL NOTES FOR CONSTRUCTION SITES

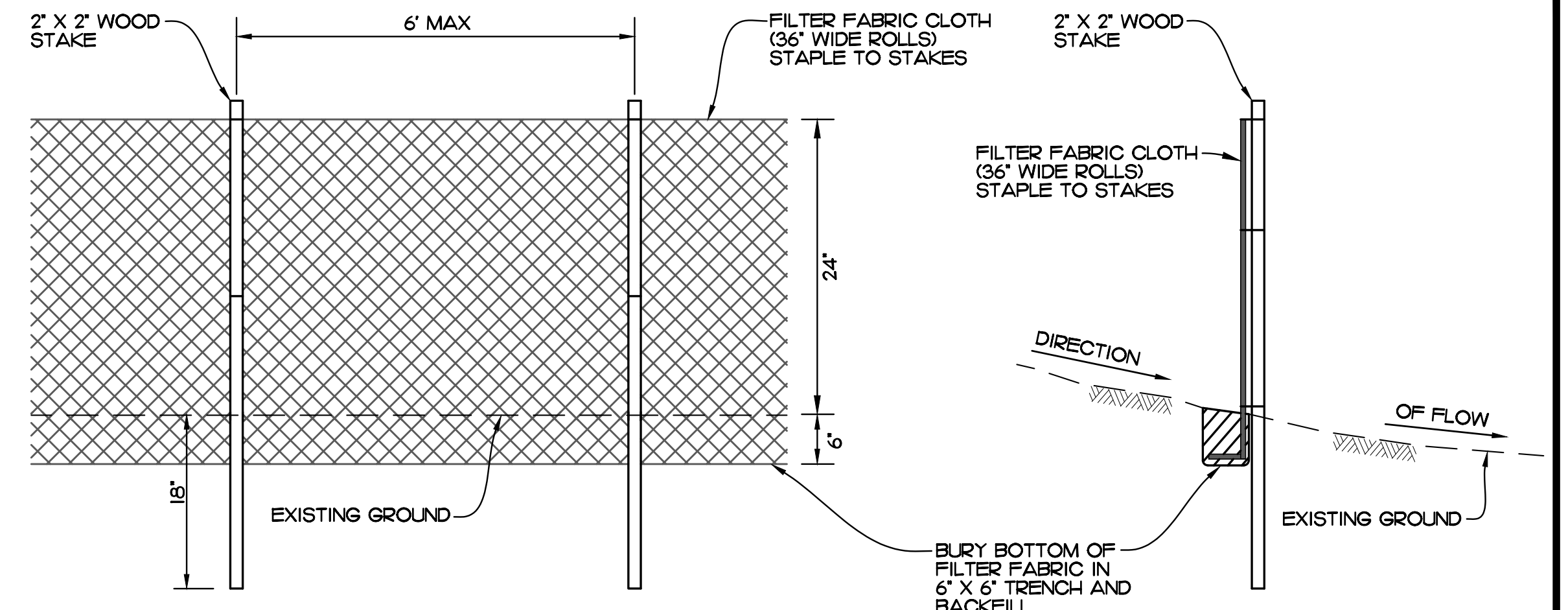
- IN CASE EMERGENCY WORK IS REQUIRED, CONTACT LUNAR LOUSSIA AT (619)401-8700.
- EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID IMPLEMENTATION OF TEMPORARY EROSION CONTROL MEASURES WHEN RAIN IS IMMINENT.
- EROSION CONTROL MEASURES SHOWN ON PLANS SHALL NOT BE MOVED OR MODIFIED WITHOUT APPROVAL OF THE CITY ENFORCEMENT OFFICIAL.
- EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED TO THE SATISFACTION OF THE CITY ENFORCEMENT OFFICIAL. THE CONTRACTOR SHALL RESTORE ALL EROSION CONTROL MEASURES TO WORKING ORDER DURING AND AFTER EACH RUN-OFF PRODUCING RAINFALL.
- ALL EROSION CONTROL MEASURES PROVIDED PER THE APPROVED GRADING PLAN SHALL BE INCORPORATED HEREON. ALL EROSION/SEDIMENT CONTROL FOR INTERIM CONDITIONS SHALL BE DONE TO THE SATISFACTION OF THE ENFORCEMENT OFFICIAL. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION CONTROL MEASURES AS MAY BE REQUIRED BY THE CITY ENFORCEMENT OFFICIAL.
- ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THERE IS A FIFTY PERCENT (50%) CHANCE OF RAIN WITHIN A FORTY-EIGHT (48) HOUR PERIOD. SILT AND DEBRIS SHALL BE REMOVED AFTER EACH RAINFALL.
- DURING THE RAINY SEASON THE AMOUNT OF EXPOSED SOIL ALLOWED AT ONE TIME SHALL NOT EXCEED THAT WHICH CAN BE ADEQUATELY PROTECTED IN THE EVENT OF A RAINSTORM. ADDITIONAL SUPPLIES NEEDED FOR BMP MEASURES SHALL BE RETAINED ON THE JOB SITE IN A MANNER THAT ALLOWS FULL DEPLOYMENT AND COMPLETE INSTALLATION IN FORTY EIGHT (48) HOURS OR LESS OF A FORECASTED RAIN.
- NO AREA BEING DISTURBED SHALL EXCEED SEVENTEEN (17) ACRES AT ANY GIVEN TIME WITHOUT DEMONSTRATING TO THE CITY ENGINEER'S SATISFACTION THAT ADEQUATE EROSION AND SEDIMENT CONTROL CAN BE MAINTAINED.
- ALL BARE SLOPES AND DISTURBED AREAS SHALL BE PLANTED AS EACH STAGE OF GRADING IS COMPLETE. SUITABLE MEASURES TO PREVENT SOLE EROSION, INCLUDING BUT NOT LIMITED TO, RAPID, GROWING VEGETATION SUFFICIENT TO STABILIZE THE SOILS SHOULD BE INSTALLED ON ALL AREAS, AND/OR SUCH AREAS SHOULD BE MULCHED, WHILE THE PERMANENT VEGETATION COVER MATURES ENOUGH TO PROVIDE STABILITY.
- ANY EXPOSED SOIL, INCLUDING SOIL STOCKPILES, THAT WILL NOT BE DISTURBED FOR TEN (10) DAYS OR MORE SHALL BE FULLY PROTECTED FROM EROSION UNTIL ADEQUATE LONG-TERM PROTECTIONS ARE INSTALLED. ALL EROSION CONTROL MEASURES SHALL REMAIN INSTALLED AND MAINTAINED DURING ANY INACTIVE PERIOD.
- ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
- PROVIDED VELOCITY CHECK DAMS IN ALL UNPAVED GRADED CHANNELS AND ALONG THE GUTTER OR PAVED STREET AREAS. VELOCITY CHECK DAMS MAY BE CONSTRUCTED OF GRAVEL BAGS, TIMBER, OR OTHER MATERIAL APPROVED BY THE CITY ENGINEER. VELOCITY CHECK DAMS MAY ALSO SERVE SEDIMENT TRAPS. CHECK DAMS WILL BE INSTALLED PER THE FOLLOWING:

GRADED OF THE CHANNEL/STREET:	
LESS THAN 3/4 100 FEET	
3/4 TO 6/8 50 FEET	
OVER 6/8 25 FEET	
- PROVIDED INLET PROTECTION MEASURES BY EVERY STORM DRAIN INLET TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. CHECK DAMS SHALL BE INSTALLED IN THE STREET GUTTER UPSTREAM OF CURB INLETS IN ACCORDANCE TO THE SPACING PROVIDED ABOVE, AT MINIMUM.
- ALL GRAVEL BAGS SHALL BE BURLAP TYPE WITH 0.5 TO 1 INCH CRUSHED ROCK.
- CONSTRUCTION DEBRIS AND SEDIMENT ON THE STREET AND GUTTER SHALL BE SWEEPED OR VACUUMED AND DISPOSED OF PROPERLY AT CLOSE OF BUSINESS EACH DAY. FREQUENCY SHALL BE INCREASED IF DEBRIS AND SEDIMENT ARE NOTICEABLE WITHIN THE TRAVELLED WAY. CONTRACTOR IS ALSO RESPONSIBLE FOR CLEAN UP AND PROPER DISPOSAL OF SEDIMENT BUILD UP IN ADJACENT STORM DRAIN SYSTEM DUE TO CONSTRUCTION ACTIVITIES.
- TRASH AND CONSTRUCTION RELATED SOLID WASTES SHALL BE DEPOSITED INTO A COVERED RECEPTACLE OR COVERED AND CONTAINED TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
- CONSTRUCTION MATERIALS SHALL BE STORED IN STAGING AREAS ON-SITE UNTIL NEEDED FOR INSTALLATION. WASTE WILL EITHER BE PLACED IN DUMPSTERS OR IN WASTE MANAGEMENT AREAS. ALL WASTE SHALL BE TRANSPORTED OFF-SITE IN A TIMELY MANNER TO APPROVED WASTE DISPOSAL AREAS (DUMPS). STORAGE, HANDLING AND TRANSPORTATION OF WASTE SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL LAWS.
- CONSTRUCTION MATERIAL SHALL BE STORED IN DESIGNATED AREAS WITH APPROPRIATE CONTAINMENT MEASURES. WASTE PILES THAT ARE NOT IN USE AND INACTIVE STOCKPILES SHALL BE PROTECTED. THE CONTRACTOR SHALL STORE THE MATERIALS AS TO MINIMIZE THE RISK OF STORM WATER POLLUTION, GROUNDWATER POLLUTION, SOIL CONTAMINATION, AND INJURY TO WORKERS AND VISITORS.
- EQUIPMENT TO BE STORED, FUELED AND MAINTAINED ON SITE SHALL BE KEPT AWAY FROM ANY DRAINAGE COURSES. CONTRACTOR SHALL USE A DRAINAGE PAN OR DROP CLOTH TO CATCH ANY LEAKS OR SPILLS AT A MINIMUM.
- MATERIAL OR DEBRIS RESULTING FROM CONSTRUCTION ACTIVITIES (E.G., SAW CUTTING, CONCRETE/ASPHALT GRINDING, ETC.) SHALL BE RECLAIMED AND DISPOSED OF APPROPRIATELY.

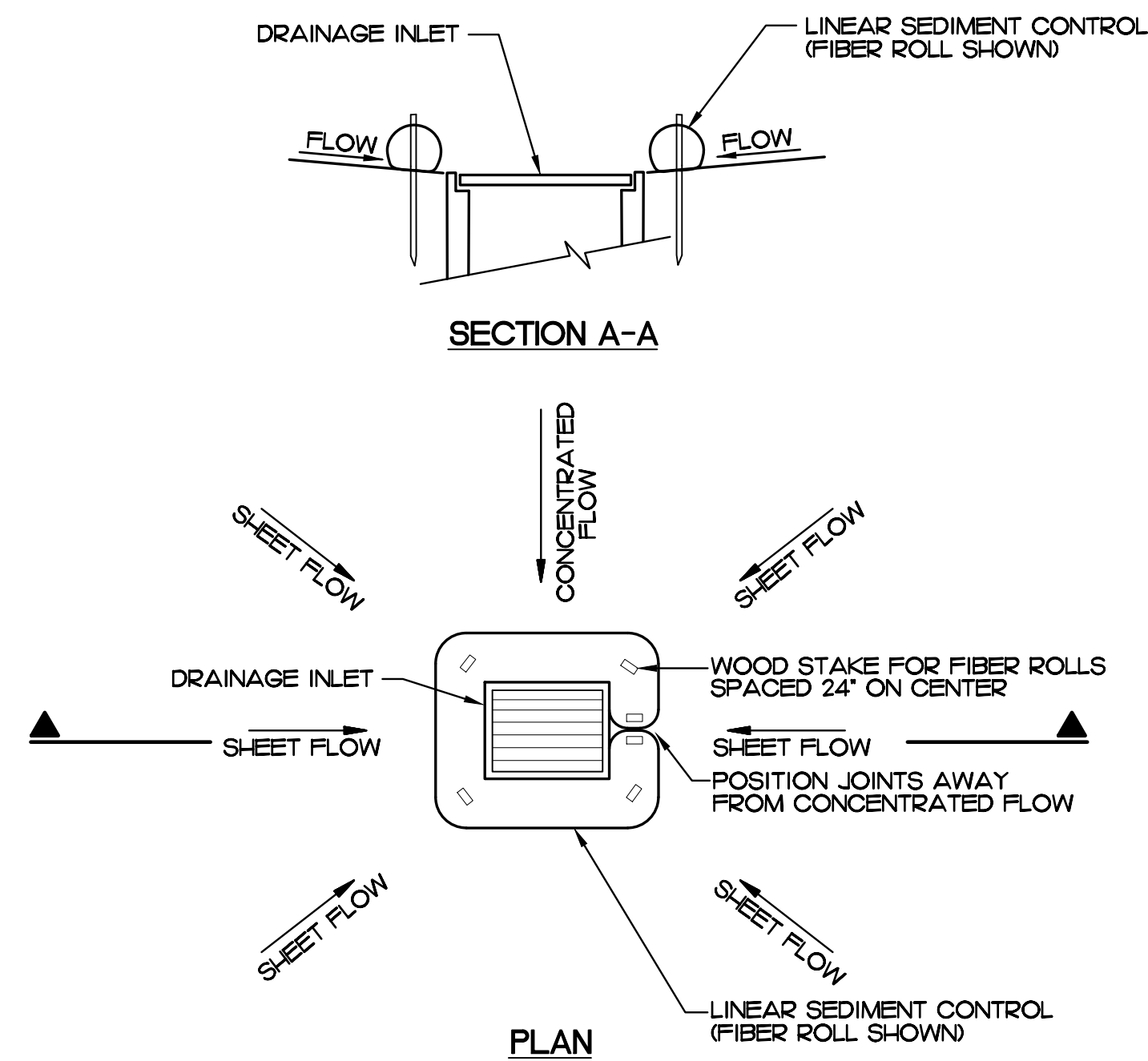
- THE TOPS OF ALL SLOPES SHALL BE DIKED OR TRENCHED TO PREVENT WATER FROM FLOWING OVER THE CREST OF SLOPES.
- GRADED AREAS AROUND THE PROJECT PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY.
- THE CONTRACTOR SHALL TAKE THE NECESSARY STEPS TO PROTECT THE ADJACENT PROPERTIES FROM ANY EROSION AND SILTATION THAT MAY RESULT FROM GRADING OPERATIONS BY APPROPRIATE MEANS (GRAVEL BAGS, FIBER ROLLS, SILT FENCE, TEMPORARY DESILTING BASINS, ETC.) UNTIL SUCH TIME THAT THE PROJECT IS COMPLETED AND ACCEPTED FOR MAINTENANCE BY THE PROPERTY OWNER.
- STORM WATER REQUIREMENTS SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE CITY OF LEMON GROVE'S MUNICIPAL CODE AND JURISDICTIONAL URBAN RUNOFF MANAGEMENT PROGRAM (LURMP) AND SHALL INCLUDE THE FOLLOWING:
 - THE PROPERTY OWNER AND/OR REPRESENTATIVE ARE REQUIRED TO ENSURE COMPLIANCE WITH ALL APPLICABLE STORM WATER REGULATIONS AT ALL TIMES. THE BMP'S THAT HAVE BEEN INCORPORATED INTO THIS PLAN SHALL BE IMPLEMENTED AND MAINTAINED TO EFFECTIVELY PREVENT THE POTENTIALLY NEGATIVE IMPACT OF THIS PROJECT'S CONSTRUCTION ACTIVITIES ON STORM WATER QUALITY. THE MAINTENANCE OF THE BMP'S IS THE PERMITTEE'S RESPONSIBILITY, AND FAILURE TO INSTALL OR MAINTAIN THE BMP'S MAY RESULT IN ENFORCEMENT ACTION BY THE CITY OF LEMON GROVE OR OTHERS.
 - SECTION 18.08.830 OF THE LEMON GROVE MUNICIPAL CODE ALLOWS THE CITY ENGINEER TO DENY THE ISSUANCE OF ANY FURTHER PERMITS INVOLVING DEVELOPMENT AND USE OF PROPERTY UP TO A MAXIMUM OF THREE YEARS IF ANY GRADING IS DONE CONTRARY TO THE PROVISIONS OF THE GRADING ORDINANCE, WHICH INCLUDES STORM WATER CONTROLS. THE CITY MAY ALSO RECORD A NOTICE OF GRADING VIOLATION AND DENIAL OF ISSUANCE OF ANY FURTHER PERMITS WITH THE COUNTY RECORDER.



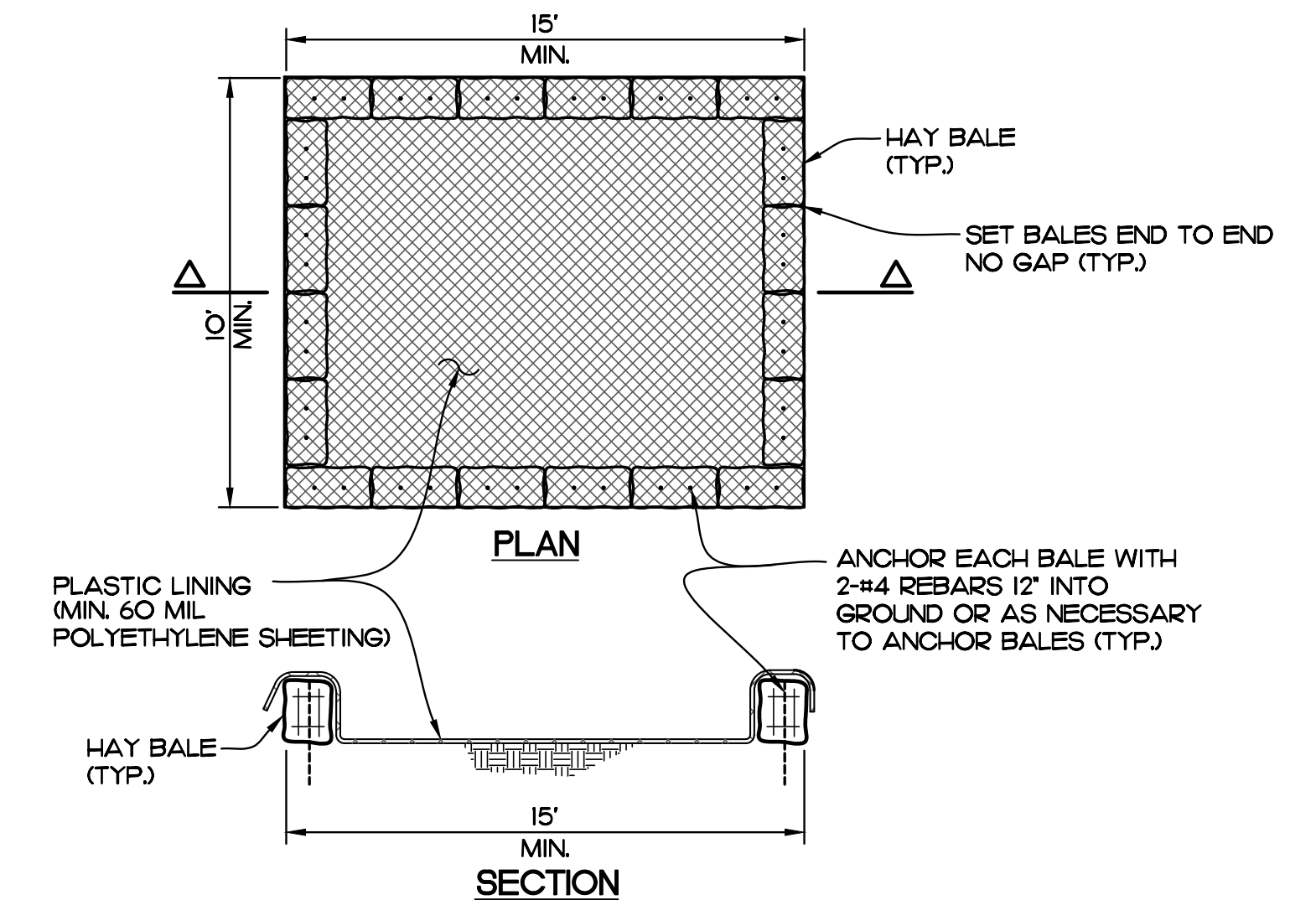
DETAIL - GRAVEL BAG BARRIER
NO SCALE



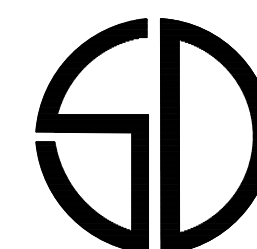
DETAIL - SILT FENCE
NO SCALE



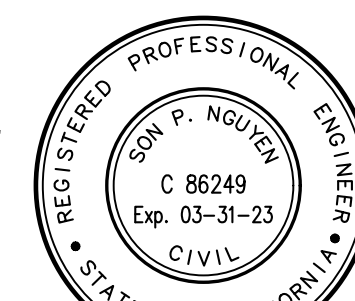
DETAIL - STORM DRAIN INLET PROTECTION (LANDSCAPE AREAS)
NO SCALE



DETAIL - TEMPORARY CONCRETE WASHOUT (ABOVE GRADE)
NO SCALE

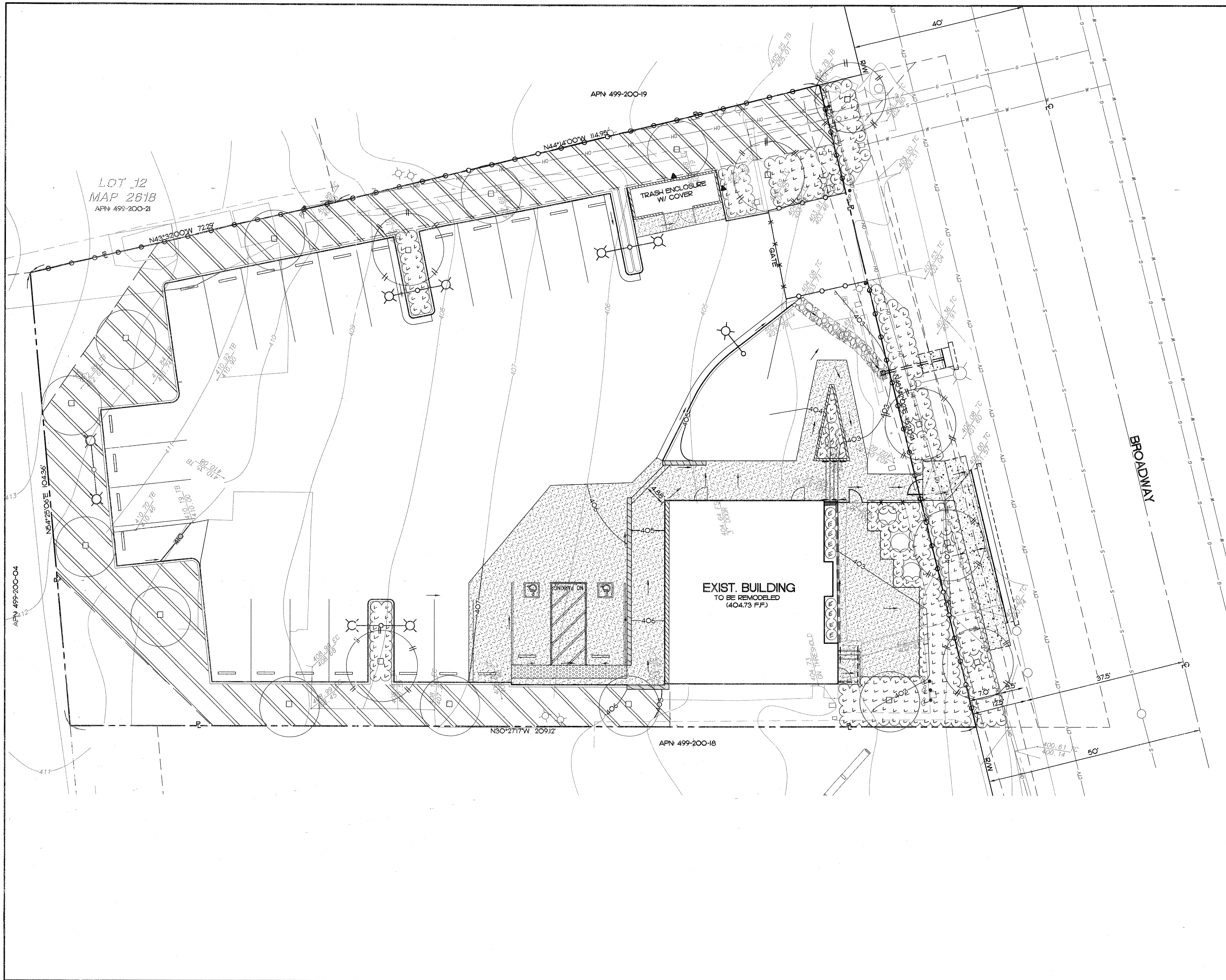


ENGINEER OF WORK
Snipes-Dye associates
civil engineers and land surveyors
8348 CENTER DRIVE, STE. G, LA MESA, CA 91942
TELEPHONE (619) 697-9234 FAX (619) 460-2033



SON P. NGUYEN R.C.E. 86249
EXPIRES 03-31-23

C7.0				
EROSION CONTROL NOTES/DETAILS FOR:				
8280 BROADWAY				
CITY OF LEMON GROVE, CALIFORNIA ENGINEERING DEPARTMENT SHEET 7 OF 7 SHEETS				CONTRACT NO.
APPROVED:		DATE		DEPARTMENT HEAD
CITY ENGINEER	DATE	SIGNATURE		DATE
SIGNATURE EXPIRES 180 DAYS AFTER SIGNATURE DATE				
DESCRIPTION	DRAWN BY	APPROVED	DATE	SCANNED
ORIGINAL	SDA			
				PROJECT MANAGER
				DESIGN ENGINEER
				210-1761
				NAD 83 COORDINATES
AS-BUILT		DATE STARTED		
CONTRACTOR		DATE COMPLETED		
CONTRACTOR MUST NOTIFY THE BELOW LISTED AGENCY AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCEMENT OF EXCAVATION :				
UNDERGROUND SERVICE ALERT (USA) 1-800-422-4133				



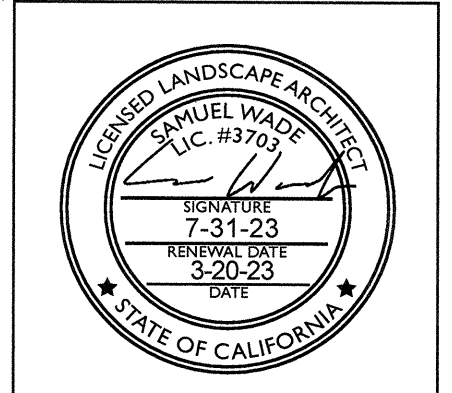
SAM WADE
Landscape Architect

2204 Garnet Ave, Suite 205
San Diego, CA 92109
Tel: 858-270-8688

samwadelandscapearchitect.com
samw@samwadelandscapearchitect.com
AZ LIC. #26705 | CA LIC. #3703

EARTH & IVY
8280 BROADWAY
LEMON GROVE, CA 91945

REVISION #:	DATE	ISSUE	DATE
1		SUBMITTAL - LEMON GROVE	X.X.X.22



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PLANTING PLAN

PROJECT NO. 2215
CREATED: 2022-10-10
DRAWN: SW
CHECKED: SW
PLOT DATE: 11.01.2022

PLANTING NOTES

- THE CONTRACTOR SHALL MAINTAIN A QUALIFIED, ENGLISH SPEAKING SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION THROUGH COMPLETION OF PICK-UP WORK.
- THE CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO INSTALLATION. PLANT MATERIAL QUANTITIES ARE LISTED FOR THE CONVENIENCE OF CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITY DESIGNATED.
- THE CONTRACTOR SHALL FURNISH AND PAY FOR ALL CONTAINER AND FIELD GROWN TREES, SHRUBS AND GROUNDCOVER. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE AND PAY FOR PLANTING OF ALL PLANT MATERIALS. GUARANTEE OF ALL PLANT MATERIAL THROUGH THE MAINTENANCE PERIOD, THE STAKING AND GUYING OF TREES AND THE CONTINUOUS PROTECTION OF ALL PLANT MATERIALS UPON THEIR ARRIVAL AT THE SITE.
- GROUNDCOVER MASSING SHALL BE CONTINUOUS AS SHOWN ON PLANTING PLAN.
- ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND / OR OWNER PRIOR TO INSTALLATION.
- ALL PLANT MATERIAL SHALL BE SPOTTED BY THE LANDSCAPE ARCHITECT. PROVIDE FOR LIMITED FINE PRUNING OF ALL TREES AFTER PLANTING AND ONLY AS REQUESTED BY THE LANDSCAPE ARCHITECT.
- ALL SOIL PREPARATION SHALL BE INSTALLED AS PER THE SOIL PREPARATION NOTES HEREIN.
- FOR TREES, SHRUBS AND GROUNDCOVER USE THE FOLLOWING BACKFILL PER CUBIC YARD OF MATERIAL. EXCAVATE THE PLANTING PITS FOR TREES, SHRUBS AND GROUND COVER TWICE THE WIDTH AND TO THE SAME DEPTH OF THE ROOTBALL. USE THE FOLLOWING BACKFILL MIX AROUND THE ROOTBALL WITH ALL ROCK AND DEBRIS LARGER THAN TWO (2) INCHES IN DIAMETER REMOVED.

- 20 PARTS BY VOLUME NATIVE SOIL
- 1 PART BY VOLUME HUMIC COMPOST
- ELEMENTAL SULFUR 5 LBS. / CU. YD.
- AGRICULTURAL GYPSUM 5 LBS. / CU. YD.
- POTASSIUM SULFATE 0-0-52 5 LB. / CU. YD.

SET PLANT IN CENTER OF PIT SO THAT WHEN SETTLED THE PLANT CROWN WILL BE SLIGHTLY ABOVE SURROUNDING GRADE. BACKFILL WITH PREPARED SOIL, TAMP AND WATER THOROUGHLY.

- FOR PLANTING AREAS (EXCLUDING PLANTING AREAS STEEPER THAN THREE TO ONE, /3:1) APPLY THE FOLLOWING MATERIALS PER EACH 1,000 SQUARE FEET OF PLANTING AREA. CROSS RIP ALL AREAS (DO NOT DISTURB OR RIP SLOPE AREAS; SEE ABOVE) TO A DEPTH OF EIGHT (8) INCHES AND BLEND THE FOLLOWING AMENDMENTS INTO THE TILLED SOIL TO A DEPTH OF EIGHT (8) INCHES:

- 3.0 CU. FT. HUMIC COMPOST
- 200.0 LBS. AGRICULTURAL GYPSUM
- 200.0 LBS. ELEMENTAL SULFUR
- 20.0 LBS. 0-0-52 POTASSIUM SULFATE

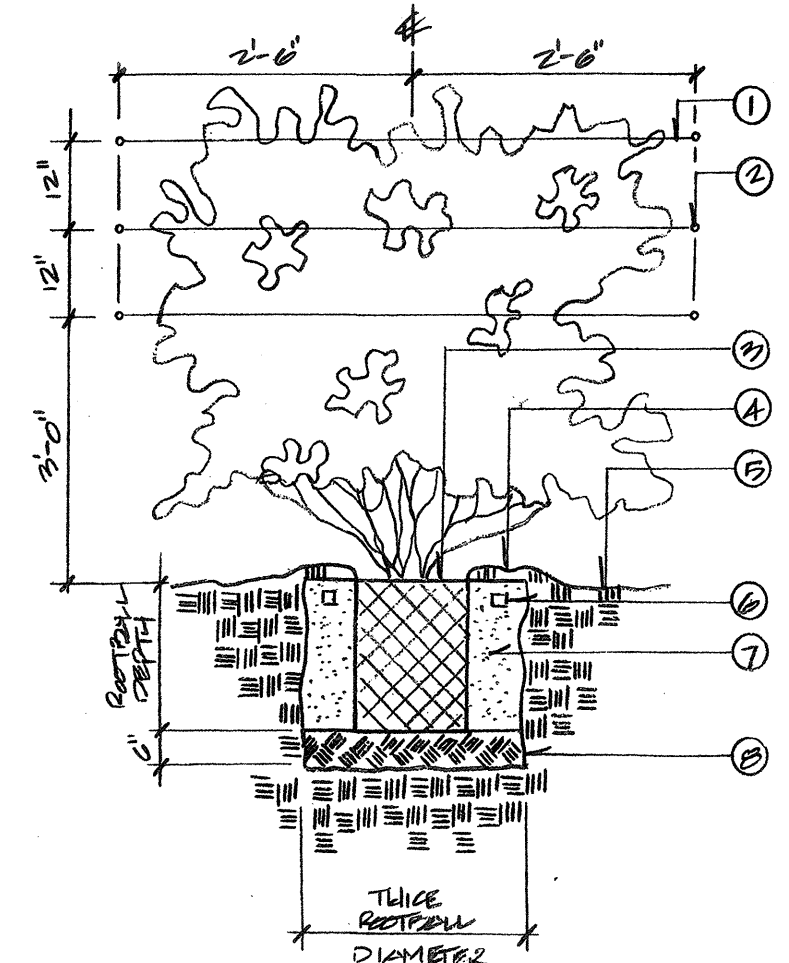
RECOMPACT AND ROLL FLAT PLANTING AREAS UPON COMPLETION OF SOIL PREPARATION.

- FERTILIZER TABLETS SHALL BE AGRIFORM, 21 GRAM TABLETS (20-10-5) IN QUANTITIES AS FOLLOWS:

- 1 GALLON SHRUB 1
- 5 GALLON SHRUB AND TREE 3
- 15 GALLON SHRUB 4
- 15 GALLON TREE 5
- BOX MATERIALS 1 PER 4" OF BOX SIZE

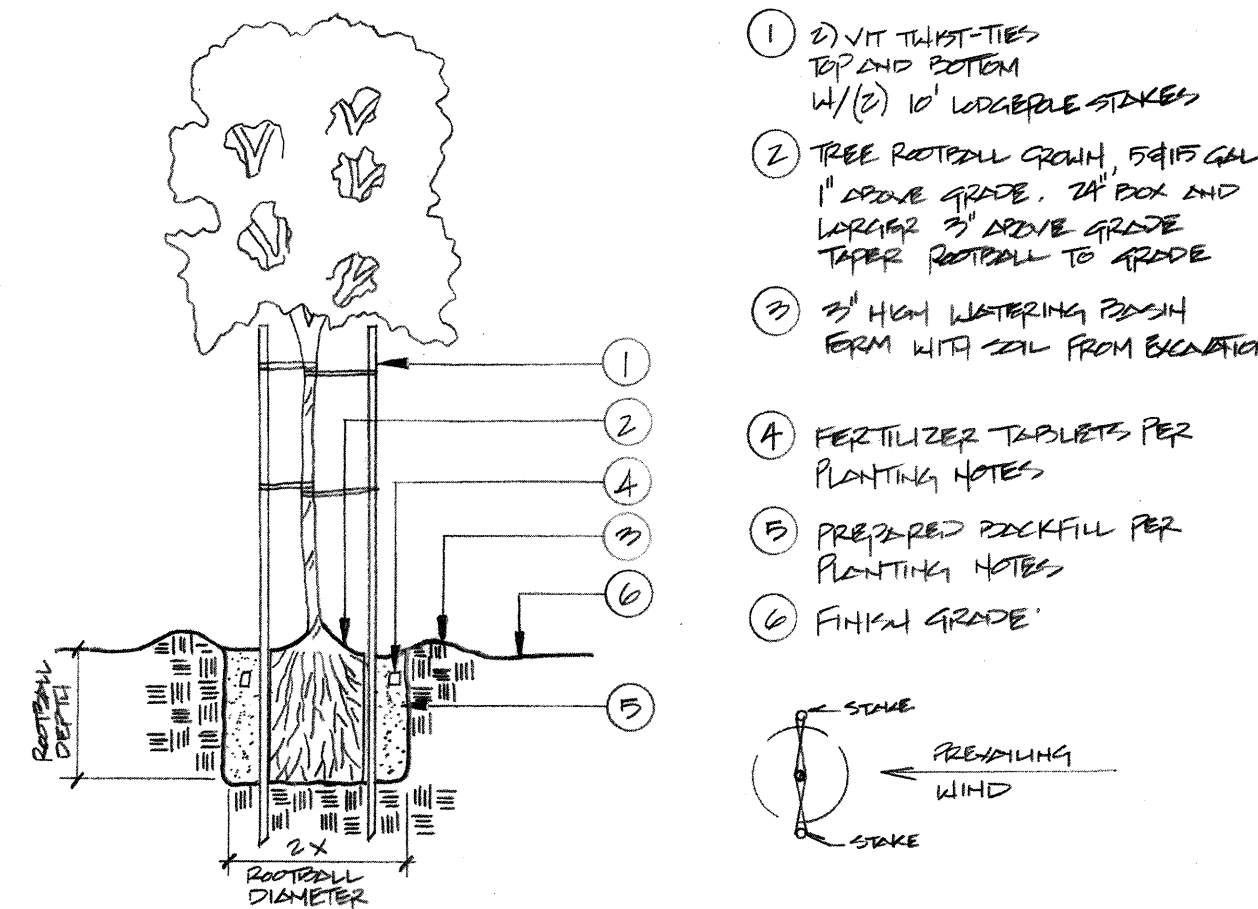
PLACE TABLETS AT HALF THE DEPTH OF THE ROOTBALL FOR ALL CONTAINER MATERIAL PER PLANTING DETAILS.

- INSTALL A THREE (3) INCH LAYER OF MEDIUM GRIND FOREST MULCH AS SPECIFIED ON PLANTING PLAN IN ALL SHRUB AND GROUND COVER AREAS FOLLOWING COMPLETION OF PLANTING AND FINE GRADING.
- FALLOW AREAS SHALL BE RAKED CLEAN OF ALL WEEDS AND DEBRIS AND THE FINISH GRADED FOR PROPER DRAINAGE. BROOM AND WASH ALL PAVEMENT AREAS CLEAN UPON COMPLETION.
- CONTRACTOR SHALL ALLOW IN HIS BID FOR DOUBLE STAKING OF ALL SINGLE TRUNK TREES; USE MINIMUM 10' LODGEPOLES AND FOUR (4) VIT @ TWIST TIES FOR EACH SINGLE TRUNK TREE. CONTRACTOR TO PROVIDE FOR GUYING OF MULTI TRUNK AND LOW BRANCHING TREES IF ON-SITE USING MATERIALS AND METHODS AS APPROVED BY THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL GUARANTEE ALL NEW PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR UPON ACCEPTANCE OF PROJECT BY OWNER AND BY CITY OF LEMON GROVE. A ONE (1) YEAR GUARANTEE SHALL APPLY TO ANY NECESSARY REPLACEMENT PLANT MATERIAL FROM THE DATE OF REPLACEMENT INSTALLATION.
- ROOT CONTROL BARRIER SHALL BE INSTALLED WITH ALL TREES WITHIN TEN (10) FEET OF A PUBLIC SIDEWALK IN ACCORDANCE WITH CITY STANDARDS. ROOT BARRIERS SHALL BE TWENTY (20) FEET LENGTH MIN. (CENTERED ON TREE TRUNK) AND NOT ENCIRCLING ROOT BALL.



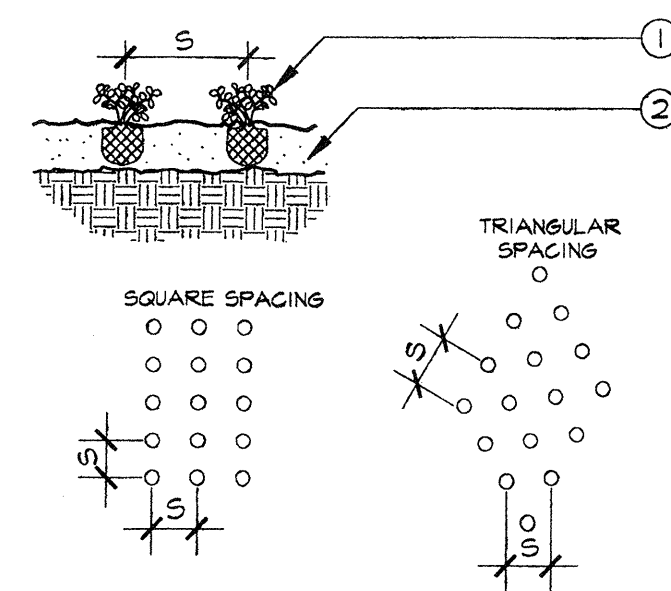
VINE, ESPALIER PLANTING
On-site

F
L-2



TREE PLANTING / On-site
On-site

C
L-2



GROUNDCOVER PLANTING
On-site

G
L-2

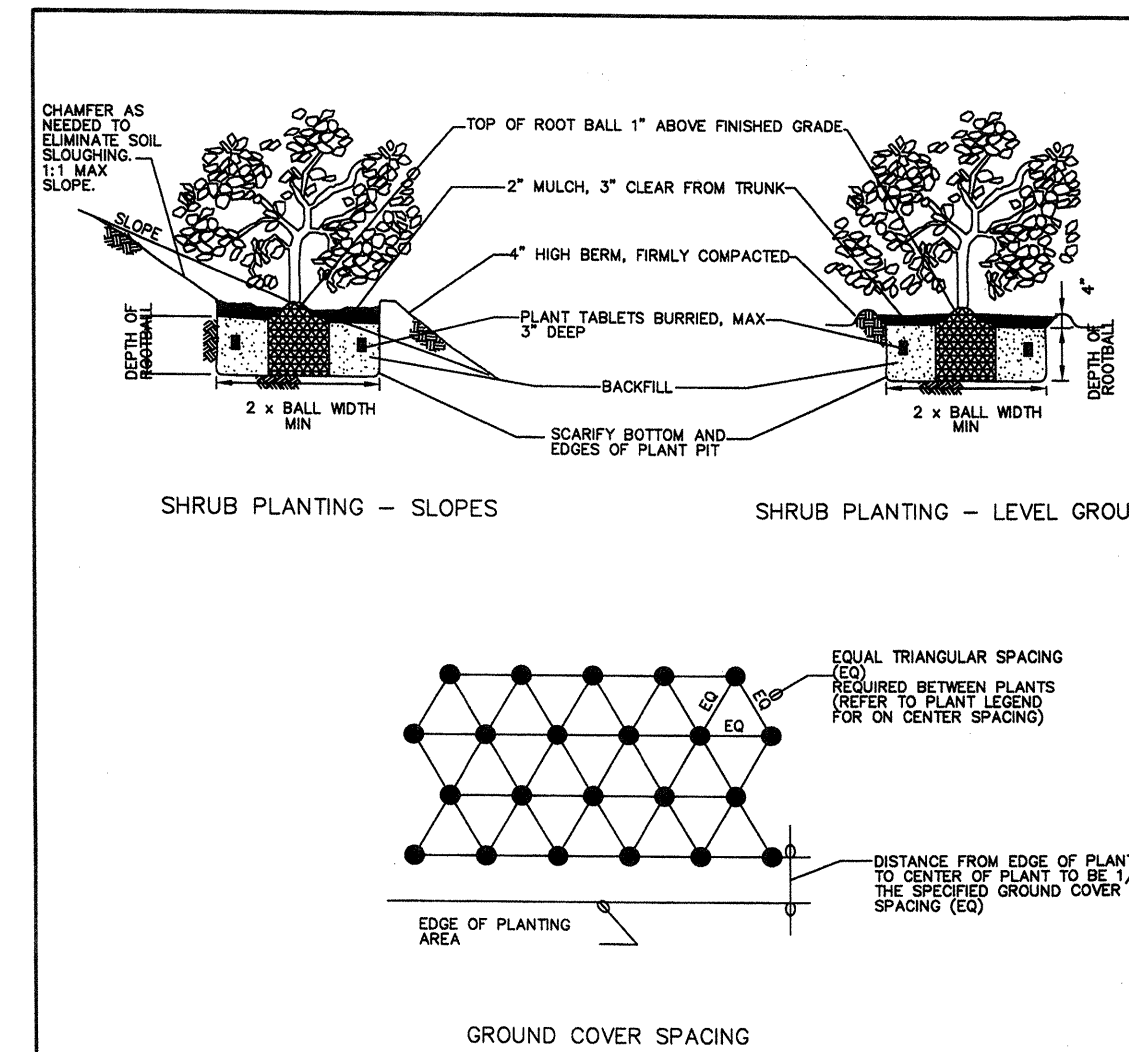
1. GROUND COVER TO BE PLANTED IN FLATS, CUTTINGS, LINERS OR 1 GAL. CONTAINERS PER PLANS

2. SOIL PREP - REFER TO PLANTING NOTES

REFER TO PLANTING NOTES FOR ADDITIONAL SPECIFICATIONS

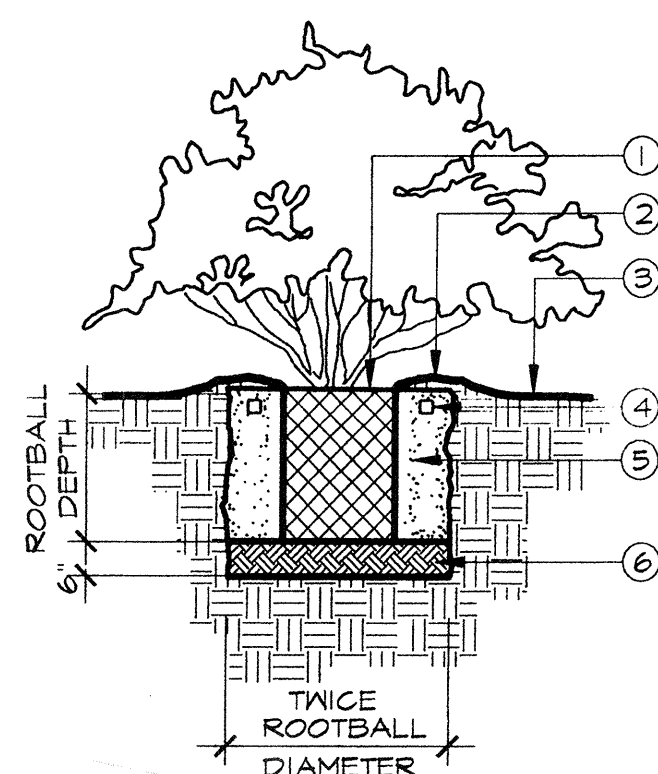
S	50 FT. PLANTS WILL COVER	64 PLANTS 100 PLANTS
4"	7 SQ. FT.	11 SQ. FT.
6"	16 SQ. FT.	25 SQ. FT.
8"	28 SQ. FT.	44 SQ. FT.
10"	45 SQ. FT.	70 SQ. FT.
12"	64 SQ. FT.	100 SQ. FT.
15"	100 SQ. FT.	156 SQ. FT.
18"	144 SQ. FT.	225 SQ. FT.
24"	256 SQ. FT.	400 SQ. FT.

S' REFERS TO SPACING



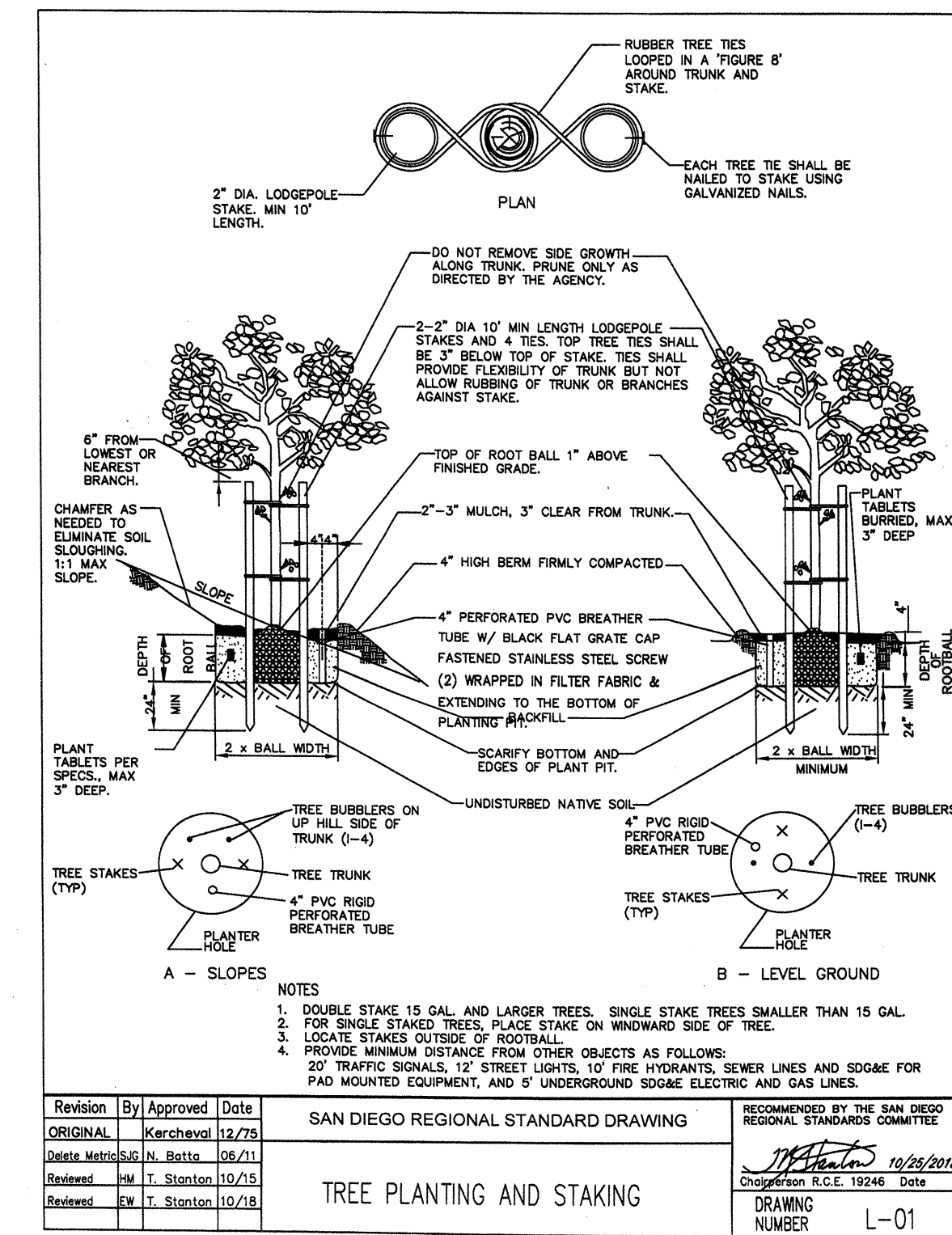
SHRUB PLANTING / SDRSD L-02
R.O.W. Shrubbery

D
L-2



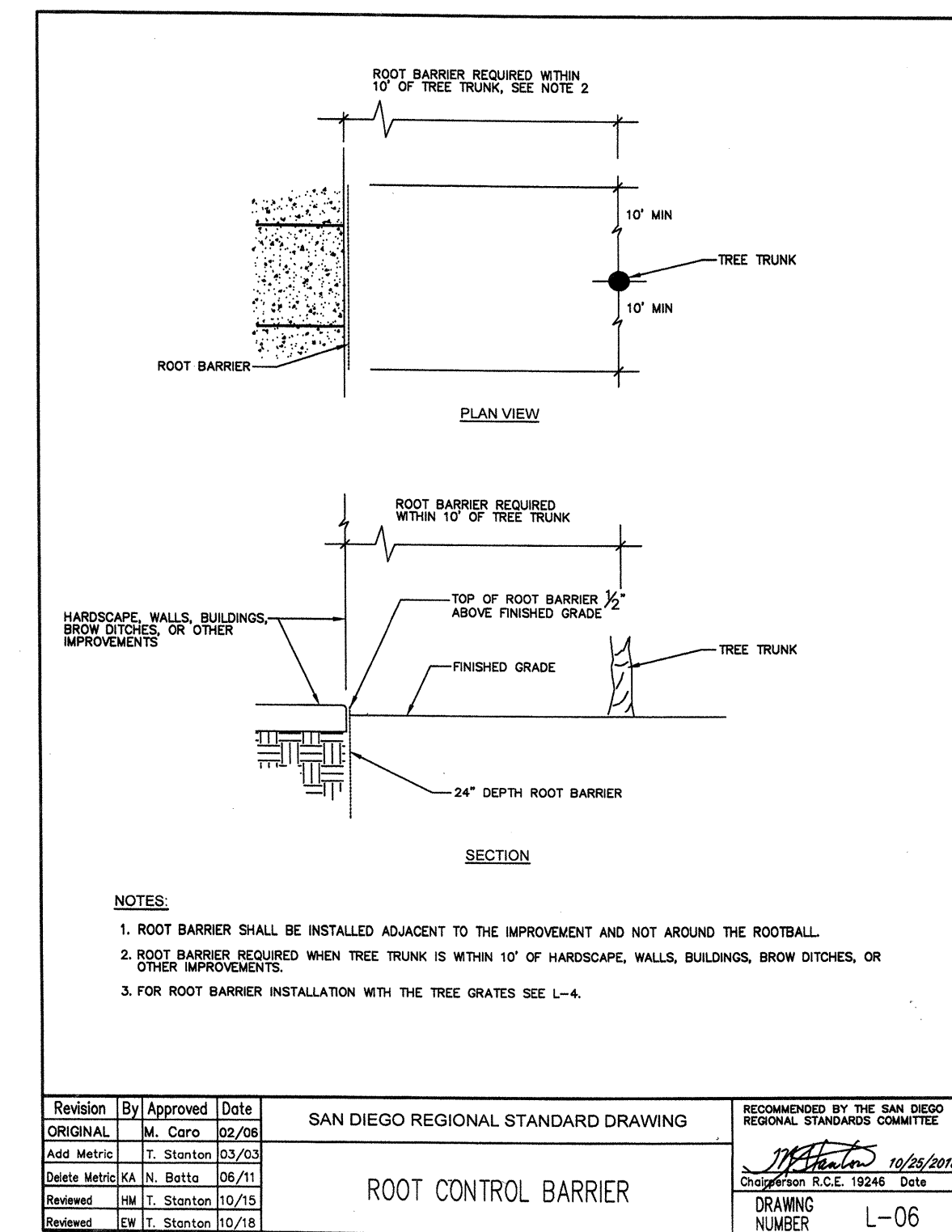
SHRUB PLANTING
On-site

E
L-2



TREE PLANTING / SDRSD L-01
R.O.W. Street Tree

A
L-2



ROOT BARRIER / SDRSD L-06
R.O.W. Street Tree, On-site

B
L-2

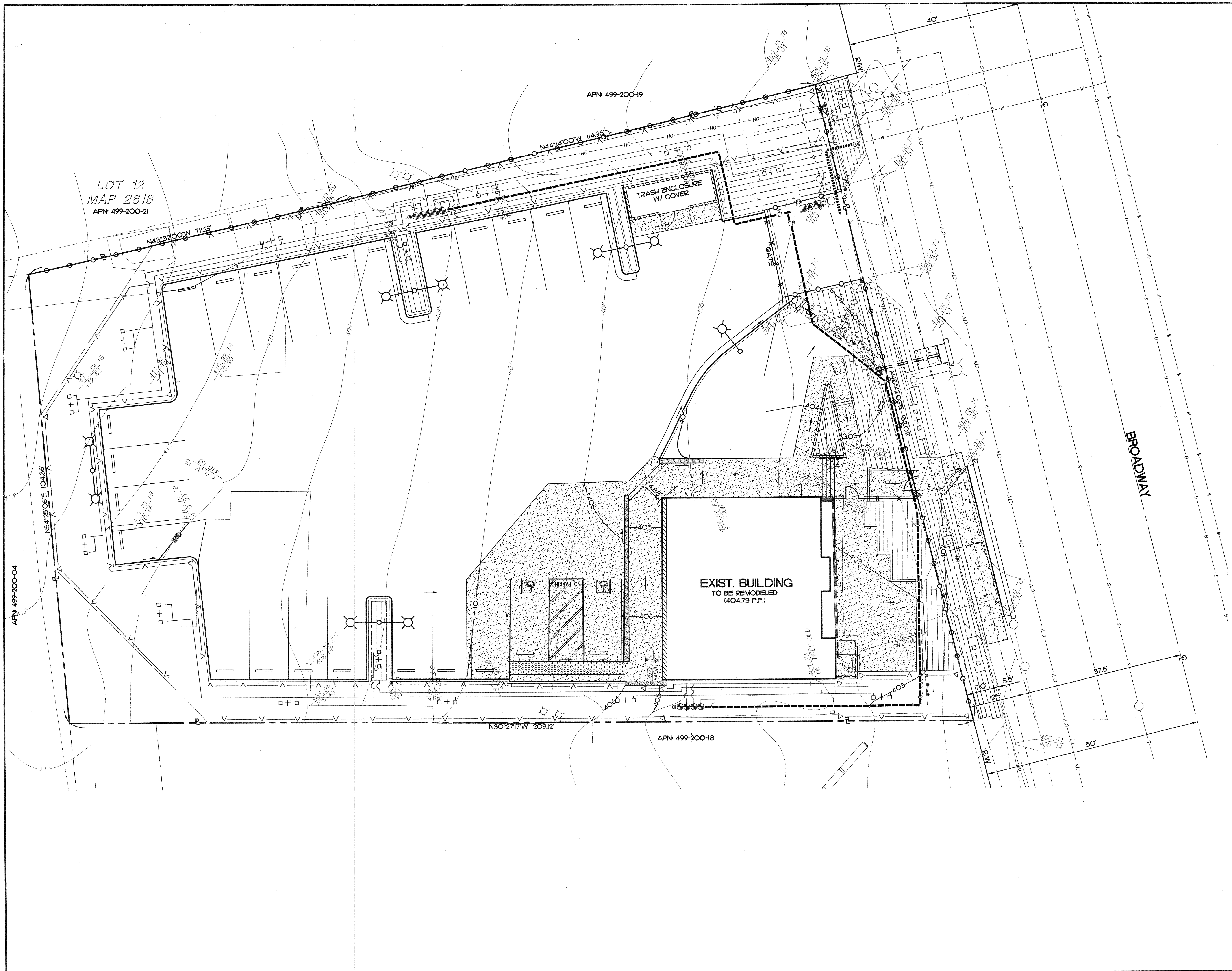
DATE	ISSUE	REVISION #
XX/XX/22 <td>SUBMITTAL - LEMON GROVE <td>1</td> </td>	SUBMITTAL - LEMON GROVE <td>1</td>	1

PLANTING DETAILS AND NOTES

DATE	ISSUE	REVISION #
XX/XX/22	SUBMITTAL - LEMON GROVE	1

PROJECT NO.	2215
CREATED:	2022-10-10
DRAWN:	SW
CHECKED:	SW
PLOT DATE:	11.01.2022

L-2



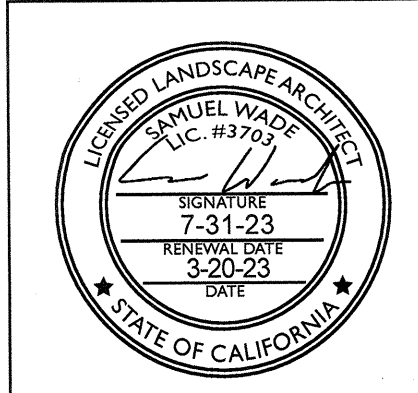
SAM WADE
Landscape Architect

2204 Garnet Ave, Suite 205
San Diego, CA 92109
Tel: 858-270-8688
samwadelandscapearchitect.com
samw@samwadelandscapearchitect.com
AZ LIC. #26705 | CA LIC. #3703

EARTH & IVY
8280 BROADWAY
LEMON GROVE, CA 91945

REVISION #:

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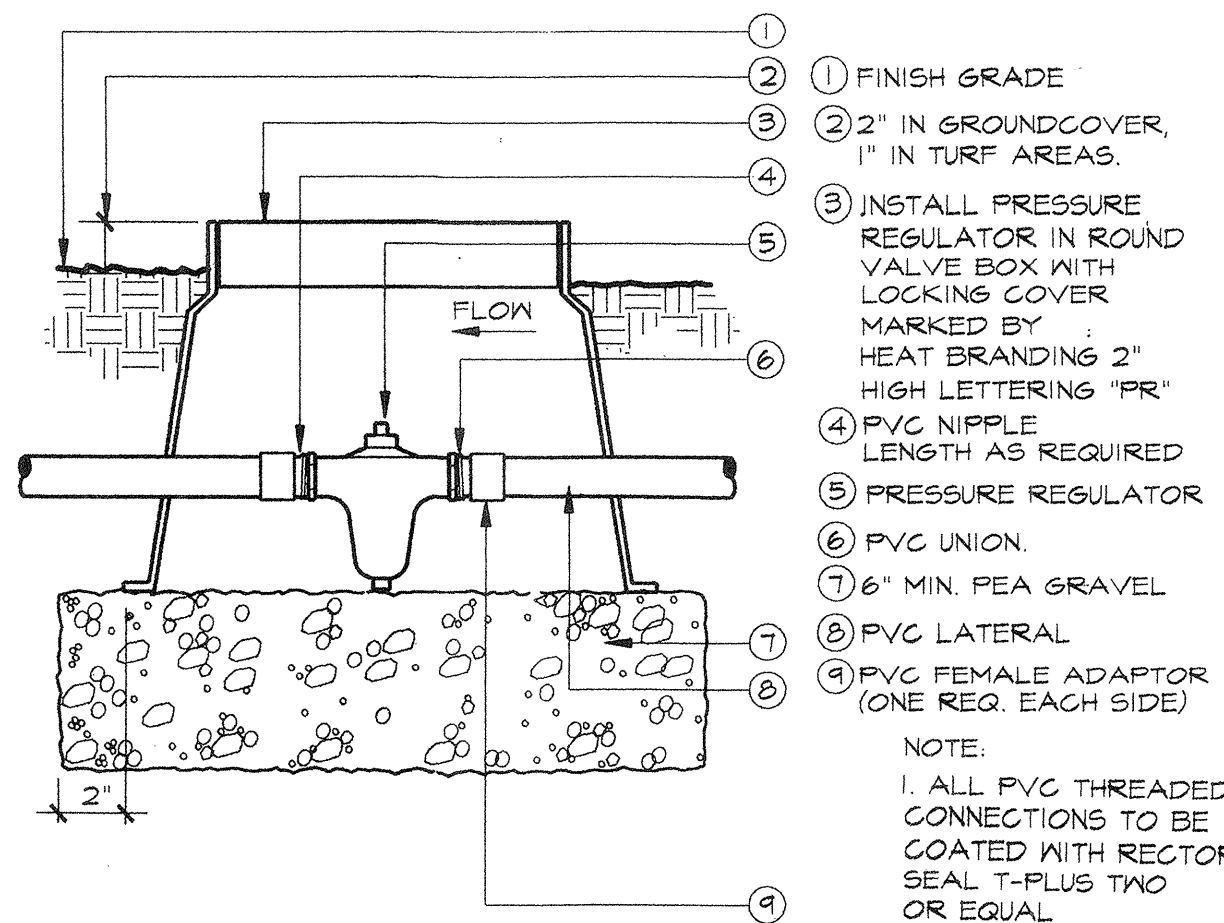
IRRIGATION PLAN

PROJECT NO.	2215
CREATED:	2022-10-10
DRAWN :	SW
CHECKED:	SW
PLOT DATE:	11.01.2022

L-3

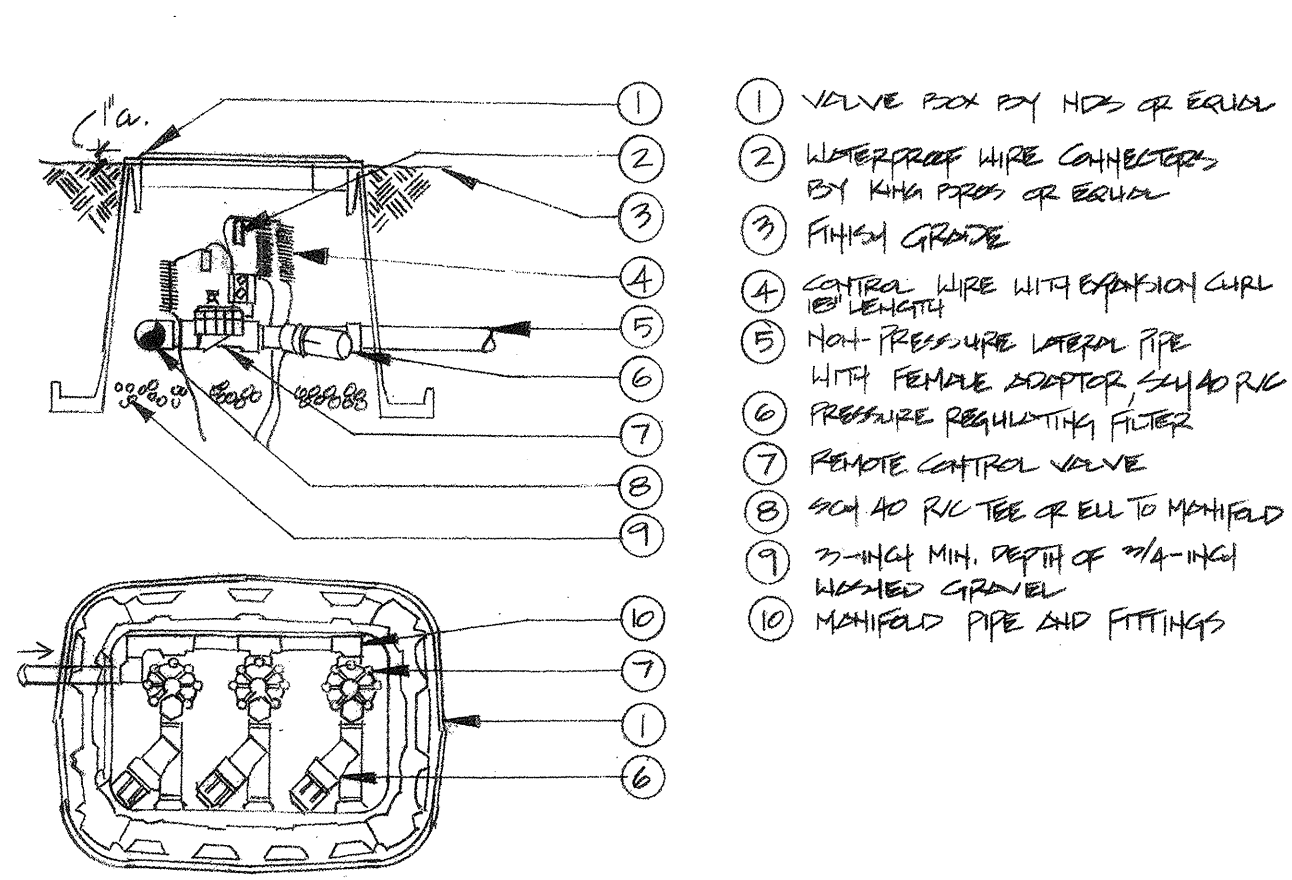
IRRIGATION NOTES

- ALL MAIN LINE PIPING AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES. MAIN LINE SLEEVE SIZE SHALL BE A MINIMUM OF TWICE (2X) THE DIAMETER OF THE PIPE TO BE SLEEVED. CONTROL WIRE SLEEVES SHALL BE OF SUFFICIENT SIZE FOR THE REQUIRED NUMBER OF WIRES UNDER PAVING OR AS IDENTIFIED ON PLAN.
- ALL LATERAL LINE PIPING UNDER PAVING SHALL BE AS CALLED FOR ON THE IRRIGATION PLAN AND SHALL BE INSTALLED PRIOR TO PAVING WHERE REQUIRED.
- PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF SAID REJECTION.
- ALL IN-LINE EMITTER DRIP IRRIGATION TUBING AND IRRIGATION SYSTEM PVC PIPING SHALL BE SET PARALLEL TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.
- THE LANDSCAPE CONTRACTOR SHALL FLUSH AND ADJUST ALL DRIP IRRIGATION SYSTEMS AND VALVES FOR OPTIMUM FLOW AND COVERAGE WITH NO OVERFLOW ONTO PAVING. COVERAGE SHALL BE CONTAINED TO THE PROJECT LIMITS AS SHOWN ON THE IRRIGATION PLAN.
- THE IRRIGATION SYSTEM DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC., SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED ONLY ON THE PROJECT PREMISES AND IN PLANTING AREAS WHEREVER POSSIBLE. THE LANDSCAPE CONTRACTOR SHALL LOCATE ALL VALVES IN SHRUB AREAS. OBTAIN LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO EXCAVATION FOR VALVES AND VALVE BOXES.
- CONTROL WIRE SHALL BE INSTALLED IN THE MAIN LINE TRENCH WHENEVER POSSIBLE. WIRE SHALL BE CONTINUOUS WITHOUT SPLICES EXCEPT AT CONTROL VALVES. ALL WIRE UNDER PAVING SHALL BE ENCASED IN A PVC SLEEVE.
- IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES. THE LANDSCAPE CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS THROUGH WALLS, FOOTINGS AND BENEATH ROADWAYS AND WALKWAYS.
- THE IRRIGATION SYSTEM IS BASED ON A MINIMUM OPERATING PRESSURE OF 85 PSI AND A MAXIMUM FLOW DEMAND OF 10 GPM. LANDSCAPE CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
- THE CONTRACTOR SHALL NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE DESIGN. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND THE LANDSCAPE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE LANDSCAPE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- ALL IRRIGATION SYSTEM EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- ALL CONTROL WIRE SPLICES SHALL BE INSTALLED IN PLASTIC VALVE BOXES.
- ALL WIRE SPLICES SHALL BE MADE WITH KING TECHNOLOGY'S MODEL KING-4 WIRE CONNECTORS.
- ALL VALVES SHALL BE INSTALLED IN BROWN PLASTIC VALVE BOXES AS AVAILABLE FROM NDS.
- ALL WORK AND MATERIALS SHALL BE UNCONDITIONALLY GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE. VANDALIZING OR ABUSE OF MATERIALS IS NOT A PART OF THIS GUARANTEE.
- ALL WORK SHALL BE INSTALLED IN CONFORMANCE WITH CITY OF LEMON GROVE REQUIREMENTS AND IN ACCORDANCE WITH THE IRRIGATION PLAN, NOTES AND DETAILS.



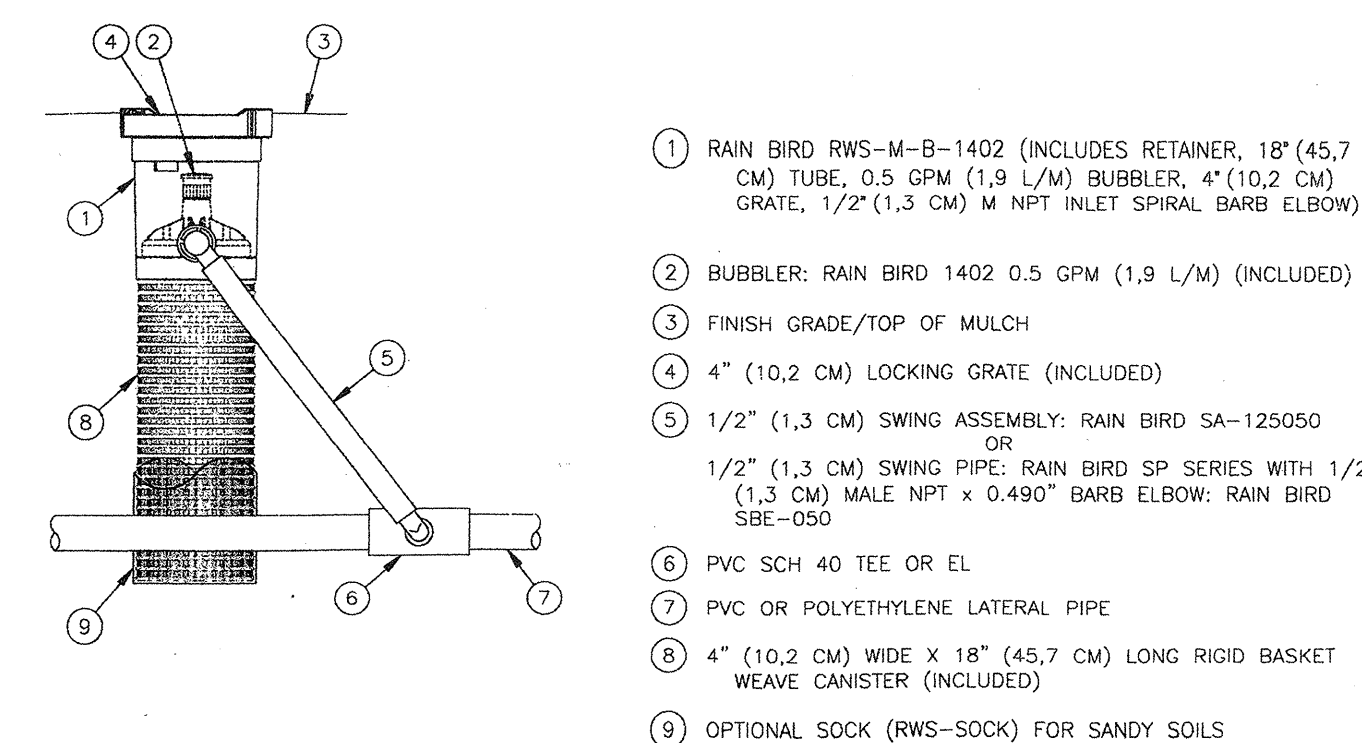
PRESSURE REGULATING VALVE

I
L-4



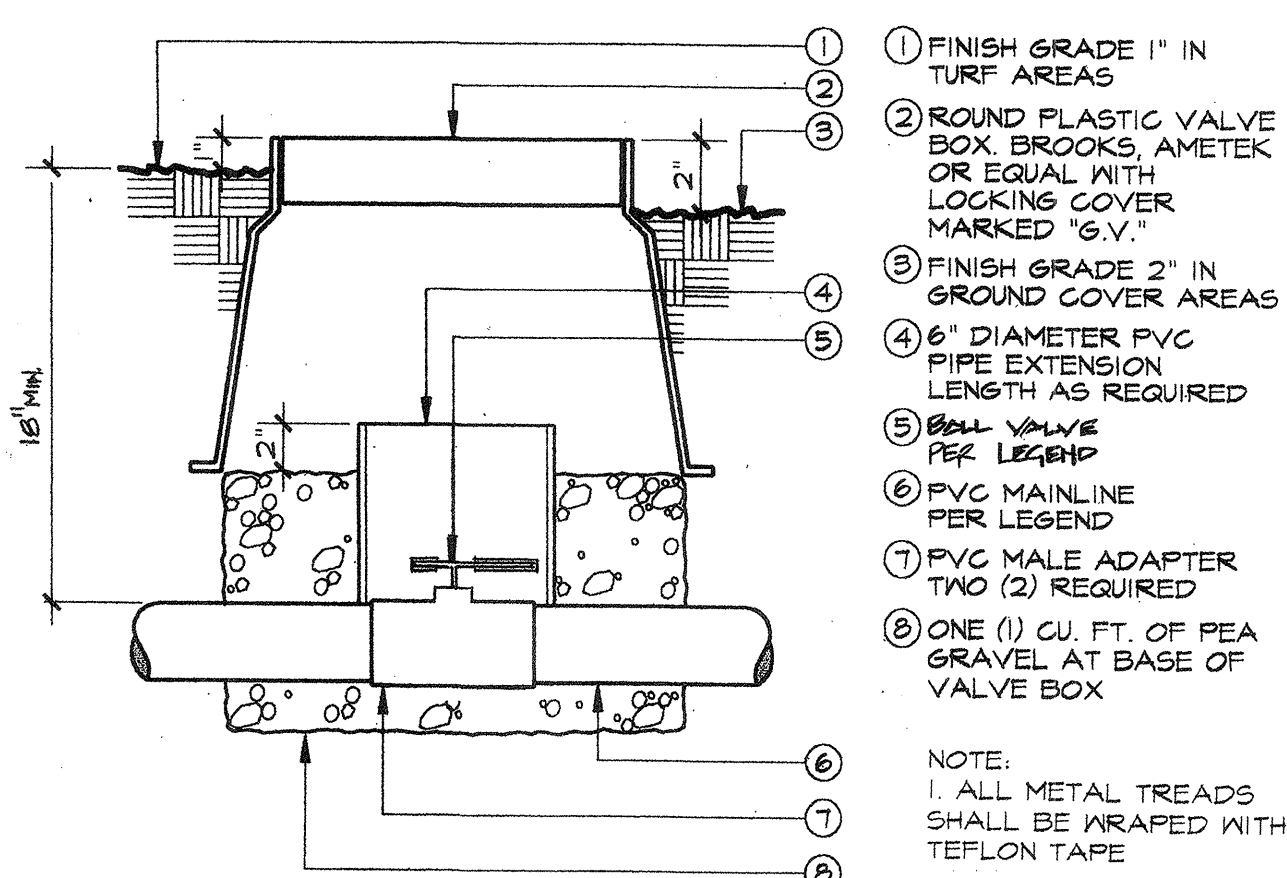
REMOTE CONTROL VALVE-DRIP

E
L-4



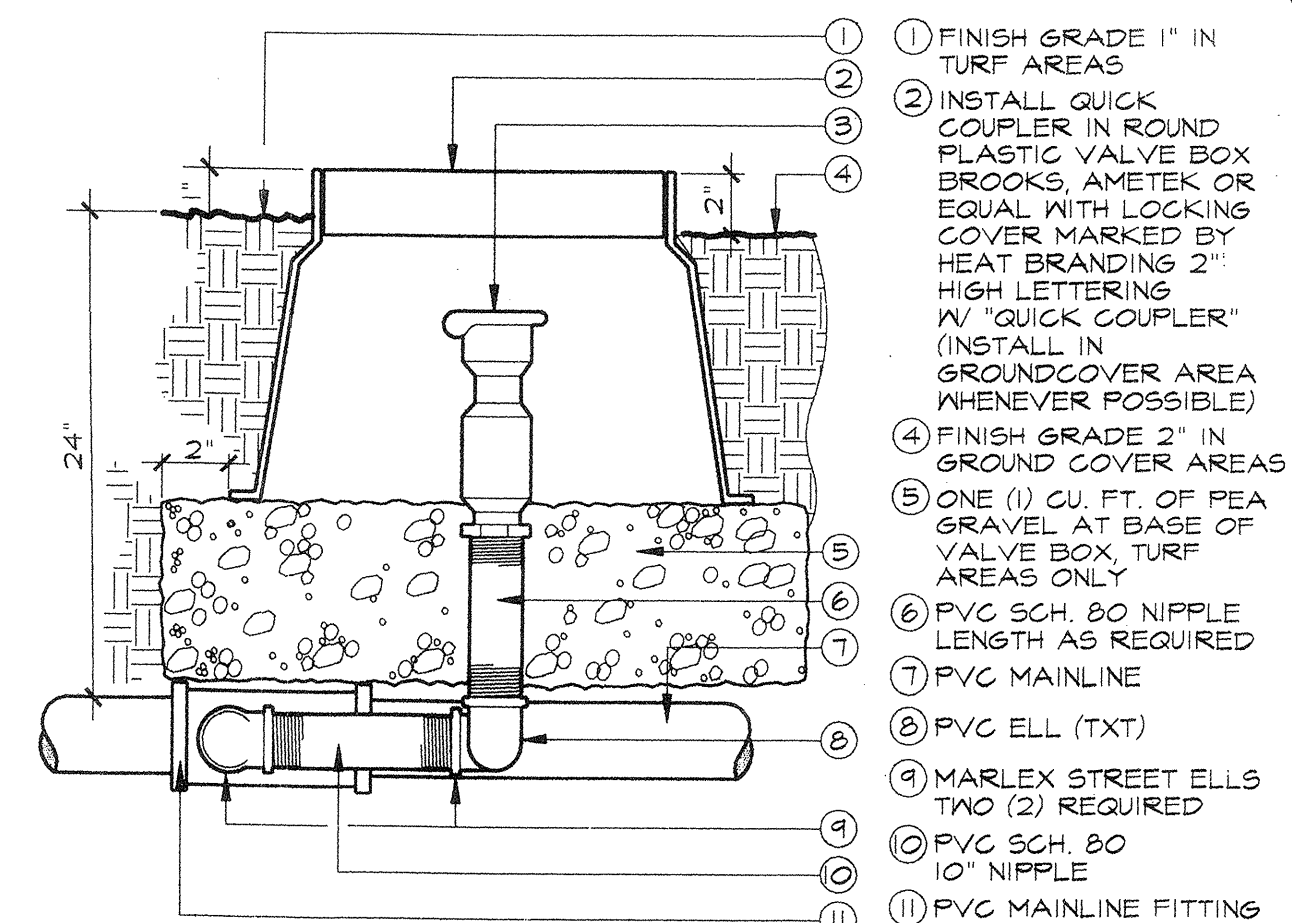
ROOT WATERING SYSTEM / TREES

A
L-4



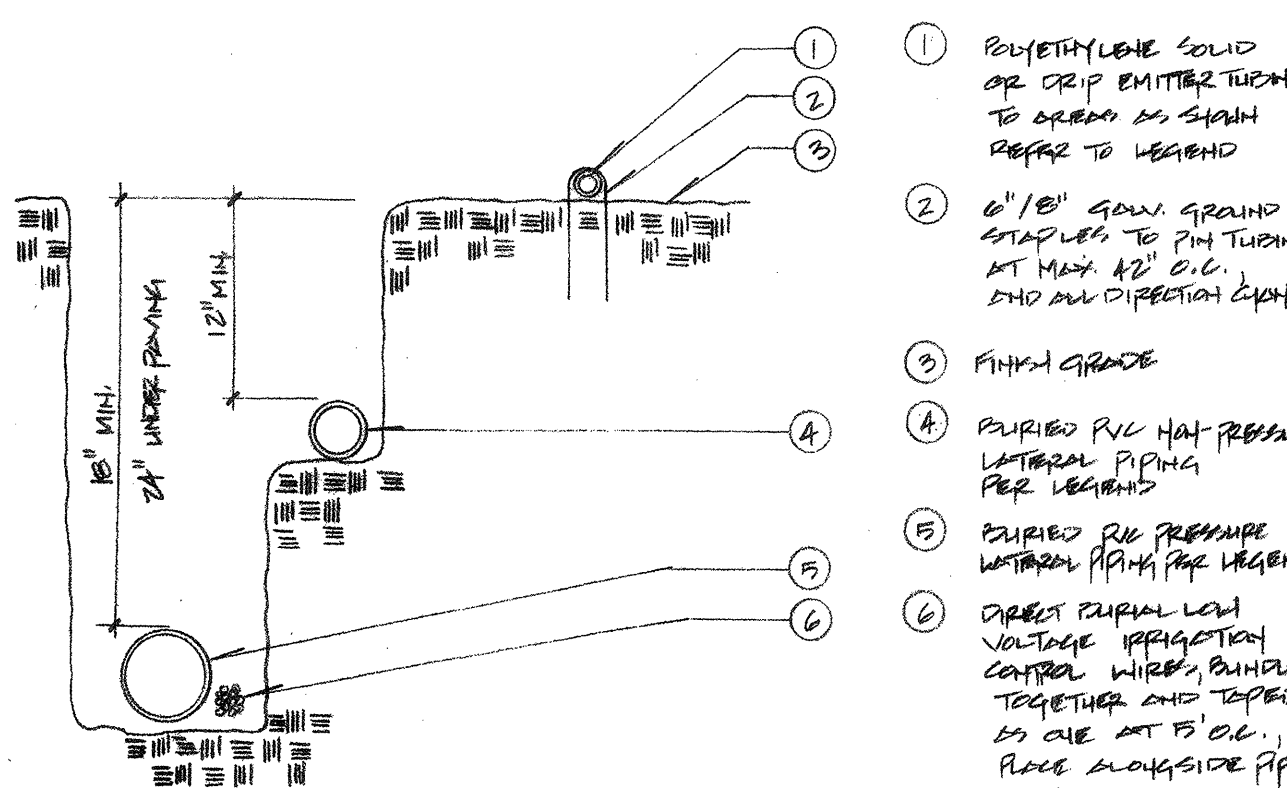
BALL VALVE

J
L-4



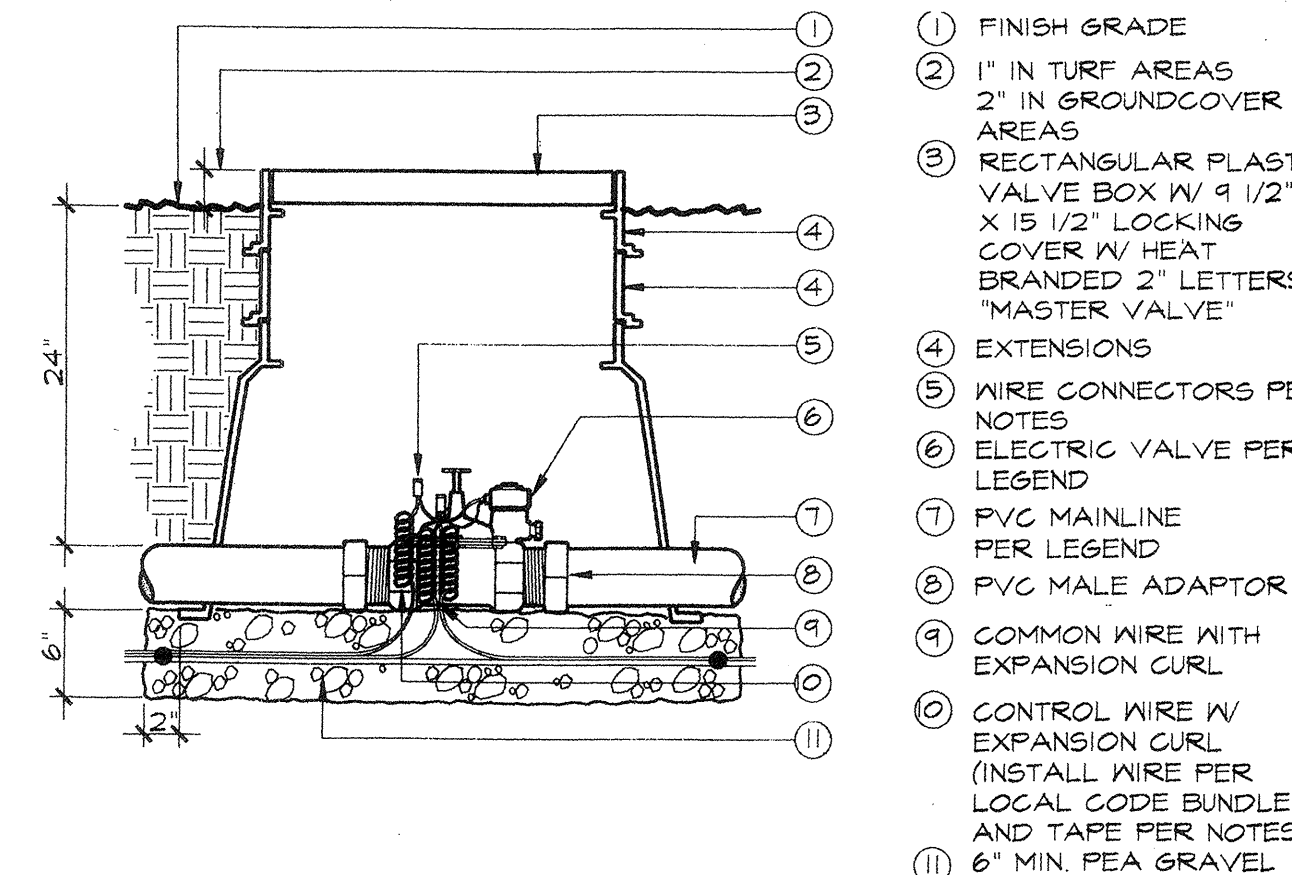
QUICK COUPLING VALVE

F
L-4



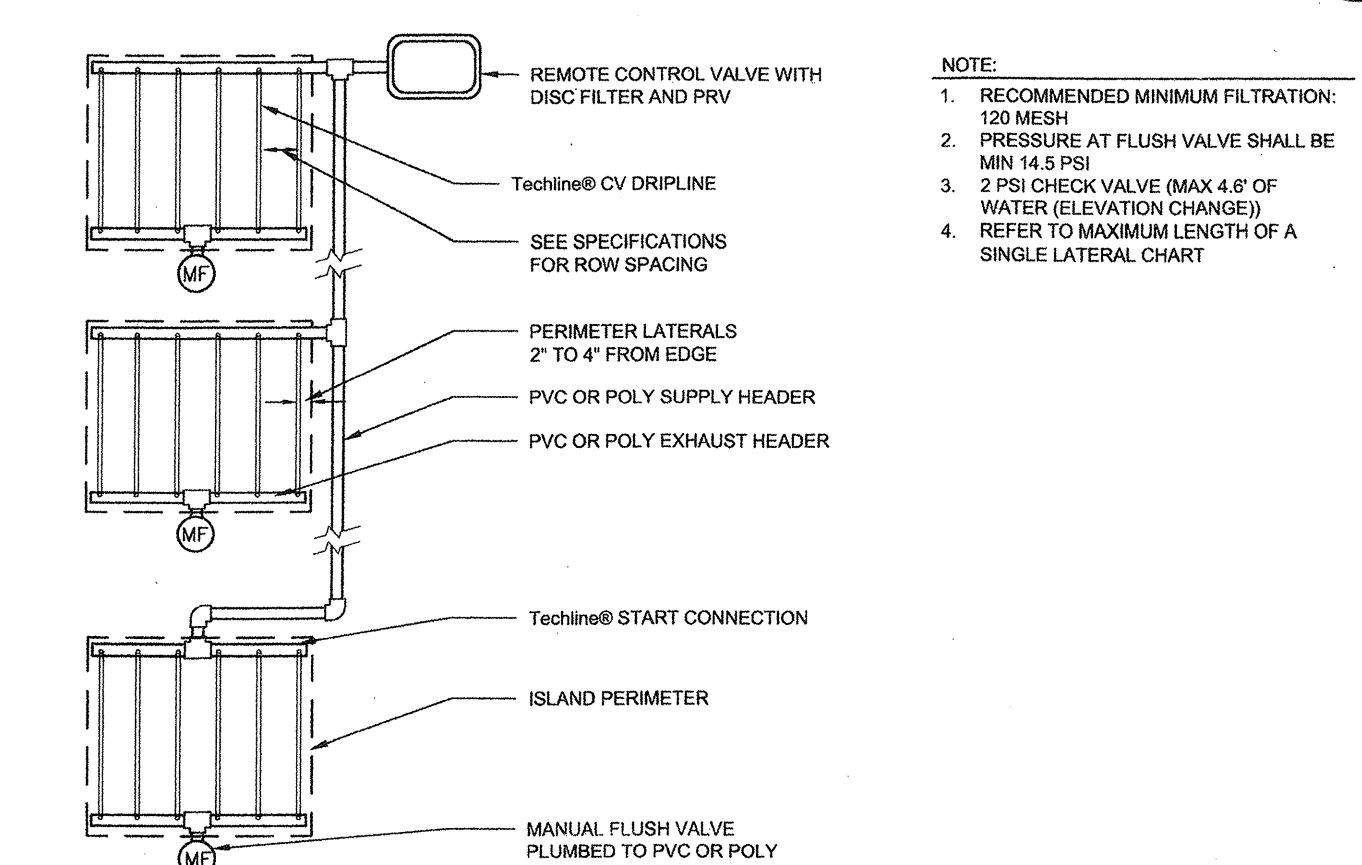
PIPING, SLEEVING

K
L-4



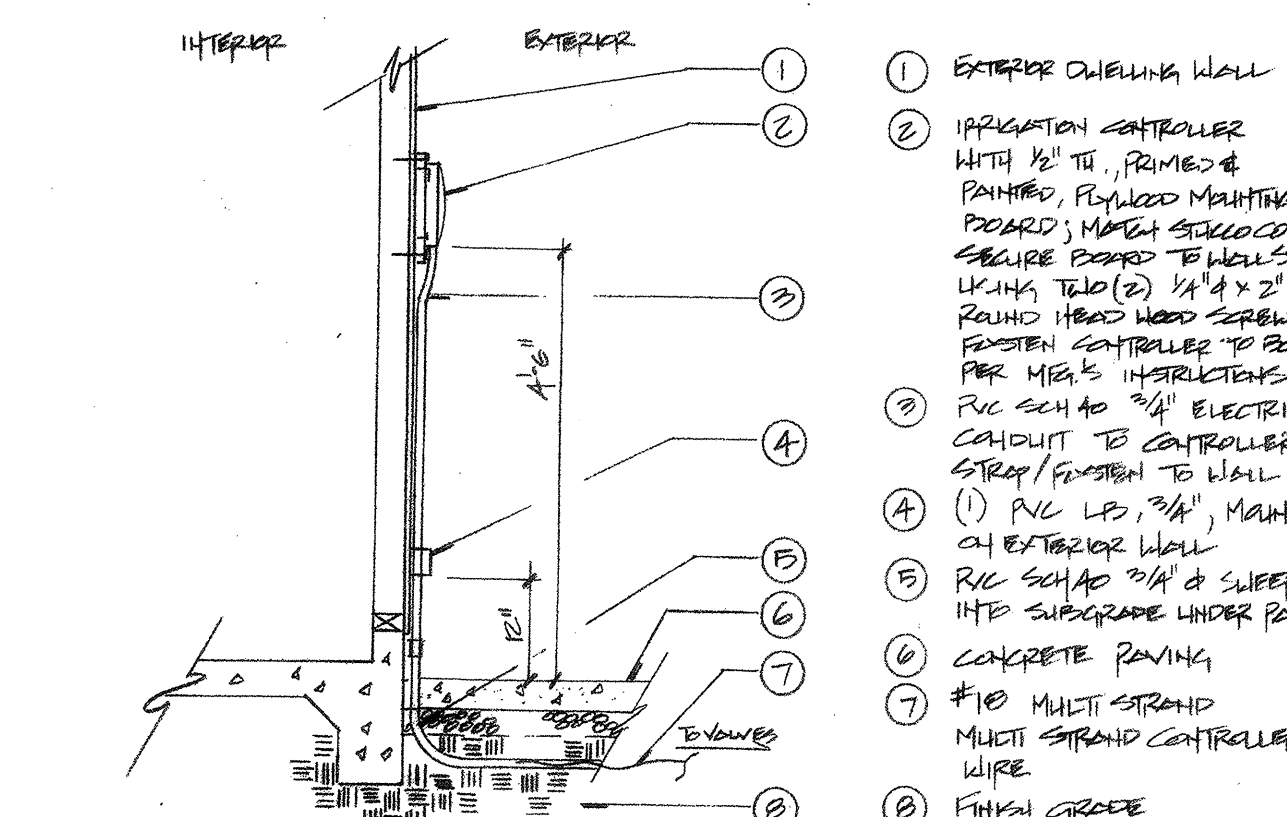
MASTER VALVE

G
L-4



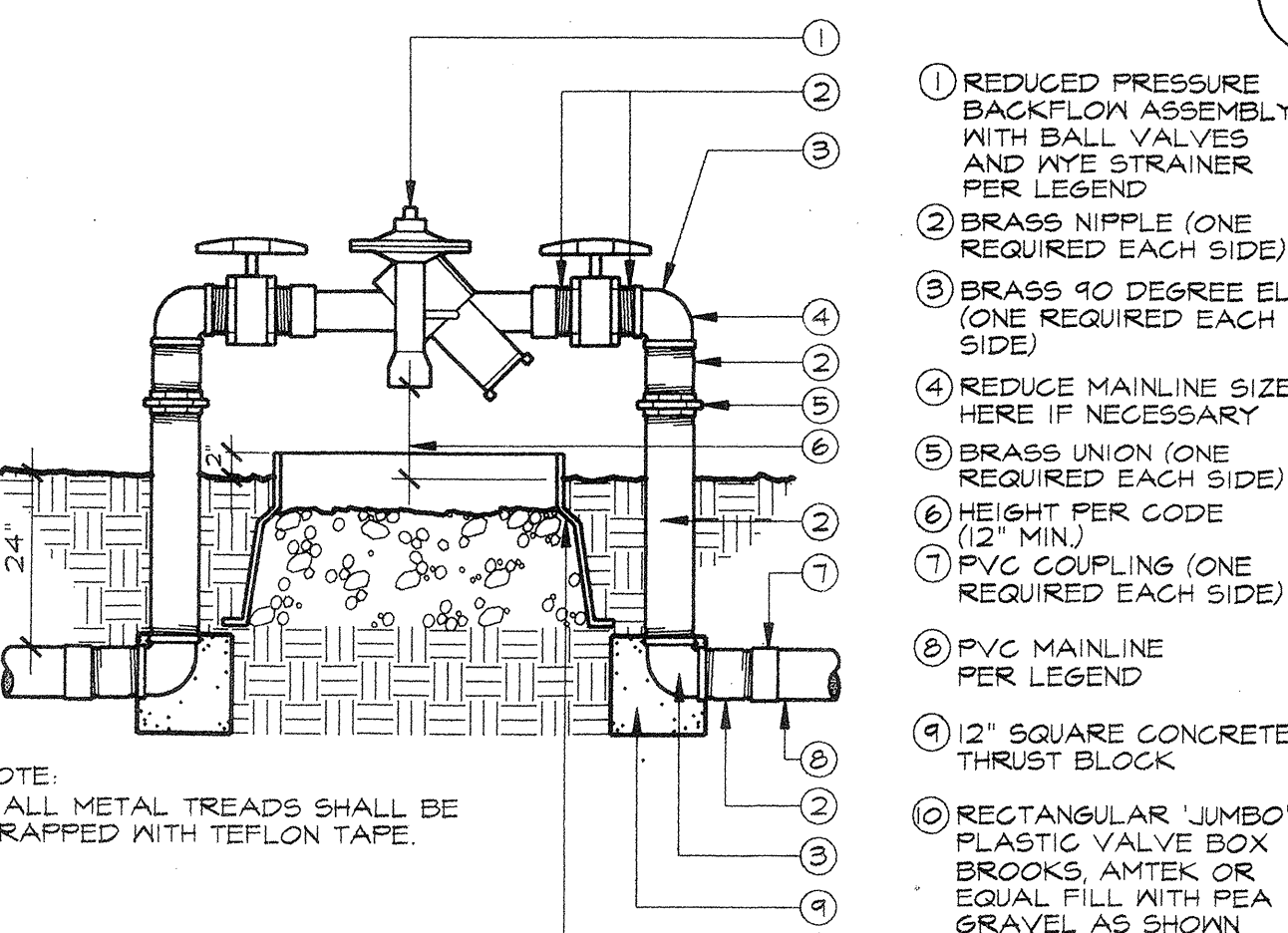
DRIP EMITTER TUBING / SHRUBS

B
L-4



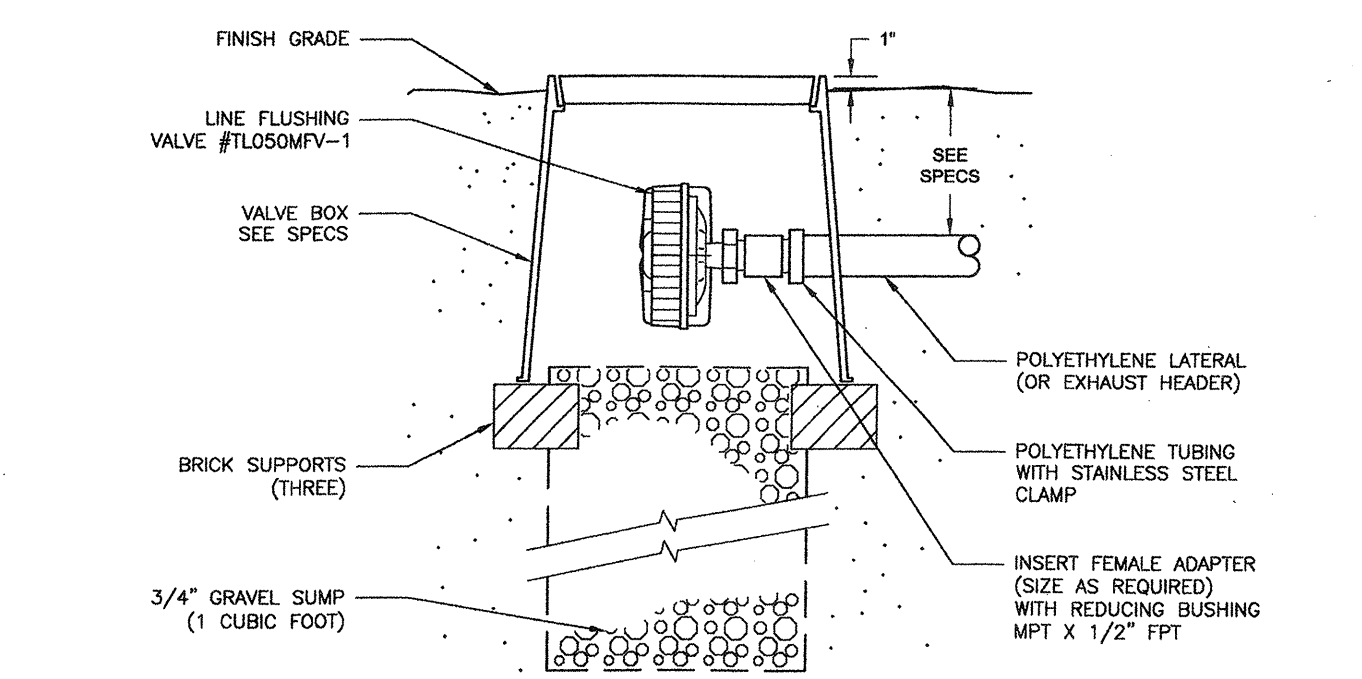
IRRIGATION CONTROLLER

L
L-4



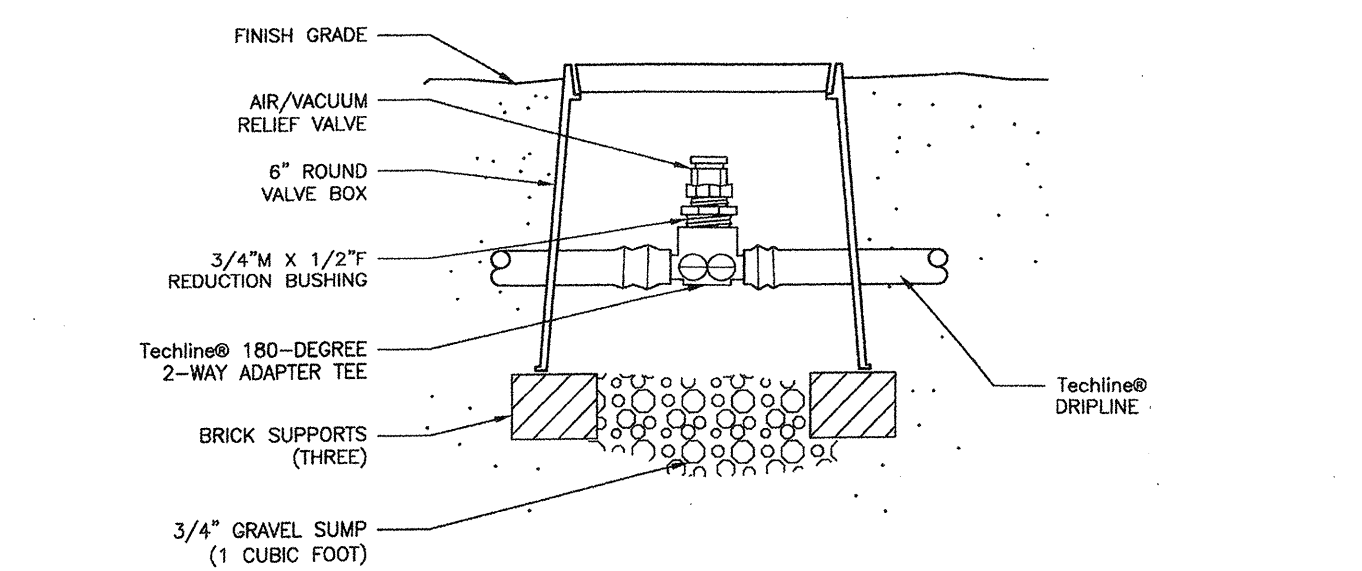
BACKFLOW PREVENTER

H
L-4



FLUSH VALVE

C
L-4



AIR VACUUM RELIEF VALVE

D
L-4

REVISION #:

DATE	REVISION	DATE	ISSUE
	1		ISSUE
	2		ISSUE
	3		ISSUE
	4		ISSUE
	5		ISSUE
	6		ISSUE
	7		ISSUE
	8		ISSUE
	9		ISSUE

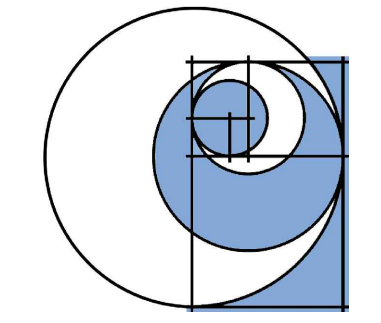
IRRIGATION DETAILS AND NOTES

PROJECT NO. 2215
CREATED: 2022-10-10
DRAWN: SW
CHECKED: SW
PLOT DATE: 11.01.2022

EARTH & IVY

8280 BROADWAY
LEMON GROVE, CA 91945

L-4



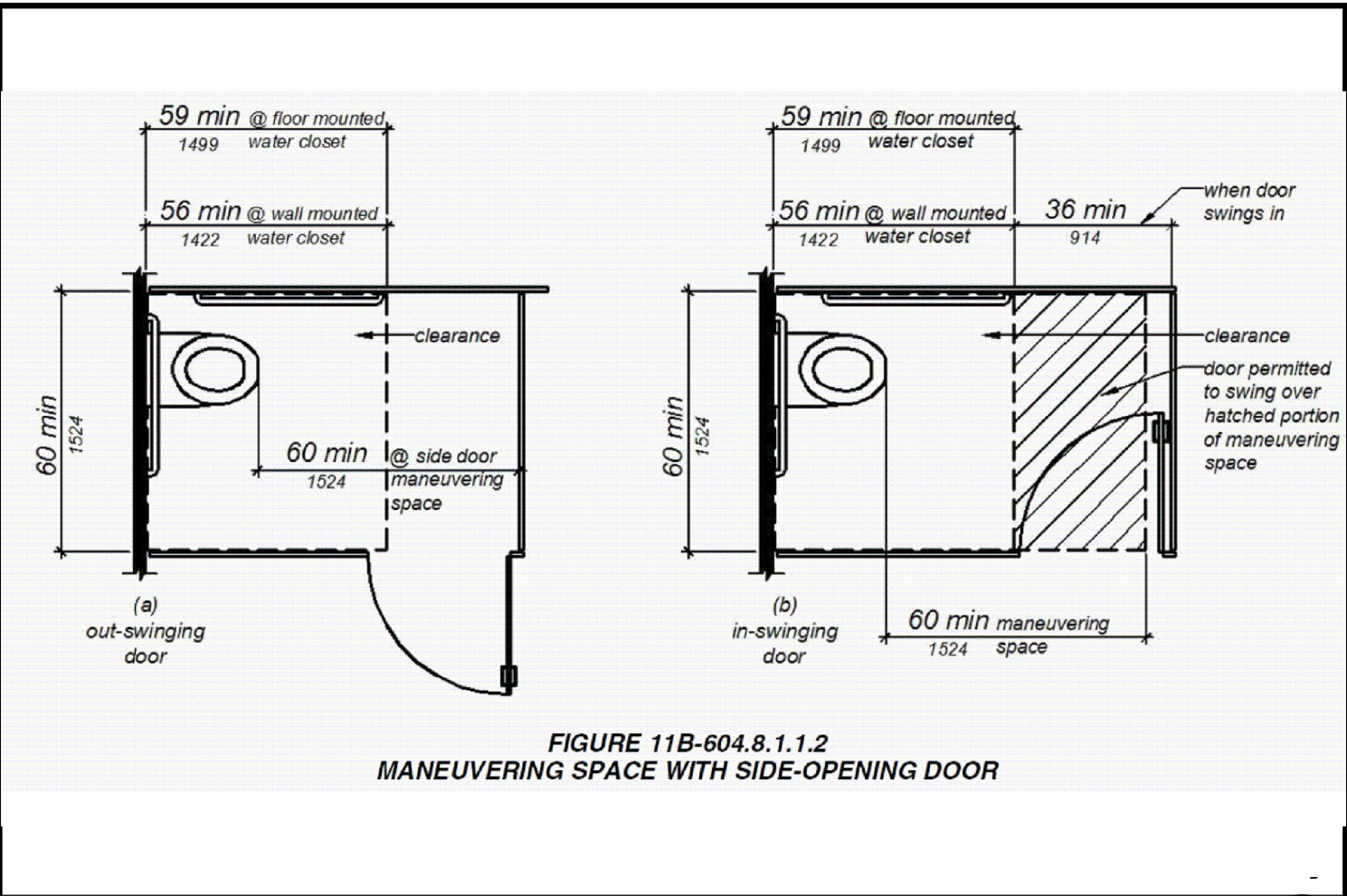
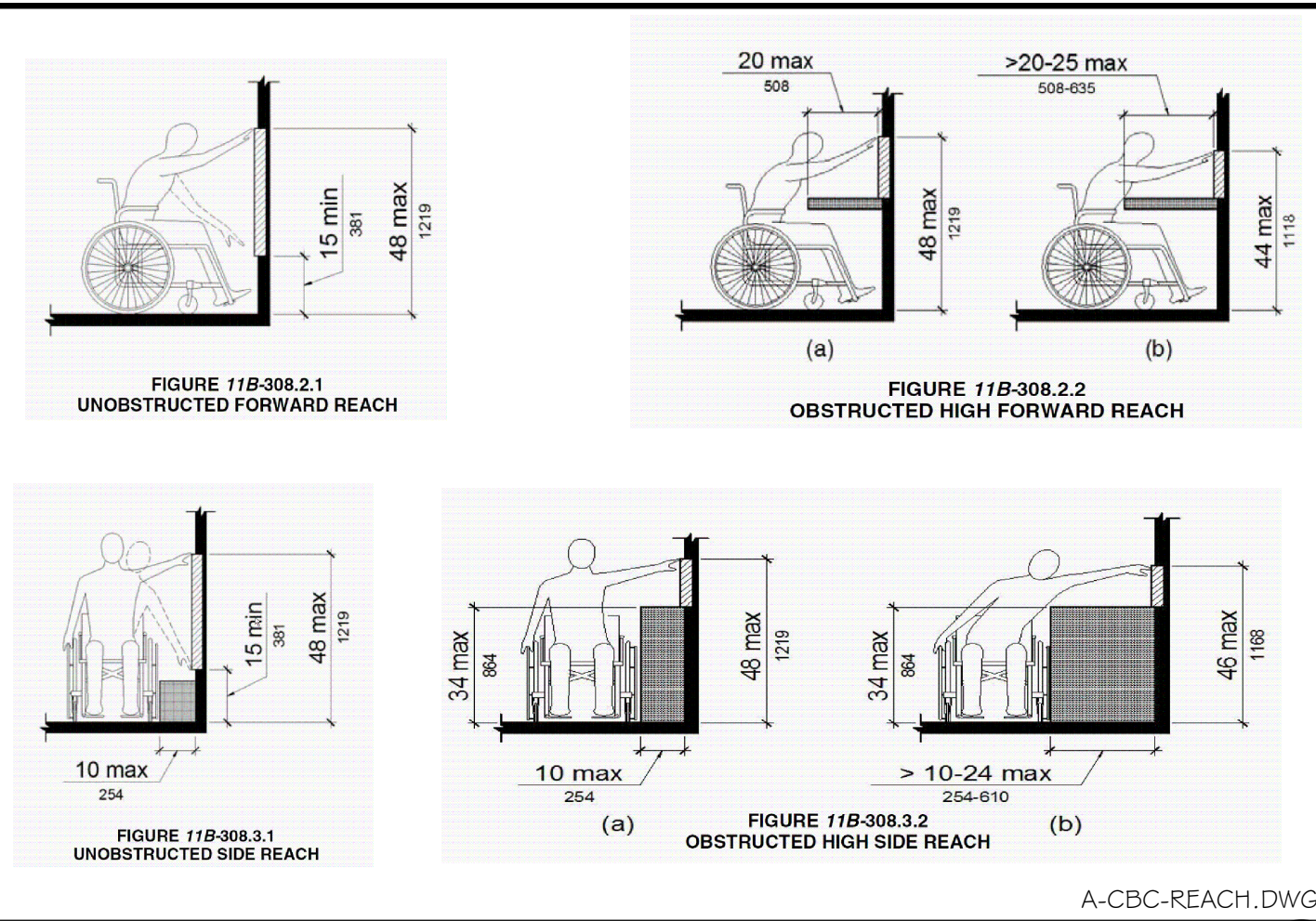
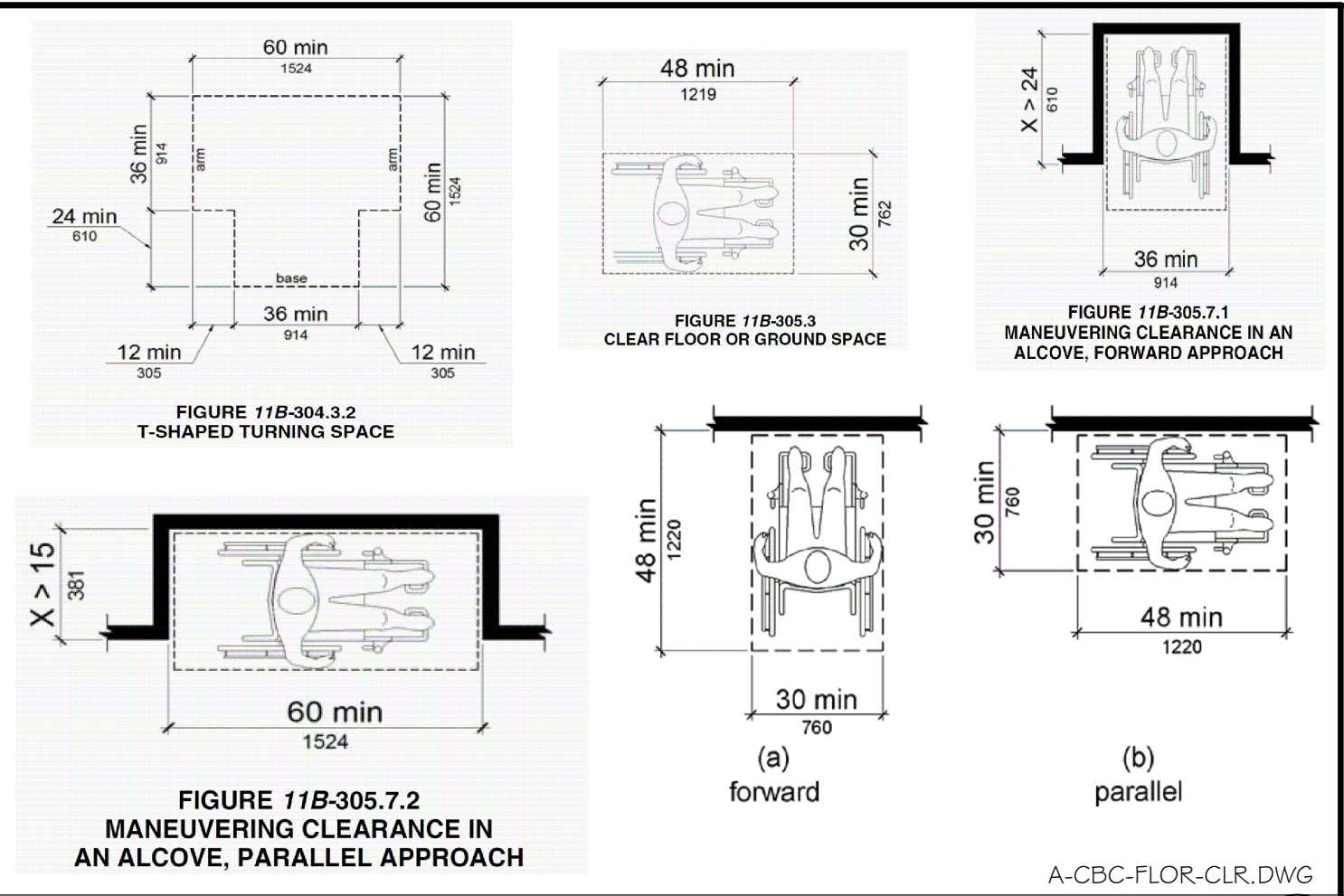
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PROGRESS SET
NOT FOR
CONSTRUCTION

EARTH & IVY

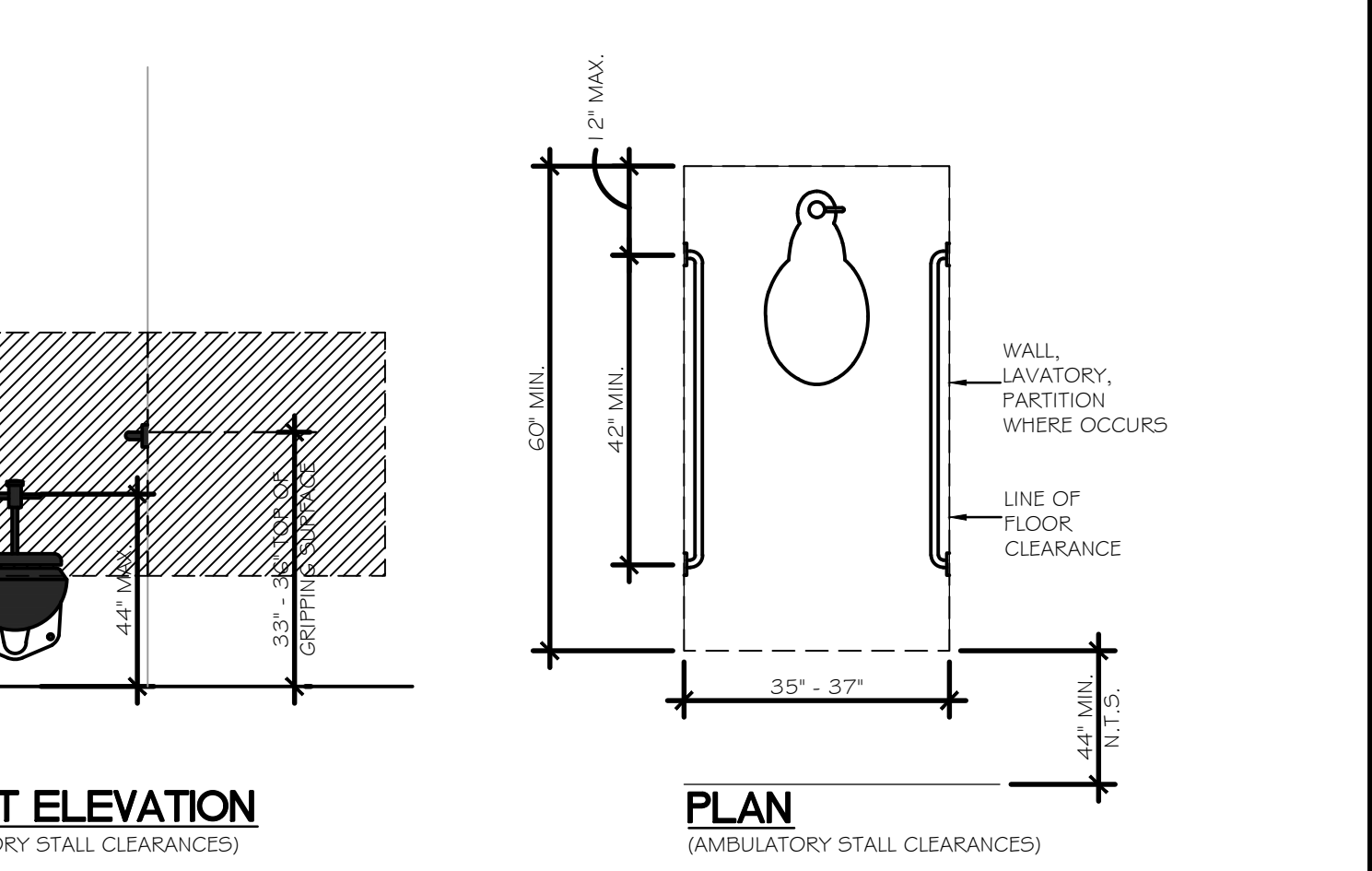
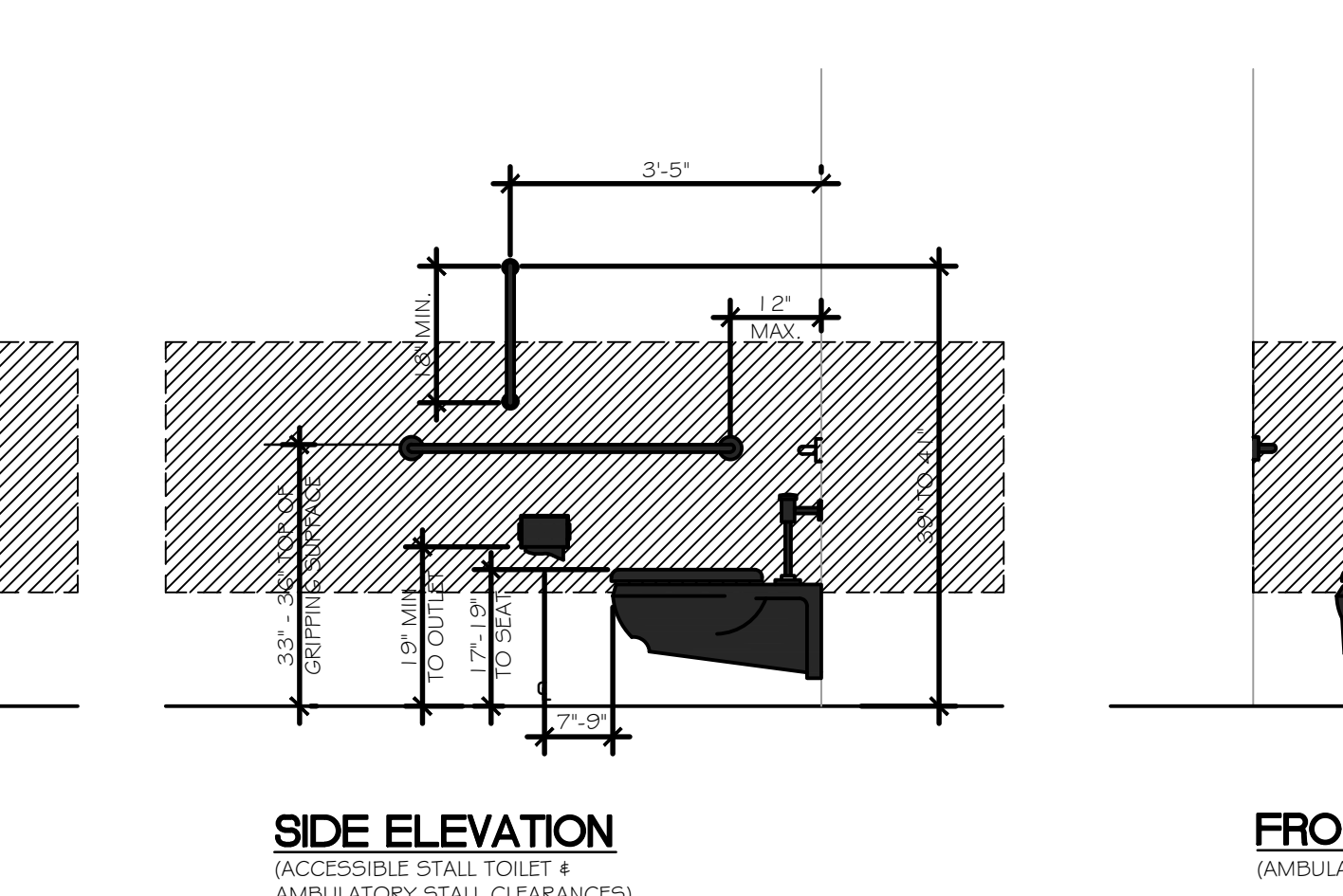
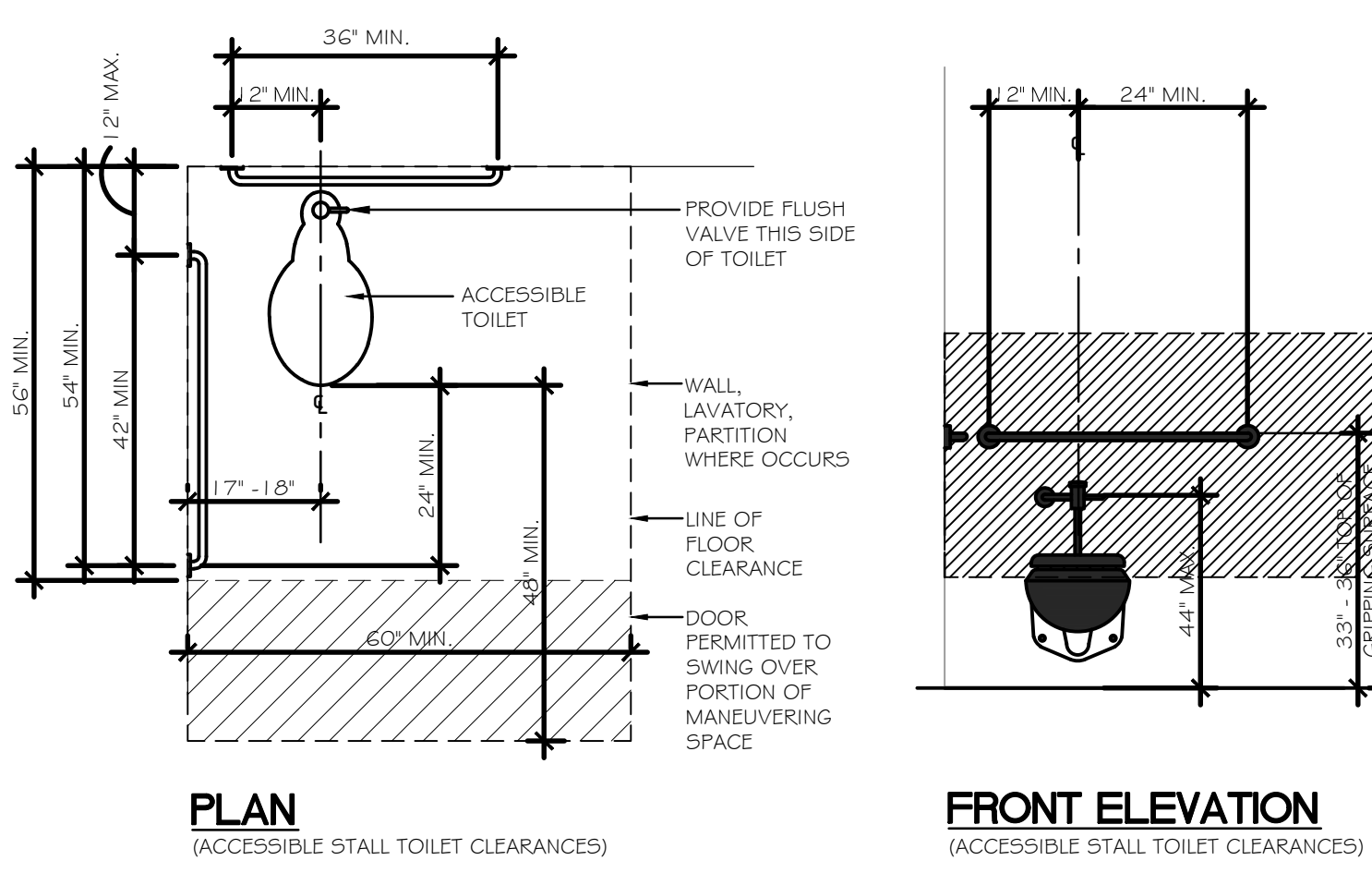
8280 BROADWAY
LEMON GROVE, CA 91945



FLOOR CLEARANCES - CBC 1/4" = 1'-0" 13

REACH RANGES - CBC 1/4" = 1'-0" 9

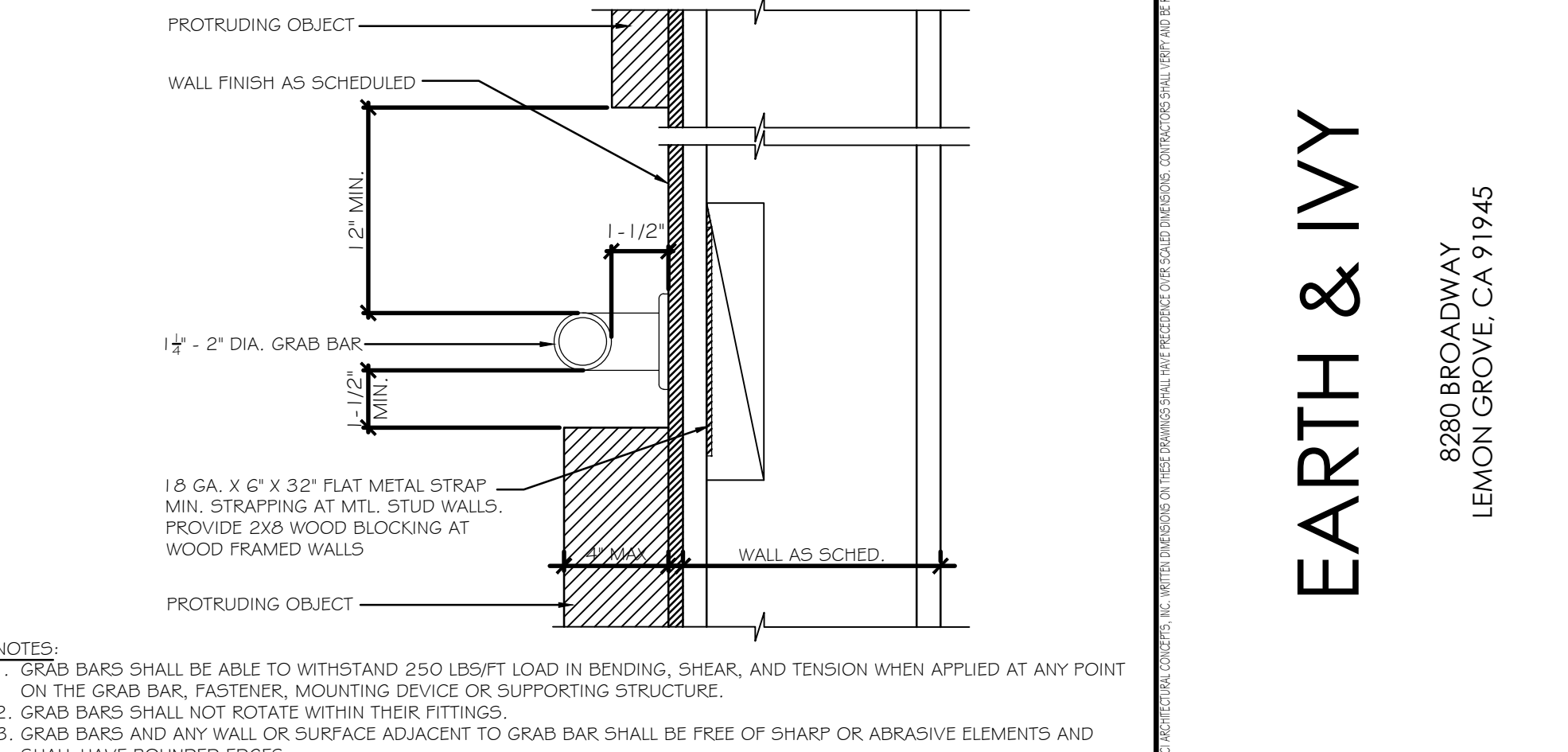
MANEUVERING SPACE- WC COMPARTMENTS- CBC N.T.S. 5



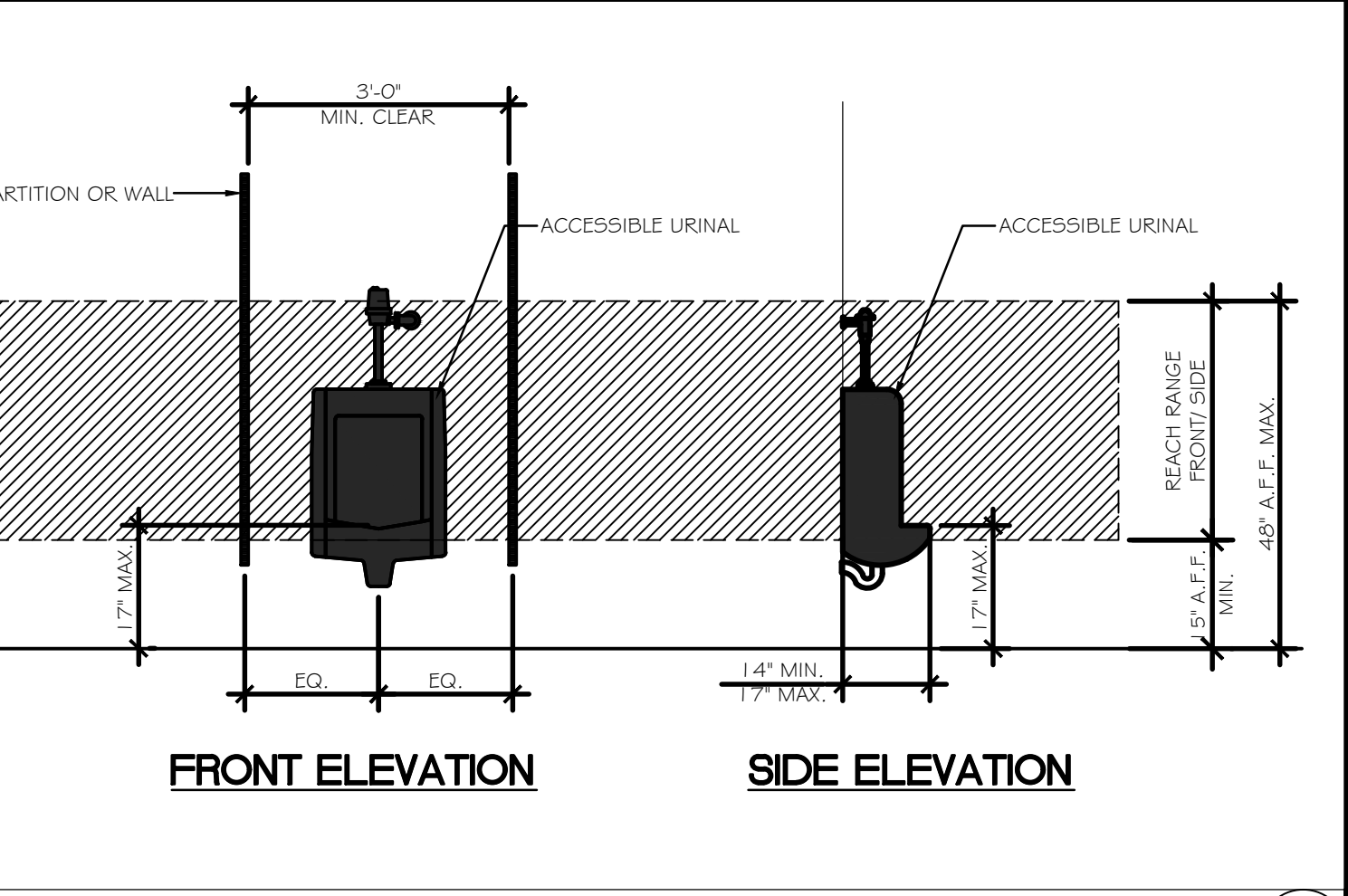
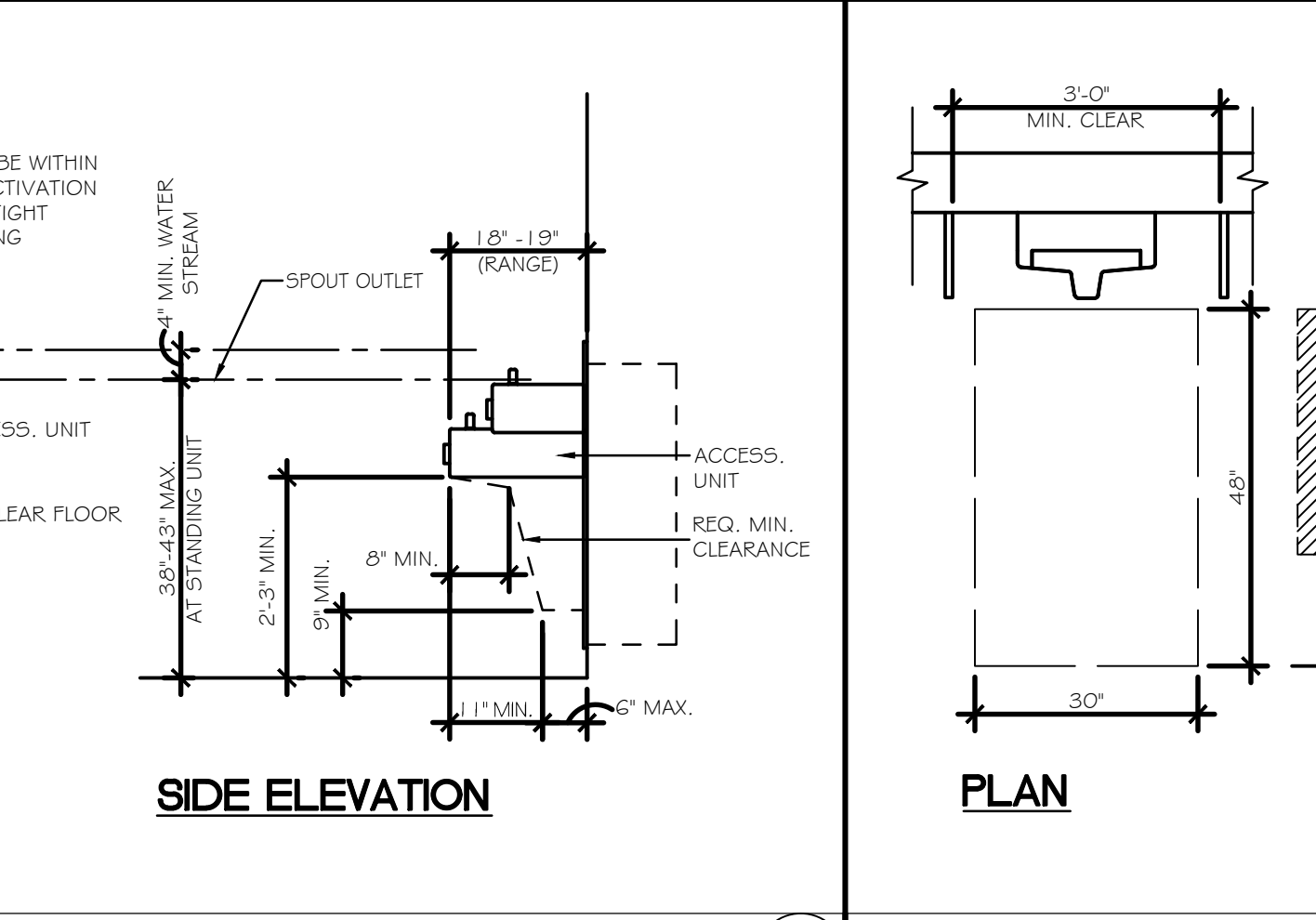
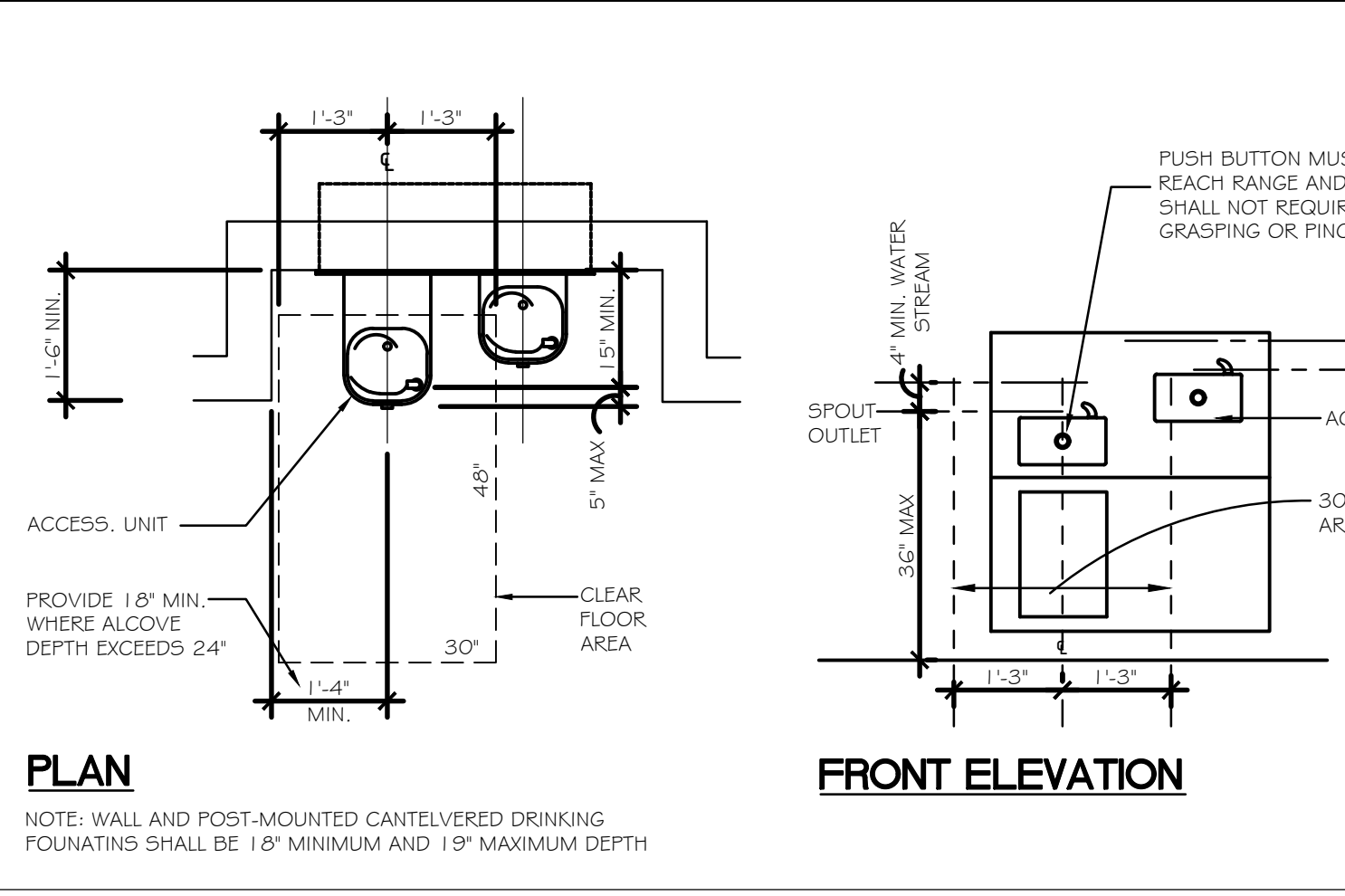
ACCESSIBLE STALL TOILET & AMBULATORY STALL CLEARANCES 1/2" = 1'-0" 6

GRAB BAR DETAIL 1-1/2" = 1'-0" 2

GRAB BAR DETAIL 1-1/2" = 1'-0" 2



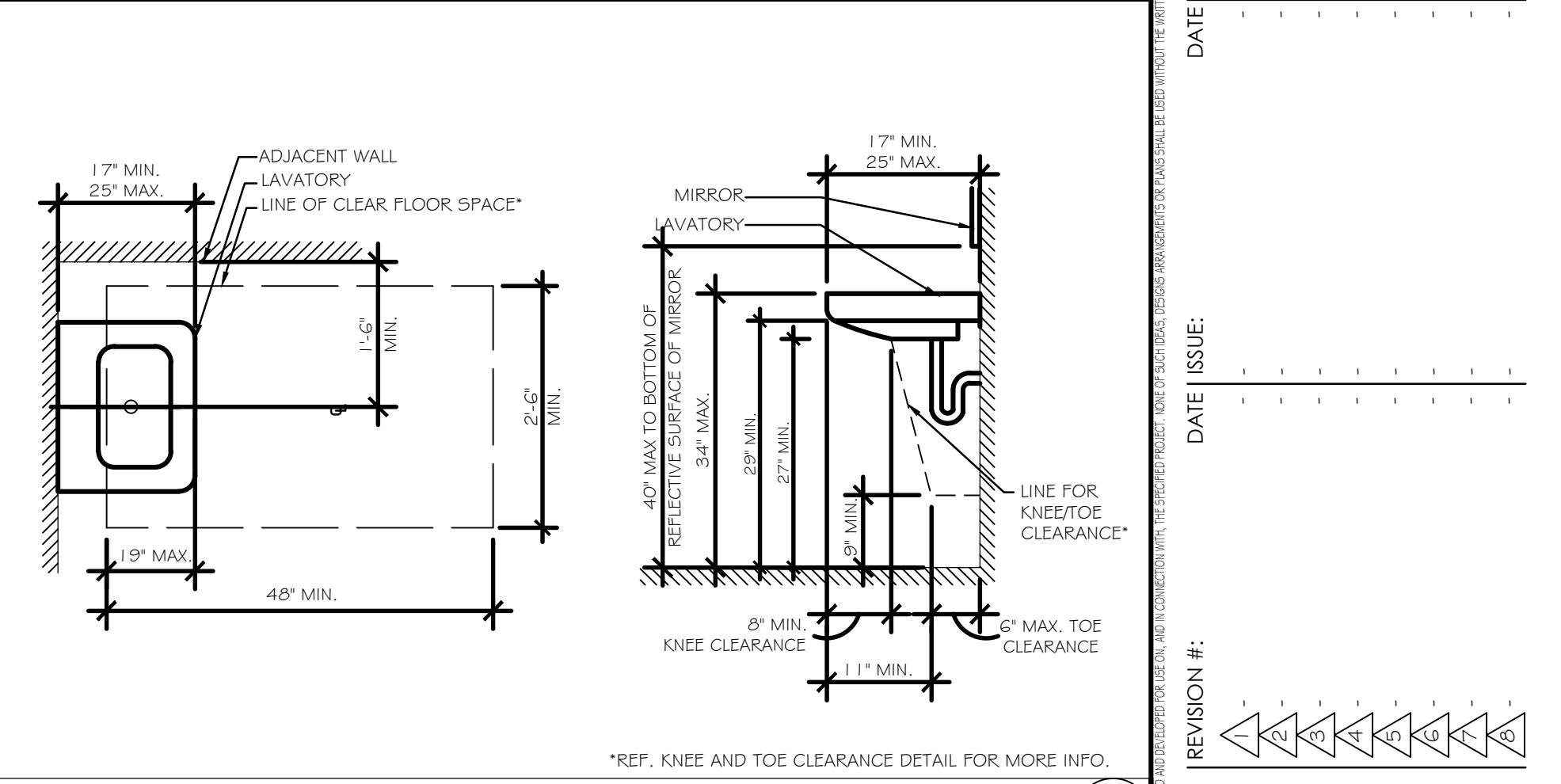
GRAB BAR DETAIL 1-1/2" = 1'-0" 2



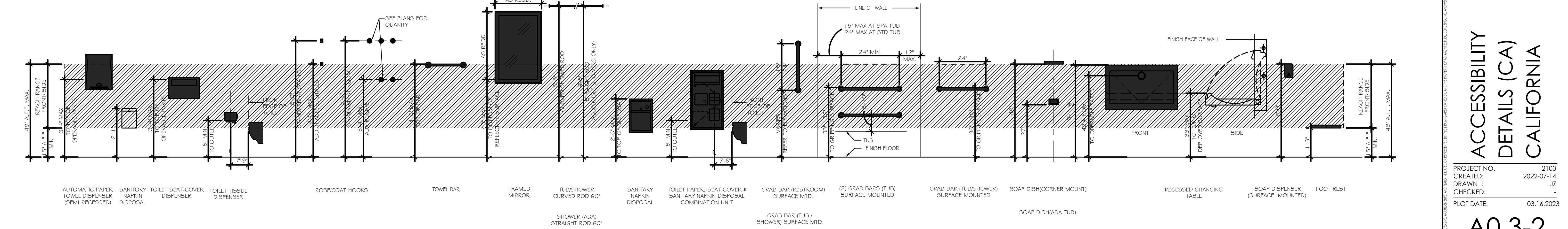
DRINKING FOUNTAIN - ACCESSIBLE MOUNTING HEIGHTS 1/2" = 1'-0" 11

URINAL CLEARANCES 1/2" = 1'-0" 7

URINAL CLEARANCES 1/2" = 1'-0" 7



LAVATORY / KNEE & TOE CLEARANCE DETAIL 1-3" = 1'-0" 4



TOILET ACCESSORIES - ACCESSIBLE MOUNTING HEIGHTS 1/2" = 1'-0" 4

TOILET ACCESSORIES - ACCESSIBLE MOUNTING HEIGHTS 1/2" = 1'-0" 4

TOILET ACCESSORIES - ACCESSIBLE MOUNTING HEIGHTS 1/2" = 1'-0" 4

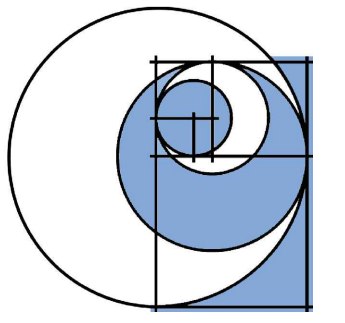
TOILET ACCESSORIES - ACCESSIBLE MOUNTING HEIGHTS 1/2" = 1'-0" 4

DATE: _____
DATE / ISSUE: _____
REVISION #:

ACCESSIBILITY
DETAILS (CA)
CALIFORNIA

PROJECT NO. 2103
CREATED: 2022-07-14
DRAWN: JZ
CHECKED: _____
PLOT DATE: 03.16.2023

A0.3-2



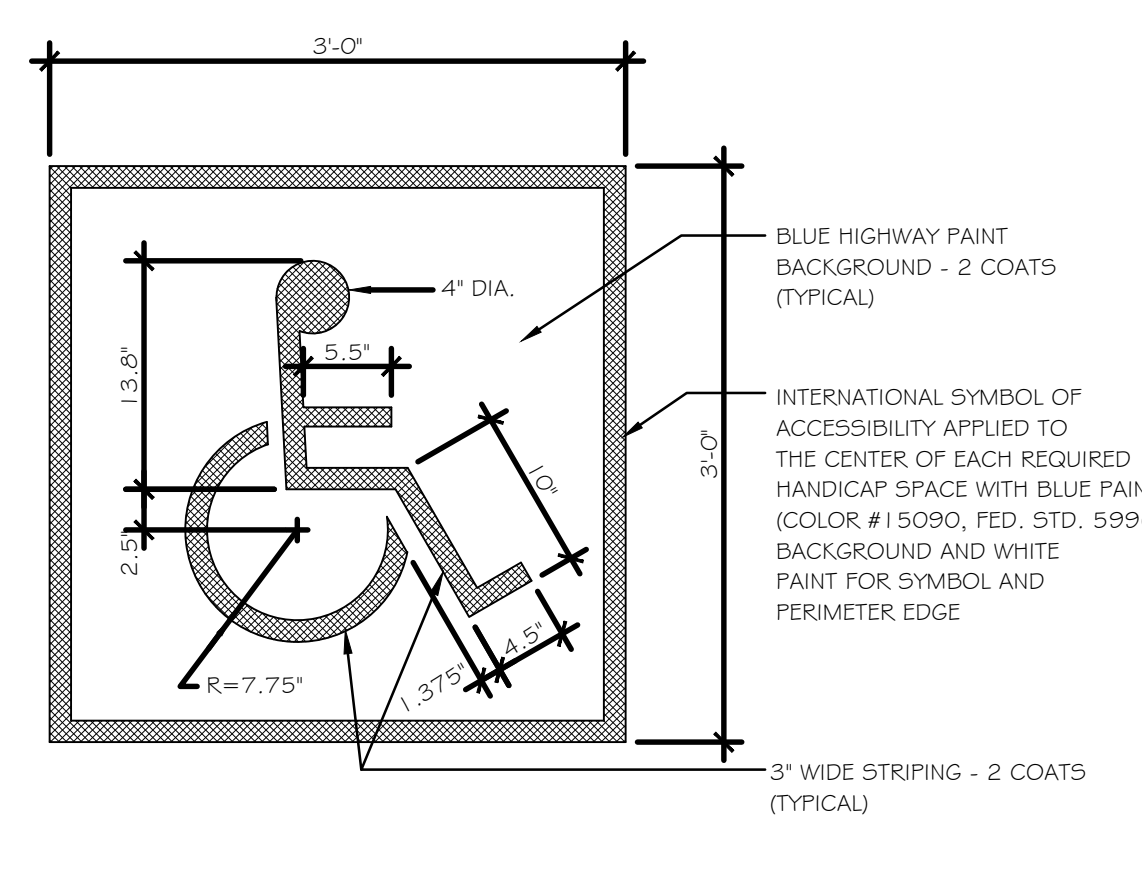
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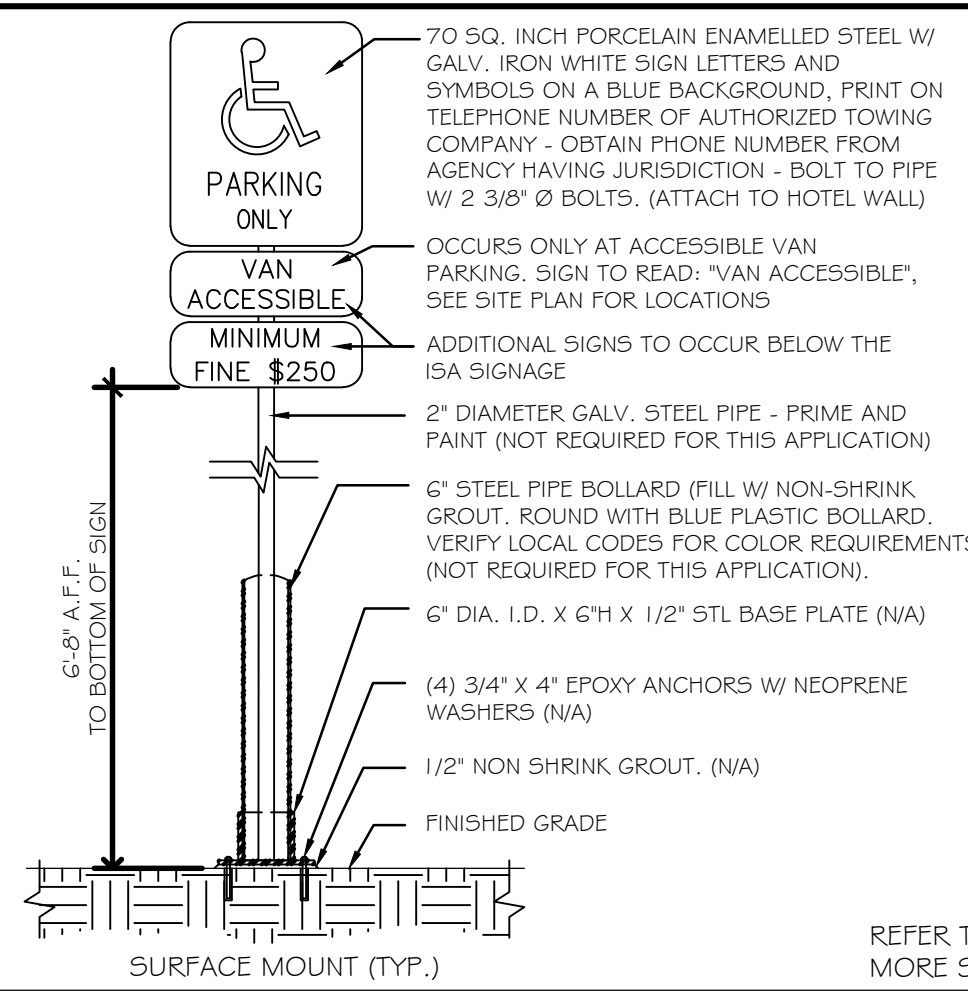
PROGRESS SET
NOT FOR CONSTRUCTION

EARTH & IVY

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LEMON GROVE, CA 91945

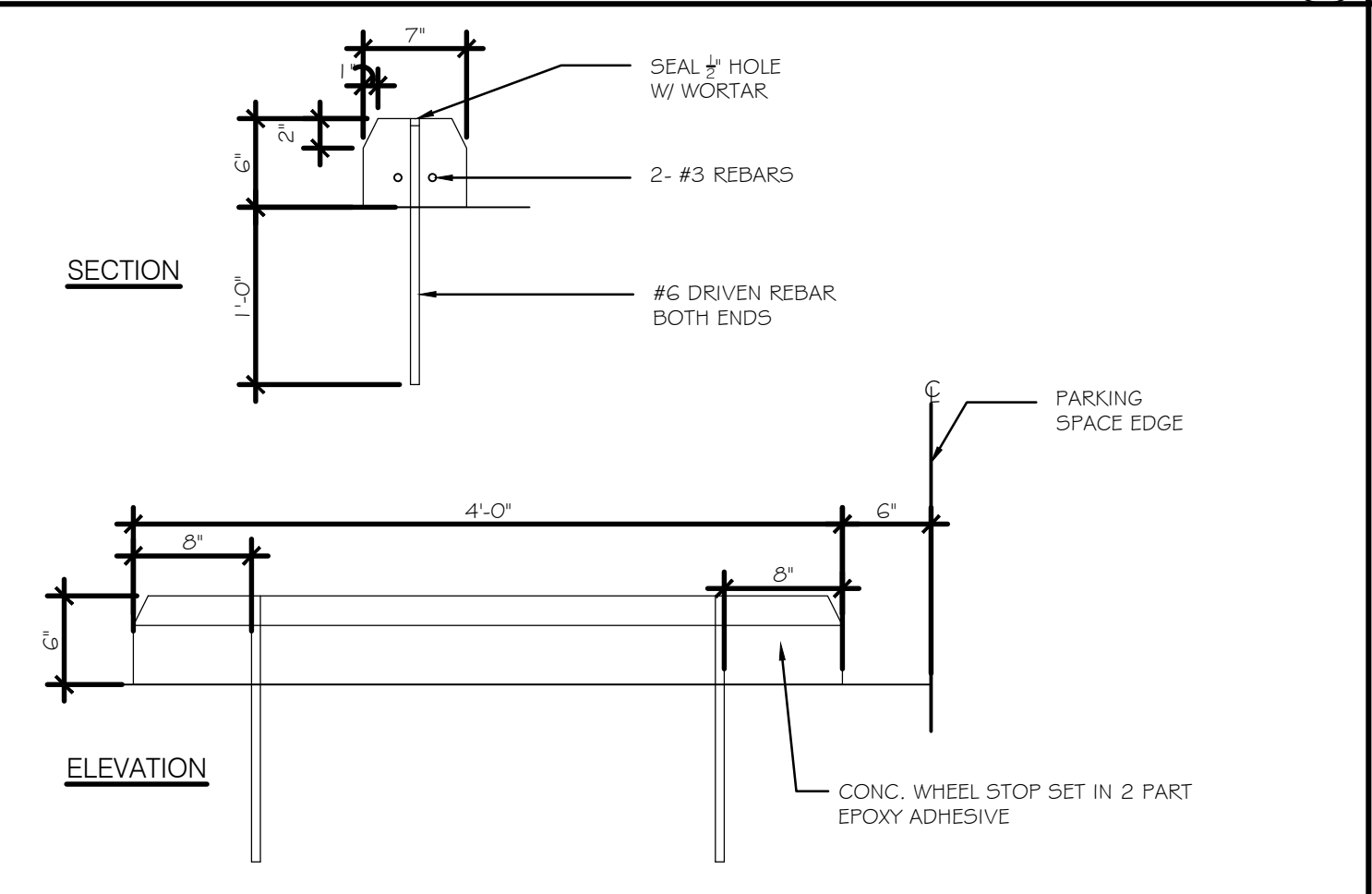
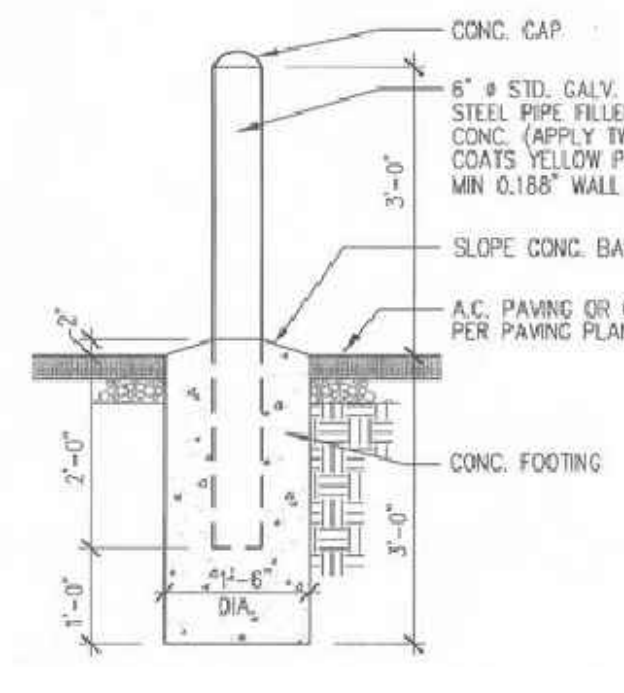


INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) N.T.S. 13

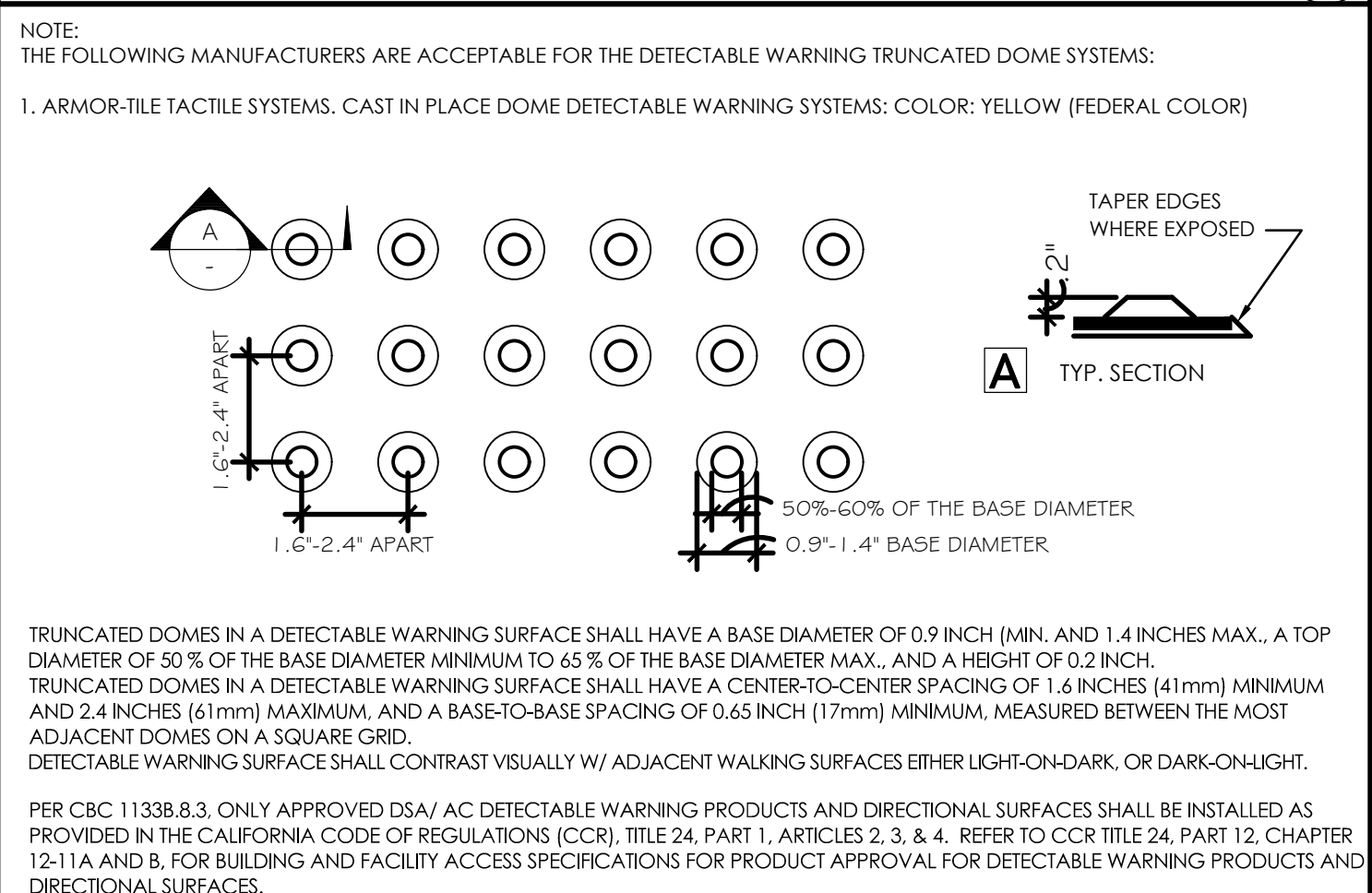


- ANY PATH OF TRAVEL SHALL BE CONSIDERED A RAMP IF ITS SLOPE IS GREATER THAN 1" RISE IN 20' (1:20) OF HORIZONTAL RUN. (CBC 11B-403.3 AND 11B-405.1) CHANGES IN LEVELS GREATER THAN 1/2" HIGH SHALL BE RAMPED AND COMPLY WITH CBC 11B-405 OR CBC 11B406. (CBC 11B-303.4)
1. THE MAXIMUM SLOPE OF RAMP THAT SERVES AS A MEANS OF EGRESS, PROVIDES ACCESS FOR PERSONS WITH DISABILITIES OR IS IN THE PATH OF TRAVEL SHALL BE 1" RISE IN 12" HORIZONTAL RUN (8% SLOPE). (CBC 1012.2 AND 11B-405.4)
 2. THE CROSS SLOPE OF RAMP SURFACES SHALL BE NO GREATER THAN 1:48 (2.1% SLOPE). (CBC 11B-405.3)
 3. PEDESTRIAN RAMPS SERVING PRIMARY ENTRANCES SHALL HAVE A MINIMUM CLEAR WIDTH OF 48". (CBC 11B-405.5)
 4. RAMPS NOT SERVING PRIMARY ENTRANCES TO BUILDINGS MUST HAVE WIDTH AS REQUIRED FOR CORRIDORS PER CBC 1020.2. (CBC 1012.5.1)
 5. LANDINGS SHALL BE PROVIDED AT THE TOP AND BOTTOM OF EACH RAMP. (CBC 1010.7, 11B-405.7 AND FIG. 11B-405.7)
 6. INTERMEDIATE LANDINGS SHALL BE PROVIDED AT INTERVALS NOT EXCEEDING 30' OF VERTICAL RISE (CBC 11B-405.6) AND SHALL BE 60" IN LENGTH (CBC 11B-405.7.3)
 7. RAMPS THAT CHANGE DIRECTION BETWEEN RUNS AT LANDING SHALL HAVE CLEAR A LANDING 60" MINIMUM BY 72" IN THE DIRECTION OF DOWNWARD TRAVEL FROM THE UPPER RAMP (CBC 11B-405.7.4)
 8. TOP LANDINGS SHALL NOT BE LESS THAN 60" WIDE AND SHALL HAVE A LENGTH OF NOT LESS THAN 60" IN THE DIRECTION OF THE RAMP RUN. (CBC 11B-405.7.2.1 AND 11B-405.7.3)
 9. BOTTOM LANDINGS SHALL EXTEND 72" MINIMUM IN THE DIRECTION OF THE RAMP RUN (CBC 11B-405.7.3.1)

PARKING BOLLARD 1/2" = 1'-0" 1



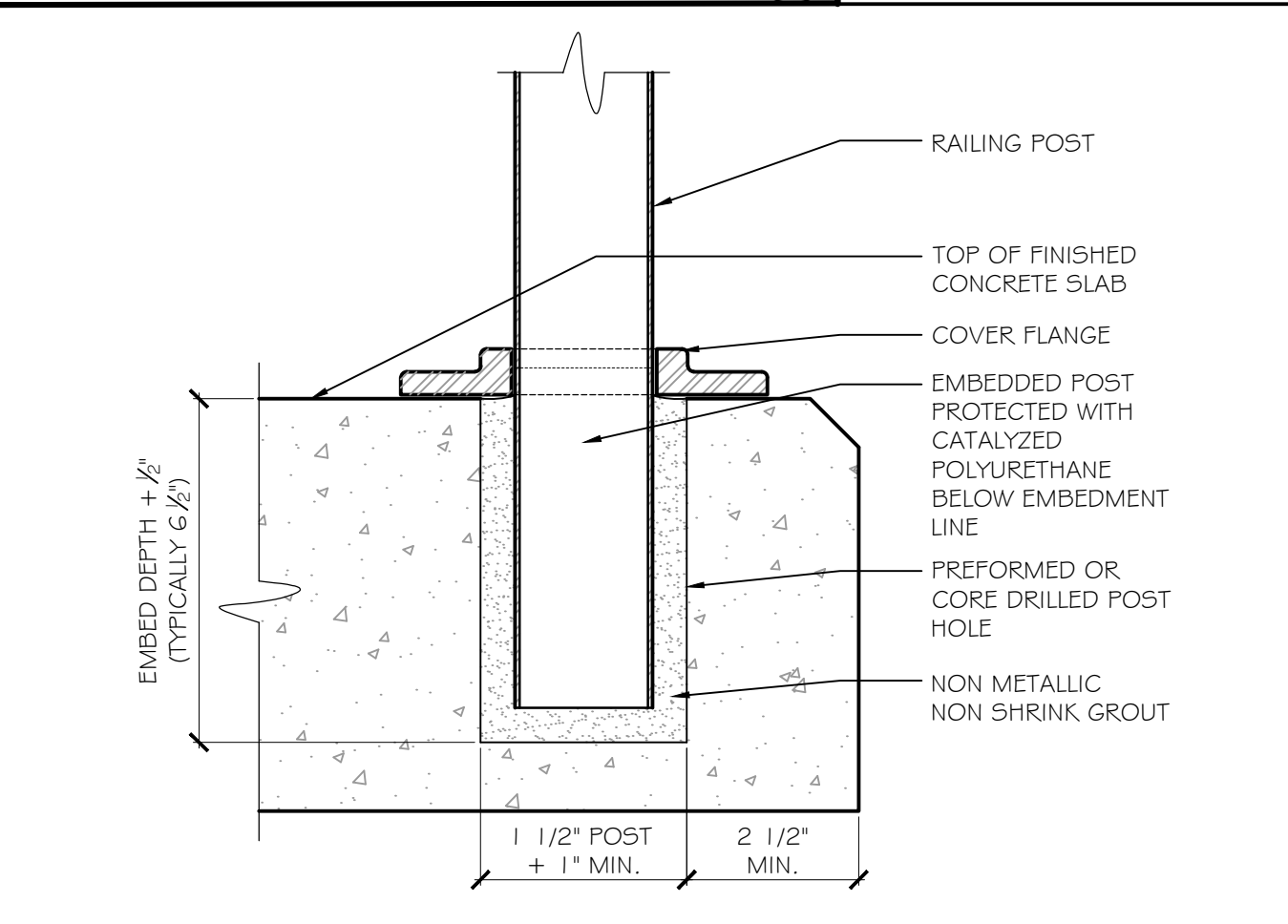
CONCRETE WHEEL STOP 1" = 1'-0" 14



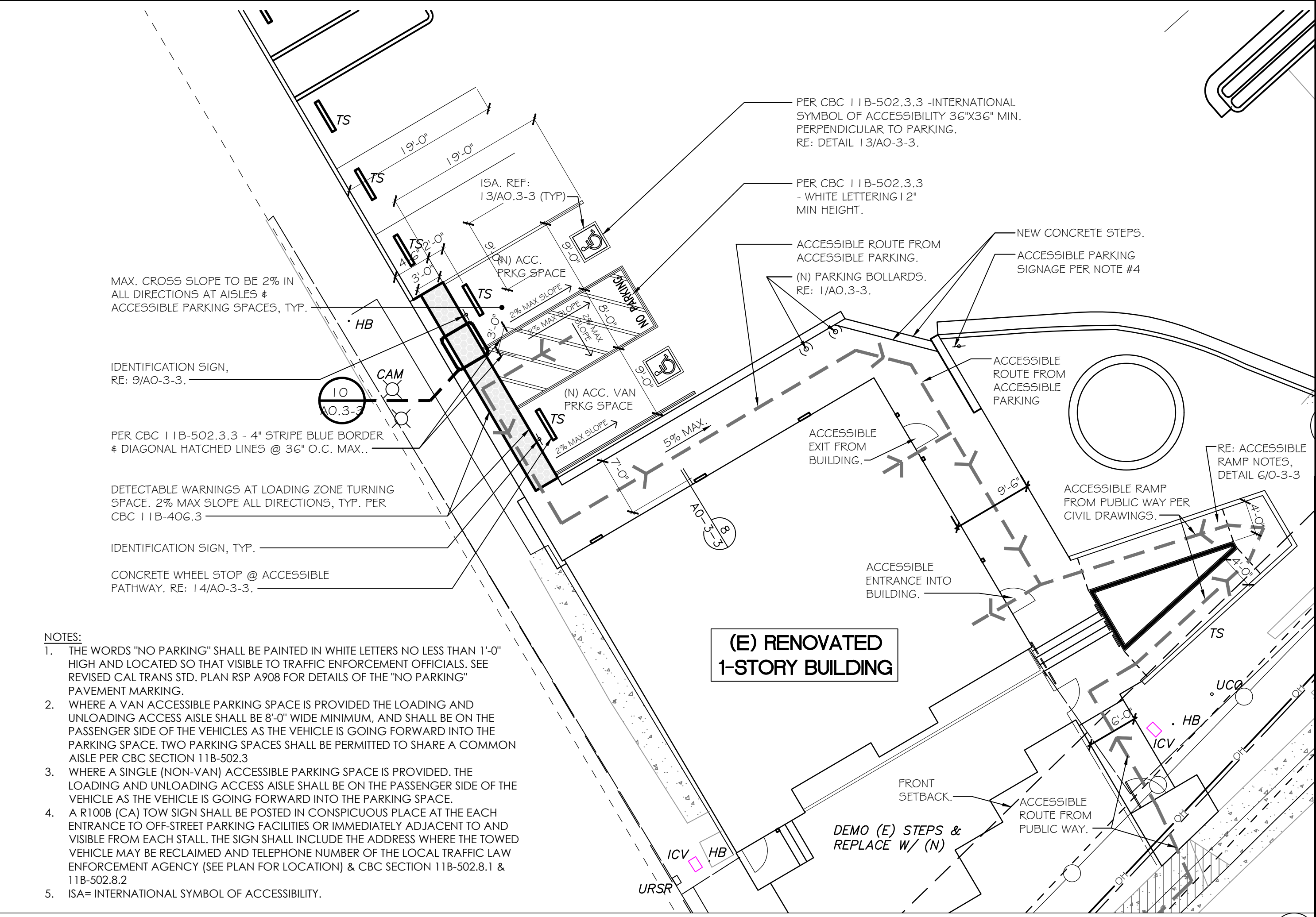
DETECTABLE WARNINGS N.T.S. 10

11. THE LANDING WIDTH SHALL BE AT LEAST AS WIDE AS THE WIDEST RAMP RUN LEADING TO THE LANDING. (CBC 11B-405.7.2)
12. RAMP LANDINGS ARE NOT CONSIDERED IN DETERMINING THE MAXIMUM HORIZONTAL DISTANCE OF EACH RAMP.
13. HANDRAILS ARE REQUIRED ON RAMPS THAT ARE PART OF THE PATH OF TRAVEL, EXCEPT AT CURB RAMPS OR AT EXTERIOR DOOR LANDINGS. HANDRAILS ARE NOT REQUIRED ON RAMPS LESS THAN 6' RISE OR 72" IN LENGTH. (CBC 11B-405.8)
14. HANDRAILS SHALL BE PLACED ON EACH SIDE OF THE RAMP (CBC 11B-505.2; SHALL BE CONTINUOUS THE FULL LENGTH OF THE RAMP (CBC 11B-505.3); TOP OF GRIPPING SURFACES SHALL BE 34" TO 38" ABOVE THE RAMP SURFACE (CBC 11B-505.4); SHALL HAVE 1-1/2" MINIMUM CLEARANCE BETWEEN HANDRAIL GRIPPING SURFACE AND ADJACENT SURFACE (CBC 11B-505.5); GRIPPING SURFACES WITH CIRCULAR CROSS SECTION SHALL NOT BE LESS THAN 1-1/4" NOR MORE THAN 2" DIAMETER (CBC 11B-505.7), OR THE SHAPE SHALL PROVIDE A PERIMETER DIMENSION OF 4" MINIMUM AND 6-1/4" MAXIMUM AND A CROSS SECTION DIMENSION OF 2-1/4" (CBC 11B-505.7.2). ALL SURFACES SHALL BE SMOOTH WITH NO SHARP CORNERS (CBC 11B-505.8) AND SHALL NOT ROTATE WITHIN THEIR FITTINGS (CBC 11B-505.9)
15. HANDRAILS MAY BE LOCATED IN A RECESS IF THE RECESS IS A MAXIMUM OF 3" DEEP AND EXTENDS AT LEAST 18" ABOVE THE TOP OF THE RAIL. (CBC 11B-505.5)
16. HANDRAILS SHALL EXTEND A MINIMUM OF 12" BEYOND TOP AND BOTTOM OF THE RAMP, AND THE ENDS SHALL BE RETURNED. (CBC 11B-505.10.1)
17. WHERE THE RAMP SURFACE IS NOT BOUNDED BY A WALL OR FENCE, EDGE PROTECTION SHALL BE PROVIDED (CBC 11B-405.9) USING A GUIDE CURB A MINIMUM OF 2" IN HEIGHT OR A BARRIER THAT PREVENTS A PASSAGE OF A 4" DIAMETER SPHERE (CBC 11B-405.9.2)
18. CURB RAMPS, BLENDED TRANSITIONS AND ISLANDS SHALL COMPLY WITH CBC 11B-406

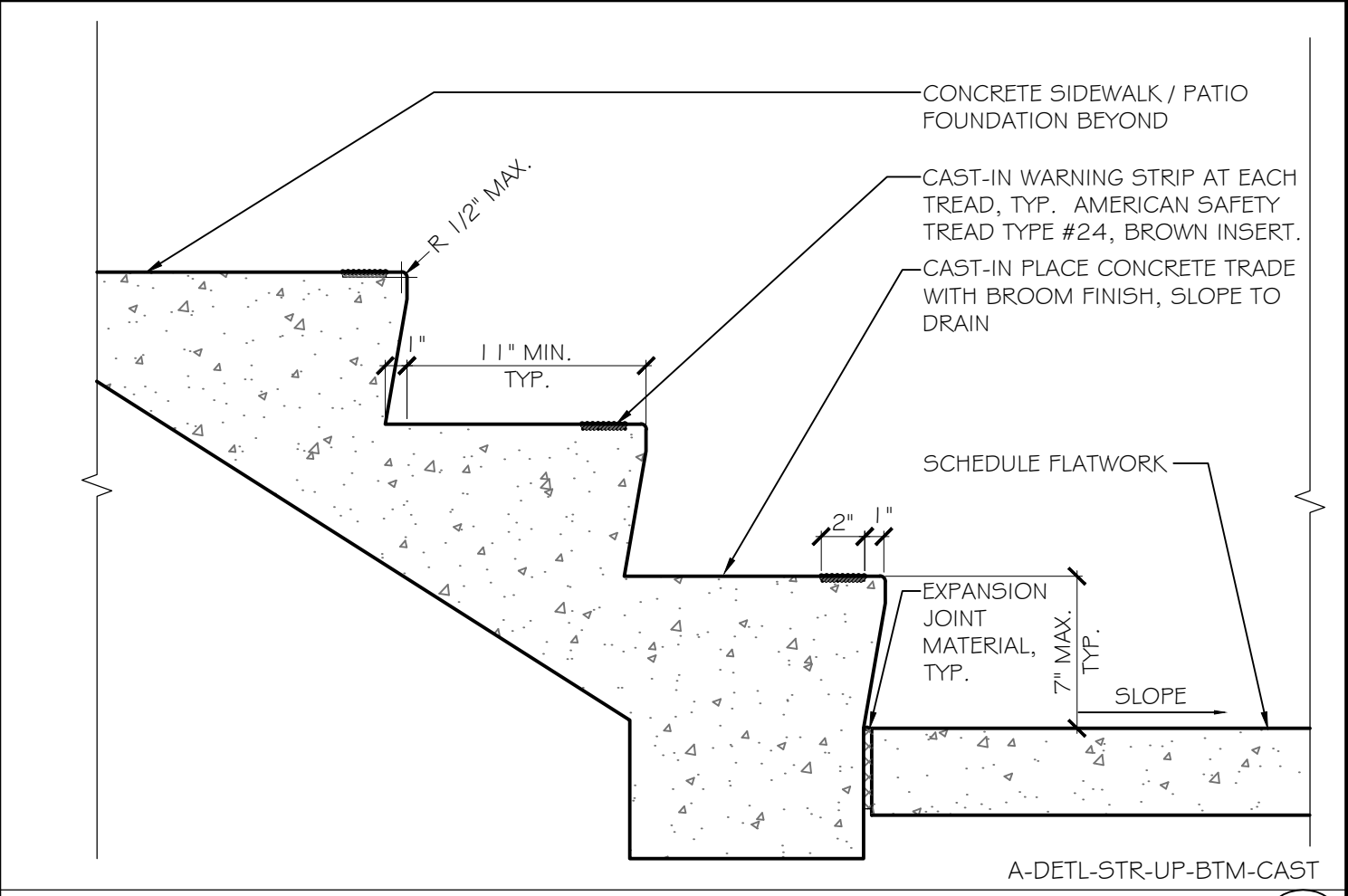
PEDESTRIAN RAMP ACCESS. (WHERE OCCURS) N.T.S. 6



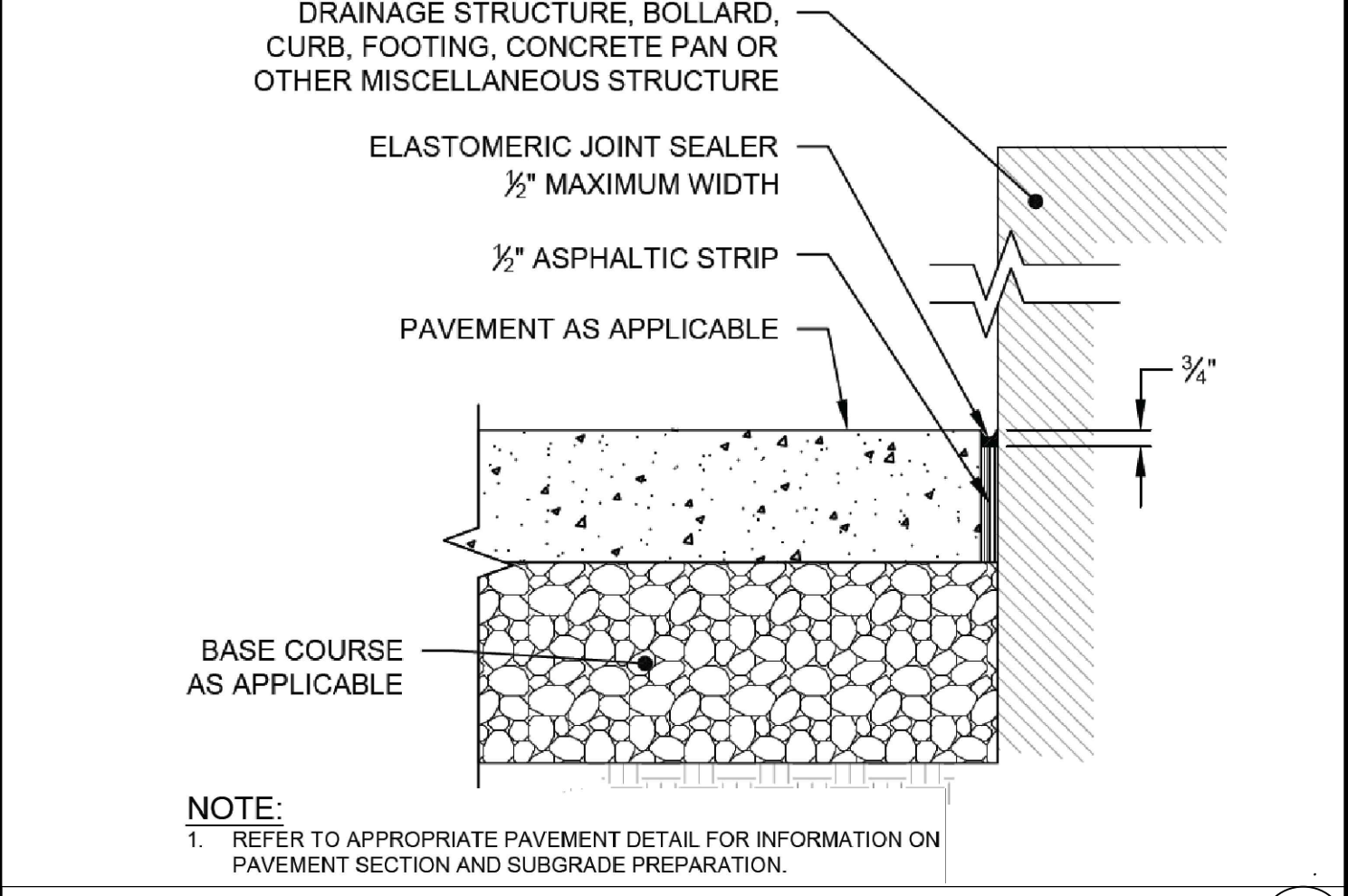
POST EMBEDMENT 6" = 1'-0" 2



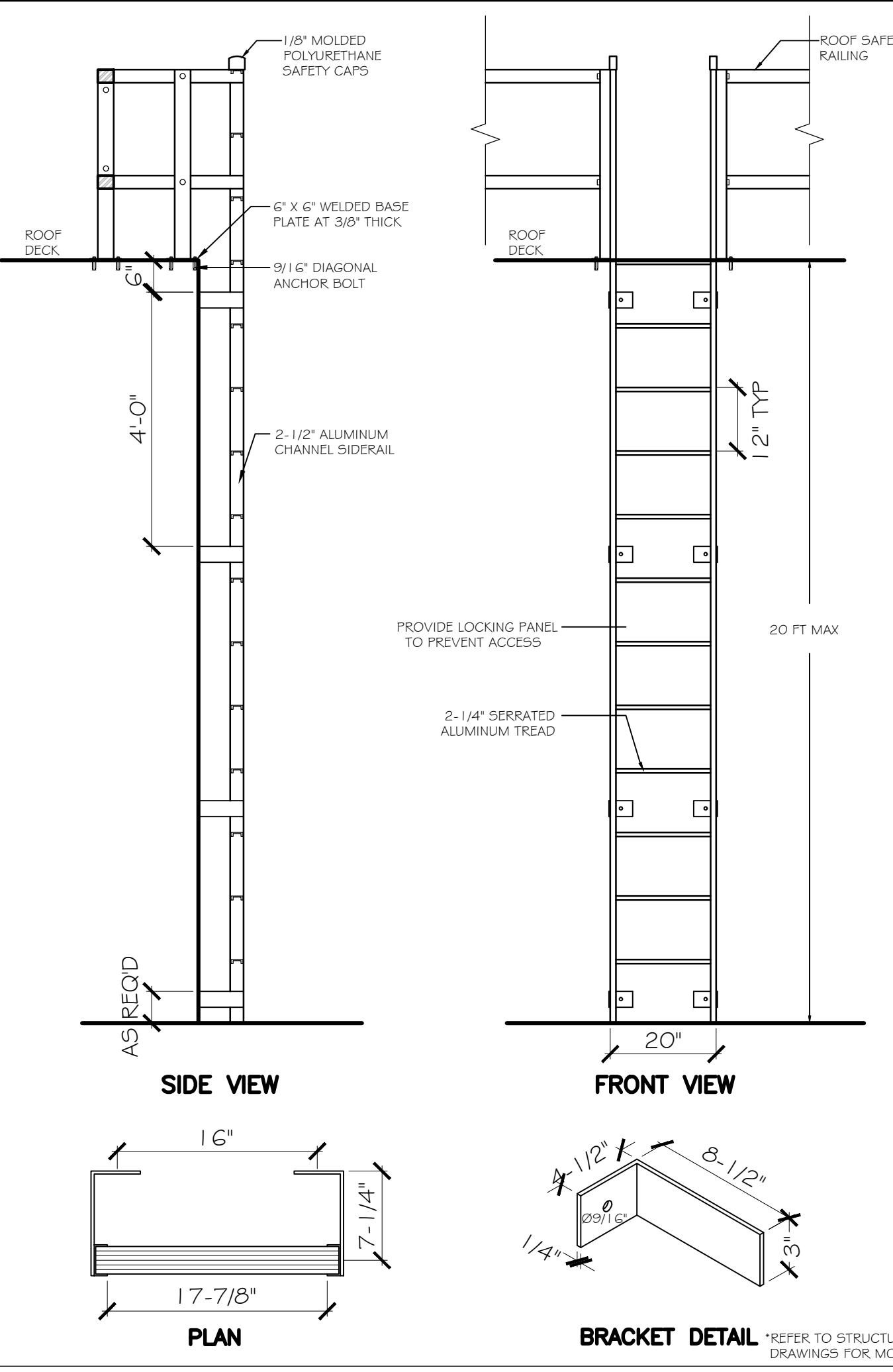
ENLARGED SITE ACCESSIBLE PARKING + ACCESSIBLE ROUTE / AISLES 1" = 10'-0" 12



STAIR SECTION 1-1/2" = 1'-0" 7



ISOLATION JOINT AT STRUCTURE N.T.S. 8



FIXED LADDER TO ROOF 1/2" = 1'-0" 4

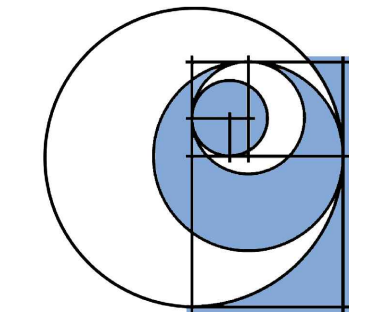
DATE: SUBMITTAL - LEMON GROVE XX.XX
DATE / ISSUE: SUBMITTAL - LEMON GROVE XX.XX
REVISION #:
PROJECT NO.: 2103
CREATED: 2022-07-14
DRAWN: JZ
CHECKED: -
PLOT DATE: 03.16.2023

ACCESSIBILITY DETAILS (CA) ACCESSIBILITY PLAN

A0.3-3

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

RESPONSE PARTY
YES
NOT APPLICABLE
RESPONSIBLE PARTY (i.e. ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR, ETC.)



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619.531.0110 ADMIN@4DESIGNS.COM

PROGRESS SET
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EARTH & IVY
8280 BROADWAY
LEMON GROVE, CA 91745

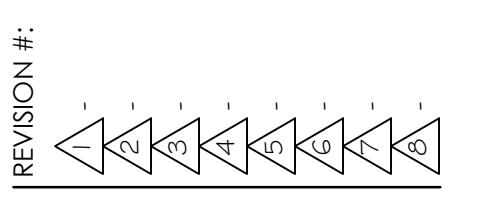
Table with 2 columns: Y/N/A, RESPON. PARTY. Contains sections 5.303.3.4 Faucets and fountains, 5.303.4 COMMERCIAL KITCHEN EQUIPMENT, 5.303.5 AREAS OF ADDITION OR ALTERATION, 5.303.6 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS, SECTION 5.304 OUTDOOR WATER USE, DIVISION 5.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY, SECTION 5.401 GENERAL, SECTION 5.402 DEFINITIONS, ADJUST., BALANCE., BUILDING COMMISSIONING., ORGANIC WASTE., TEST., SECTION 5.407 WATER RESISTANCE AND MOISTURE MANAGEMENT, SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING, SECTION 5.410 BUILDING MAINTENANCE AND OPERATIONS.

Table with 2 columns: Y/N/A, RESPON. PARTY. Contains sections 5.407.1 WEATHER PROTECTION, 5.407.2 MOISTURE CONTROL, SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING, SECTION 5.410 BUILDING MAINTENANCE AND OPERATIONS.

Table with 2 columns: Y/N/A, RESPON. PARTY. Contains sections 5.410.2 COMMISSIONING, 5.410.2.1 Owner's or Owner Representative's Project Requirements (OPR), 5.410.2.2 Basis of Design (BOD), 5.410.2.3 Commissioning plan, 5.410.2.4 Functional performance testing, 5.410.2.5 Documentation and training, 5.410.2.6 Commissioning report, 5.410.4 TESTING AND ADJUSTING.

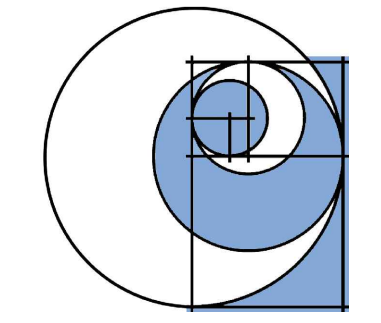
Table with 2 columns: Y/N/A, RESPON. PARTY. Contains sections 5.410.4.4 Reporting, 5.410.4.5 Operation and maintenance (O & M) manual, 5.410.4.5.1 Inspections and reports, DIVISION 5.5 ENVIRONMENTAL QUALITY, SECTION 5.501 GENERAL, SECTION 5.502 DEFINITIONS, ARTERIAL HIGHWAY., A-WEIGHTED SOUND LEVEL (dBA), 1 BTU/HOUR., COMMUNITY NOISE EQUIVALENT LEVEL (CNEL), COMPOSITE WOOD PRODUCTS., DAY-NIGHT AVERAGE SOUND LEVEL (Ldn), DECIBEL (dB), ELECTRIC VEHICLE (EV), ELECTRIC VEHICLE CHARGING STATION(S) (EVCS), ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE), ENERGY EQUIVALENT (NOISE) LEVEL (Leq), EXPRESSWAY., FREEWAY., GLOBAL WARMING POTENTIAL (GWP), GLOBAL WARMING POTENTIAL VALUE (GWP VALUE), HIGH-GWP REFRIGERANT., LONG RADIUS ELBOW., LOW-GWP REFRIGERANT., MERV., MAXIMUM INCREMENTAL REACTIVITY (MIR), PRODUCT-WEIGHTED MIR (PVMIR), PSIG., REACTIVE ORGANIC COMPOUND (ROC), SCHRADER ACCESS VALVES., SHORT RADIUS ELBOW., SUPERMARKET., VOC., SECTION 5.503 FIREPLACES, 5.503.1 FIREPLACES., 5.503.1.1 Woodstoves., SECTION 5.504 POLLUTANT CONTROL, 5.504.1 TEMPORARY VENTILATION., 5.504.2 Systems., 5.504.3 Procedures., 5.504.3.1 HVAC balancing.

Table with 2 columns: DATE, ISSUE. Includes SUBMITTAL - LEMON GROVE X.X.22.



REVISION #:
CALGREEN NOTES -2

PROJECT NO. 2103
CREATED: 2022-07-14
DRAWN: JZ
CHECKED:
PLOT DATE: 03.16.2023



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PROGRESS SET

NOT FOR CONSTRUCTION

EARTH & IVY

8280 BROADWAY
LEMON GROVE, CA 91945

DATE	XX.XX
ISSUE	SUBMITTAL - LEMON GROVE
REVISION #	

REVISION #	

EGRESS/EXITING & ACCESSIBILITY PLAN, EGRESS CALCS

PROJECT NO.	2103
CREATED:	2022-07-19
DRAWN :	JZ
CHECKED:	-
PLOT DATE:	03.16.2023

A0.5

SUBJECT SPACE: "M" OCCUPANCY (MERCANTILE)
 MERCANTILE (DISPENSARY AREA) @ 1/60 sf (GROSS) PER CBC TABLE 1004.5
 DISPENSARY AREA / WAITING AREA / HALL 1: 868.0 sf / 60 OLF = 14.47 = 15 OCCUPANTS
 SUBJECT SPACE: "B" OCCUPANCY (BUSINESS/OFFICE)
 OFFICE / BACK OF HOUSE AREAS @ 1/150 sf (GROSS) PER CBC TABLE 1004.5
 OFFICE & STORAGE ROOM: 212.6 sf
 STAFF LOUNGE/OFFICE, WC & HALL 2: 420.4 sf
 OFFICE AREAS: TOTAL: 633.0 sf / 150 OLF = 4.22 = 5 OCCUPANTS
 TOTAL OCCUPANTS: 20 OCCUPANTS

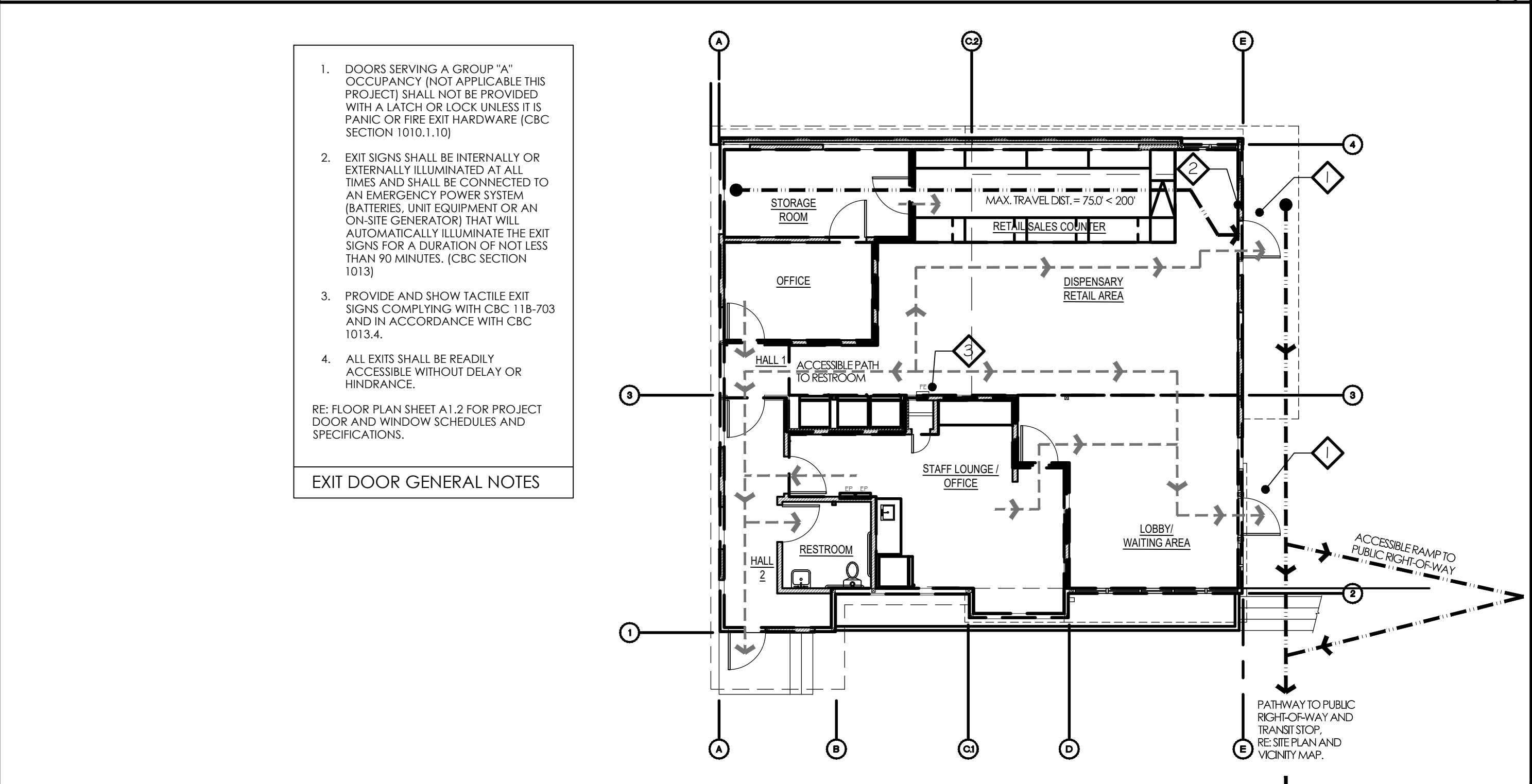
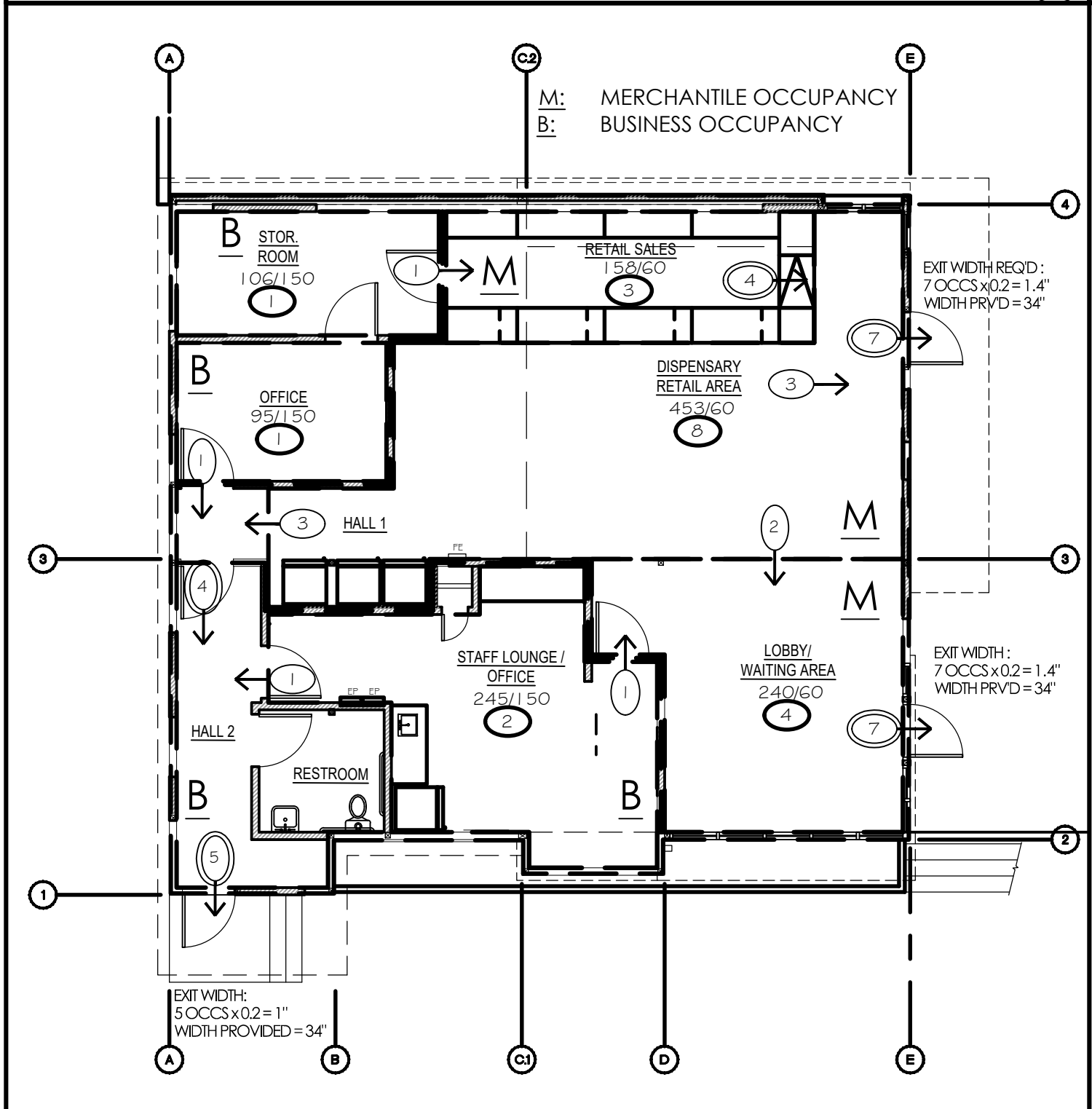
• 2 EXITS REQUIRED FOR 50 OCCUPANTS OR MORE PER STORY, CBC TABLE 1006.2.1, N/A FOR 20 OCCS / COMPLIES
 • MAXIMUM EXIT ACCESS TRAVEL DISTANCE - CBC TABLE 1017.2
 "M" & "B" OCCUPANCIES WITHOUT SPRINKLER SYSTEM = 200 LF. - COMPLIES
 • COMMON PATH OF EGRESS TRAVEL, CBC 1004.2.1
 "M" OCCUPANCIES, OL <- /- 30, 75 LF, PATH OF TRAVEL MAX. - COMPLIES
 "B" OCCUPANCIES, OL <- /- 30, 100 LF, PATH OF TRAVEL MAX. - COMPLIES
 EXIT SIGNS - PER CBC 1013 - REQUIRED IN AREAS THAT REQUIRE MORE THAN ONE EXIT OR EXIT ACCESS.
 NOTE: EXIT SIGNS PROVIDED.

EGRESS NOTES

- OCCUPANT LOAD PERMITTED IN ANY BUILDING, OR PORTION THEREOF, IS PERMITTED TO BE INCREASED FROM THAT NUMBER ESTABLISHED FOR THE OCCUPANCIES IN CBC TABLE 1004.5, PROVIDED ALL OTHER REQUIREMENTS OF THE CODE ARE MET AND THE OCCUPANT LOAD DOES NOT EXCEED ONE OCC. PER 7.5 SF. OF OCCUPABLE FLOOR SPACE, PER CBC 1004.5.1.
- POSING OF OCCUPANT LOAD, EVERY ROOM OR SPACE USED FOR ASSEMBLY, CLASSROOM, DINING, DRINKING, OR SIMILAR, HAVING AN OCCUPANT LOAD OF 50 OR MORE SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE, PER CBC 1004.9.
- EXIT SIGNS, EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. THE PATH OF EGRESS TRAVEL TO EXITS AND WITHIN EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL IN CASES WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS. INTERVENING MEANS OF EGRESS DOORS WITHIN EXITS SHALL BE MARKED BY EXIT SIGNS. EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS MORE THAN 100 FT. OR THE LISTED VIEWING DISTANCE FOR THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN. (CBC 1013.1) EXCEPTIONS:
 1. EXIT SIGNS NOT REQUIRED IN ROOMS OR AREAS THAT REQUIRE ONLY ONE EXIT OR EXIT ACCESS.
 2. MAIN EXTERIOR EXIT DOORS OR GATES THAT ARE OBVIOUSLY AND CLEARLY IDENTIFIABLE AS EXITS
 3. EXIT SIGNS NOT REQUIRED IN INDIVIDUAL SLEEPING UNITS OR DWELLING UNITS IN GROUP R-1, R-2, R-3 OR R-3.1.
- EXIT SIGNS, EXIT DIRECTIONAL SIGNS WHERE REQUIRED BY CBC 1013.4, AT DOORS TO EXIT PASSAGEWAYS, EXIT DISCHARGE AND EXIT STAIRWAYS OR RAMPS SHALL COMPLY WITH CBC 1009.9, CBC 1009.10, CBC 1013 AND 11B-703.1, 11B-703.2, 11B-703.3, & 11B-703.5.
- EACH EXIT SIGN SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS: EACH EXIT DOOR REQUIRED TO COMPLY WITH CBC 1013.1, EACH GRADE LEVEL EXTERIOR EXIT DOORS, EACH EXIT DOORS LEADING TO A GRADE LEVEL EXTERIOR EXIT BY STAIR OR RAMP, EACH EXIT ENCLOSURE OR /AND EXIT PASSAGEWAY, EACH EXIT DOORS FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY, AND EACH EXIT DOOR THROUGH A HORIZONTAL EXIT. REF. CBC 1013.4 AND 1013.7.
- EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED AT ALL TIMES AND SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM (BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR) THAT WILL AUTOMATICALLY ILLUMINATE THE EXIT SIGNS FOR A DURATION OF NOT LESS THAN 90 MINUTES. (CBC 1013.3, CBC 1013.6)
- EXTERNALLY ILLUMINATED EXIT SIGNS SHALL BE ELECTRICALLY POWERED AND MEET REQUIREMENT IN ACCORDANCE WITH UL 924 AND CBC 1013.5. THEY SHALL BE ILLUMINATED AT ALL TIMES AT NOT LESS THAN 5 FOOTCANDLES (CBC 1013.6.2)
- THE MEANS OF EGRESS, INCLUDING EXIT DISCHARGE, SHALL BE ILLUMINATED TO A LEVEL OF NOT LESS THAN ONE FOOTCANDLE AT THE WALKING SURFACE. AT ALL TIMES THE SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. (CBC 1008.2.1)
- THE PATH OF EGRESS SHALL REMAIN FREE AND CLEAR OF ALL OBSTRUCTIONS AT ALL TIMES. NO STORAGE IS PERMITTED IN ANY EGRESS PATHS.
- EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. (CBC 1010.1.9)
- DOOR HARDWARE SHALL BE MOUNTED NOT LESS THAN 34", NOT MORE THAN 48" ABOVE FINISHED FLOOR. (CBC 1010.1.9.2)
- DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON DOORS REQUIRED TO BE ACCESSIBLE SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE. (CBC 1010.1.9)
- DOORS AT ENTRY EQUIPPED WITH A KEY OPERATED LOCKING DEVICE SHALL HAVE A READILY VISIBLE, DURABLE SIGN POSTED ON THE EGRESS SIDE ADJACENT TO THE DOOR STATING: "DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED". THE SIGN SHALL HAVE ONE (1) INCH HIGH LETTERS ON A CONTRASTING BACKGROUND. (CBC 1010.1.9.4)
- THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS OF ALL INTERIOR HINGED DOORS AND GATES, SLIDING OR FOLDING DOORS, AND EXTERIOR HINGED DOORS SHALL BE FIVE (5) POUNDS MAXIMUM. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS OF REQUIRED FIRE DOOR SHALL NOT EXCEED FIFTEEN (15) POUNDS. (CBC 11B-404.2.9)
- PIVOT OR SIDE-HINGED SWINGING DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING A ROOM OR AREA CONTAINING AN OCCUPANT LOAD OF 50 (CBC 1010.1.2.1)
- POWER OPERATED DOORS, WHERE MEANS OF EGRESS DOORS ARE OPERATED OR ASSISTED BY POWER, THE DESIGN SHALL BE SUCH THAT IN THE EVENT OF POWER FAILURE, THE DOOR IS CAPABLE OF BEING OPENED MANUALLY TO PERMIT MEANS OF EGRESS TRAVEL OR CLOSED WHERE NECESSARY TO SAFEGUARD MEANS OF EGRESS. THE FORCES REQUIRED TO OPEN THESE DOORS MANUALLY SHALL NOT EXCEED THOSE SPECIFIED IN CBC 1010.1.3 (CBC 1010.1.4.2)
- AUTOMATIC DOORS AND AUTOMATIC GATES SHALL COMPLY WITH CBC 11B-404.3. FULL-POWERED AUTOMATIC DOORS SHALL COMPLY WITH ANSI/BHMA A156.10. LOW-ENERGY AND POWER-ASSISTED DOORS SHALL COMPLY WITH ANSI/BHMA A156.19.
- DOUBLE-LEAF DOORS AND GATES, AT LEAST ONE OF THE ACTIVE LEAVES OF DOORWAYS WITH TWO LEAVES SHALL COMPLY WITH SECTIONS 11B-404.2.3 AND 11B-404.2.4. (CBC 11B-404.2.2)
- EGRESS LANDINGS AT DOORS, LANDINGS SHALL HAVE A WIDTH NOT LESS THAN THE WIDTH OF THE STAIRWAY OR THE DOOR, WHICHEVER IS GREATER. DOORS IN THE FULLY OPEN POSITION SHALL NOT REDUCE A REQUIRED DIMENSION BY MORE THAN 7 INCHES (178 MM), WHERE A LANDING SERVES AN OCCUPANT LOAD OF 50 OR MORE. DOORS IN ANY POSITION SHALL NOT REDUCE THE LANDING TO LESS THAN ONE-HALF ITS REQUIRED WIDTH. LANDINGS SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NOT LESS THAN 44 INCHES (CBC 1010.1.4)
- PORTABLE FIRE EXTINGUISHERS SHALL BE CONSPICUOUSLY LOCATED ALONG NORMAL PATHS OF TRAVEL WHERE THEY WILL BE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE IN THE EVENT OF A FIRE (CFC 906.5) AND INSTALLED PER CFC 906.
- PORTABLE FIRE EXTINGUISHERS PLACEMENT SHALL NOT EXCEED 75 FT. TRAVEL DISTANCE FROM ANYWHERE IN THE BUILDING PER CFC 906.3

EGRESS/EXITING CALCULATIONS & NOTES - 13

EGRESS NOTES N.T.S. 5



EGRESS PLAN 1/8" = 1'-0" 14

EGRESS NOTES N.T.S. 2

RESTROOM / PLUMBING FIXTURES REQUIRED

PER CALIFORNIA PLUMBING CODE (CPC) SECTIONS 422.2 AND 422.4, IN BUSINESSES AND MERCHANTILE OCCUPANCIES WITH A TOTAL OCCUPANT LOAD OF 50 OR LESS INCLUDING CUSTOMERS AND EMPLOYEES, ONE TOILET FACILITY, DESIGNED FOR USE BY NO MORE THAN ONE PERSON AT A TIME, SHALL BE PERMITTED FOR USE BY BOTH SEXES. PROVIDE SIGNAGE PER SEC. 422.2.1.

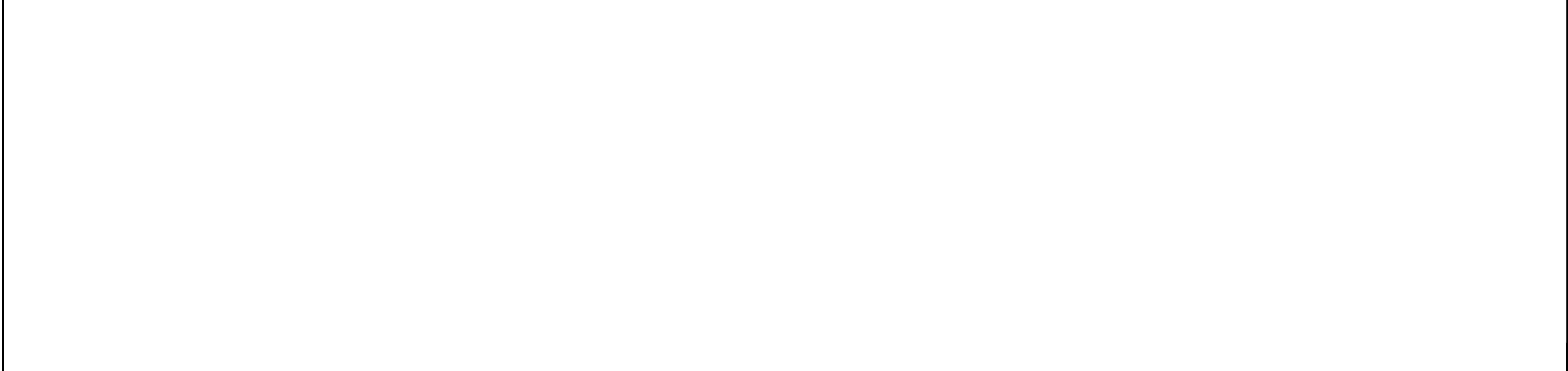
NO. OF WATER CLOSETS PROVIDED IN PROJECT:	1	NO. OF WATER CLOSETS REQUIRED:	1
NO. OF RESTROOM LAVATORIES PROVIDED IN PROJECT:	1	NO. OF RESTROOM LAVATORIES REQUIRED:	1
NO. OF STAFF LOUNGE SINKS PROVIDED IN PROJECT:	1	NO. OF STAFF LOUNGE SINKS REQUIRED:	1

ACCESSIBILITY GENERAL NOTES AND REQUIREMENTS

1. CBC SECTION 11B-202.4 - AN ACCESSIBLE PATH OF TRAVEL SHALL BE PROVIDED TO THE SPECIFIC AREA OF ALTERATION, THE PRIMARY ACCESSIBLE PATH OF TRAVEL SHALL INCLUDE:	2. THE PROPOSED BUILDING CURRENTLY:
1.1 A PRIMARY ENTRANCE TO THE BUILDING OR FACILITY.	2.1 DOES COMPLY WITH ITEM 1.1.
1.2 TOILET AND BATHING FACILITIES SERVING THE AREA.	2.2 DOES COMPLY WITH ITEM 1.2.
1.3 DRINKING FOUNTAINS SERVING THE AREA.	2.3 DOES COMPLY WITH ITEM 1.3. (N/A, NONE PROVIDED)
1.4 PUBLIC TELEPHONES SERVING THE AREA.	2.4 DOES COMPLY WITH ITEM 1.4. (N/A, NONE PROVIDED)
1.5 SIGNS.	2.5 DOES COMPLY WITH ITEM 1.5.

PLUMBING FIXTURE REQUIREMENTS PER CBC - 15

OCCUPANCY / EXITING PLAN 1/8" = 1'-0" 8



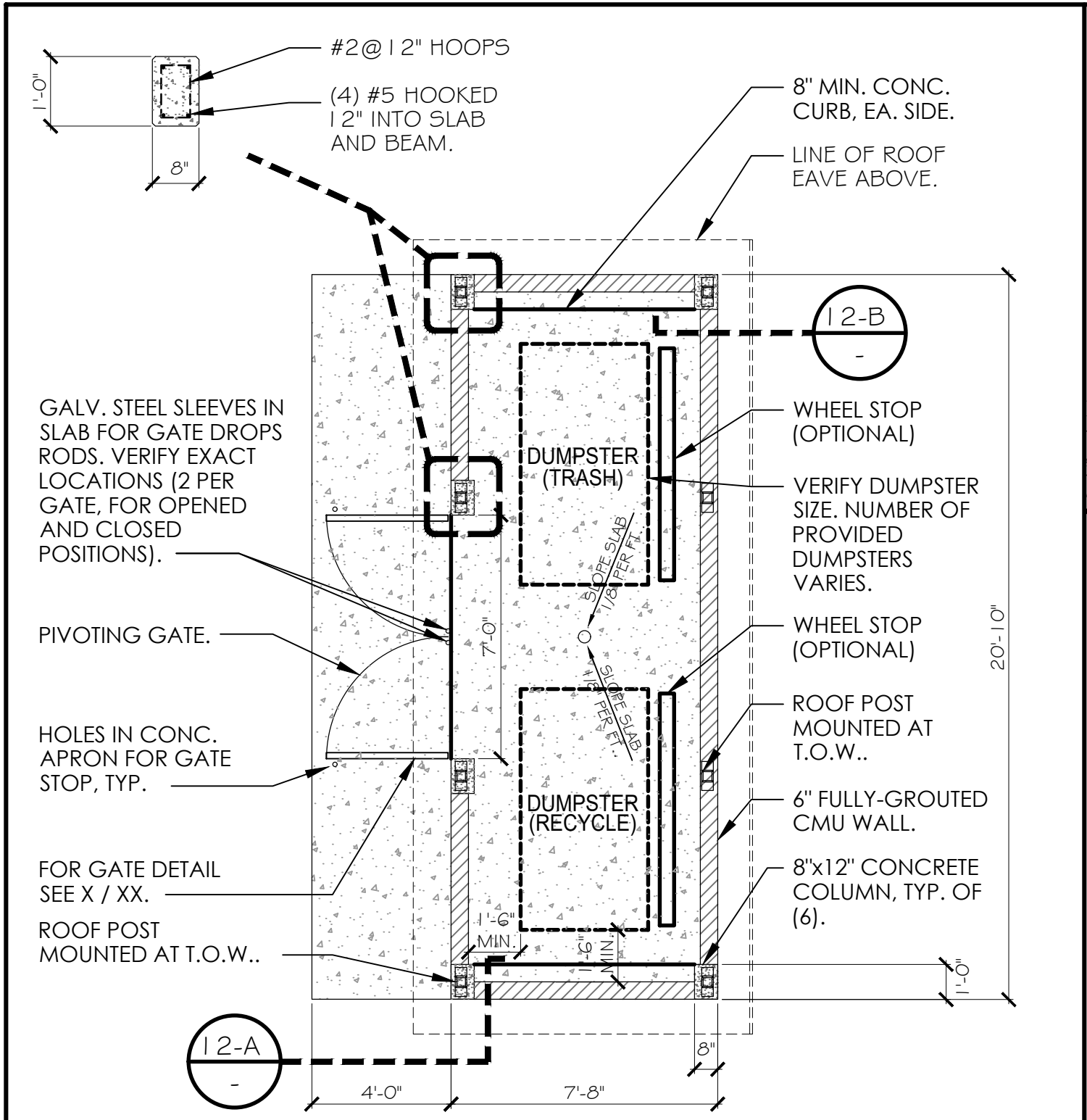
UPGRADED ACCESSIBLE EXIT & LANDING. LANDING COMPLY WITH 44" CLEAR, MAX SLOPE 2% ANY DIRECTION.
 NO EXIT SIGNAGE REQUIRED THIS PROJECT AS OCCUPANT LOAD IS UNDER 50 OCCUPANTS TOTAL.
 NEW PORTABLE SEMI-RECESSED FIRE EXTINGUISHER CABINET TO BE PROVIDED WITHIN 75 FT OF ALL POINTS IN BUILDING HALLWAYS/CORRIDORS, PER CFC 906.1

SHEET KEYNOTES N.T.S. 2

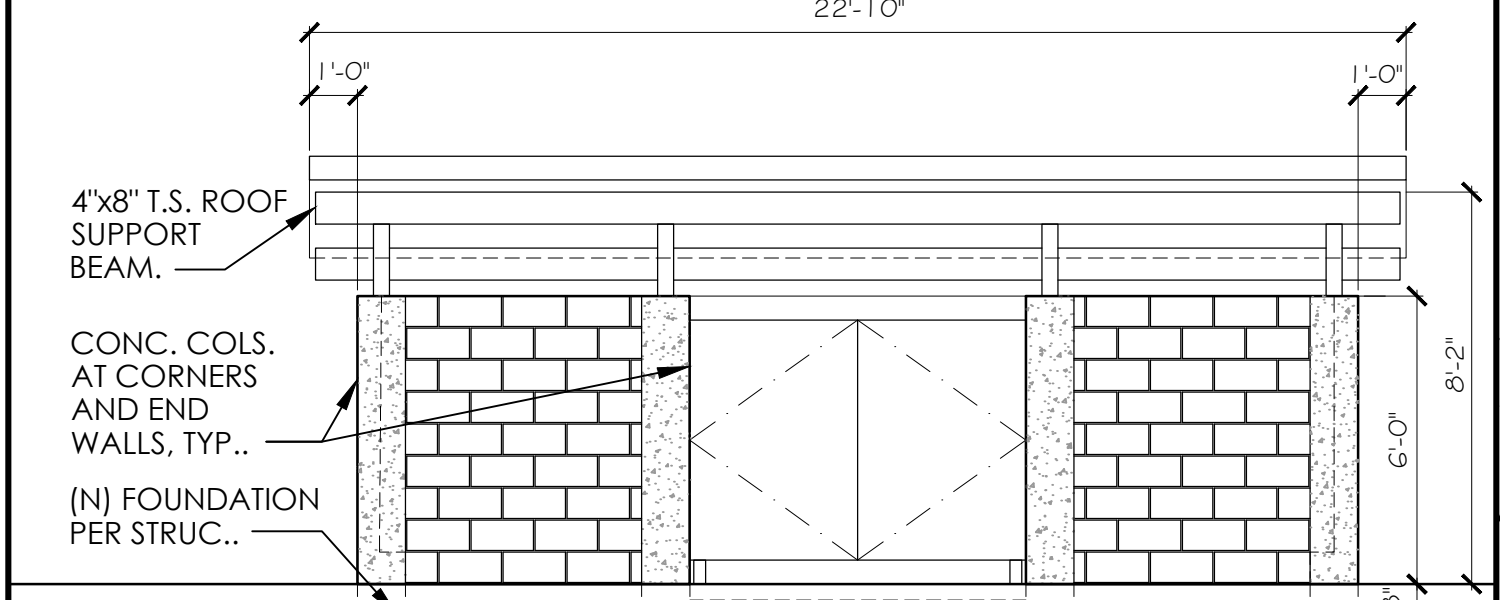
1. STRUCTURAL CHANGES ARE PROPOSED TO BUILDING FACADE & ROOF FRAMING / FORMS. BUILDING FOOTPRINT IS TO REMAIN.
 2. BUILDING ADDRESS NUMBERS SHALL BE VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER CBC 502. (BULD. HEIGHT & AREA LIMITATIONS) AND THE CITY OF LEMON GROVE (CUP-200-0001, SECTION 4(f)).
 3. TRANSIT STOPS LOCATED WITHIN 750 FT. OF PROJECT, REFER TO VICINITY MAP.
 4. FIRE HYDRANT IS LOCATED WITHIN 400 FT. OF PROJECT PROPERTY LINE. REFER TO VICINITY MAP FOR LOCATIONS.
 5. AUTOMATIC DOORS, AUTOMATIC GATES AND MANUALLY OPERATED CONTROLS SHALL COMPLY WITH CDC 11B-404.3
 6. EMERGENCY MEAN OF EGRESS ILLUMINATION TO BE VERIFIED AND UPDATED TO COMPLY WITH CBC 1008.
 7. ALL EMERGENCY EXIT SIGNS EXISTING. VERIFY AND UPDATE WHERE NEEDED. ALL EMERGENCY AND ACCESSIBLE EGRESS SIGNAGE SHALL COMPLY WITH CBC 1013, AND CBC 11B-216.
 8. PORTABLE FIRE EXTINGUISHERS TO BE VERIFIED AND UPDATED TO COMPLY CFC 906 REQUIREMENTS AS NEEDED. REFER TO EGRESS PLAN FOR PROPOSED LOCATION.
 9. FIRE SPRINKLERS AND SMOKE ALARMS AND NOT EXISTING. THE ADDITION OF SPRINKLERS SHALL BE UNDER SEPARATE PERMIT.
 10. REFER TO GENERAL ACCESSIBILITY NOTES ON A0.2
 11. REFER TO ACCESSIBILITY NOTES FOR DOORS, FLOOR CLEARANCES AND SIGNAGE DETAILS ON A0.3-1 & A0.3-2.

GENERAL NOTES N.T.S. 3

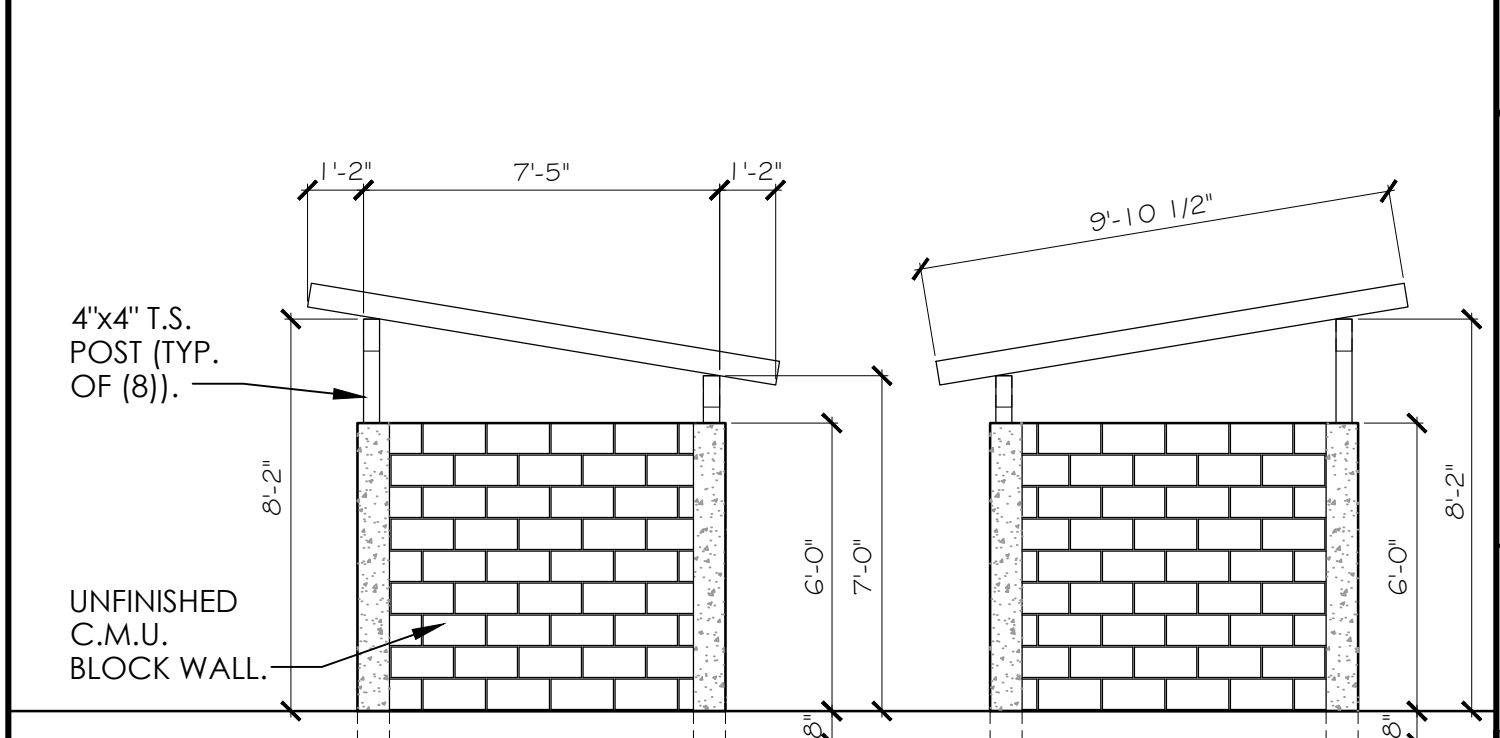
SHEET LEGEND N.T.S. 4



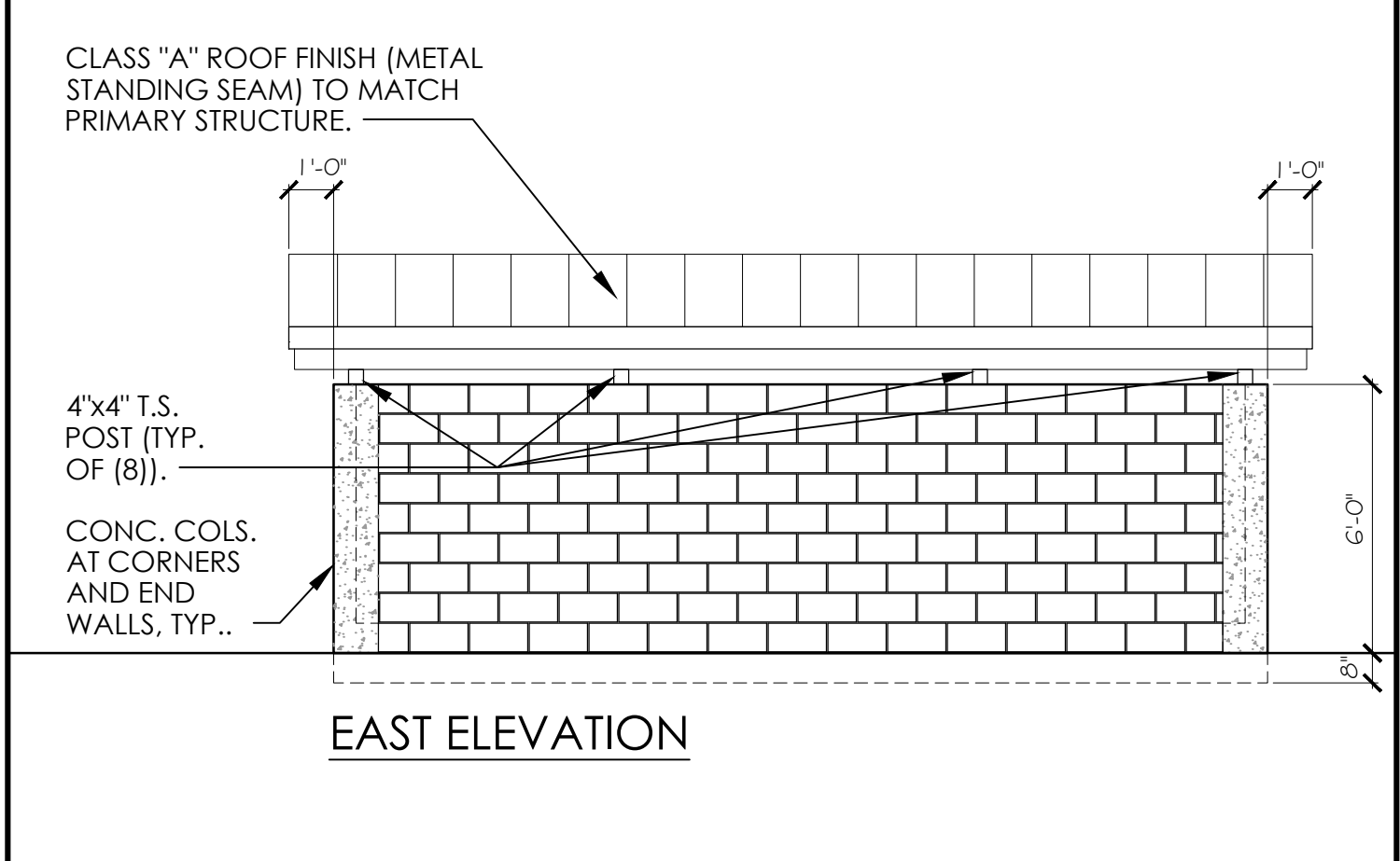
TRASH ENCLOSURE PLAN 1/4" = 1'-0" 14



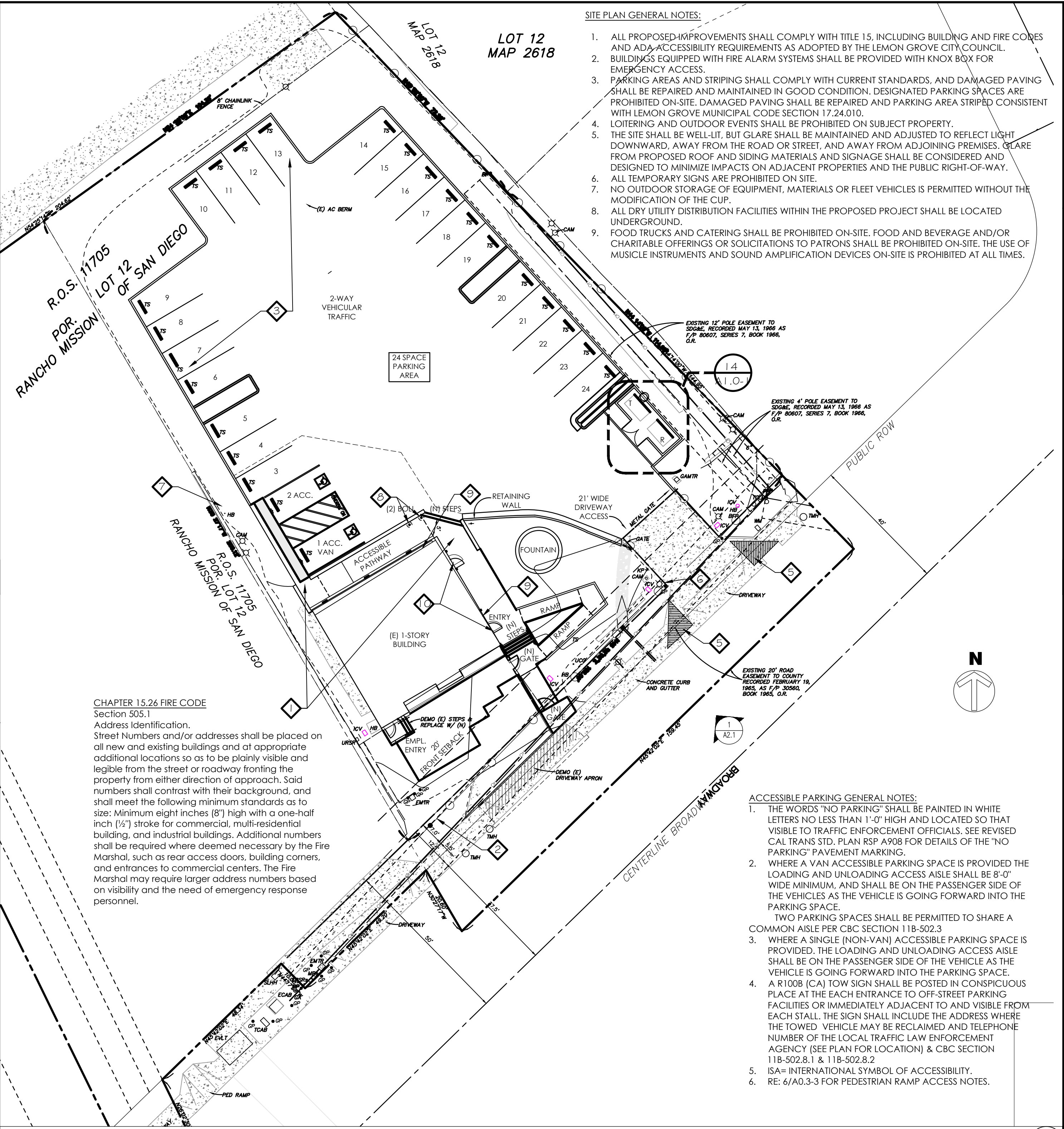
WEST ELEVATION



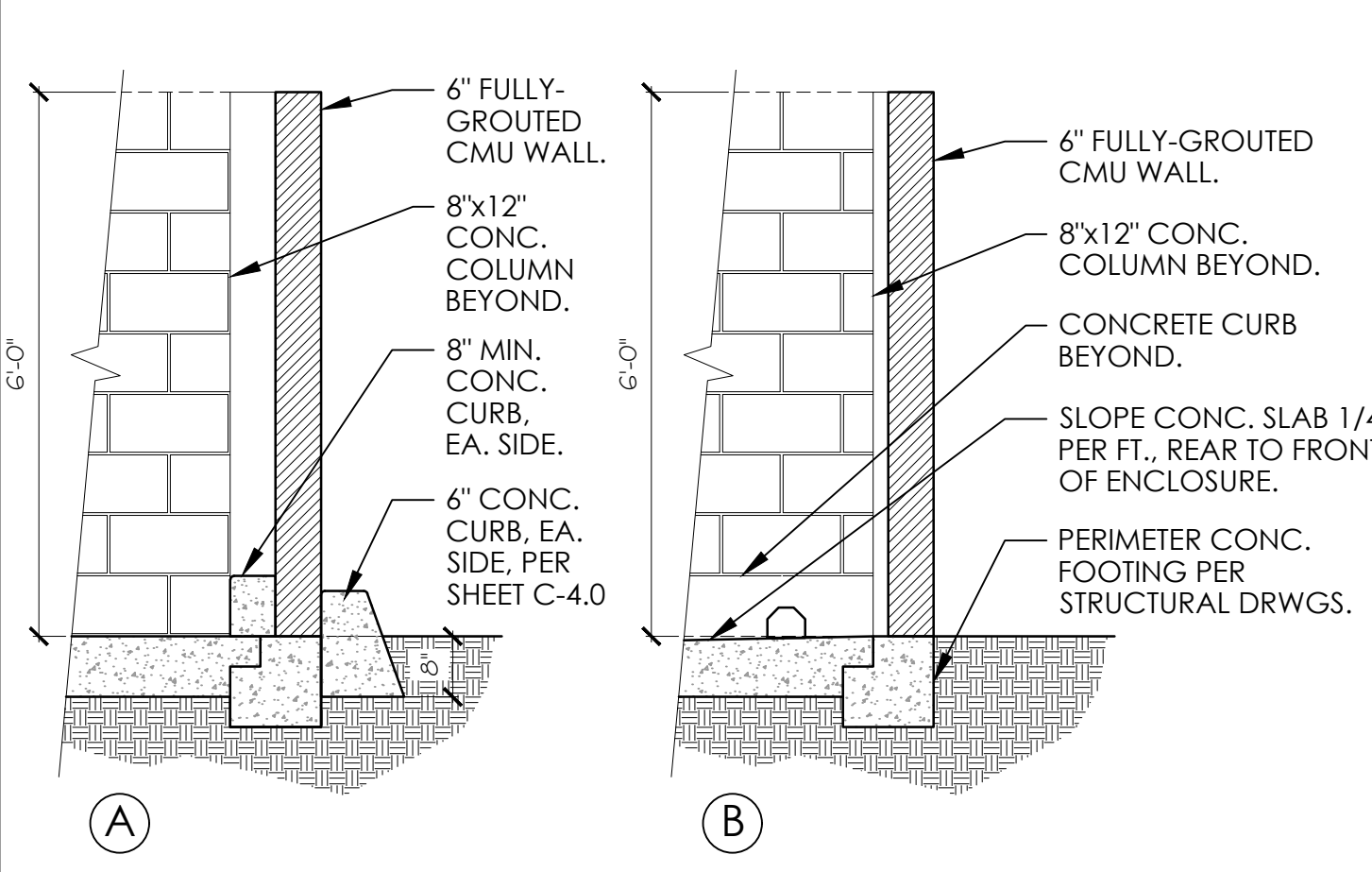
SOUTH ELEVATION NORTH ELEVATION



TRASH ENCLOSURE ELEVATIONS 1/4" = 1'-0" 16



ARCHITECTURAL SITE PLAN 1" = 20'-0" 7

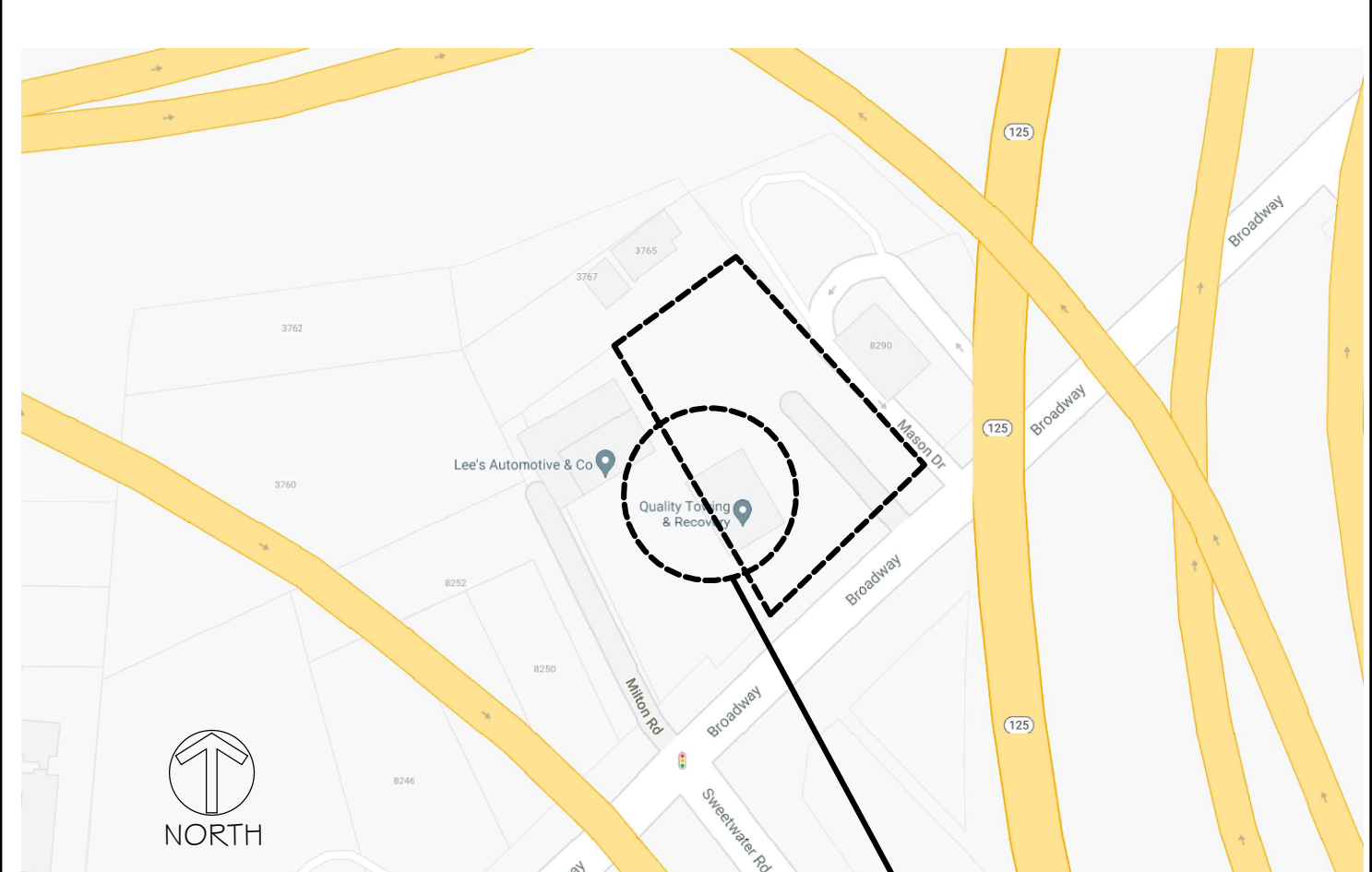


TRASH ENCLOSURE WALL SECTIONS / DETAIL 1/2" = 1'-0" 12



TRASH ENCLOSURE DETAIL 1" = 20'-0" 8

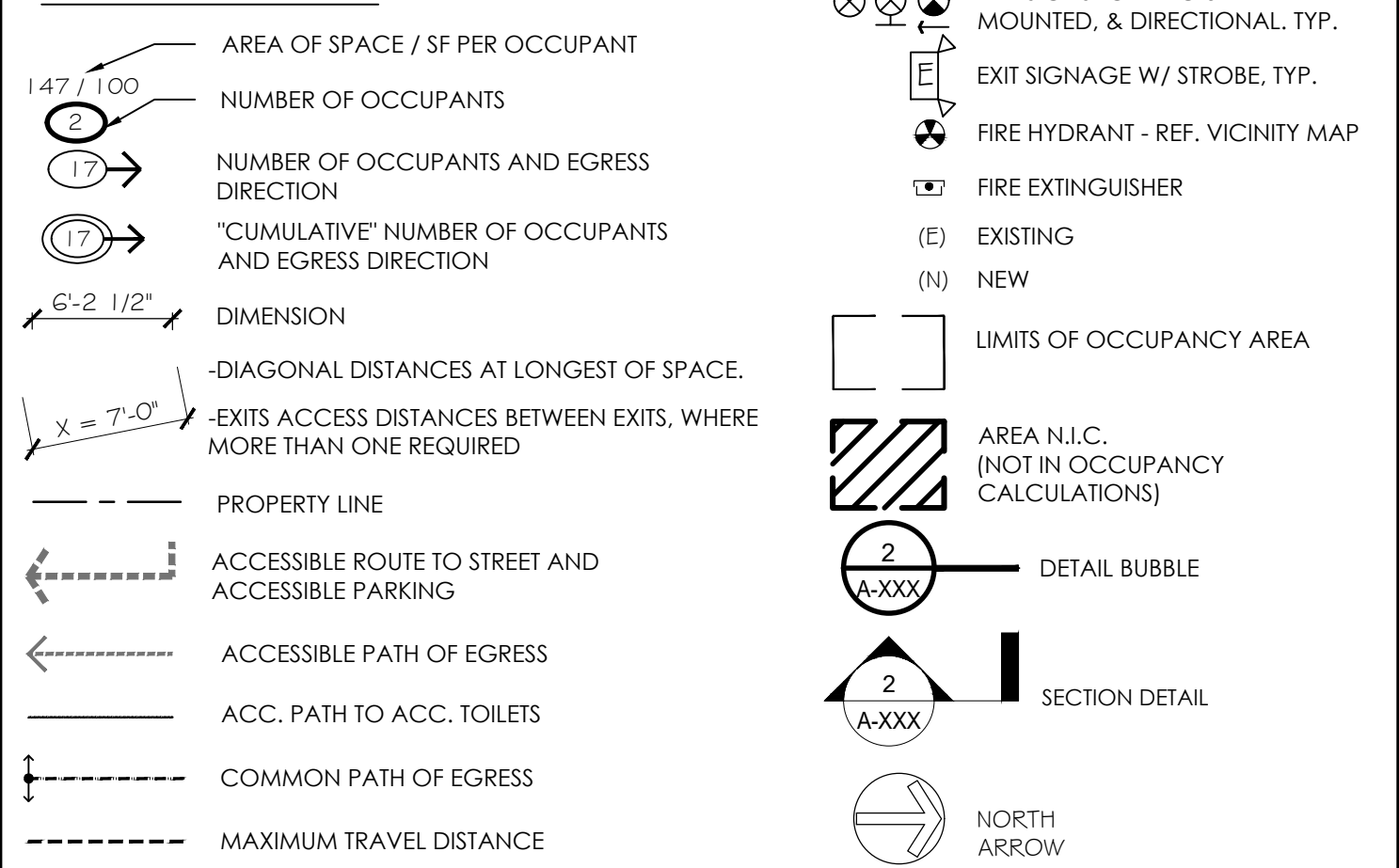
PROJECT INFORMATION:
 SITE ADDRESS: 8280 BROADWAY, LEMON GROVE, CA 91945
 APN: 499-200-22-00
 EXISTING CONDITIONS: (E) 1,587 SF OF COMMERCIAL BUILDING CONVERTED FROM A "B" OCCUPANCY TO A "B" & "M" OCC.
 SCOPE OF WORK: REMODEL OF (E) STRUCTURE (INTERIOR & EXTERIOR), INCL. STRUCTURAL AND MEP UPGRADES, PLUS ASSOCIATED SITE, LANDSCAPE AND PARKING UPGRADES.
 OWNER: MATTAR FAMILY TRUST OF 1990
 4395 ALTA MIRA DR., LA MESA, CA 91941
 PREPARED BY: ARCHITECTURAL CONCEPTS, INC.
 3958 FIRST AVENUE, SAN DIEGO, CA 92103



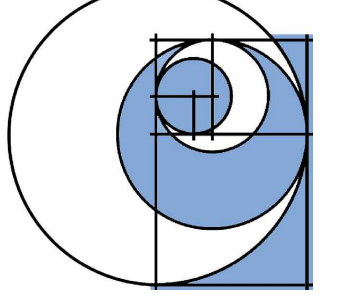
VICINITY MAP PROJECT LOCATION N.T.S. 2

- RE: 12/AD.3-3 FOR ENLARGED PLAN FOR DIMENSIONS AND ADDITIONAL NOTES AT ACCESSIBLE PARKING, SIGNAGE, RAMPS AND STAIRS.**
- ◆ (N) 6'-0" WOOD SLATTED FENCE. RE: ELEVATION 2/A3.3 FOR ADDITIONAL INFORMATION, FENCE DESIGN TO ALLOW FOR PARTIAL TRANSPARENCY BETWEEN THE PUBLIC RIGHT-OF-WAY AND ENCLOSED/PARKING AREAS, PER THE APPROVAL OF THE CITY OF LEMON GROVE.
 - ◆ PROVIDE WHEEL STOPS AT ALL PARKING SPACES ON SITE, TYP., TO THE SATISFACTION OF THE LEMON GROVE COMMUNITY DEVELOPMENT MANAGER.
 - ◆ (N) CONCRETE CURBS SHALL BE INSTALLED AROUND ENTIRETY OF LANDSCAPE AREA AS REQUIRED BY LGMC SEC. 17.24.050(B)(6).
 - ◆ 10' SIGHT ZONE TRIANGLES AT EACH SIDE OF DRIVEWAY & SHALL BE MAINTAINED AT THE DRIVEWAY ENTRANCE.
 - ◆ KNOX BOX LOCATION.
 - ◆ BICYCLE RACK WITH CAPACITY FOR A MINIMUM OF (2) BICYCLES TO BE PROVIDED AT THIS LOCATION.
 - ◆ (N) BOLLARD INSTALLED AT (N) SIDEWALK CURB - PLACE CENTERED ON GLAZING ON BUILDING FACADE.
 - ◆ THE DISPENSARY SHALL POST AND MAINTAIN A PROFESSIONAL-QUALITY SIGN FACING THE PARKING LOT AND THE ENTRANCE THAT READS: "NO LOITERING; NO LITTERING; VIOLATORS SUBJECT TO ARREST" IN ENGLISH AND SPANISH IN ACCORDANCE WITH THE LEMON GROVE MUNICIPAL CODE."
 - ◆ (N) ACCESSIBLE PRIMARY ENTRANCE/EXIT. SEE ENLARGED SITE PLAN FOR CONTINUATION OF ACCESSIBLE PATH.

SITE PLAN KEYNOTES 3



SITE PLAN LEGEND N.T.S. 4



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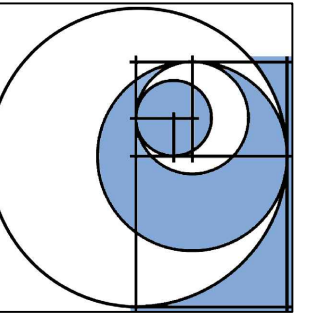
EARTH & IVY

8280 BROADWAY
LEMON GROVE, CA 91945

DATE: SUBMITTAL - LEMON GROVE X.X.X.22	DATE: ISSUE: _____
REVISION #:	REVISION #:

PROJECT NO. 2103	DATE: 03.16.2023
CREATED: 2022-07-19	DRAWN: JZ
CHECKED: _____	PLOT DATE: _____

A1.0-1



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LEMON GROVE, CA 91945

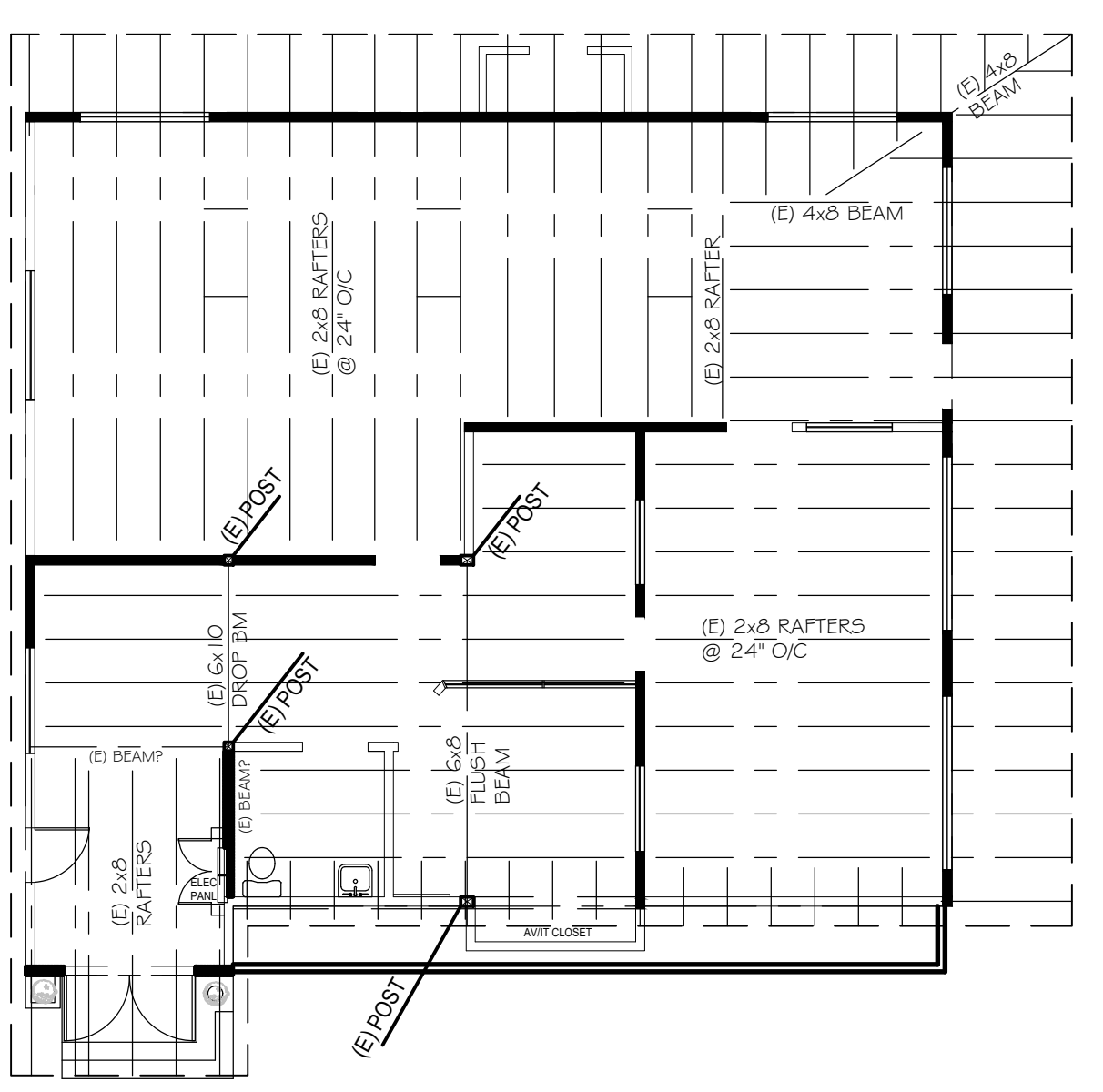
DATE	ISSUE
X.X.22	SUBMITTAL - LEMON GROVE

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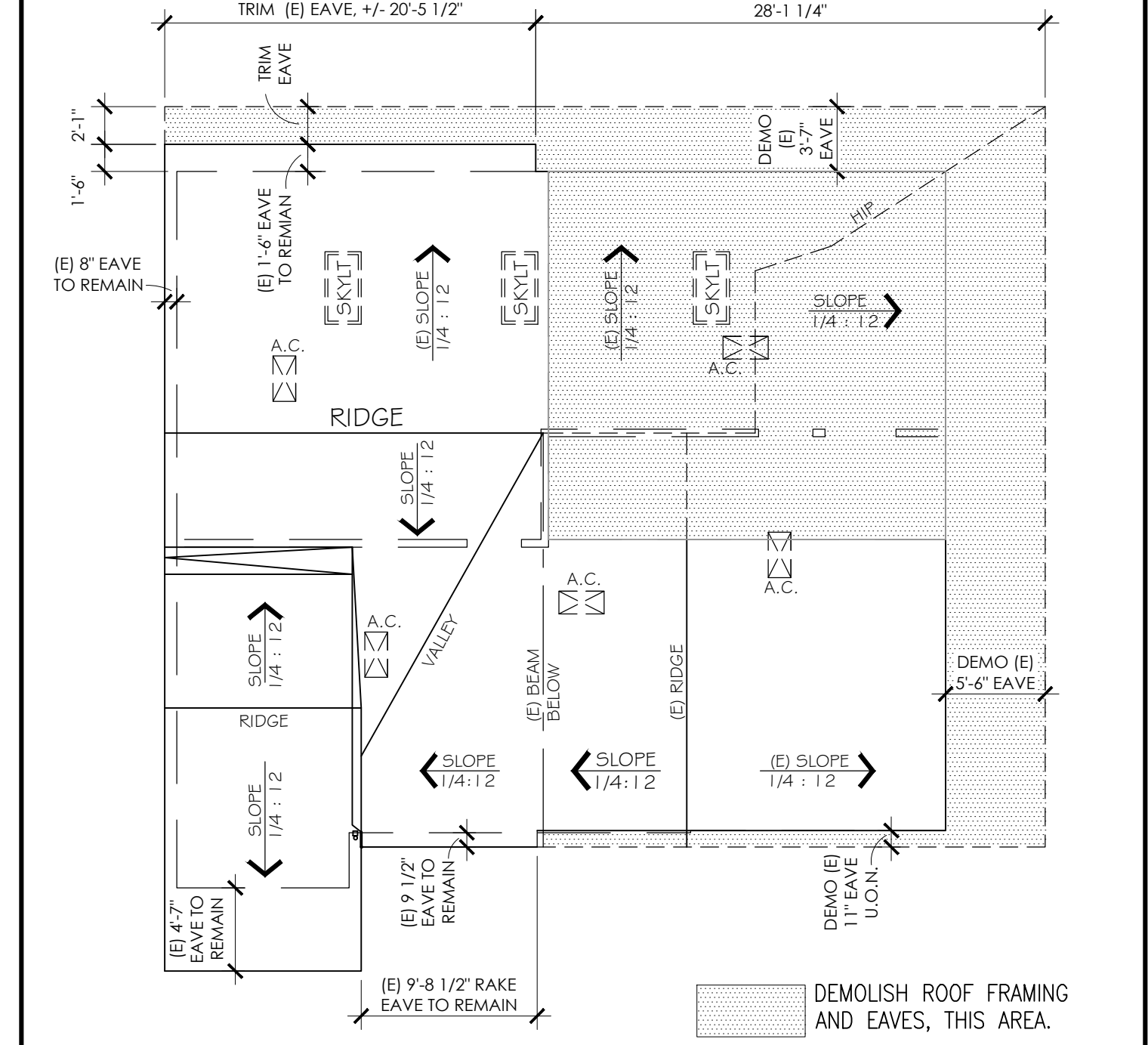
DEMOLITION
PLANS & NOTES

PROJECT NO. 2103
CREATED: 2022-07-06
DRAWN: JZ
CHECKED: -
PLOT DATE: 03.16.2023

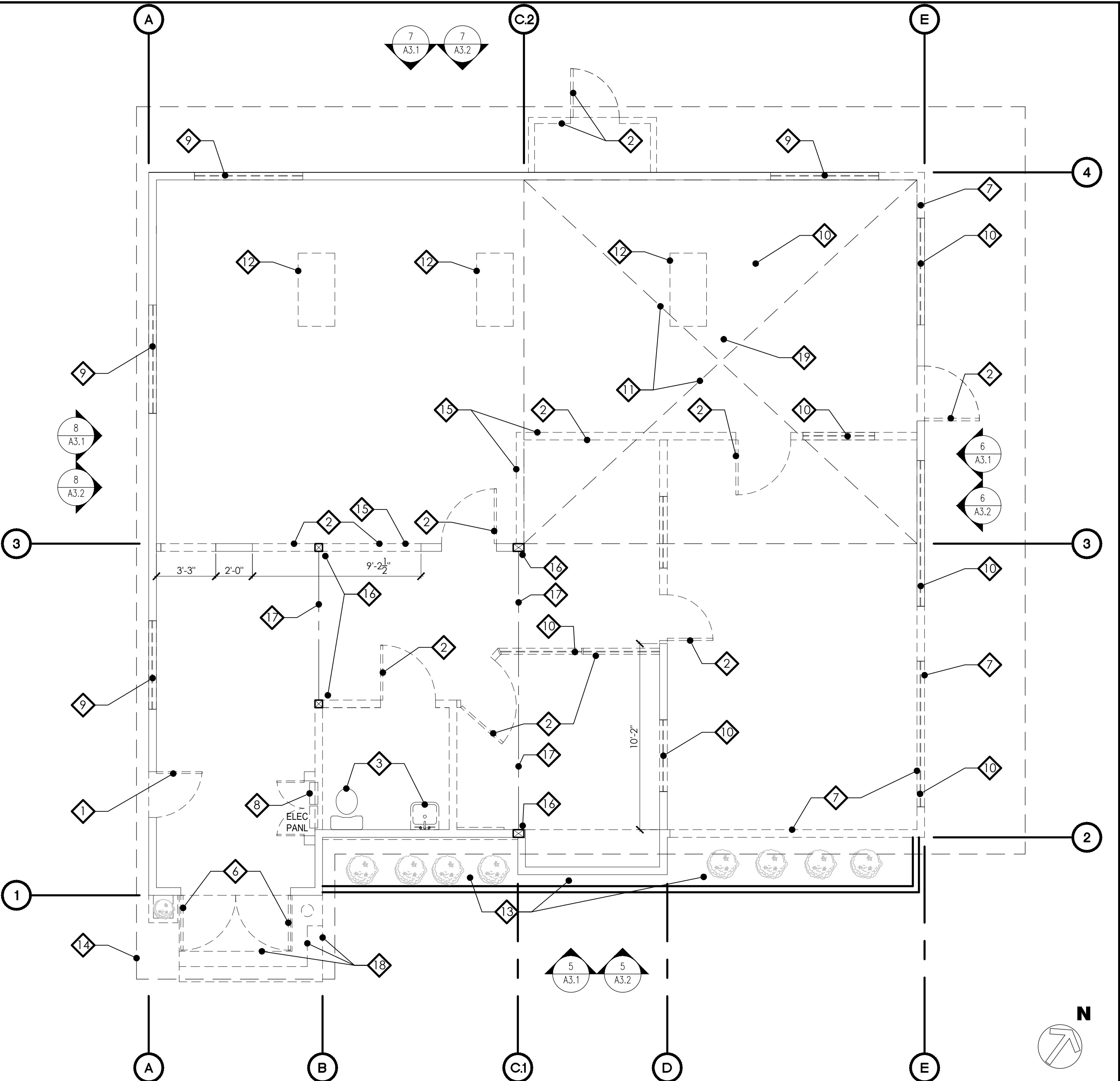
A1.1



(E) ROOF FRAMING REFERENCE PLAN 1/8" = 1'-0" 13



ROOF DEMOLITION PLAN 1/8" = 1'-0" 15



FLOOR PLAN - DEMOLITION 1/4" = 1'-0" 7

NOTE:

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- 1 REMOVE (E) DOOR, AND INFILL DOOR OPENING TO MATCH EXISTING WALL FINISHES.
- 2 REMOVE WALL(S) AND DOOR AS SHOWN PER DEMOLITION PLAN AT THIS LOCATION.
- 3 REMOVE (E) PLUMBING FIXTURES, GRAB BARS & RESTROOM ACCESSORIES.
- 4 REMOVE AND RELOCATE (E) WALL PANEL, RE: ELECTRICAL PLANS.
- 5 REMOVE DAMAGED CEILING FINISHES TO REMAIN. FIXTURES, LIGHTING, GENERAL CONTRACTOR TO COORDINATE UTILITIES TO BE COVERED AND PROTECTED DURING DEMOLITION.
- 6 REMOVE (E) DOOR & FRAME.
- 7 REMOVE (E) WALL FRAMING AND FINISHES AT NEW STOREFRONT GLAZING INSTALLATION.
- 8 (E) UTILITIES TO BE RELOCATED. GC TO CONFIRM (N) LOCATION.
- 9 REMOVE (E) WINDOW & INFILL WINDOW OPENING TO MATCH ADJACENT WALL FINISHES.
- 10 REMOVE (E) WINDOW.
- 11 REMOVE (E) ROOF/CEILING FRAMING, THIS AREA. PROTECT WALL FRAMING THAT IS TO REMAIN.
- 12 REMOVE (E) SKYLIGHTS - (3) TOTAL.
- 13 (E) RETAINED RAISED PLANTER TO REMAIN.
- 14 (E) ROOF PERIMETER TO REMAIN U.O.N.. RE: ROOF DEMO PLAN 15/A1.1 FOR ADDITIONAL INFO..
- 15 PROTECT (E) CONCRETE FLOOR IN PLACE DURING DEMOLITION, TYPICAL. CONTACT ARCHITECT AFTER WALLS HAVE BEEN REMOVED TO INSPECT (E) CONCRETE SLAB FOR (E) FINISH CONDITION.
- 16 (E) STRUCTURAL ROOF POST TO REMAIN. EXCEPTION - WHERE UPGRADED PER STRUCTURAL PLANS.
- 17 (E) BEAM ABOVE TO REMAIN. PROTECT IN PLACE.
- 18 DEMOLISH (E) CONCRETE STEPS TO (E) ENTRY DOORS.
- 19 REMOVE/RELOCATE (E) ROOFTOP HVAC MINISPLIT CONDENSER AT THIS LOCATION.

1. THE GENERAL CONTRACTOR SHALL BE EXTREMELY CAREFUL TO PROTECT AND NOT TO DAMAGE ANY PORTION OR EXISTING INSTALLATION NOT BEING REMODELED.
2. ANY PROJECTIONS OR SURFACE MOUNTED ITEMS BEING ABANDONED SHALL BE REMOVED, CAPPED AND CONCEALED BEHIND FINISHED SURFACES, UNLESS NOTED OTHERWISE.
3. IN ALL AREAS WHERE DEMOLITION CAUSES UNEVENNESS OR VOIDS IN FLOOR, THE GENERAL CONTRACTOR SHALL PATCH TO LEVEL FLOOR WITH EXISTING SLAB AND/OR SURFACE TO RECEIVE NEW FINISHED FLOOR.
4. DEMOLISH AND REMOVE WALLS, CEILINGS AND ALL OTHER ITEMS AND EQUIPMENT NOT REQUIRED TO REMAIN OR TO BE REUSED, SUCH AS, BUT NOT LIMITED TO DOORS, DUCTS, MOLDINGS, WALL COVERINGS, INCLUDING ITEMS WHICH MAY BE REASONABLY VIEWED AS NECESSARY TO PROPERLY PREPARE FOR THE EXECUTION AND INSTALLATION OF THE NEW WORK.
5. BRACE AND SUPPORT EXISTING WORK PRIOR TO AND DURING DEMOLITION AND NEW WORK AND UNTIL SAFE TO REMOVE SUCH BRACING AND SUPPORTS.
6. REMOVE LOOSE OR DEFECTIVE PLASTER OR DRYWALL BEADS AT EXISTING CORNERS WHERE NEW PARTITIONS ALIGN WITH EXISTING PARTITIONS.
7. CUT EXISTING PORTIONS OF WALL, FLOORS, CEILING, ETC. WHERE INDICATED AND AS NECESSARY FOR NEW WORK.
8. PIPES AND CONDUIT ENCOUNTERED IN DEMOLISHED PARTITIONS AND AREAS WHICH ARE TO REMAIN IN USE SHALL BE REROUTED AND CONCEALED. THOSE WHICH ARE TO BE ABANDONED SHALL BE CAPPED AND CONCEALED IN FLOOR, WALL OR CEILING.
9. ALL EXISTING AREAS TO REMAIN THAT ARE DAMAGED BY DEMOLITION OR NEW CONSTRUCTION WORK SHALL BE PATCHED AS REQUIRED TO MATCH EXISTING ADJACENT AREA IN MATERIAL, FINISH AND COLOR, UNLESS OTHERWISE NOTED.
10. REMOVE EXCESS DOORS, BUCKS, HARDWARE, LIGHTING FIXTURES, ELECTRICAL FITTINGS, CARPETS AND OTHER SALVAGEABLE MATERIAL TO BE STORED OR DISPOSED OF AS DIRECTED BY ARCHITECT OR BUILDING OWNER.
11. ALL EQUIPMENT AND MATERIAL WHICH ARE IN OPERATING CONDITION WHEN REMOVED SHALL BE MAINTAINED AS SUCH AND RETURNED TO OWNER AS REQUIRED.
12. IDENTIFY ALL ELEMENTS DESIGNATED TO REMAIN OR BE RELOCATED. INFORM ARCHITECT OF CONDITION OF SAID ELEMENTS AND RECEIVE CLARIFICATION OF REUSE BEFORE PROCEEDING WITH DEMOLITION WORK.
13. THE GENERAL CONTRACTOR IS TO MAKE NECESSARY ADJUSTMENTS TO EXISTING HVAC SYSTEM AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION. PROVIDE PROPER ZONING AND INSTALL APPROPRIATE ZONE CONTROLS.
14. REFER TO RCP PLANS FOR ADDITIONAL DEMOLITION INFORMATION RELATED TO CEILING AND CEILING-MOUNTED ELEMENTS.

GENERAL NOTES 8

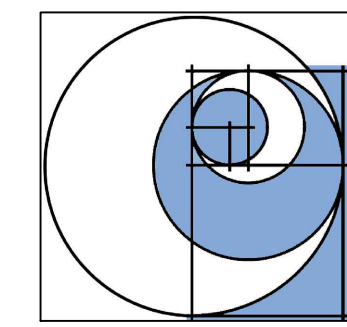
DEMOLITION PLAN KEYNOTES

WALL LEGEND

	EXISTING WALLS/HARDSCAPE/FIXTURES TO REMAIN
	WALLS/DOORS/FIXTURES TO BE DEMOLISHED
	NEW WALL, SEE WALL DETAILS.
	NEW SOUND WALL, SEE WALL DETAILS.
	NO WORK AT THIS AREA.

WALL LEGEND 4

NTS



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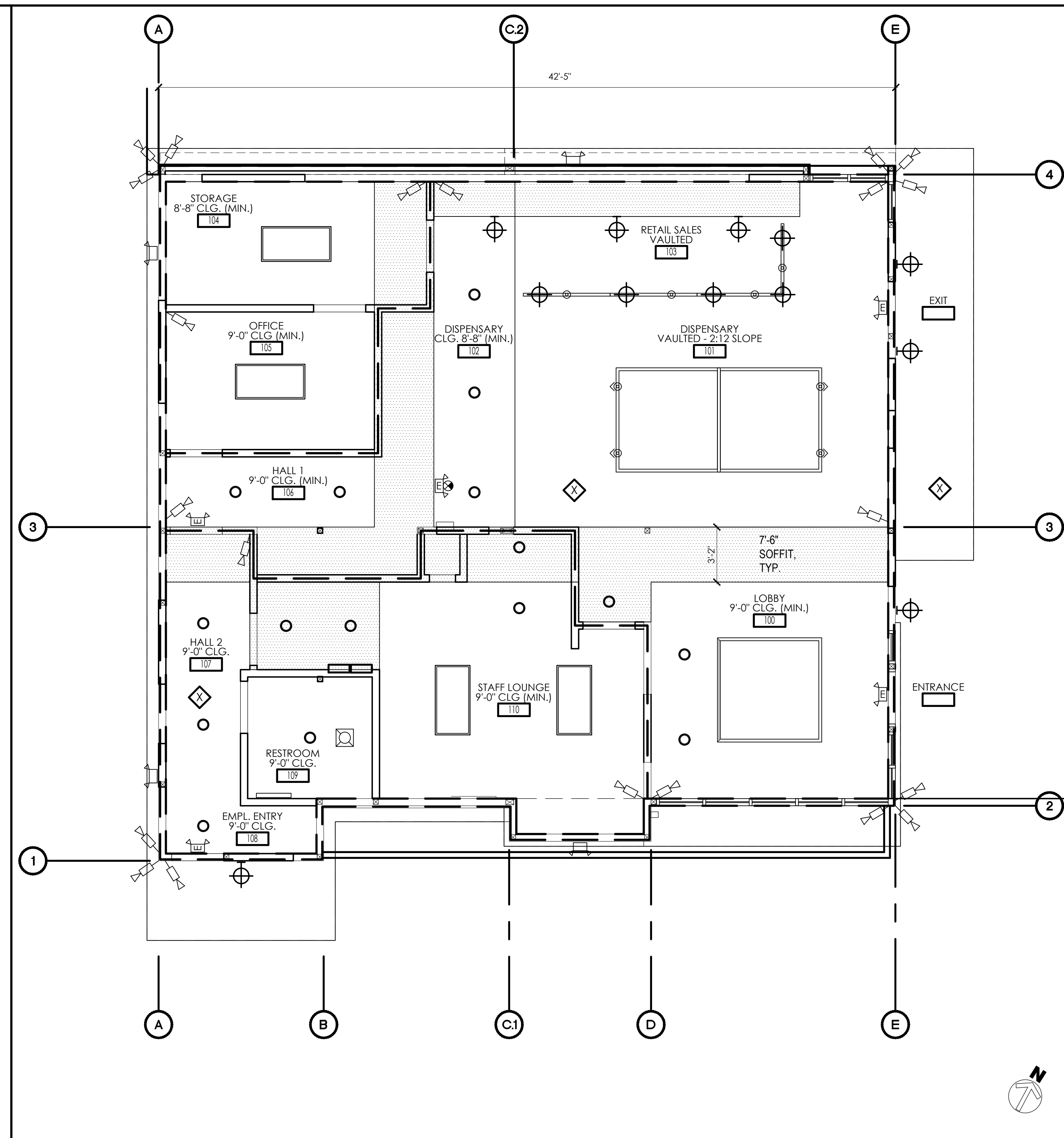
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DATE	ISSUE	DATE	ISSUE
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REFLECTED CEILING PLAN 1/4" = 1'-0" 7

NOTE:
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◇ NOT USED

REFLECTED CEILING PLAN KEYNOTES 3

- DO NOT SCALE PLANS.
- FIELD VERIFIED ALL DIMENSIONS. ANY SUBSTANTIAL DISCREPANCY SHOULD BE COMMUNICATED WITH GENERAL CONTRACTOR AND ARCHITECT PRIOR CONSTRUCTION.
- PROVIDE WATER RESISTANT GYP. BD. AT CEILINGS WITH PLUMBING LINES.
- PROVIDE SCRUBABLE/WASHABLE PAINT AT UTILITY ROOMS, HOLDING ROOMS AND PROCEDURE ROOMS.
- REFER TO CONSULTANTS DRAWINGS FOR COORDINATION WITH MECHANICAL, ELECTRICAL, PLUMBING, AND STRUCTURAL AS REQUIRED.
- INTERIOR FINISHES TO COMPLY WITH CBC CHAPTER 8 AND TABLE 803.5
- FOR INTERIOR FINISHES MUST PROVIDE SAMPLES FOR APPROVAL PRIOR FABRICATION TO ARCHITECT AND OWNER.
- ALL CEILINGS TO BE PAINTED. SEE FINISH SCHEDULE.

GENERAL NOTES 8

CEILING LEGEND

	2X4' RECESSED LED FIXTURE WITH LENS. SEE LIGHTING SCHEDULE FOR SPECS.		LED CABINET LIGHTING. SEE LIGHTING SCHED.
	2X4' RECESSED LED INDIRECT FIXTURE WITH SHIELD. SEE LIGHTING SCHEDULE FOR SPECS.		RECESSED DOWN LIGHT. SEE LIGHTING SCHED.
	4X1' RECESSED LED FIXTURE. SEE LIGHTING SCHEDULE FOR SPECS.		DIRECTION LED DOWN LIGHT. SEE LIGHTING SCHED.
	2X4' SURFACE-MOUNTED LED FIXTURE WITH LENS. SEE LIGHTING SCHEDULE FOR SPECS.		PENDANT LIGHT. SEE LIGHTING SCHED.
	2X2' ACOUSTICAL CEILING TILE. TOTAL ACOUSTICS ARMSTRONG CEILING ATTENUATION CLASS TYPE.		SECURITY CAMERA
	7-6\"/>		EXTERIOR MOTION SENSOR LIGHT
	NO WORK AT THIS AREA.		LIGHT FIXTURE SCHEDULE TAG
			RETURN AIR GRILL
			SUPPLY AIR GRILLE

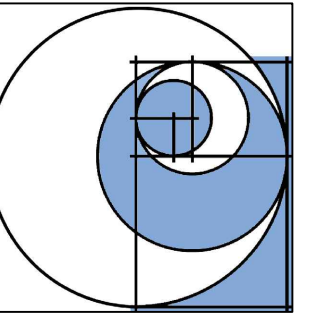
CEILING LEGEND 4

REFLECTED CEILING
PLAN

PROJECT NO. 2103
 CREATED: 2022-07-24
 DRAWN: JZ
 CHECKED: -
 PLOT DATE: 03.16.2023

A2.1

NTS 4



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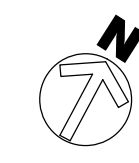
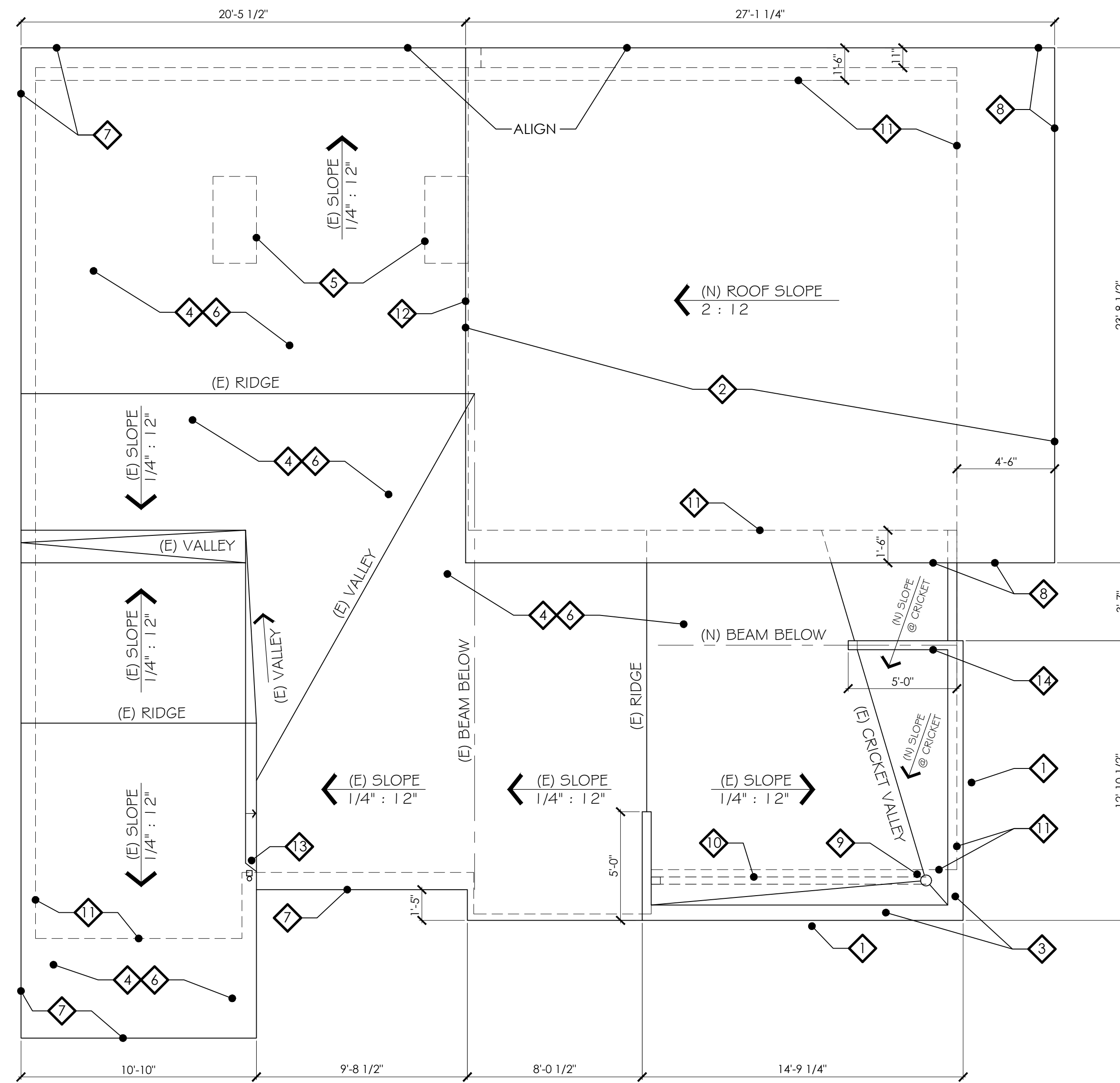
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CONSTRUCTION

EARTH & IVY

8280 BROADWAY
LEMON GROVE, CA 91945



1/4" = 1'-0" 7

ROOF PLAN KEYNOTES

3

- NOTE:
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- 1 (N) SIGNAGE ON ROOFTOP CANOPY PARAPET.
 - 2 (N) SLOPED ROOF. RE: ROOF PLAN FOR ROOF PITCH.
 - 3 (N) ROOFTOP CANOPY PARAPET.
 - 4 (E) ROOF STRUCTURE TO REMAIN.
 - 5 INFILL (E) FRAMING / SHEATHING AT REMOVED SKYLIGHT LOCATIONS.
 - 6 (N) ROOFING MEMBRANE APPLIED TO (E) WOOD SHEATHING SUBSTRATE. REPLACE (E) ROOF SHEATHING WHERE DAMAGED AS REQUIRED.
 - 7 (E) ROOF EAVE TO REMAIN.
 - 8 LINE OF (N) ROOF EAVE TO REMAIN.
 - 9 LINE OF (N) ROOF EAVE.
 - 10 (N) ROOF DRAIN. ROUTE WATER TO DRAIN LINE (MIN. SLOPE 1/8":12") INSTALLED IN (N) EXTERIOR FRAMED SOFFIT. DRAIN WATER TO (N) WALL-MOUNTED DOWNSPOUT LEADING TO (E) PLANTER BELOW.
 - 11 LINE OF (E) EXTERIOR WALL FACE BELOW.
 - 12 ROOF PLANE STEP AT (N) ROOF BEAM BELOW.
 - 13 (E) LOCATION OF ELECTRICAL UTILITY DROP. RELOCATE PER ELECTRICAL DRAWINGS.
 - 14 PROVIDE 4" GAP BETWEEN ROOF AND BASE OF PARAPET RETURN WALL TO ALLOW FOR ROOF WATER DRAINAGE AT (N) CRICKET BELOW. STRUCTURAL POST AT END OF RETURN WALL TO BE CONNECTED TO (N) STEEL BEAM LOCATED WITHIN (E) ROOF FRAMING BELOW.

ROOF PLAN

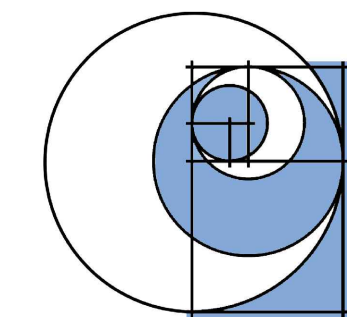
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	1 SUBMITTAL - LEMON GROVE		

REVISION #	DESCRIPTION
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NEW ROOF
PLAN

PROJECT NO. 2103
CREATED: 2022-07-26
DRAWN: JZ
CHECKED: -
PLOT DATE: 03.16.2023

A2.2



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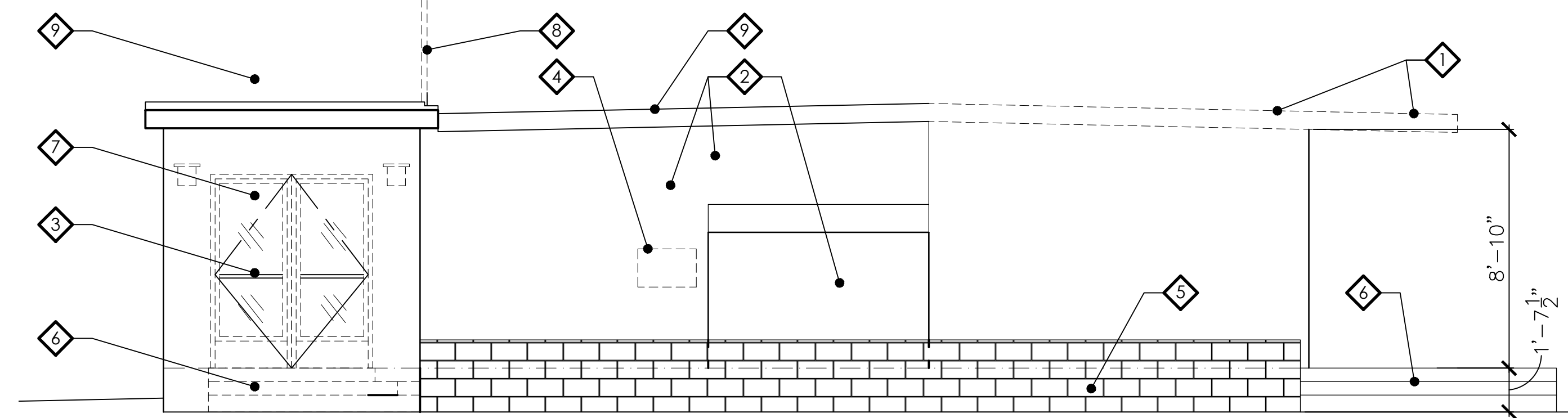
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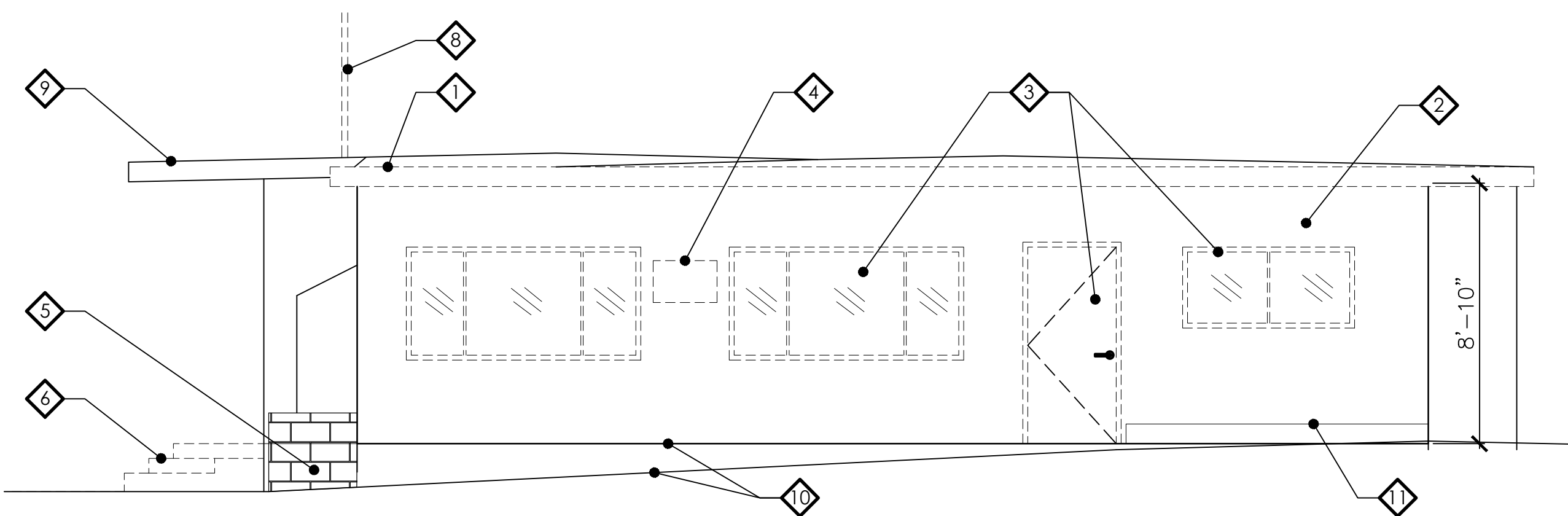
8280 BROADWAY
LEMON GROVE, CA 91945



EXISTING - EXTERIOR ELEVATION - SOUTH WEST

1/4"= 1'-0"

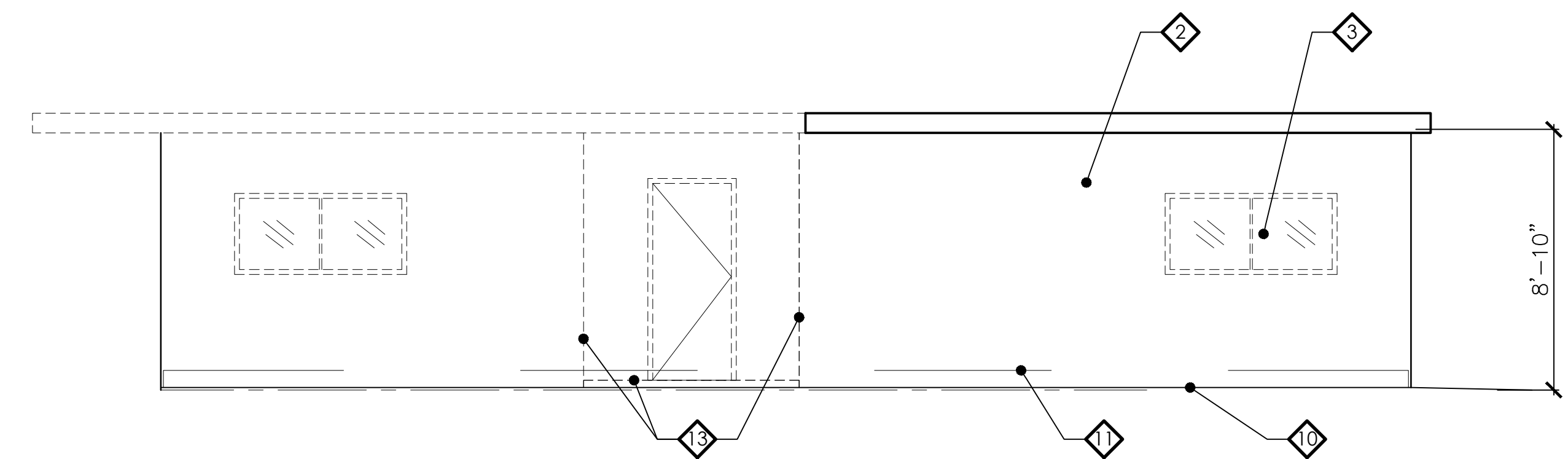
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EXISTING - EXTERIOR ELEVATION - SOUTH EAST

1/4"= 1'-0"

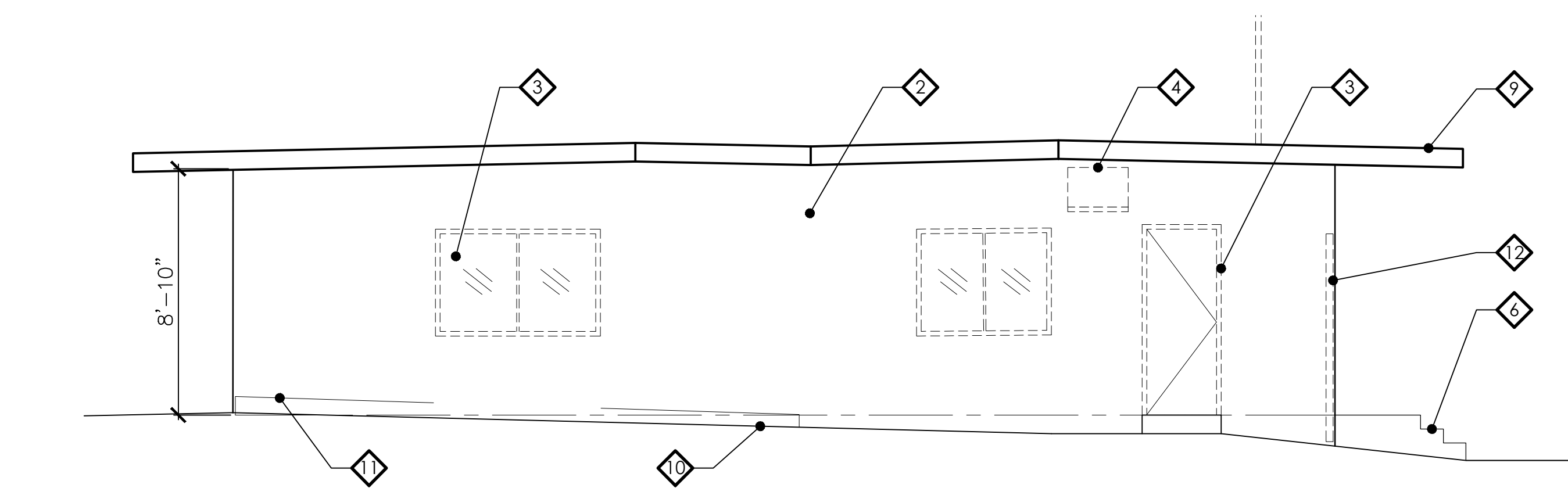
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EXISTING - EXTERIOR ELEVATION - NORTH EAST

1/4"= 1'-0"

7



EXISTING - EXTERIOR ELEVATION - NORTH WEST

1/4"= 1'-0"

8

NOTE:

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- 1 DEMO (E) ROOF EAVE PER ROOF PLAN.
- 2 DEMO (E) WALL FINISH, U.O.N..
- 3 DEMO (E) WINDOWS AND DOORS PER PLAN.
- 4 DEMO (E) WALL-MOUNTED A/C UNITS, TYP. OF (3).
- 5 (E) CONCRETE BLOCK RETAINING WALL TO REMAIN. PROTECT IN PLACE.
- 6 DEMO (E) CONCRETE STAIRS AND REPLACE WITH CODE-COMPLIANT STAIR PER PLAN.
- 7 DEMO (E) EXTERIOR LIGHTING, TYP..
- 8 DEMO (E) ELECTRICAL DROP AND RELOCATE PER ELECTRICAL PLANS.
- 9 (E) ROOF EAVE TO REMAIN, U.O.N..
- 10 RE: CIVIL DRAWING FOR FINISH GRADE AND SIDEWALK SLOPE ALTERATIONS AND FINISH ELEVATIONS.
- 11 LINE OF (E) CONCRETE CURB AT (E) WALL.
- 12 DEMO (E) FENCE AND GATE.
- 13 DEMO (E) STORAGE ENCLOSURE AND ASSOCIATED SLAB.

EXTERIOR DEMO ELEVATION KEYNOTES

3

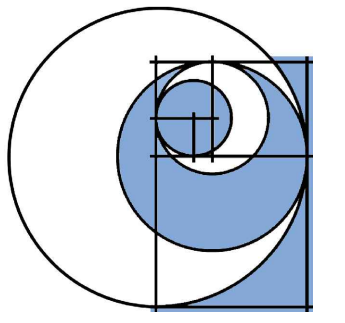
DATE	ISSUE	DATE	ISSUE
	SUBMITTAL - LEMON GROVE		

REVISION #	DESCRIPTION
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EXTERIOR
ELEVATIONS -
DEMOLITION

PROJECT NO. 2103
CREATED: 2022-07-26
DRAWN: JZ
CHECKED: -
PLOT DATE: 03.16.2023

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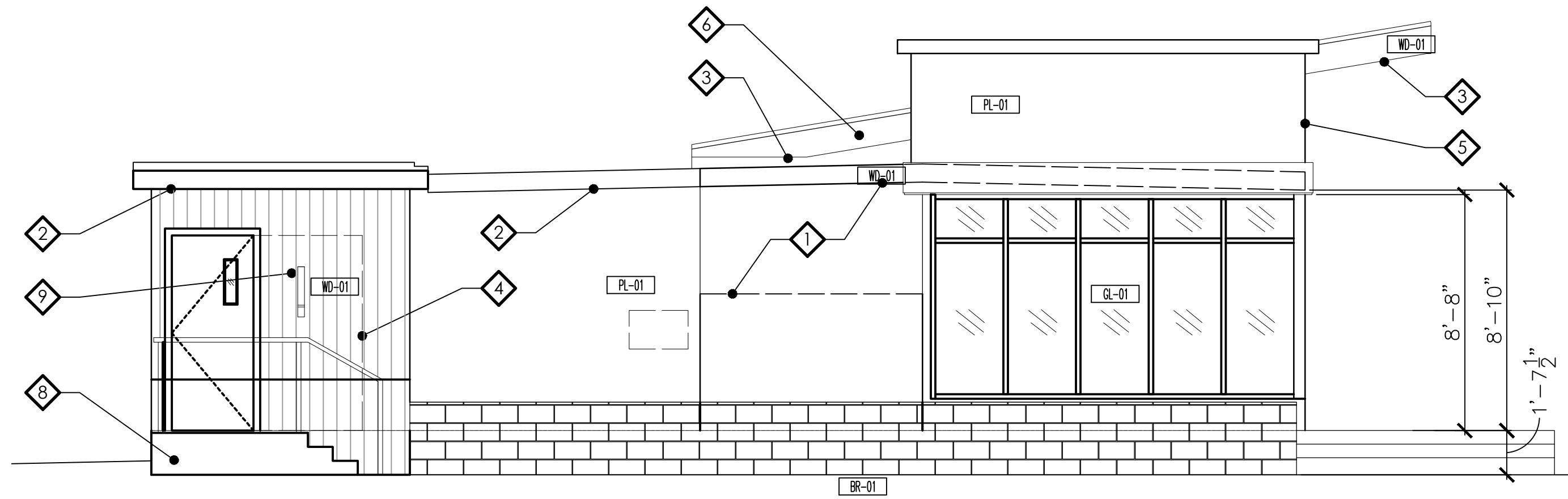
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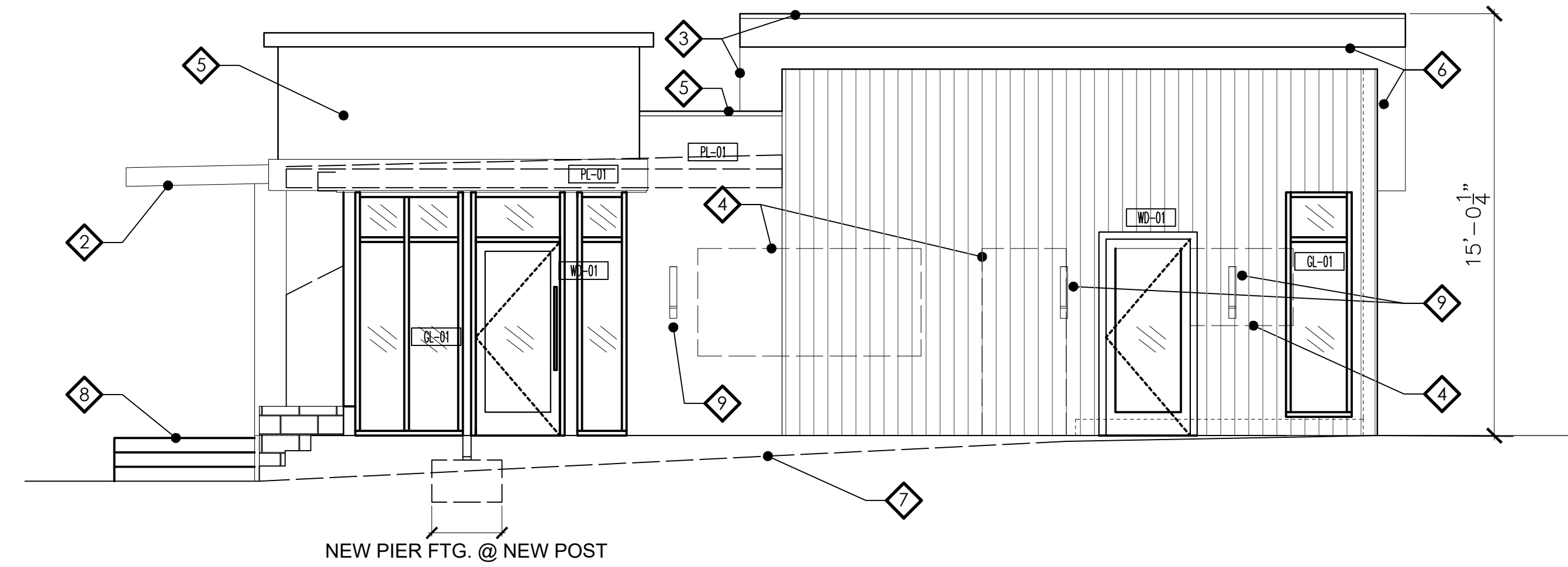
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LEMON GROVE, CA 91945



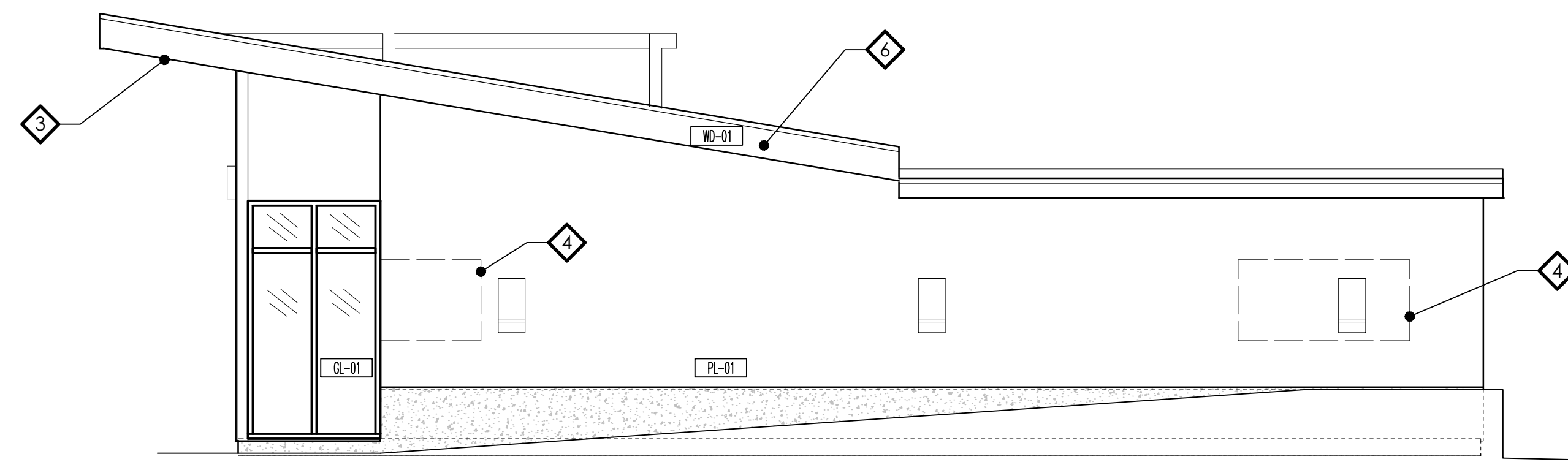
PROPOSED - EXTERIOR ELEVATION - SOUTH WEST

1/4" = 1'-0" 5



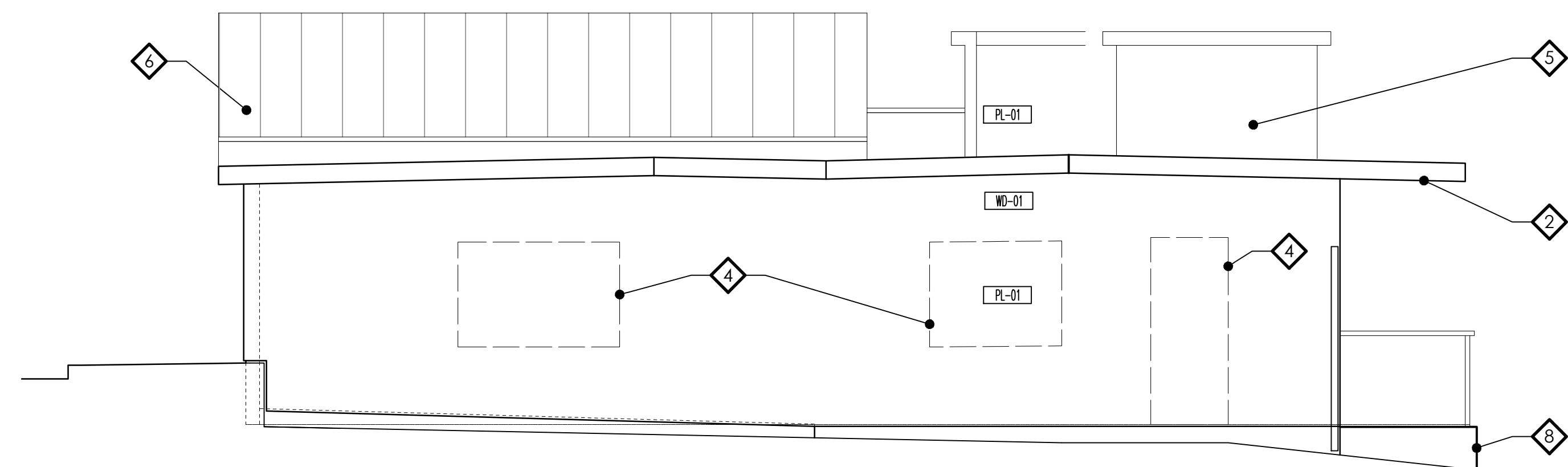
PROPOSED - EXTERIOR ELEVATION - SOUTH EAST

1/4" = 1'-0" 6



PROPOSED - EXTERIOR ELEVATION - NORTH EAST

1/4" = 1'-0" 7



PROPOSED - EXTERIOR ELEVATION - NORTH WEST

1/4" = 1'-0" 8

NOTE:

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- 1 (N) INFILL FRAMING AND WALL FINISH ABOVE (E) FRAMING. CARRY WALL FRAMING TO UNDERSIDE OF (N) ROOF FRAMING FOR FULL ENCLOSURE.
- 2 (E) ROOF EAVE TO REMAIN.
- 3 (N) ROOF EAVE, RE: ROOF PLAN FOR DIMENSIONS AND ADDITIONAL NOTES.
- 4 LINE OF (E) REMOVED WINDOWS AND DOORS. INFILL WALL FRAMING AS REQUIRED TO MATCH (E) FRAMING, U.O.N. ON STRUCTURAL PLANS.
- 5 (N) WOOD-FRAMED ROOF-MOUNTED PARAPET CANOPY.
- 6 (N) SLOPED ROOF WITH VAULTED SPACE BELOW TO REPLACE (E) LOW-SLOPE ROOF OVER DISPENSARY.
- 7 LINE OF FORMER FINISH GRADE, ALTER HARDSCAPE PER CIVIL AND ARCHITECTURAL SITE PLANS.
- 8 (N) CONCRETE STEPS PER CIVIL PLANS.
- 9 (N) EXTERIOR LIGHT SCONCES PER LIGHTING PLAN.

EXTERIOR ELEVATION KEYNOTES

- PL-01
- PL-02
- WD-01
- WD-02

EXTERIOR MATERIALS LEGEND

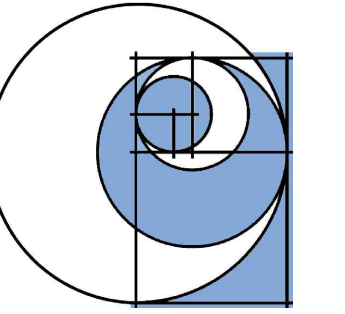
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	SUBMITTAL - LEMON GROVE		

REVISION #:



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A3.2



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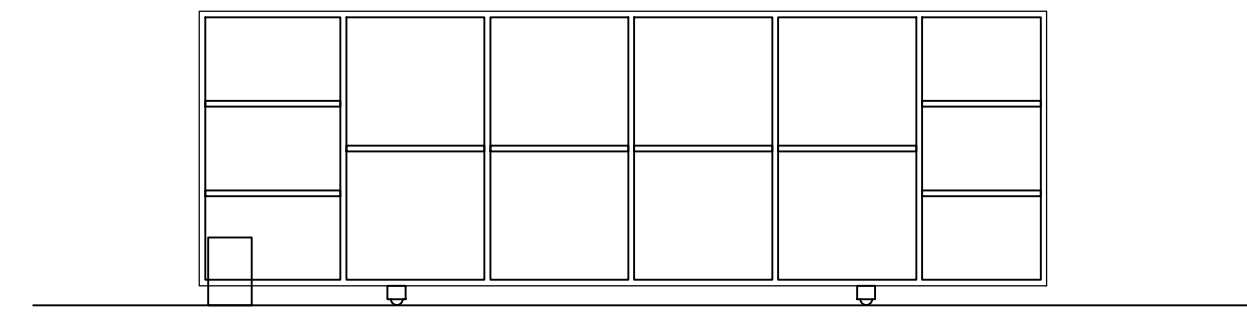
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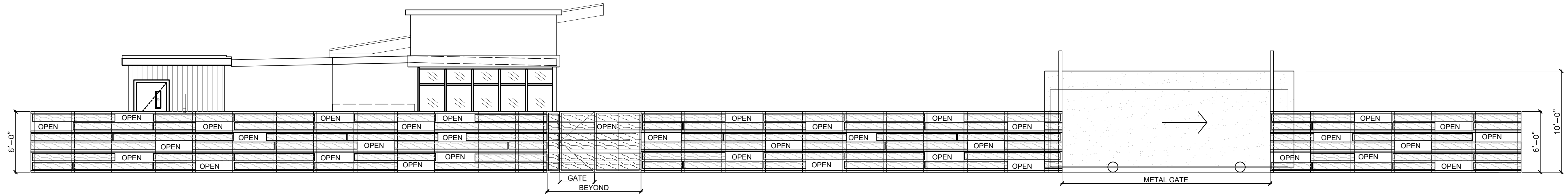
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GATE ELEVATION - VIEWED FROM PARKING 3/16" = 1'-0" 9

FENCE AND GATE ELEVATION KEYNOTES 5



FRONT PROPERTY FENCE ELEVATION FROM STREET

3/16" = 1'-0" 2

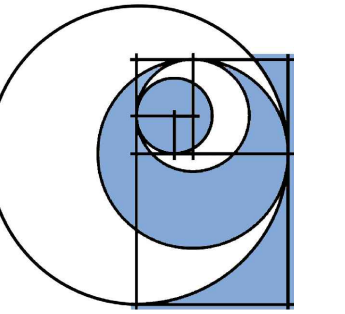
DATE	ISSUE	DATE	ISSUE
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REVISION #	DESCRIPTION
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SITE FENCE & GATE
ELEVATIONS

PROJECT NO. 2103
CREATED: 2022-07-26
DRAWN: JZ
CHECKED: -
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A3.3



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FRAMING DETAIL

13

FRAMING DETAIL

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FRAMING DETAIL

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FRAMING DETAIL

1

FRAMING DETAIL

14

FRAMING DETAIL

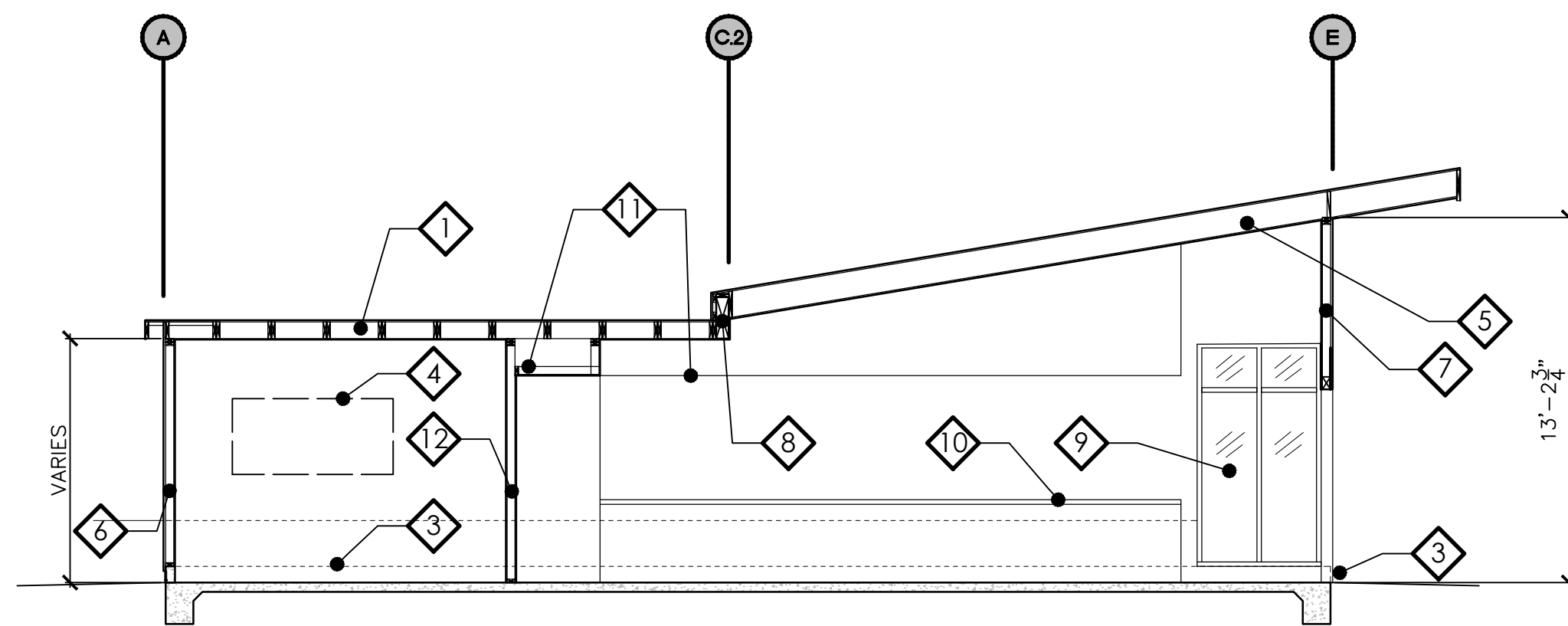
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FRAMING DETAIL

6

FRAMING DETAIL

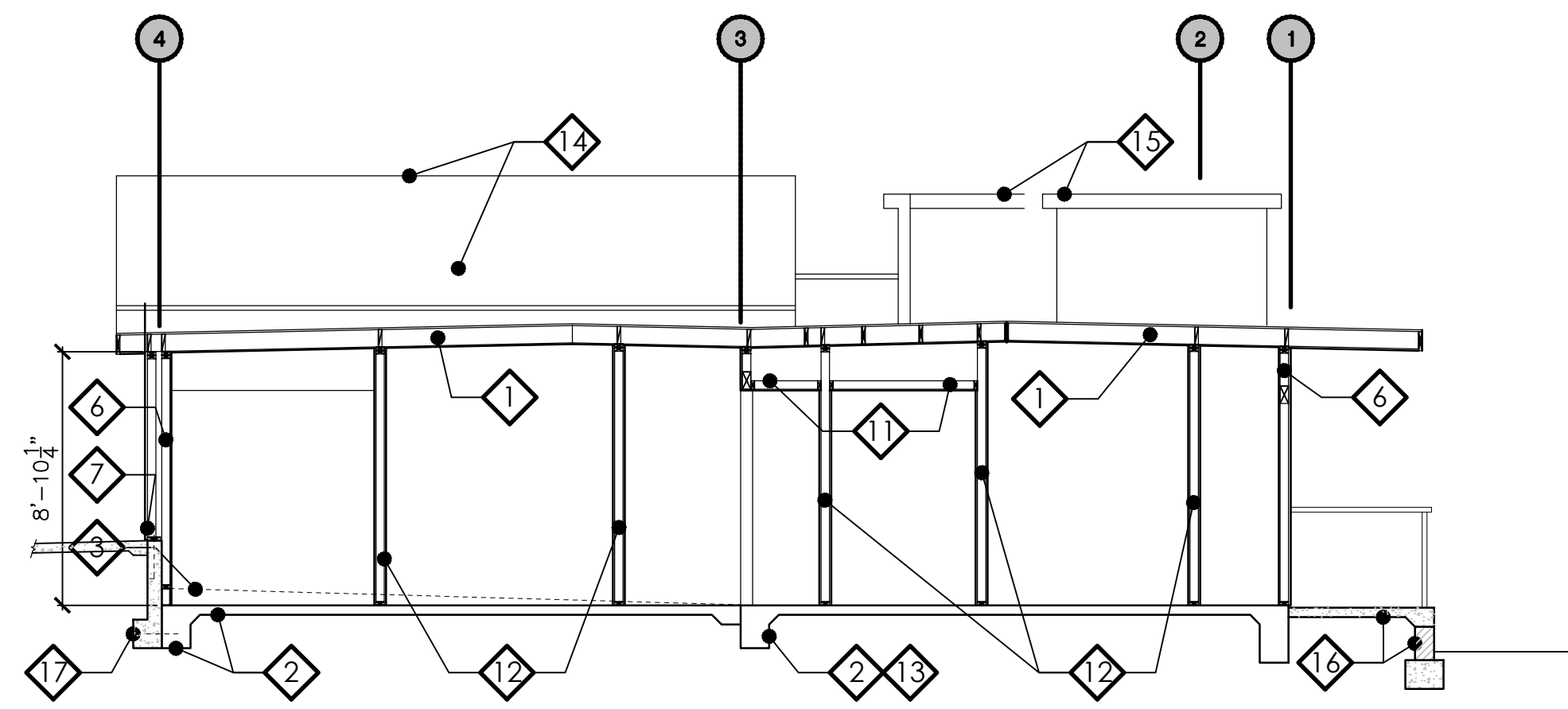
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LONGITUDINAL BUILDING SECTION AT VAULTED SPACE

3/16"=1'-0"

7



BUILDING SECTION AT EXISTING ROOFS

3/16"=1'-0"

8

BUILDING SECTION KEYNOTES

4

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- 1 (E) 2x8 @ 24" O.C. WOOD ROOF FRAMING TO REMAIN, U.O.N..
- 2 (E) CONCRETE FOOTING, CURB AND SLAB-ON-GRADE TO REMAIN. (E) LOAD-BEARING WALL SUPPORTED ON (E) CURB TO REMAIN. (N) LOAD-BEARING WALL ADJACENT IS TO NOW SUPPORT (E) ROOF LOAD PER STRUCTURAL.
- 3 (E) CONCRETE CURB AT BASE OF (E) WOOD-FRAMED FRAMED WALL TO REMAIN, U.O.N..
- 4 (E) WINDOW OPENING TO BE INFILLED WITH (N) WOOD STUD FRAMING - TO MATCH (E).
- 5 (N) TJI ROOF RAFTERS @ 24" O.C. OVER (N) VAULTED SPACE.
- 6 (E) WALL FRAMING TO REMAIN, U.O.N..
- 7 (N) 2x4 WALL FRAMING W/ SHEATHING PER STRUCTURAL.
- 8 (N) BEAM PER STRUCTURAL. BOTTOM OF BEAM TO ALIGN WITH TOP OF TOP PLATE AT GRIDLINE "3".
- 9 (N) STOREFRONT GLAZING BEYOND.
- 10 (N) DISPLAY COUNTER BEYOND.
- 11 (N) MECHANICAL DUCT SOFFIT.
- 12 (N) FULL-HEIGHT EX WOOD-FRAMED SOFFIT.
- 13 (E) CONCRETE FOOTING TO REMAIN. VERIFY THAT ADJACENT (E) CONCRETE SLAB TIED INTO (E) FOOTING PER SECTION AND STRUCTURAL.
- 14 (N) SLOPED ROOF BEYOND.
- 15 (N) PARAPET CANOPY BEYOND.
- 16 (N) EXTERIOR CONCRETE SLAB ENTRY LANDING AND CMU STEM WALL/FOOTING.
- 17 (N) CONCRETE FOOTING AND 6" STEMWALL. EPOXY DOWEL (N) FOOTING INTO (E) FOOTING PER STRUCTURAL. EXTEND CURB FROM CORNER TO CORNER OF STRUCTURE. POURING (N) ADJACENT SIDEWALK AGAINST NEW WALL CURB.

DATE X.X.XX

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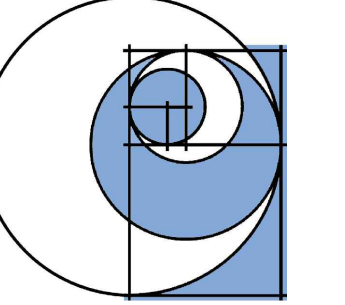
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PROJECT NO. 2103
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ARCHITECTURAL DETAIL

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LEMON GROVE, CA 91945

ARCHITECTURAL DETAILS

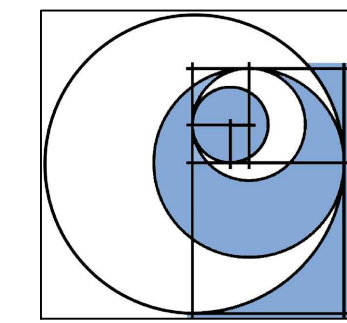
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CREATED: 2022-08-30
DRAWN : JZ
CHECKED: -
PLOT DATE: 03.16.2023

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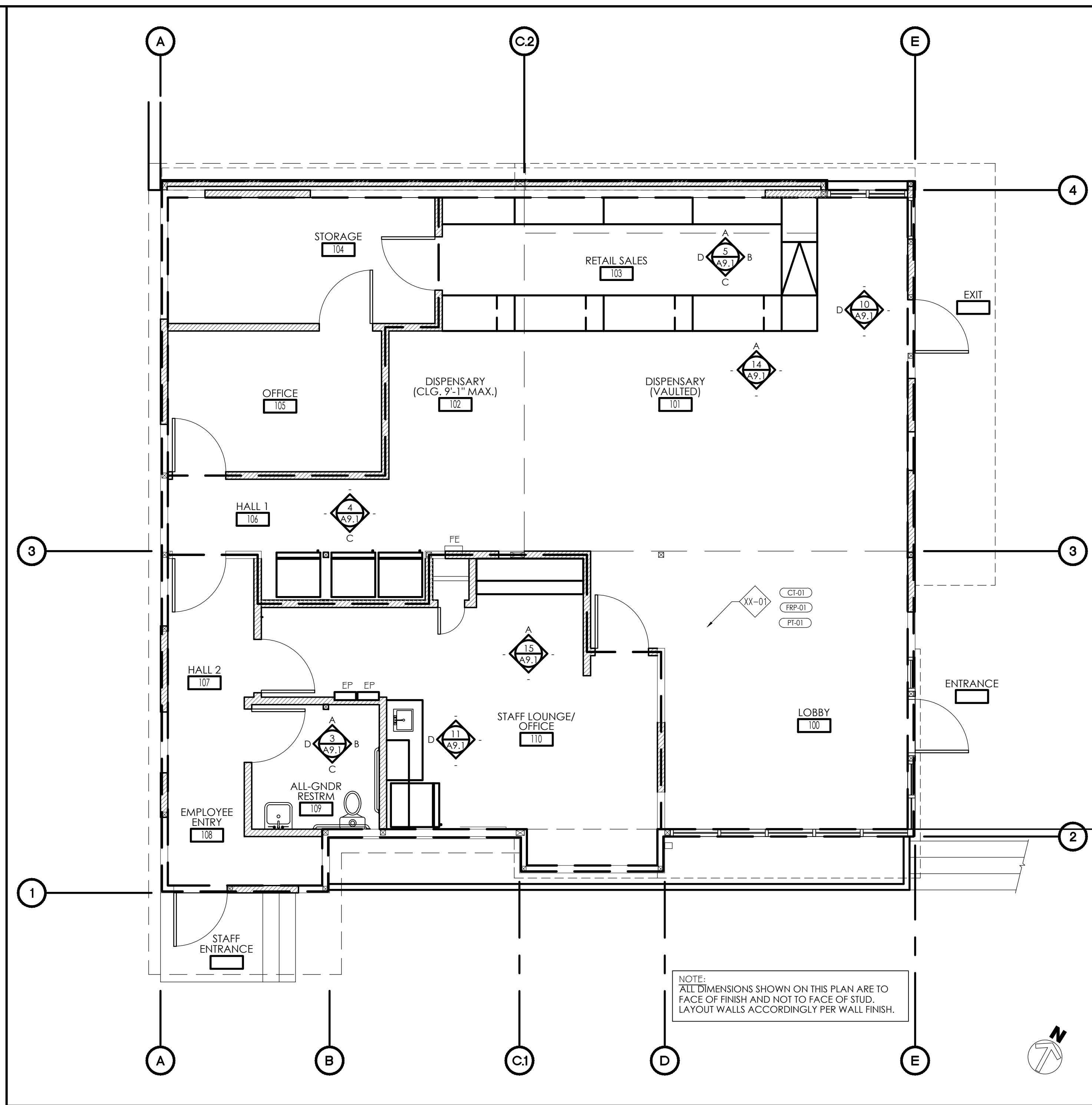
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FINISHES AND ACCESSORIES PLAN 1/4" = 1'-0" 7

FLOOR FINISH KEYNOTES 2

- DO NOT SCALE PLANS.
- FIELD VERIFIED ALL DIMENSIONS. ANY SUBSTANCIAL DISCREPANCY SHOULD BE COMMUNICATED WITH GENERAL CONTRACTOR AND ARCHITECT PRIOR CONSTRUCTION.
- PROVIDE WATER RESISTANT GYP. BD. AT WALLS WITH PLUMBING FIXTURES.
- PROVIDE SCRUBABLE/WASHABLE PAINT AT UTILITY ROOMS & HOLDING ROOMS.
- REFER TO CONSULTANTS DRAWINGS FOR COORDINATION WITH MECHANICAL, ELECTRICAL, PLUMBING, AND STRUCTURAL AS REQUIRED.
- INTERIOR FINISHES TO COMPLY WITH CBC CHAPTER 8 AND TABLE 803.5
- FOR INTERIOR FINISHES MUST PROVIDE SAMPLES FOR APPROVAL PRIOR FABRICATION TO ARCHITECT AND OWNER.
- ALL WALLS TO BE PAINTED, SEE FINISH SCHEDULE.

GENERAL NOTES 3

	EXISTING WALLS/HARDSCAPE/FIXTURES TO REMAIN
	NEW WALL. SEE WALL DETAILS.
	NEW SOUND WALL, SEE WALL DETAILS.

WALL LEGEND 4

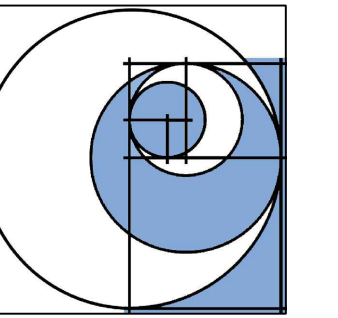
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**FLOOR FINISHES
PLAN**

PROJECT NO. 2103
 CREATED: 2022-10-11
 DRAWN: JZ
 CHECKED: -
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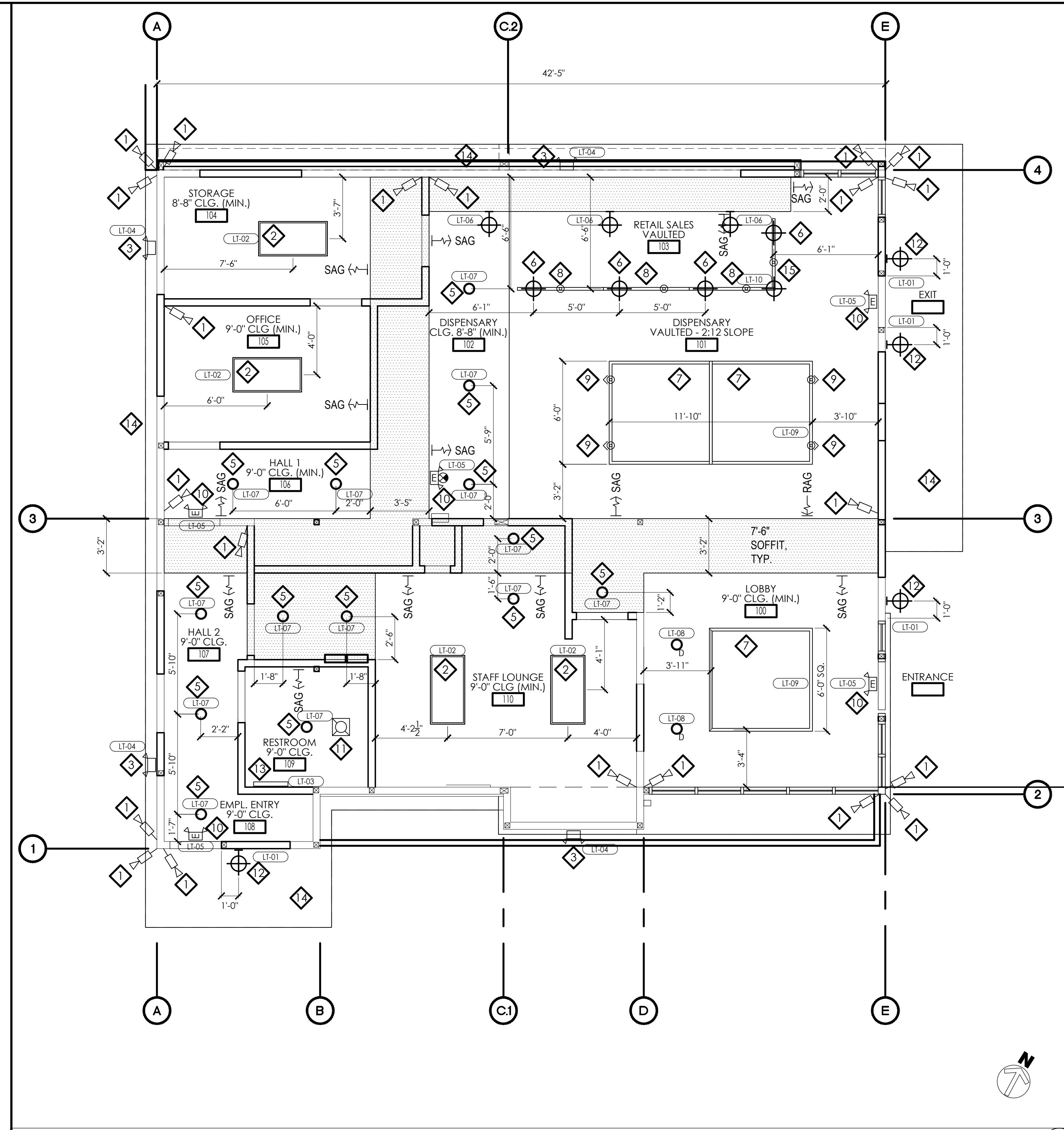
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REFLECTED CEILING / LIGHTING PLAN 1/4" = 1'-0" 7

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- 1 (N) WEATHERPROOF WALL-MTD OR SOFFIT-MTD SECURITY CAMERA. ALL CAMERA LOCATIONS AND ENTRY DOORS SHALL BE PROPERLY SECURED AND APPROVED BY THE SHERIFF'S CRIME PREVENTION OFFICE.
 - 2 (N) 2'x4' SURFACE-MOUNTED INDIRECT PANEL LED LIGHT.
 - 3 (N) EXTERIOR SECURITY LIGHT ON TIMER.
 - 4 (N) TASK LIGHT, UNDER CABINET STRIP FIXTURES.
 - 5 (N) LED DOWNLIGHT W/ TRIM. COORDINATE WITH MECHANICAL DUCTWORK AS REQ'D.
 - 6 (N) PENDANT FIXTURES SUSPENDED ABOVE TRACK BELOW.
 - 7 (N) "StencilFlex" SUSPENDED "F.L.E.X." FRAMEWORK BY "AXIS LIGHTING". 6' LONG COMPONENTS.
 - 8 (N) "StencilFlex" SUSPENDED "F.L.E.X." FRAMEWORK BY "AXIS LIGHTING". 5' LONG COMPONENTS.
 - 9 (N) SPOT LIGHT FIXTURES ATTACHED TO "F.L.E.X." FRAMEWORK PROVIDED BY "AXIS LIGHTING".
 - 10 (N) EXIT SIGNAGE AT EXIT DOORWAYS, ETC... SEE ELECTRICAL DRAWINGS FOR SPECS & REQUIREMENTS.
 - 11 (N) EXHAUST FAN / RECESSED LIGHT.
 - 12 (N) DECORATIVE EXTERIOR WALL SCNCE.
 - 13 (N) WALL-MOUNTED LIGHT FIXTURE OVER MIRROR.
 - 14 (N) EXTERIOR PLASTER FINISH AT UNDERSIDE OF ROOF EAVES, TYP.. ADD (N) 2x EAVE FRAMING TO PERIMETER FASCIA BOARD.
 - 15 (N) "StencilFlex" SUSPENDED "F.L.E.X." FRAMEWORK BY "AXIS LIGHTING". 4' LONG COMPONENTS.

REFLECTED CEILING PLAN KEYNOTES 3

1. DO NOT SCALE PLANS.
2. FIELD VERIFIED ALL DIMENSIONS. ANY SUBSTANTIAL DISCREPANCY SHOULD BE COMMUNICATED WITH GENERAL CONTRACTOR AND ARCHITECT PRIOR CONSTRUCTION.
3. PROVIDE WATER RESISTANT GYP. BD. AT WALLS WITH PLUMBING FIXTURES.
4. PROVIDE SCRUBABLE/WASHABLE PAINT AT UTILITY ROOMS, HOLDING ROOMS AND PROCEDURE ROOMS.
5. REFER TO CONSULTANTS DRAWINGS FOR COORDINATION WITH MECHANICAL, ELECTRICAL, PLUMBING, AND STRUCTURAL AS REQUIRED.
6. INTERIOR FINISHES TO COMPLY WITH CBC CHAPTER 8 AND TABLE 803.5
7. FOR INTERIOR FINISHES MUST PROVIDE SAMPLES FOR APPROVAL PRIOR FABRICATION TO ARCHITECT AND OWNER.
8. ALL WALLS TO BE PAINTED. SEE FINISH SCHEDULE.

GENERAL NOTES 8

CEILING LEGEND

	2'x4' RECESSED LED FIXTURE WITH LENS. SEE LIGHTING SCHEDULE FOR SPECS.		LED CABINET LIGHTING, SEE LIGHTING SCHED.
	2'x4' RECESSED LED INDIRECT FIXTURE WITH SHIELD. SEE LIGHTING SCHEDULE FOR SPECS.		RECESSED DOWN LIGHT, SEE LIGHTING SCHED.
	4'x1' RECESSED LED FIXTURE. SEE LIGHTING SCHEDULE FOR SPECS.		DIRECTION LED DOWN LIGHT, SEE LIGHTING SCHED.
	2'x4' SURFACE-MOUNTED LED FIXTURE WITH LENS. SEE LIGHTING SCHEDULE FOR SPECS.		PENDANT LIGHT, SEE LIGHTING SCHED.
	2'x2' ACOUSTICAL CEILING TILE. TOTAL ACOUSTICS ARMSTRONG CEILING ATTENUATION CLASS TYPE.		SECURITY CAMERA
	7'-6" DROPPED SOFFITTED CEILING TO BE PROVIDED FOR MECHANICAL / UTILITY RUNS		EXTERIOR MOTION SENSOR LIGHT
	NO WORK AT THIS AREA.		LT-02 LIGHT FIXTURE SCHEDULE TAG
			RAG RETURN AIR GRILLE
			SAG SUPPLY AIR GRILLE

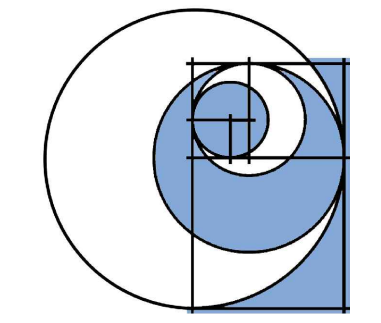
CEILING LEGEND 4

DATE	ISSUE	DATE
	SUBMITTAL - LEMON GROVE	

REFLECTED
CEILING PLAN,
LIGHTING/MECH.

PROJECT NO. 2103
CREATED: 2022-07-24
DRAWN: JZ
CHECKED: -
PLOT DATE: 03.16.2023

A8.2



ARCHITECTURAL
CONCEPTS, INC.

3958 FIRST AVE., SAN DIEGO, CA 92103
619.531.0110 ADMIN@4DESIGNS.COM

PROGRESS SET

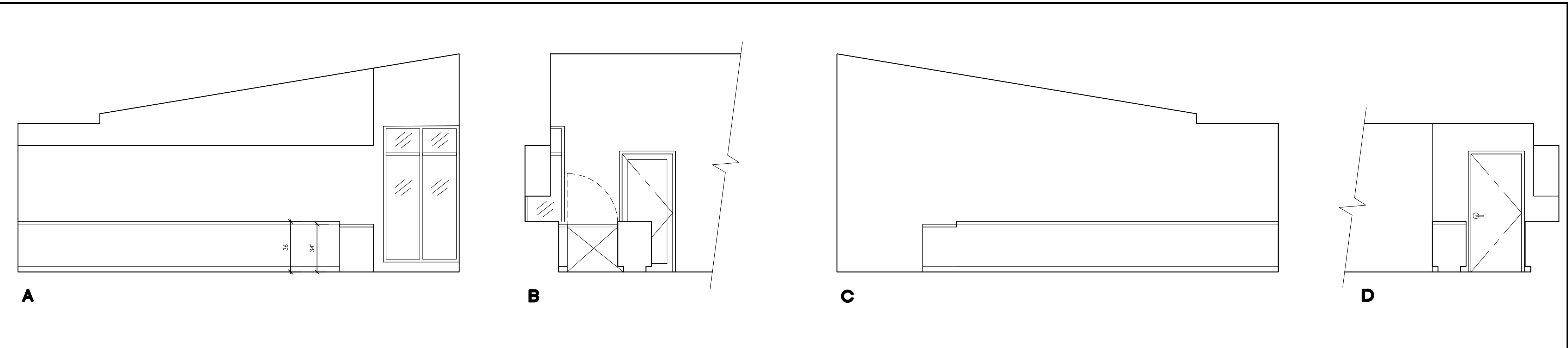
NOT FOR
CONSTRUCTION

EARTH & IVY

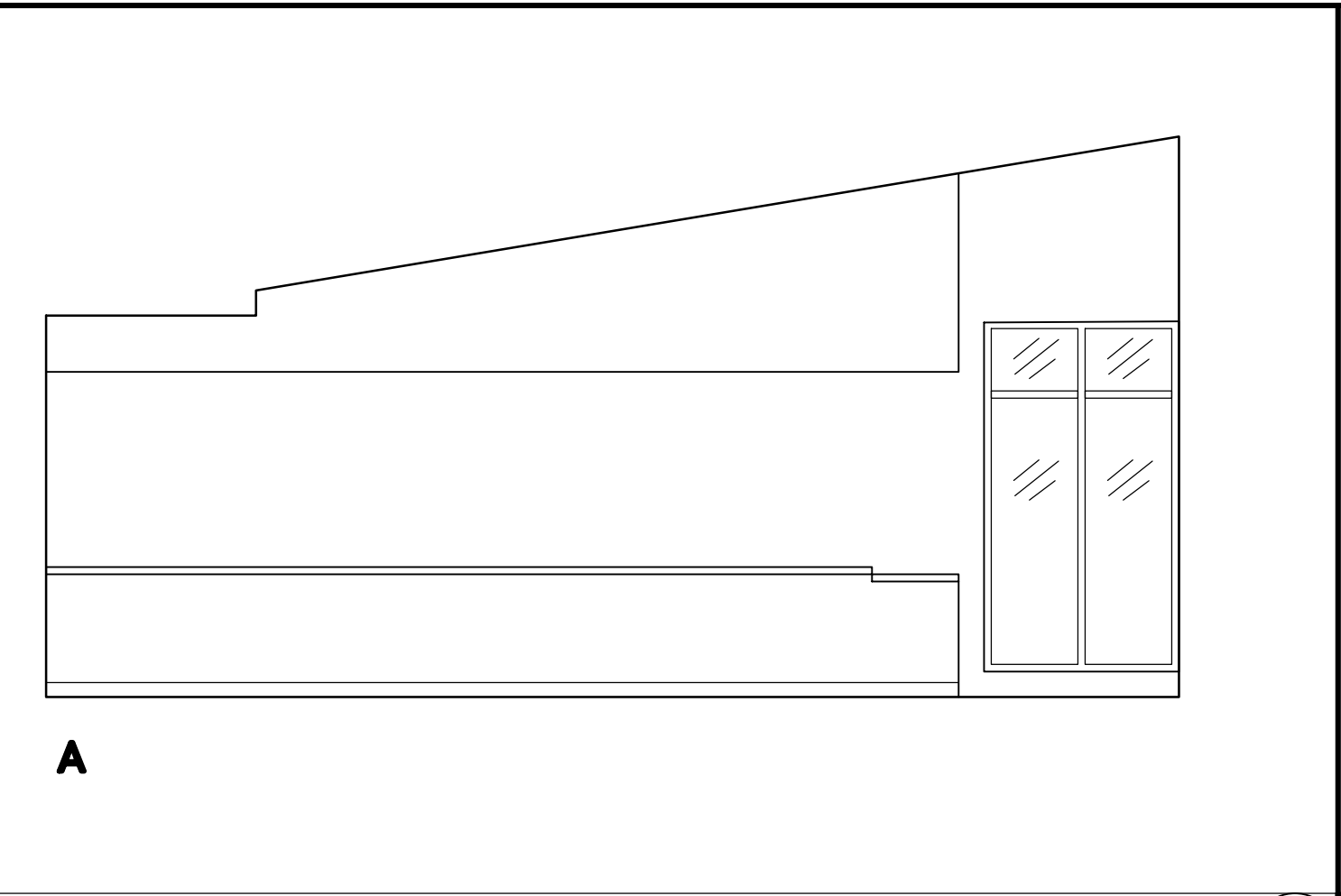
8280 BROADWAY
LEMON GROVE, CA 91945

DATE	ISSUE
X.X.22	SUBMITTAL - LEMON GROVE

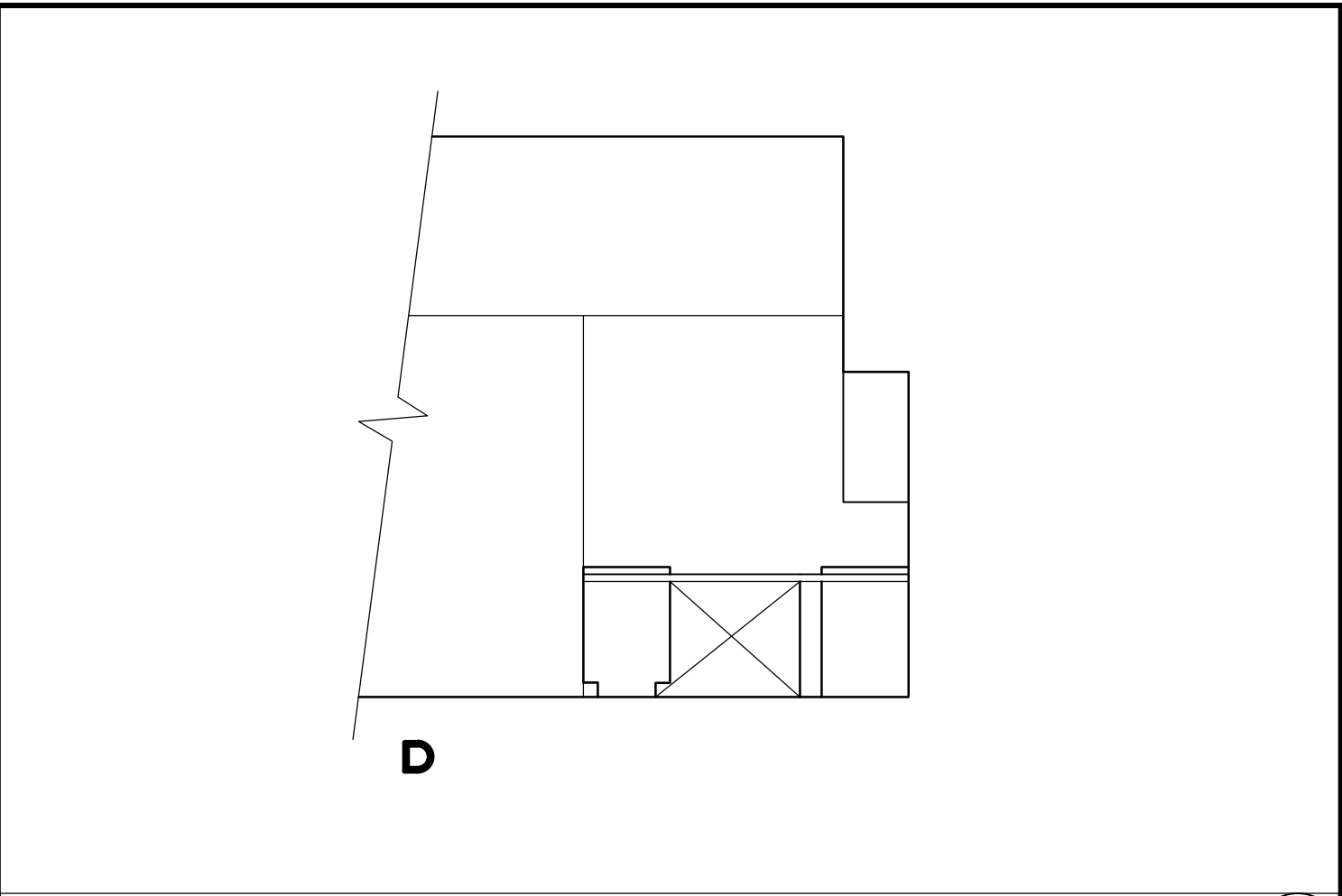
REVISION #	DESCRIPTION
1	
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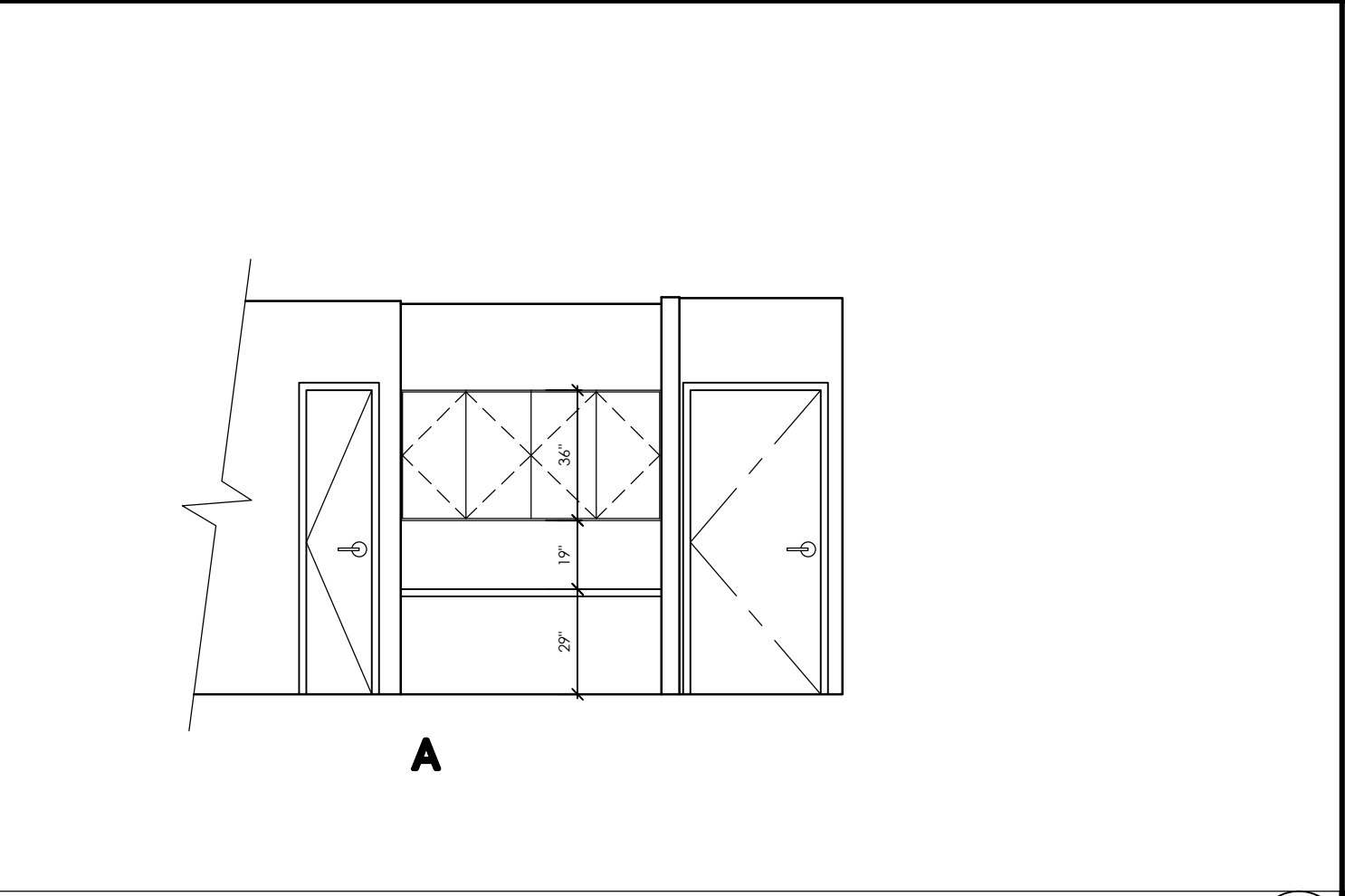
RETAIL COUNTER - BACK COUNTER (103) 1/4" = 1'-0" 5



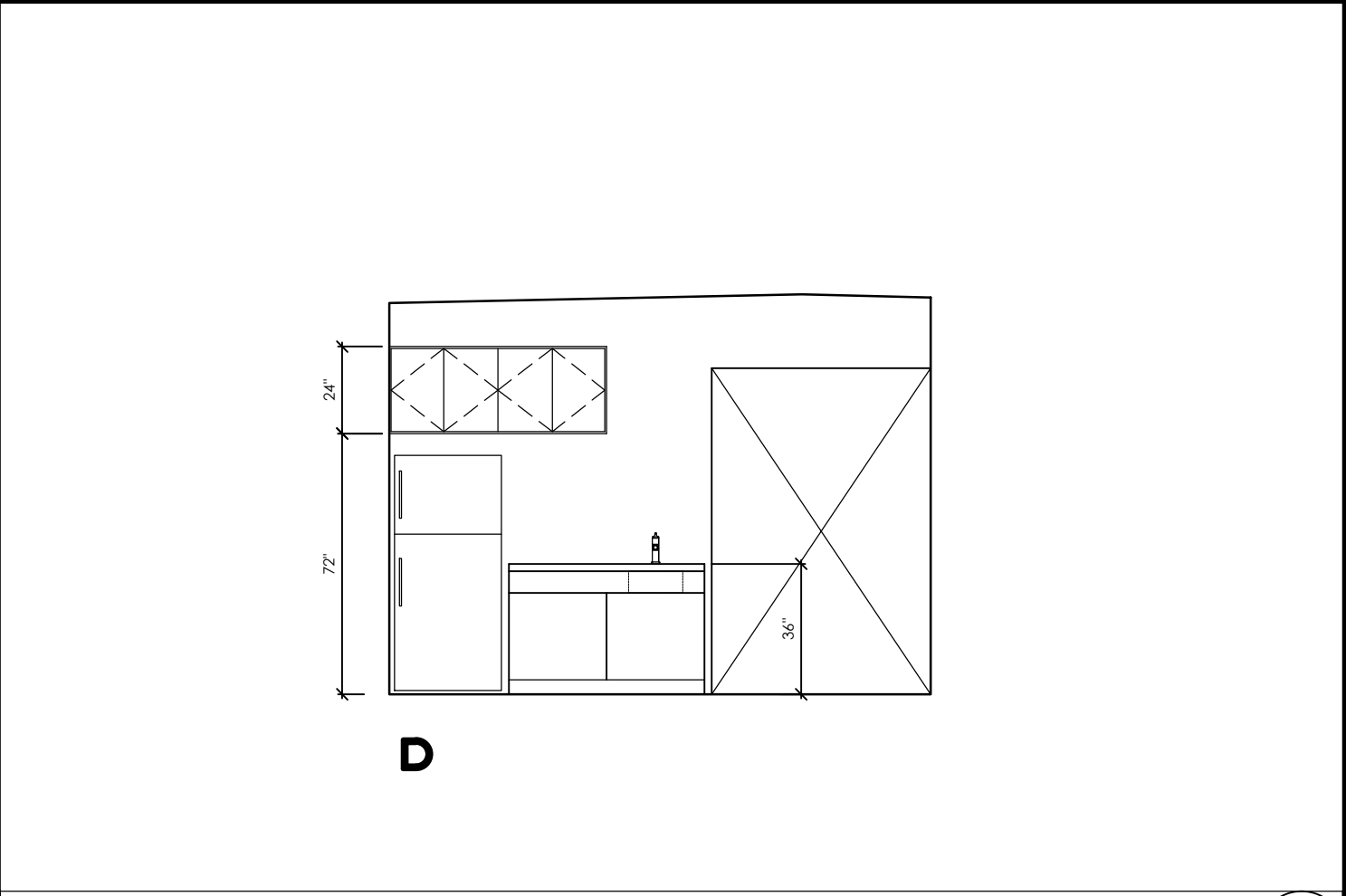
RETAIL COUNTER - SOUTH ELEVATION (103) 1/4" = 1'-0" 14



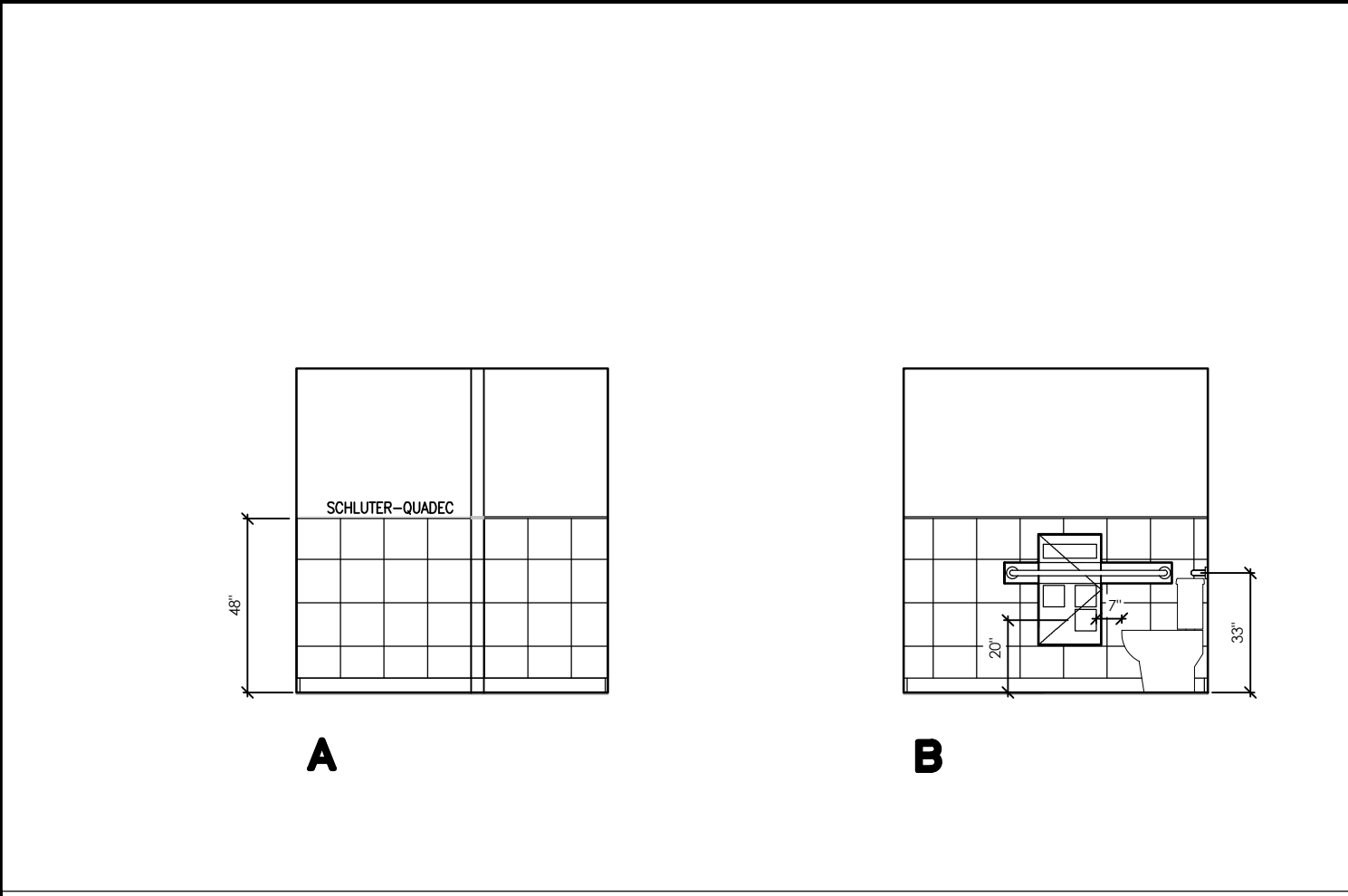
RETAIL COUNTER - EAST ELEVATION (103) 1/4" = 1'-0" 10



STAFF LOUNGE DESK (110) 1/4" = 1'-0" 15



STAFF LOUNGE KITCHEN (110) 1/4" = 1'-0" 11



RESTROOM (109) 1/4" = 1'-0" 3

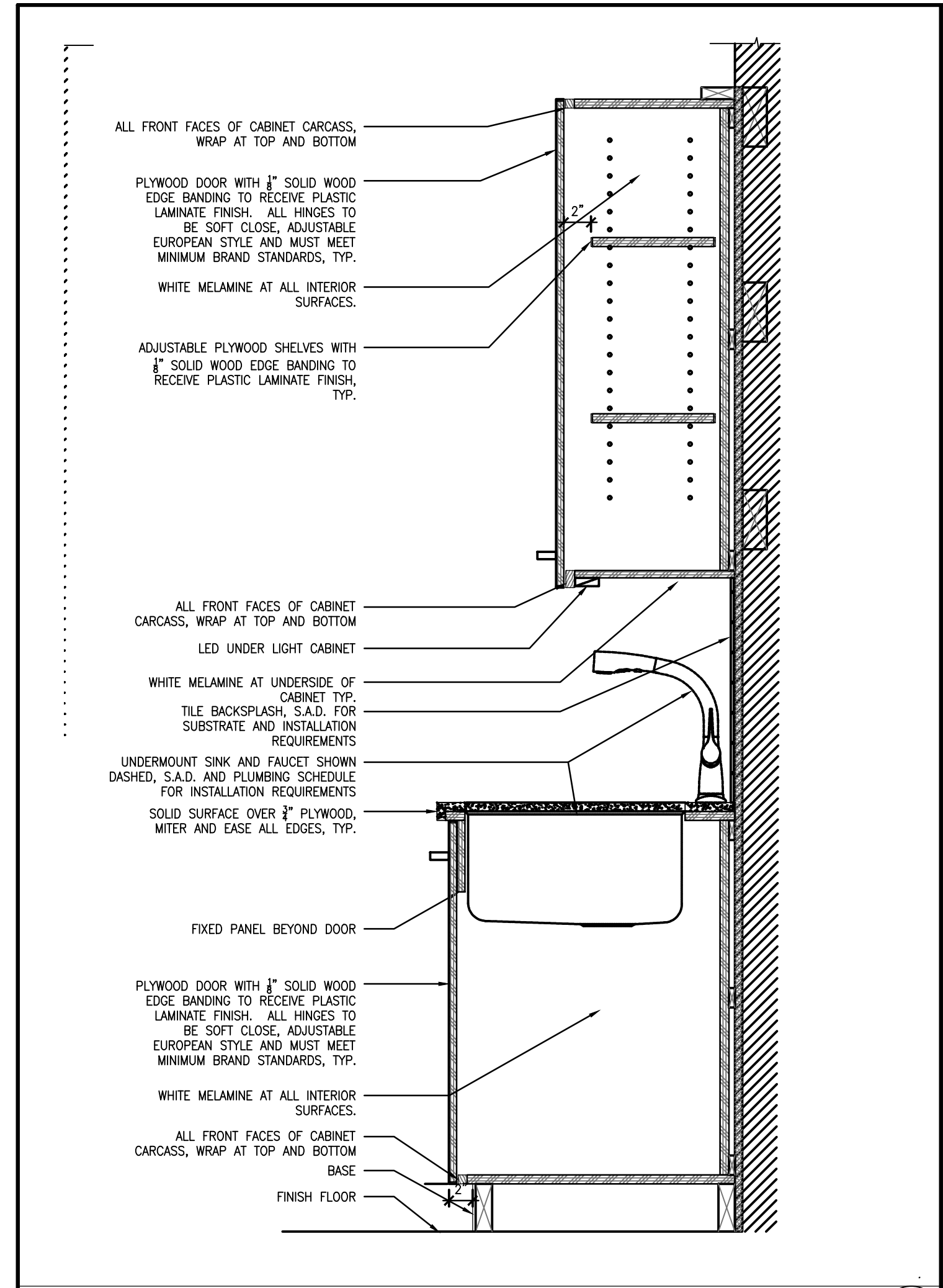


HALL 1 (106) 1/4" = 1'-0" 4

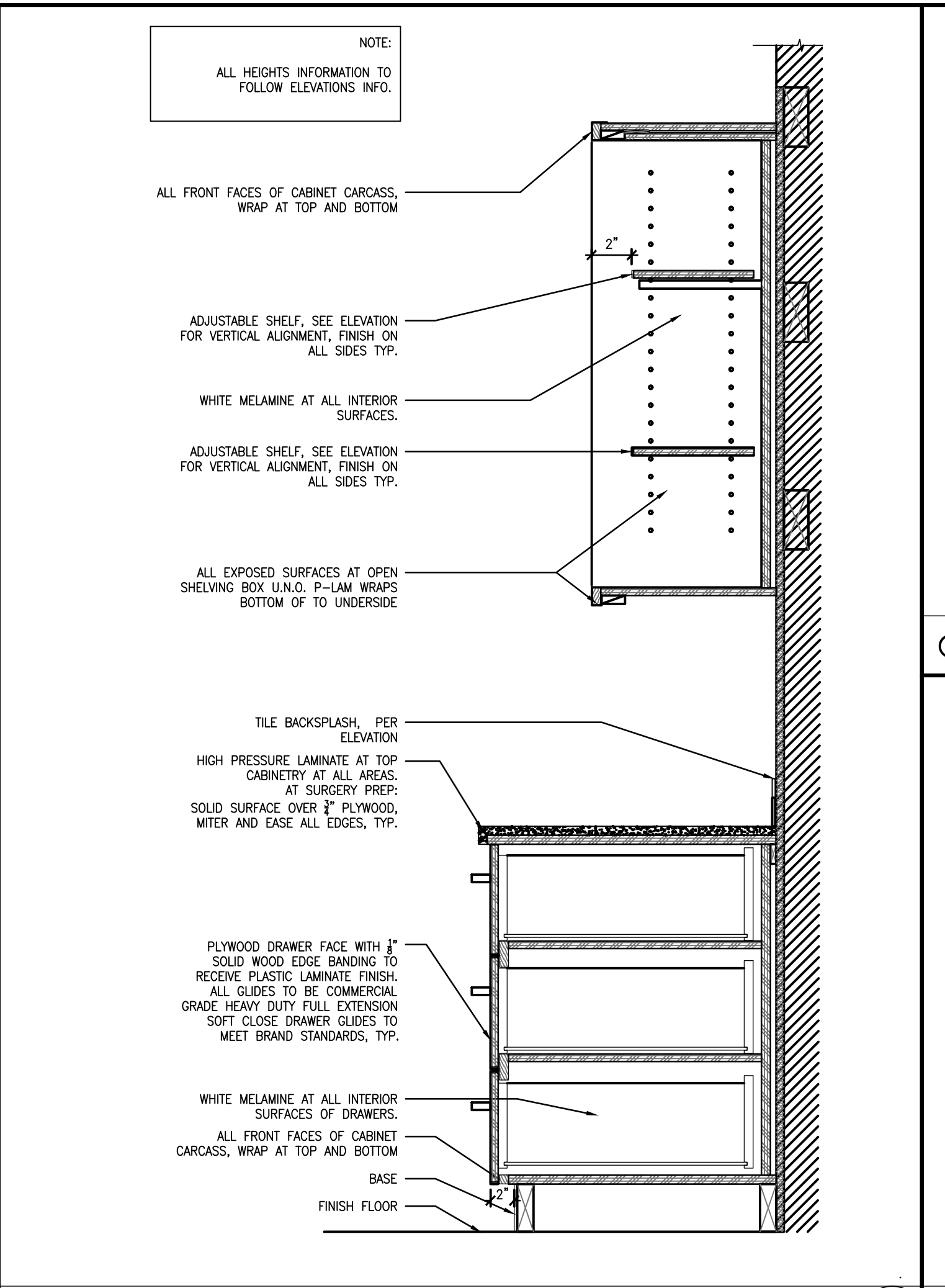
INTERIOR
ELEVATIONS

PROJECT NO. 2103
 CREATED: 2022-10-11
 DRAWN: JZ
 CHECKED: -
 PLOT DATE: 03.16.2023

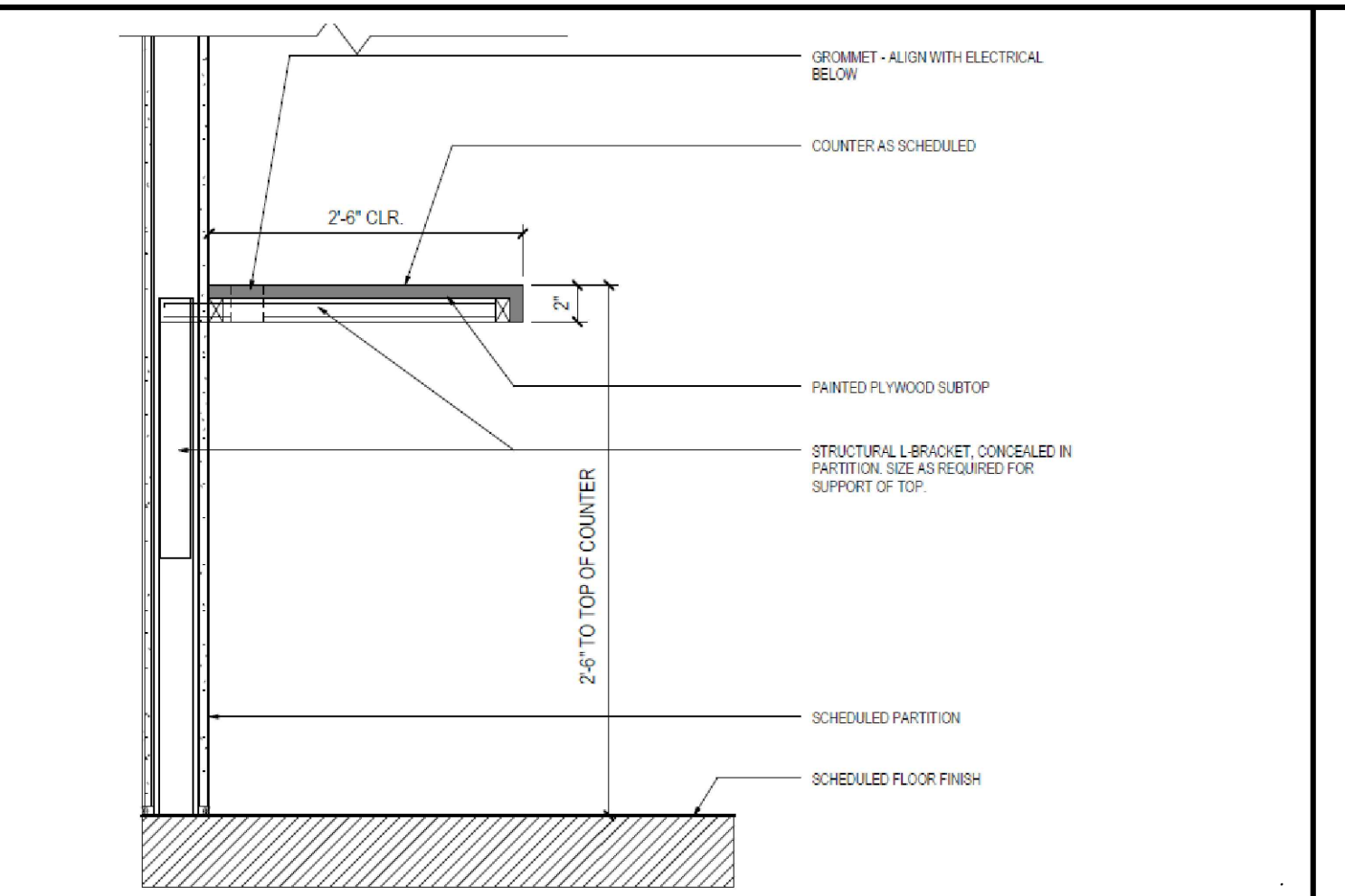
A9.1



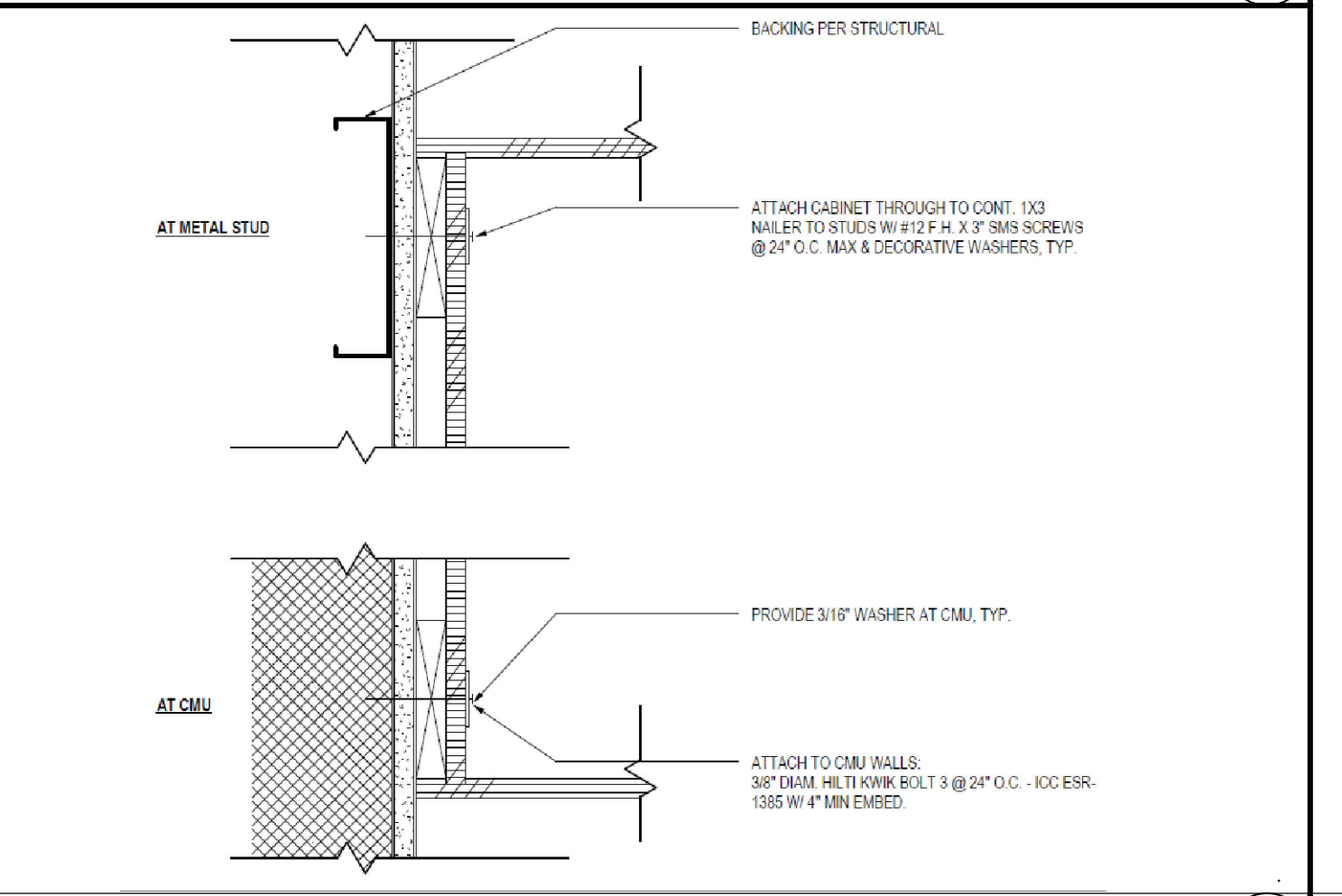
CABINET - SECTION N.T.S. 14



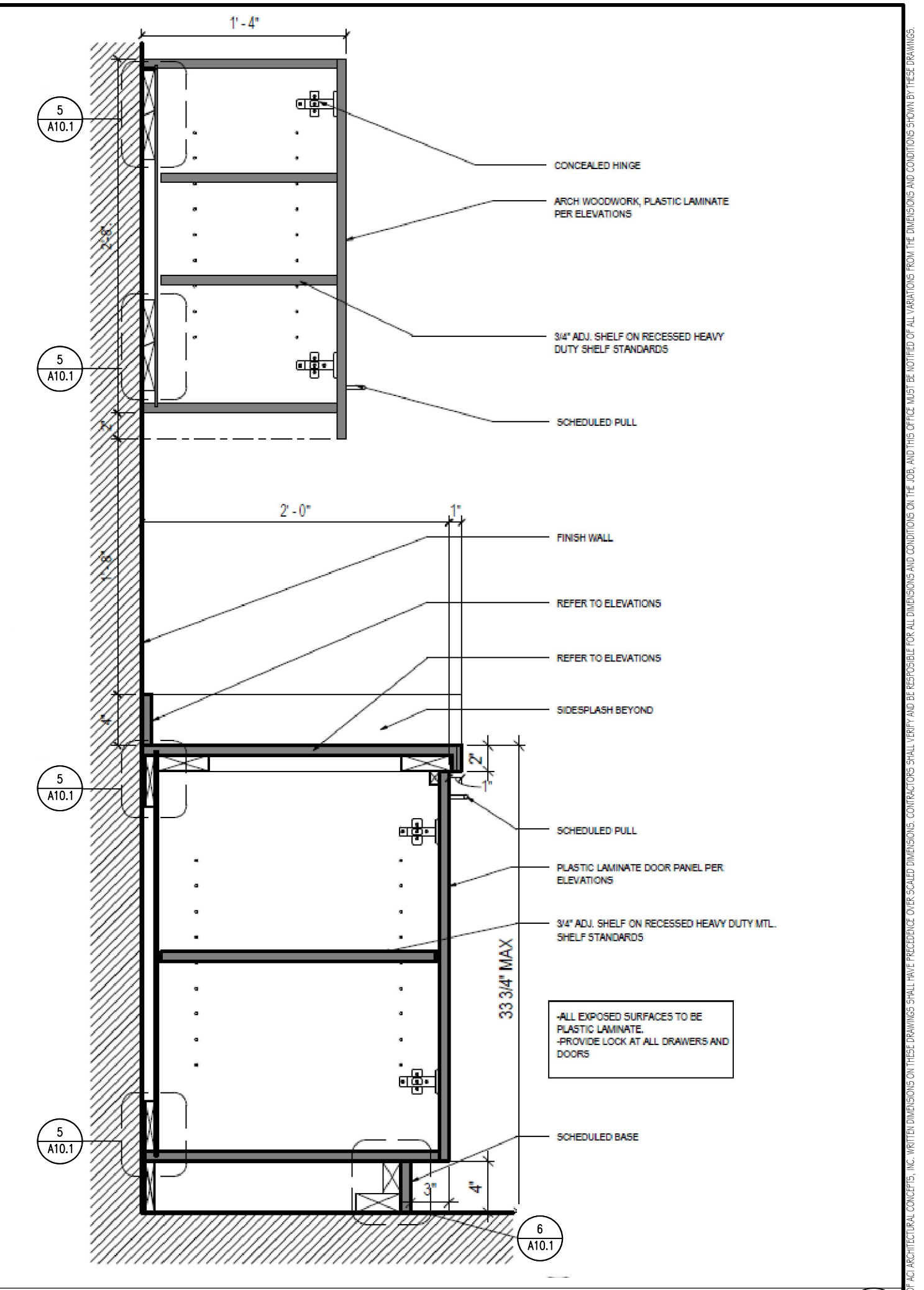
CABINET - SECTION N.T.S. 10



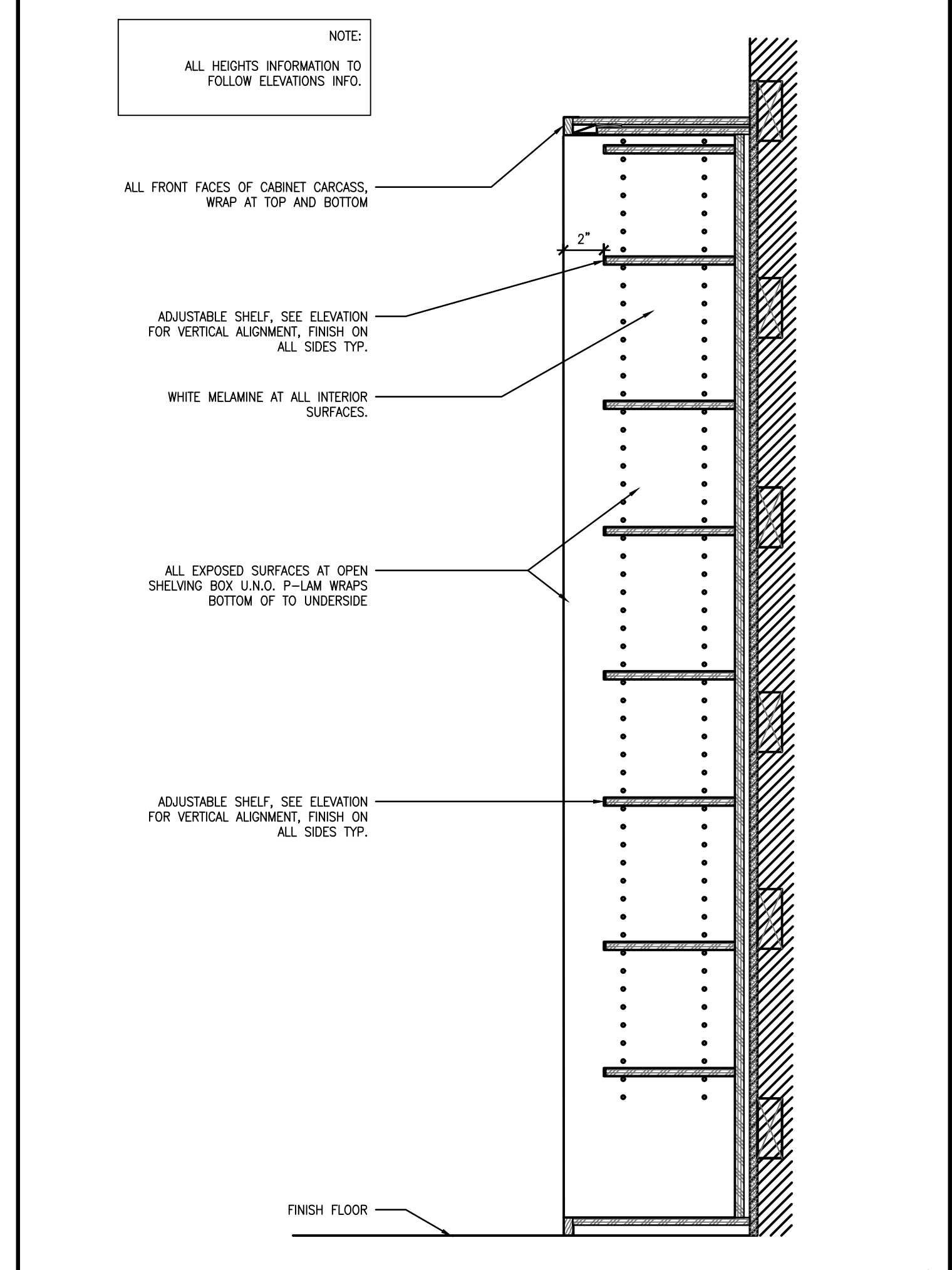
CANTERLIVERED COUNTERTOP 5



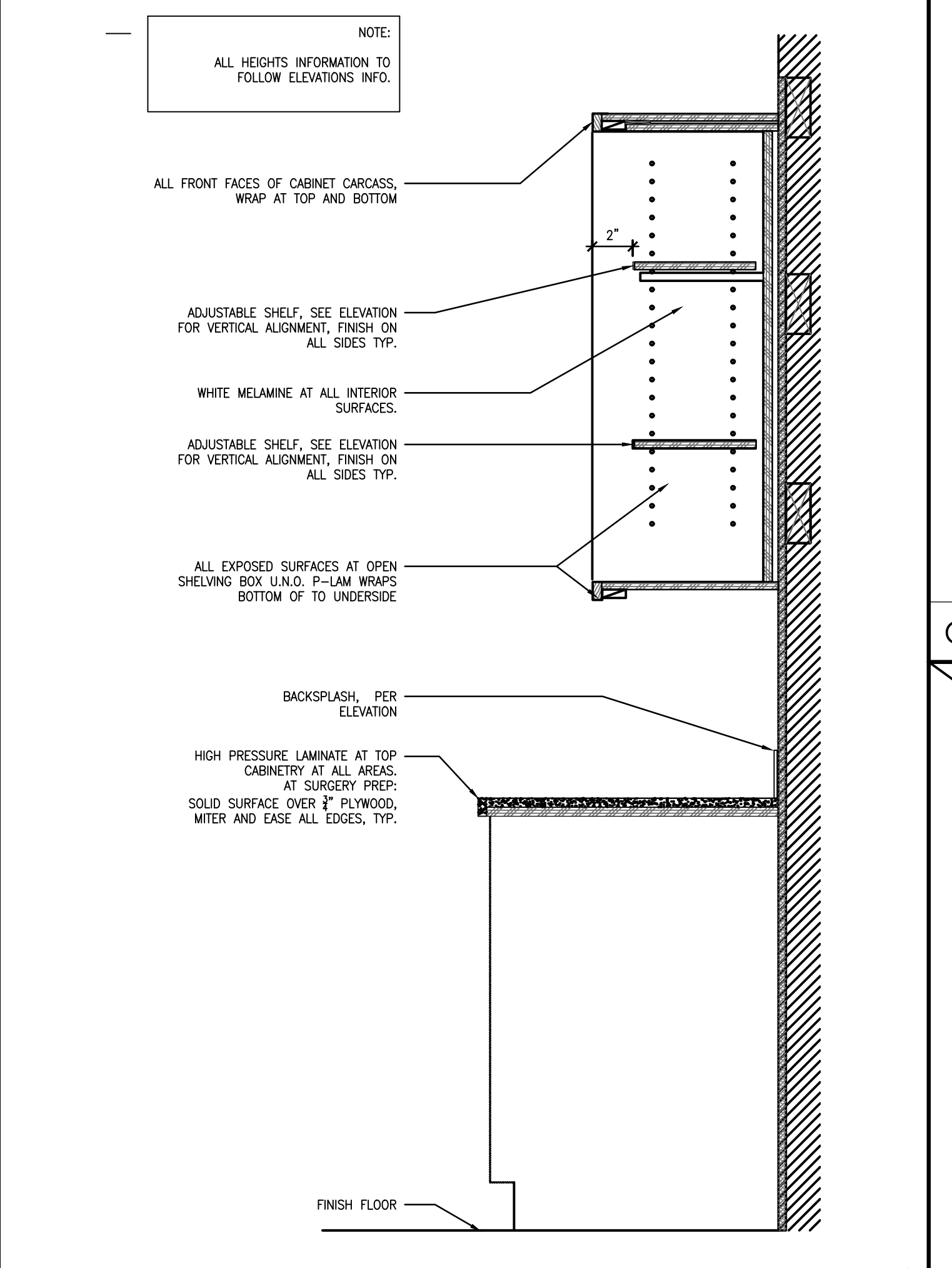
CABINET WALL ATTACHMENT, TYP 6



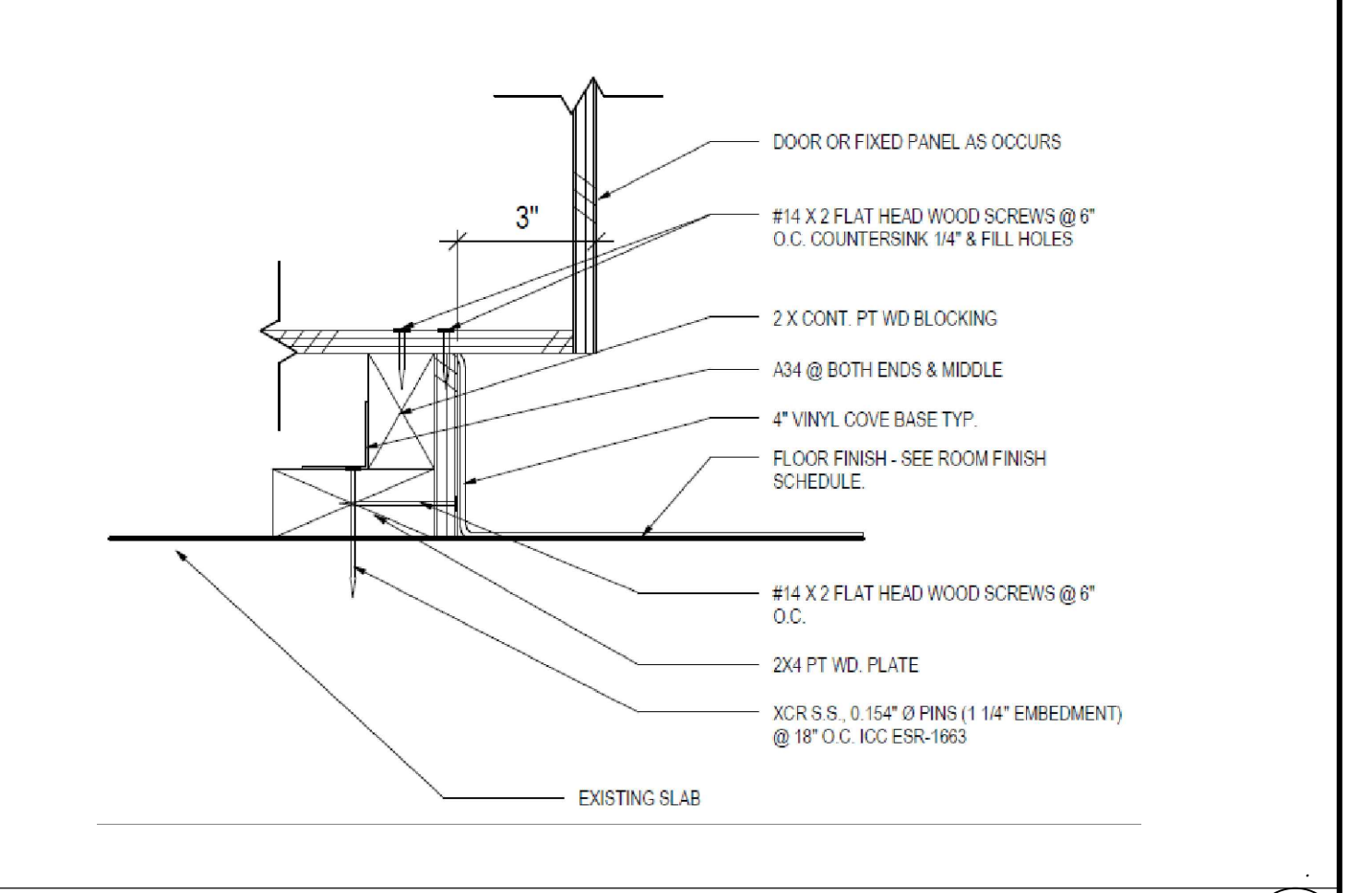
BUILT-IN CABINET 2



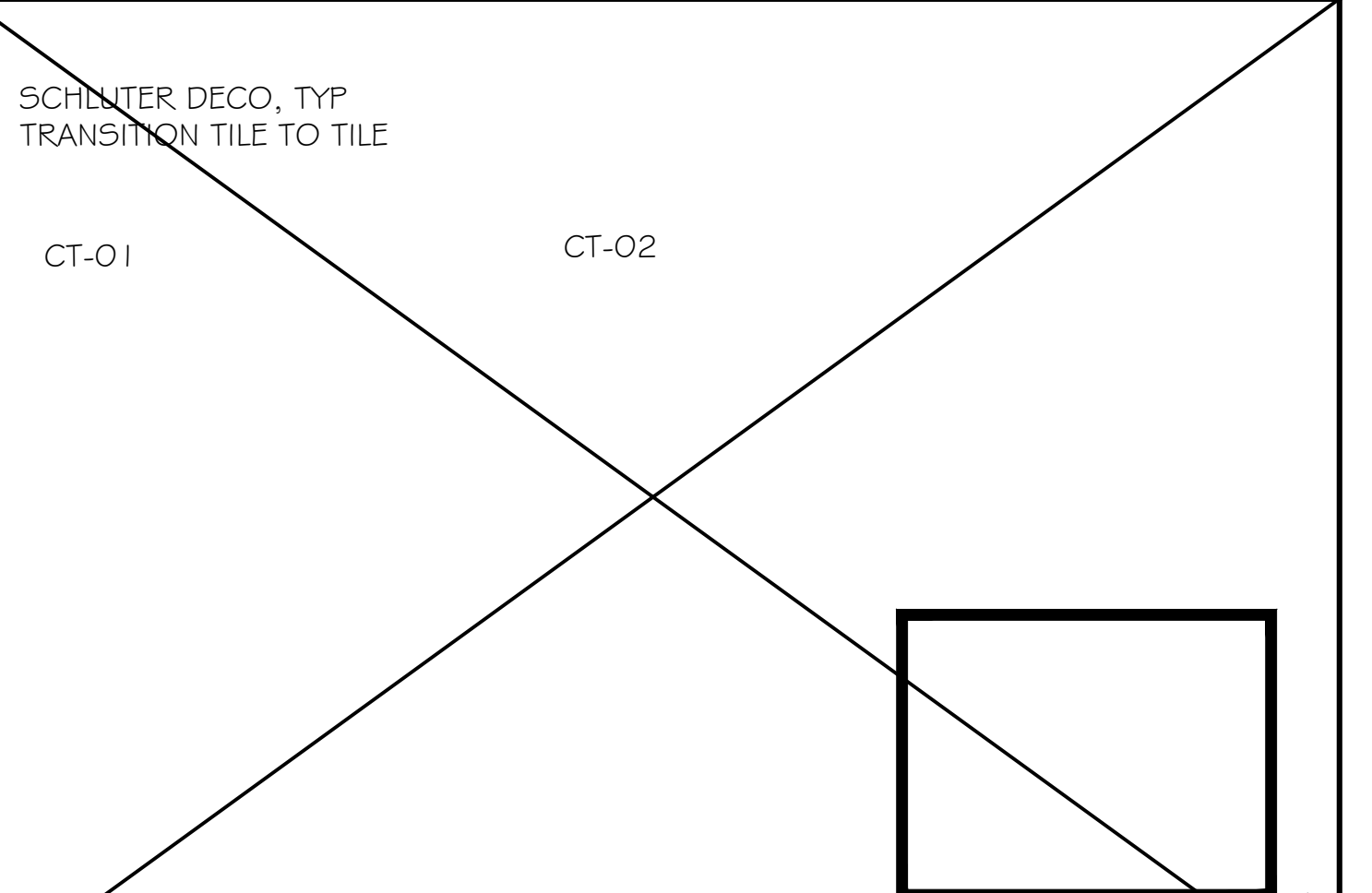
CABINET - SECTION N.T.S. 16



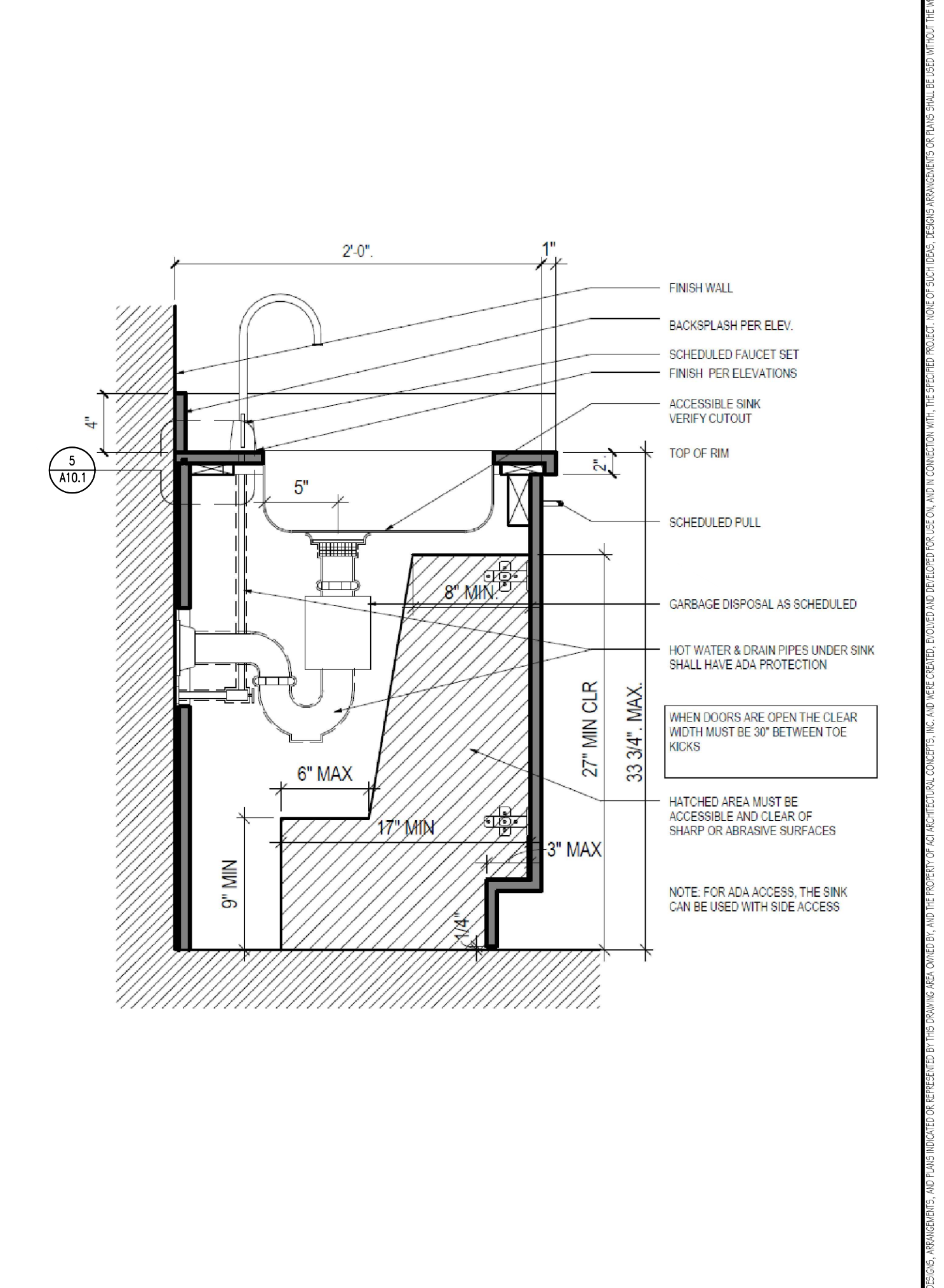
CABINET - SECTION N.T.S. 12



CABINET FLOOR ANCHORAGE, TYP 7



CT-01 TILE TO CT-02 TILE TRANSITION N.T.S. 8



ACCESSIBLE CABINET SECTION N.T.S. 4

DATE: SUBMITTAL - LEMON GROVE X.X.22

ISSUE: _____

REVISION #:

INTERIOR
DETAILS

PROJECT NO. 2103
CREATED: 2022-10-11
DRAWN: JZ
CHECKED: _____
PLOT DATE: 03.16.2023

A10.1

SPECIAL INSPECTION

- 1. IN ADDITION TO THE REGULAR INSPECTION THE FOLLOWING ITEMS WILL ALSO REQUIRE SPECIAL INSPECTION IN ACCORDANCE WITH SEC. 1104, UNLESS EXEMPTED BY THE EXCEPTIONS OF SEC. 1104.2 OF THE BUILDING CODE... 2. SOILS COMPLIANCE PRIOR TO THE FOUNDATION INSPECTION, POST-TENSIONED FOUNDATION, HIGH STRENGTH STEEL AND CONCRETE. 3. ALL INSPECTIONS AND TESTS SHALL BE PERFORMED BY A QUALIFIED TESTING AGENCY RETAINED BY THE OWNER. 4. THE SPECIAL INSPECTOR SHALL BE QUALIFIED AND APPROVED BY THE BUILDING DEPARTMENT AND ACCEPTABLE TO THE ARCHITECT. 5. THE SPECIAL INSPECTOR SHALL OBSERVE WORK ASSIGNED FOR CONFORMANCE TO THE APPROVED DESIGN DRAWINGS AND SPECIFICATIONS. 6. THE SPECIAL INSPECTOR SHALL FURNISH AN INSPECTION REPORT TO THE BUILDING DEPARTMENT, ENGINEER AND ARCHITECT OF RECORD. COPIES OF THE REPORT SHALL BE AVAILABLE AT THE JOB SITE AT ALL TIMES. 7. FINAL REPORTS FOR ALL INSPECTIONS AND TESTING MUST BE PROVIDED BY THE SPECIAL INSPECTOR. FINAL REPORTS SHALL DOCUMENT COMPLETION OF ALL INSPECTIONS. 8. THE DUTIES OF THE SPECIAL INSPECTOR SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF SECTION 1104 OF THE LATEST EDITION OF THE CBC. 9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXPENSES DUE TO ANY PREMATURE NOTIFICATION OF INSPECTION WHICH RESULTS IN ADDITIONAL SITE VISITS. 10. FAILURE OF NOTIFICATION BY THE CONTRACTOR FOR INSPECTION ON A TIMELY BASIS MAY RESULT IN COMPLETE REMOVAL AND REPLACEMENT OF ALL WORK PERFORMED AT CONTRACTOR'S EXPENSE. 11. SITE VISITS BY THE STRUCTURAL ENGINEER DO NOT CONSTITUTE AN INSPECTION. SPECIAL INSPECTION BY A SPECIAL INSPECTOR FOR EXISTING SITE SOIL CONDITIONS, FILL PLACEMENT & LOAD BEARING REQUIREMENTS SHALL BE PERFORMED PER THE FOLLOWING TABLE.

EXCEPTION: SPECIAL INSPECTION FOR EXISTING SITE SOIL CONDITIONS PER TABLE BELOW IS NOT REQUIRED IF ALLOCABLE SOIL BEAR PRESSURE USED FOR DESIGN IS 1500 PSF, SOILS REPORT IS NOT REQUIRED BY BUILDING OFFICIAL, AND THERE IS NO CONTROLLED FILL PLACEMENT ON EXISTING BUILDING SITE.

SPECIAL INSPECTION TABLE FOR EXISTING SITE SOIL CONDITIONS

Table with 4 columns: TYPE, NOT APPLICABLE, CONTINUOUS SPECIAL INSPECTION, PERIODIC SPECIAL INSPECTION. Rows include: VERIFY MATERIALS BELOW FOOTINGS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY PER SOILS REPORT; VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH & HAVE REACHED PROPER MATERIAL PER SOILS REPORT; PERFORM CLASSIFICATION & TESTING OF COMPACTED FILL MATERIALS PER SOILS REPORT; VERIFY USE OF PROPER MATERIALS DENSITIES & LIFT THICKNESS DURING PLACEMENT & COMPACTION OF COMPACTED FILL PER SOILS REPORT; EXCEPTION: SPECIAL INSPECTION IS NOT REQUIRED DURING PLACEMENT OF CONTROLLED FILL HAVING A TOTAL DEPTH OF 12 INCHES OR LESS; PRIOR TO PLACEMENT OF COMPACTED FILL INSPECT SUBGRADE & VERIFY THAT SITE HAS BEEN PREPARED PROPERLY PER SOILS REPORT.

FOR THE CONSTRUCTION OF STEEL ELEMENTS OF BUILDING & STRUCTURES, ITEMS OF SPECIAL INSPECTION & VERIFICATIONS BY A SPECIAL INSPECTOR ARE REQUIRED & SUMMARIZED IN THE FOLLOWING TABLE:

SPECIAL INSPECTION TABLE FOR STEEL STRUCTURES

Table with 4 columns: VERIFICATION & INSPECTION, QUALITY ASSURANCE (PERFORMED, OBSERVED), REFERENCE STANDARD. Rows include: TASKS PRIOR TO WELDING (1. WELDER QUALIFICATION RECORDS AND CONTINUITY RECORDS, 2. WPS AVAILABLE, 3. MANUFACTURE CERTIFICATIONS FOR WELDING CONSUMABLES AVAILABLE, 4. MATERIAL IDENTIFICATION (TYPE/GRADE), 5. WELDER IDENTIFICATION SYSTEM, 6. FIT-UP GROOVE WELDS (INCLUDING JOINT GEOMETRY), 7. FIT-UP OF GJP GROOVE WELDS OF HSS T-, Y- AND K-JOINTS WITHOUT BACKING (INCLUDING JOINT GEOMETRY), 8. CONFIGURATION AND FINISH OF ACCESS HOLES, 9. FIT-UP OF FILLET WELDS, 10. CHECK WELDING EQUIPMENT, 11. CONTROL AND HANDLING OF WELDING CONSUMABLES, 12. NO WELDING OVER CRACKED TACK WELDS, 13. ENVIRONMENTAL CONDITIONS, 14. WPS FOLLOWED, 15. WELDING TECHNIQUES, 16. PLACEMENT AND INSTALLATION OF STEEL HEADED STUD ANCHORS, TASKS AFTER WELDING (1. WELDS CLEANED, 2. SIZE, LENGTH AND LOCATION OF WELDS, 3. WELDS MEET VISUAL ACCEPTANCE CRITERIA, 4. ARC STRIKES, 5. K-AREA, 6. WELD ACCESS HOLES IN ROLLED SHAPES AND BUILT-UP HEAVY SHAPES, 7. BACKING REMOVED AND WELD TABS REMOVED (IF REQUIRED), 8. REPAIR ACTIVITIES, 9. DOCUMENT ACCEPTANCE OR REJECTION OF WELDED JOINT OR MEMBER, 10. NO PROHIBITED WELDS HAVE BEEN ADDED WITHOUT THE APPROVAL OF THE EOR).

SPECIAL INSPECTIONS AND VERIFICATIONS BY A SPECIAL INSPECTOR ARE REQUIRED FOR CONCRETE CONSTRUCTION AND SPECIFIED IN THE FOLLOWING TABLE

SPECIAL INSPECTION TABLE FOR CONCRETE CONSTRUCTION

Table with 5 columns: TYPE, CONTINUOUS SPECIAL INSPECTION, PERIODIC SPECIAL INSPECTION, Reference Standard, CBC/IBC Reference. Rows include: 1. INSPECT REINFORCEMENT, INCLUDING PRESTRESSING TENDONS, AND VERIFY PLACEMENT; 2. REINFORCING BAR WELDING (A. VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A 616; B. INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM 5/16"; C. INSPECT ALL OTHER WELDS); 3. INSPECT ANCHORS POST-INSTALLED IN CONCRETE; 4. INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS; 5. VERIFY USE OF REQUIRED DESIGN MIX; 6. PRIOR TO CONCRETE PLACEMENT FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE; 7. INSPECT CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES; 8. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES; 9. INSPECT PRESTRESSED CONCRETE FOR: (A. APPLICATION OF PRESTRESSING FORCES; B. GROUTING OF BONDED PRESTRESSING TENDONS); 10. INSPECT ERECTION OF PRECAST CONCRETE MEMBERS; 11. VERIFY IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENDONS IN POST-TENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS; 12. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED.

SPECIAL INSPECTION BY A SPECIAL INSPECTOR FOR THE CONSTRUCTION STRUCTURES ARE REQUIRED & SPECIFIED IN THE FOLLOWING TABLE:

SPECIAL INSPECTION TABLE FOR EPOXY ANCHORS

Table with 4 columns: INSPECTION TASK, FREQUENCY OF INSPECTION (CONTINUOUS, PERIODICALLY), REFERENCE FOR CRITERIA (CBC/IBC SECTION, MANUFACTURER RECOMMENDATION). Rows include: 1. EPOXY MATERIAL; 2. HOLE DRILLING; 3. ANCHOR INSTALLATION.

SPECIAL INSPECTION BY A SPECIAL INSPECTOR FOR THE CONSTRUCTION OF CMU STRUCTURES ARE REQUIRED & SPECIFIED IN THE FOLLOWING TABLE:

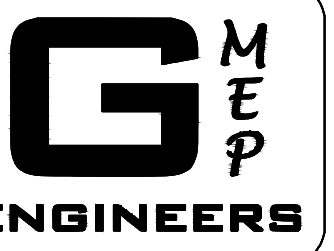
SPECIAL INSPECTION TABLE FOR CMU STRUCTURES

Table with 5 columns: INSPECTION TASK, INSPECTION FREQUENCY (CONTINUOUS DURING TASK LISTED, PERIODICALLY DURING TASK LISTED), CRITERIA REFERENCE (ACI 530/ASCE 5/TMS 402, ACI 530/ASCE 6/TMS 602). Rows include: 1. VERIFY COMPLIANCE WITH THE APPROVED SUBMITTALS AND REQUIRED INSPECTION PROVISIONS FOR (MORTAR MIX DESIGN, GROUT MIX DESIGN, MATERIAL CERTIFICATES FOR MORTAR, GROUT, MASONRY UNITS, REINFORCEMENT, ANCHORS, TIES, AND FASTENERS); 2. AS MASONRY CONSTRUCTION BEGINS, THE FOLLOWING SHALL BE VERIFIED TO ENSURE COMPLIANCE: (A. PROPORTIONS OF SITE PREPARED MORTAR; B. CONSTRUCTION OF MORTAR JOINTS; C. GRADE AND SIZE OF PRESTRESSING TENDONS AND ANCHORAGES; D. LOCATION OF REINFORCEMENT AND CONNECTORS; E. PROPERTIES OF THIN-BED MORTAR FOR AAC MASONRY); 3. PRIOR TO GROUTING, VERIFY THAT THE FOLLOWING ARE IN COMPLIANCE: (A. GROUT SPACE; B. GRADE, TYPE, AND SIZE OF REINFORCEMENT AND ANCHOR BOLTS; C. PLACEMENT OF REINFORCEMENT, CONNECTORS AND PRESTRESSING TENDONS AND ANCHORAGES; D. PROPORTIONS OF SITE-PREPARED GROUT AND PRESTRESSING GROUT FOR BONDED TENDONS; E. CONSTRUCTION OF MORTAR JOINTS); 4. VERIFY DURING CONSTRUCTION: (A. SIZE AND LOCATION OF STRUCTURAL ELEMENTS; B. TYPE, SIZE AND LOCATION OF ANCHORS, INCLUDING OTHER DETAILS OF ANCHORAGE OF MASONRY TO STRUCTURAL MEMBERS, FRAMES OR OTHER CONSTRUCTION; C. WELDING OF REINFORCEMENT; D. PREPARATION, CONSTRUCTION, AND PROTECTION OF MASONRY DURING COLD WEATHER (TEMP. BELOW 40°) OR HOT WEATHER (TEMP. ABOVE 90°); E. APPLICATION AND MEASUREMENT OF PRESTRESSING FORCE; F. PLACEMENT OF GROUT AND PRESTRESSING GROUT FOR BONDED TENDONS IS IN COMPLIANCE; G. OBSERVE PREPARATION OF GROUT SPECIMENS, MORTAR SPECIMENS, AND/OR PRISMS; H. OBSERVE PREPARATION OF GROUT SPECIMENS, MORTAR SPECIMENS, AND/OR PRISMS; I. VERIFICATION OF FM PRIOR TO CONSTRUCTION; J. VERIFICATION OF SLUMP FLOW AND VSI AS DELIVERED TO THE SELF-CONSOLIDATING GROUT); FOR SI: °C = (°F-32) / 1.8

REVISIONS

Table with 3 columns: NO., DATE, DESCRIPTION.

SEAL:



20430 Rancho Pkwy. S., Ste 120 Lake Forest, CA 92630 Tel: 949-267-9006

PROJECT NAME:

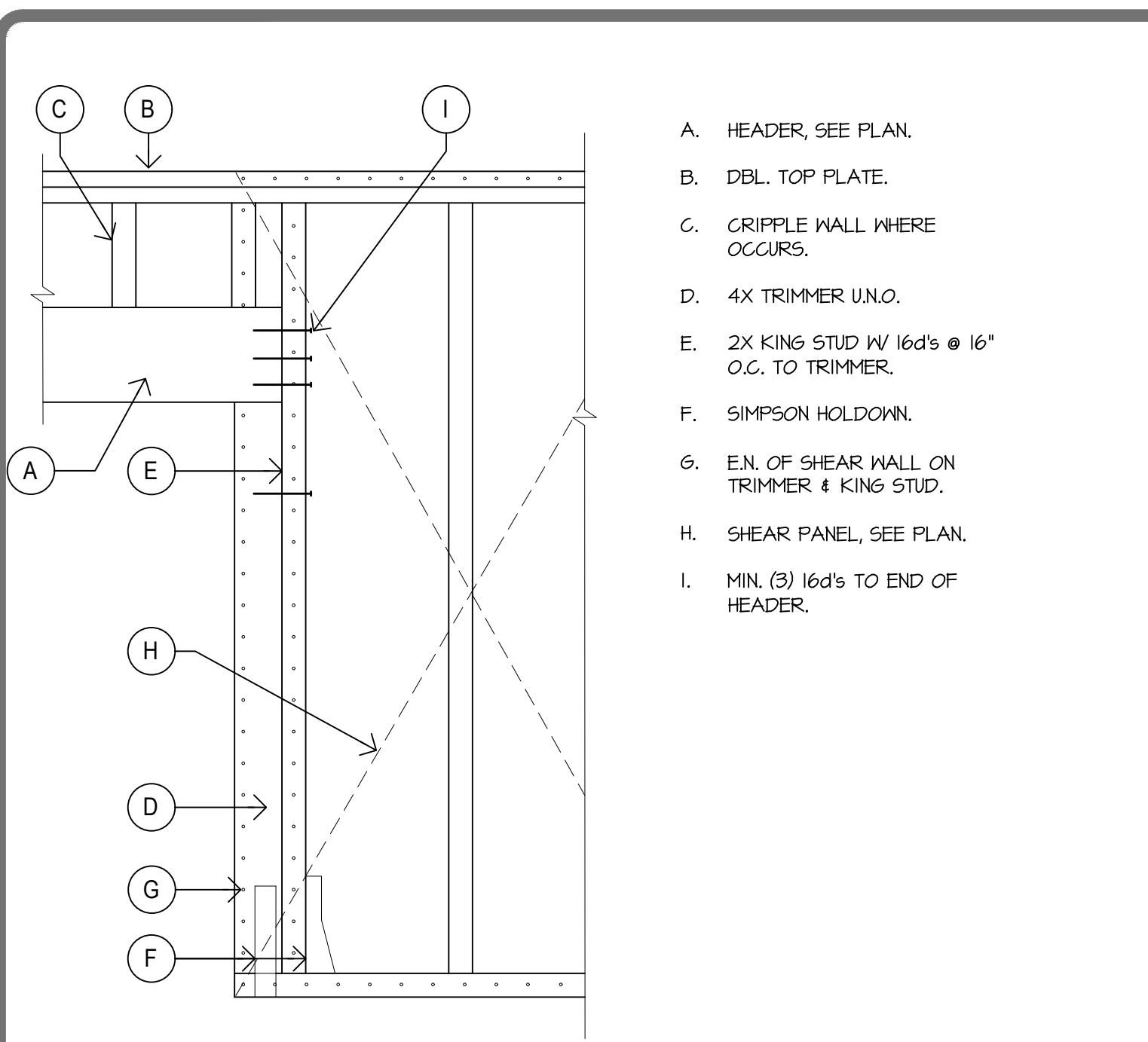
EARTH & IVY

8280 BROADWAY, LEMON GROVE, CA 91845

SHEET TITLE STRUCTURAL SPECIAL INSPECTION

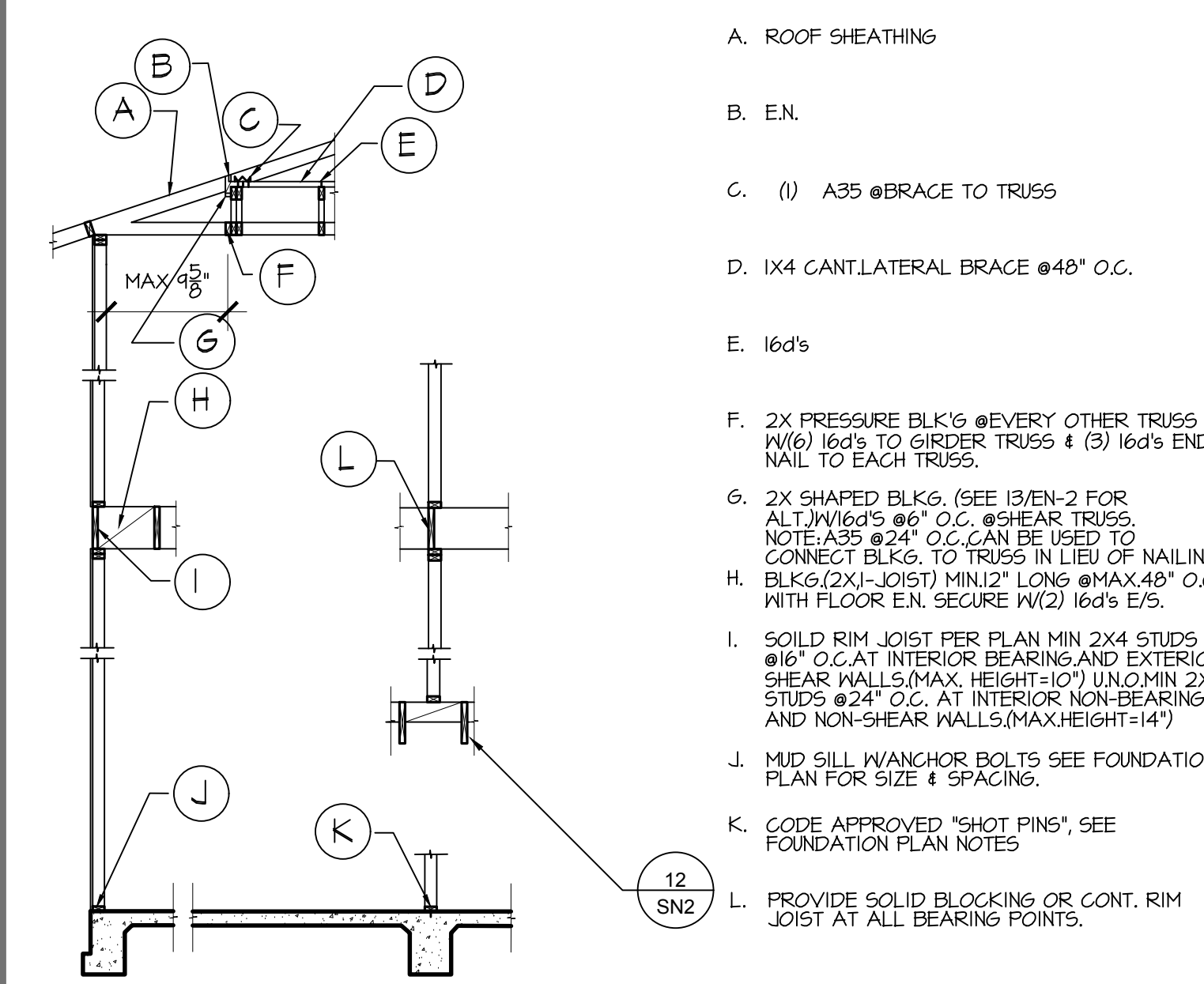
DRAWN: GMEP, CHECKED: GMEP, DATE: 03/13/23, SCALE: AS NOTED, JOB NO.: 22-652, SHEET:

SN-1B



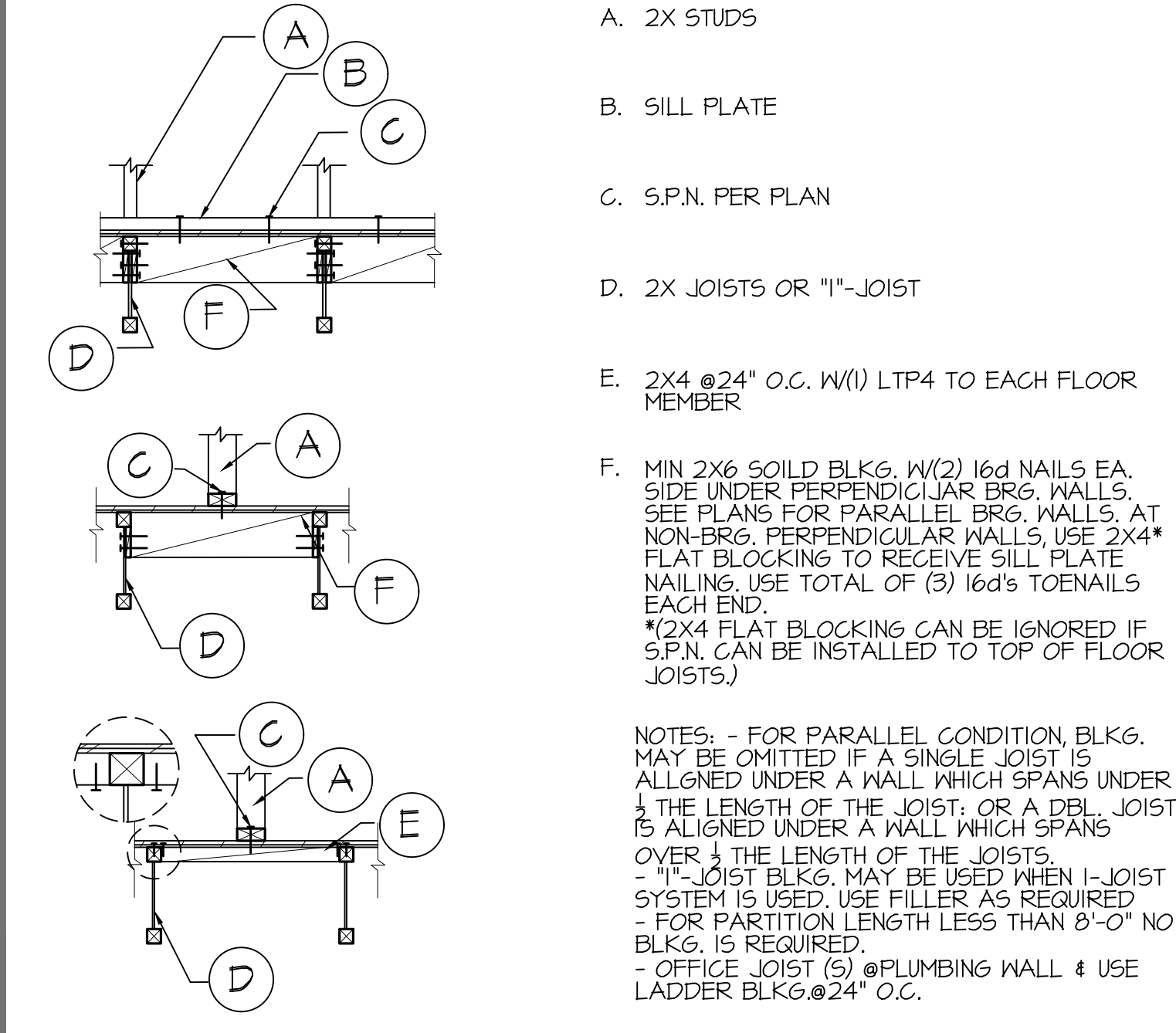
- A. HEADER, SEE PLAN.
- B. DBL. TOP PLATE.
- C. CRIPPLE WALL WHERE OCCURS.
- D. 4X TRIMMER U.N.O.
- E. 2X KING STUD W/ 16d's @ 16" O.C. TO TRIMMER.
- F. SIMPSON HOLDDOWN.
- G. E.N. OF SHEAR WALL ON TRIMMER & KING STUD.
- H. SHEAR PANEL, SEE PLAN.
- I. MIN. (3) 16d's TO END OF HEADER.

FRAMING DETAIL 10



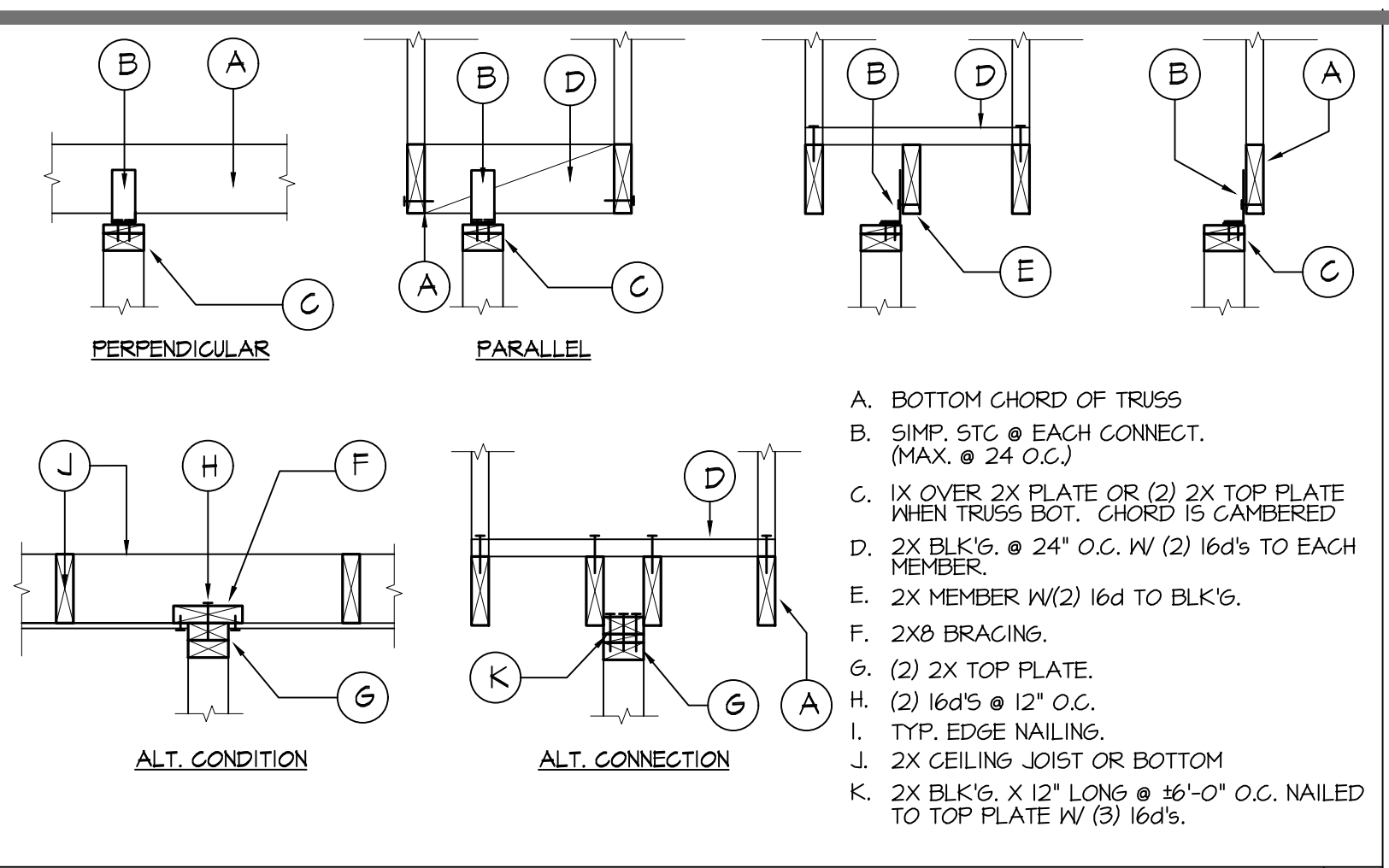
- A. ROOF SHEATHING
- B. E.N.
- C. (1) A35 @ BRACE TO TRUSS
- D. 1X4 CANTILATERAL BRACE @ 48" O.C.
- E. 16d's
- F. 2X PRESSURE BLK'S @ EVERY OTHER TRUSS W/ (6) 16d's TO GIRDER TRUSS & (3) 16d's END NAIL TO EACH TRUSS.
- G. 2X SHAPED BLK.G. (SEE 13/EN-2 FOR ALT. W/ 16d's @ 6" O.C. @ SHEAR TRUSS. NOTE: A35 @ 24" O.C. CAN BE USED TO CONNECT BLK.G. TO TRUSS IN LIEU OF NAILING.
- H. BLK.G. (2X1-JOIST) MIN 12" LONG @ MAX 48" O.C. WITH FLOOR E.N. SECURE W/ (2) 16d's E/S.
- I. SOLID RIM JOIST PER PLAN MIN 2X4 STUDS @ 16" O.C. AT INTERIOR BEARING AND EXTERIOR SHEAR WALLS (MAX. HEIGHT=10') UNO MIN 2X4 STUDS @ 24" O.C. AT INTERIOR NON-BEARING AND NON-SHEAR WALLS (MAX HEIGHT=14')
- J. MID SILL W/ ANCHOR BOLTS SEE FOUNDATION PLAN FOR SIZE & SPACING.
- K. CODE APPROVED "SHOT PINS", SEE FOUNDATION PLAN NOTES
- L. PROVIDE SOLID BLOCKING OR CONT. RIM JOIST AT ALL BEARING POINTS.

TYP. FRAMING CROSS SECTION 11

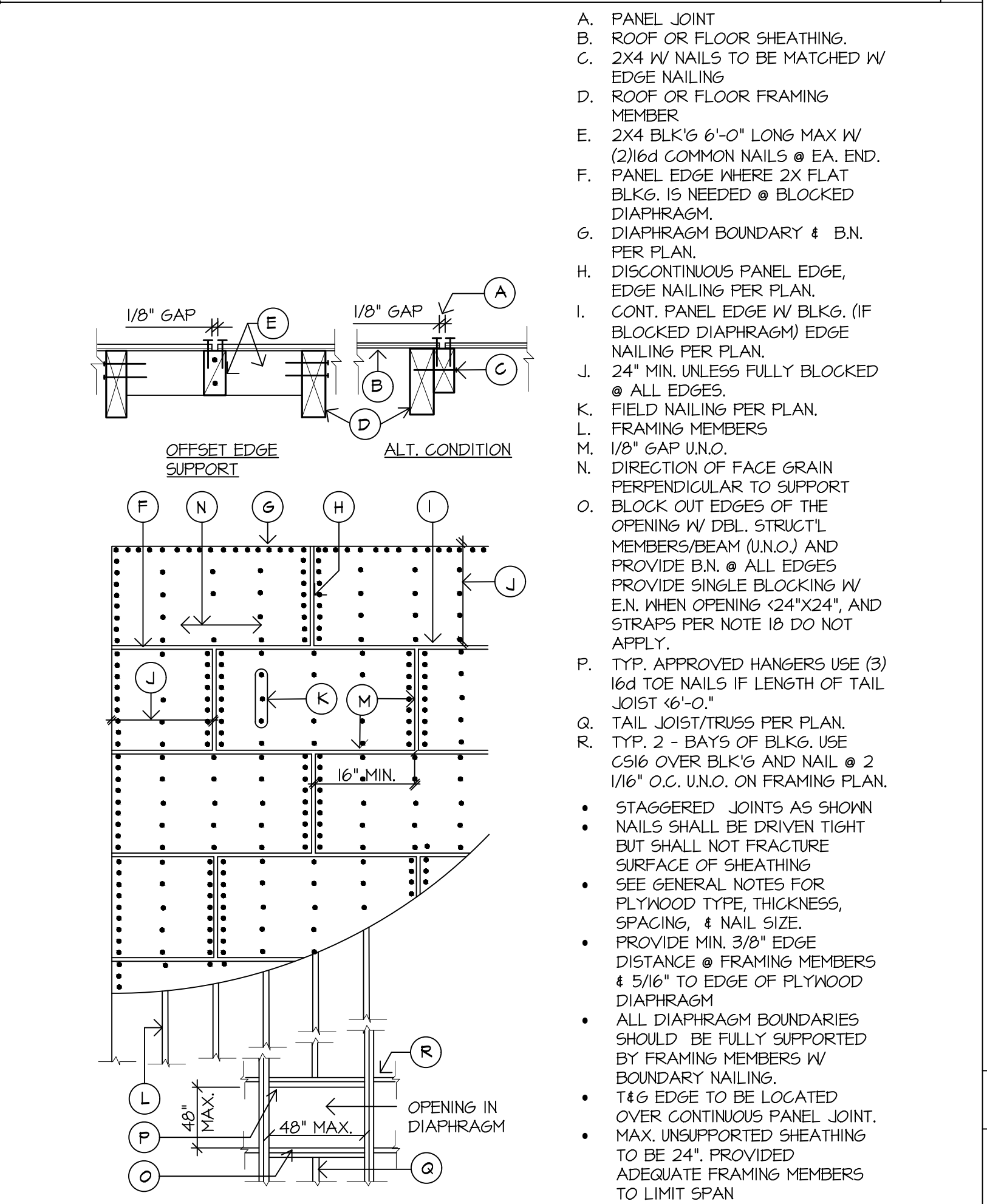


- A. 2X STUDS
 - B. SILL PLATE
 - C. S.P.N. PER PLAN
 - D. 2X JOISTS OR "I"-JOIST
 - E. 2X4 @ 24" O.C. W/ (1) LTP4 TO EACH FLOOR MEMBER
 - F. MIN 2X6 SOLID BLK.G. W/ (2) 16d NAILS EA. SIDE UNDER PERPENDICULAR BRG. WALLS. SEE PLANS FOR PARALLEL BRG. WALLS. AT NON-BRG. PERPENDICULAR WALLS, USE 2X4* FLAT BLOCKING TO RECEIVE SILL PLATE NAILING. USE TOTAL OF (3) 16d's TO ENAILS EACH END. * (2X4 FLAT BLOCKING CAN BE IGNORED IF S.P.N. CAN BE INSTALLED TO TOP OF FLOOR JOISTS.)
- NOTES: - FOR PARALLEL CONDITION, BLK.G. MAY BE OMITTED IF A SINGLE JOIST IS ALLIGNED UNDER A WALL WHICH SPANS UNDER 1 THE LENGTH OF THE JOIST, OR A DBL. JOIST IS ALLIGNED UNDER A WALL WHICH SPANS OVER 1 THE LENGTH OF THE JOISTS.
 - "I"-JOIST BLK.G. MAY BE USED WHEN I-JOIST SYSTEM IS USED. USE FILLER AS REQUIRED
 - FOR PARTITION LENGTH LESS THAN 8'-0" NO BLK.G. IS REQUIRED
 - OFFICE JOIST (S) @ PLUMBING WALL & USE LADDER BLK.G. @ 24" O.C.

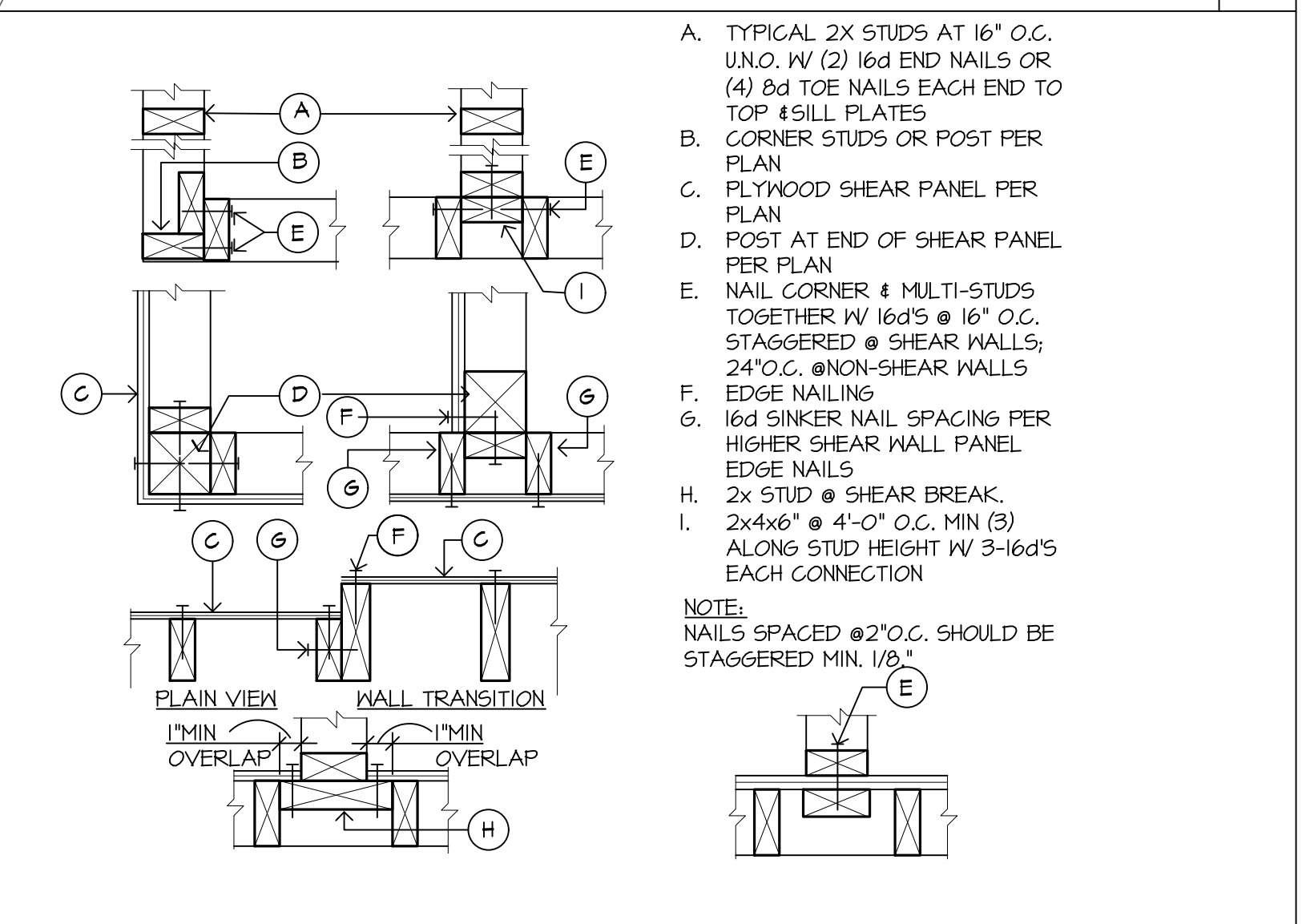
BEARING & NON-BEARING WALL 12



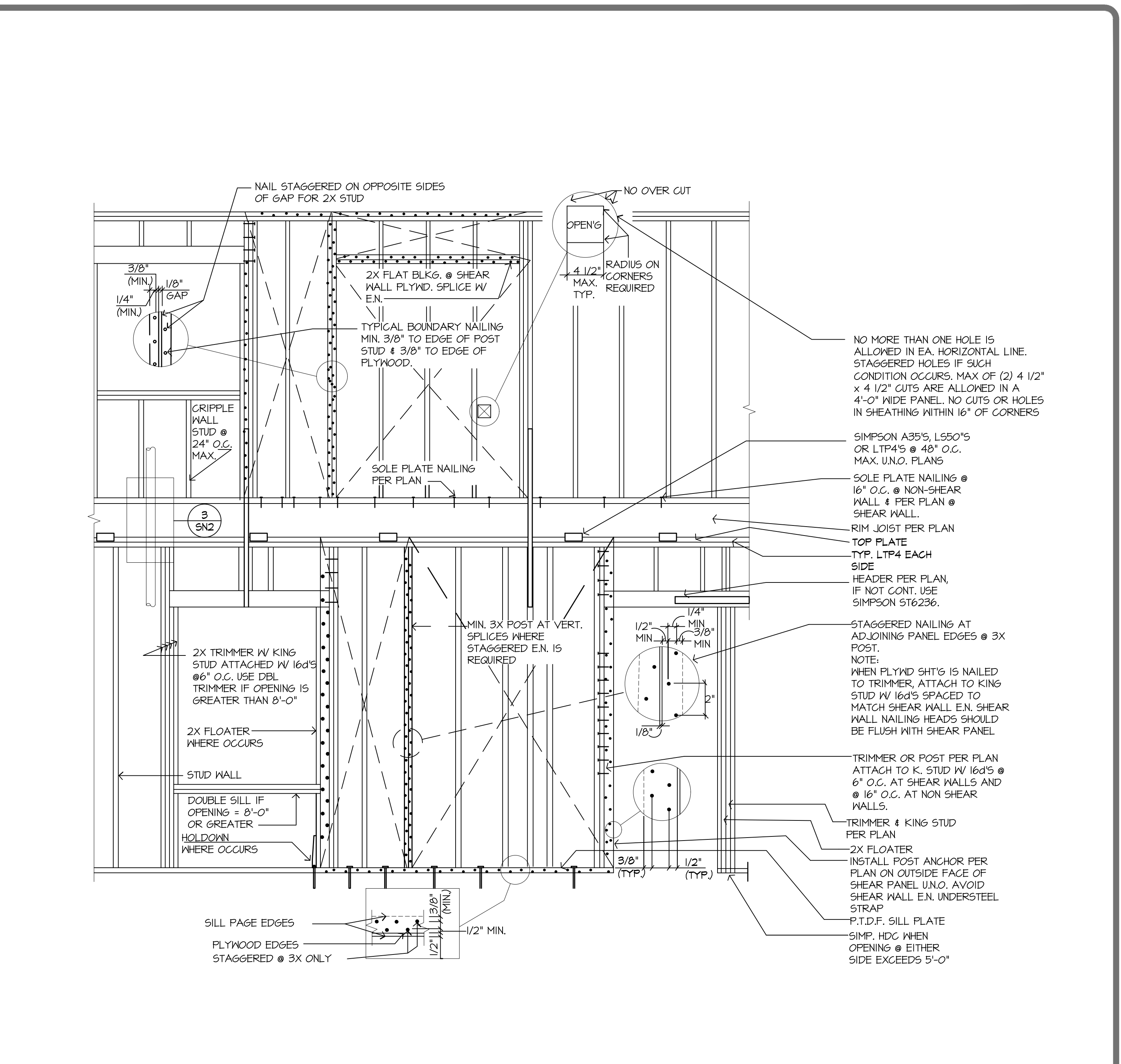
FRM'G. TO NON-BEARING WALLS 7



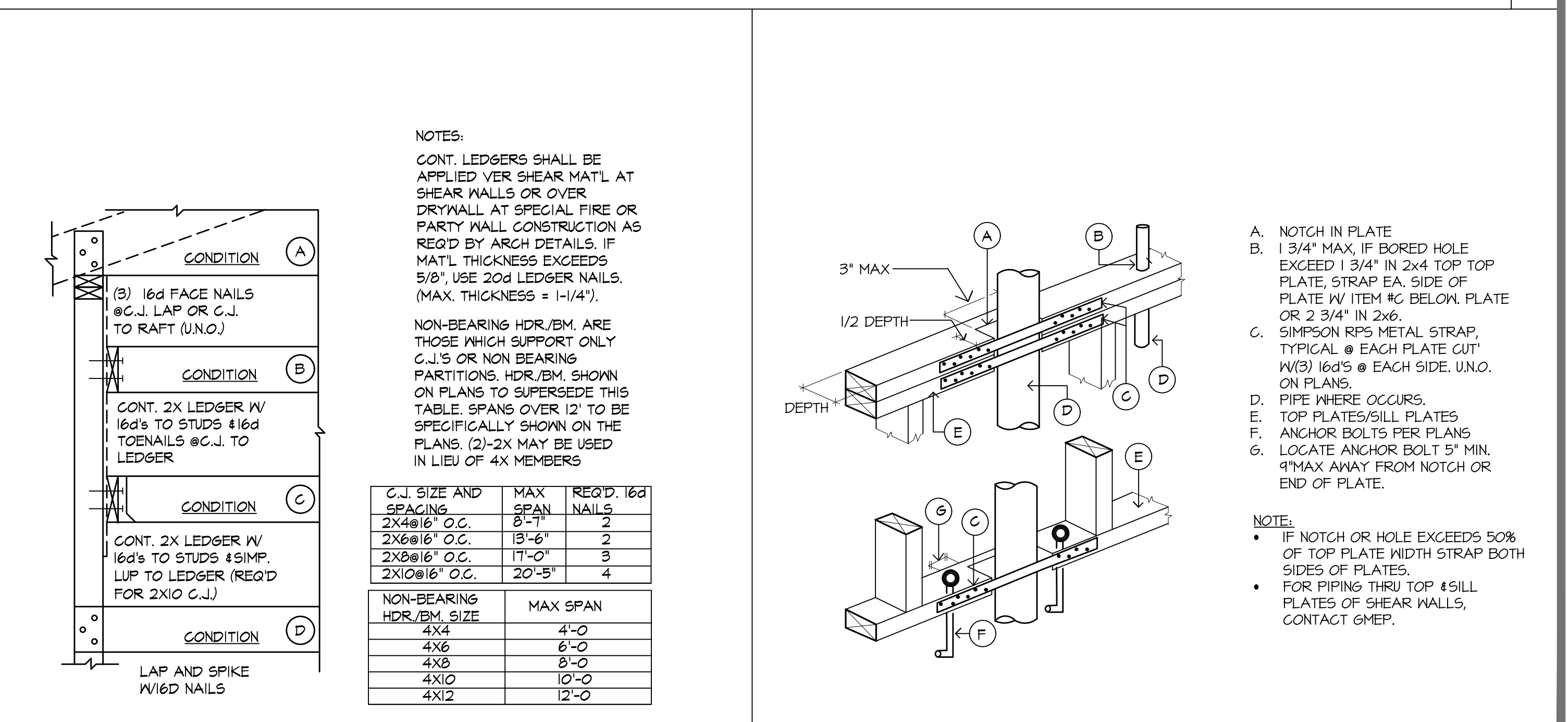
SHEATHING LAYOUT 8



SHEAR WALL/WALL INTERSECTION 9



TYPICAL FRAMING ELEVATION 1



C.J. SPANS, CONN. & SUPPORT 6

REVISIONS

NO.	DATE	DESCRIPTION

SEAL:

GMEP ENGINEERS

20430 Rancho Pkwy., Ste. 8
 Lake Forest, CA 92630
 Tel. 949-267-9000

PROJECT NAME: **EARTH & IVY**

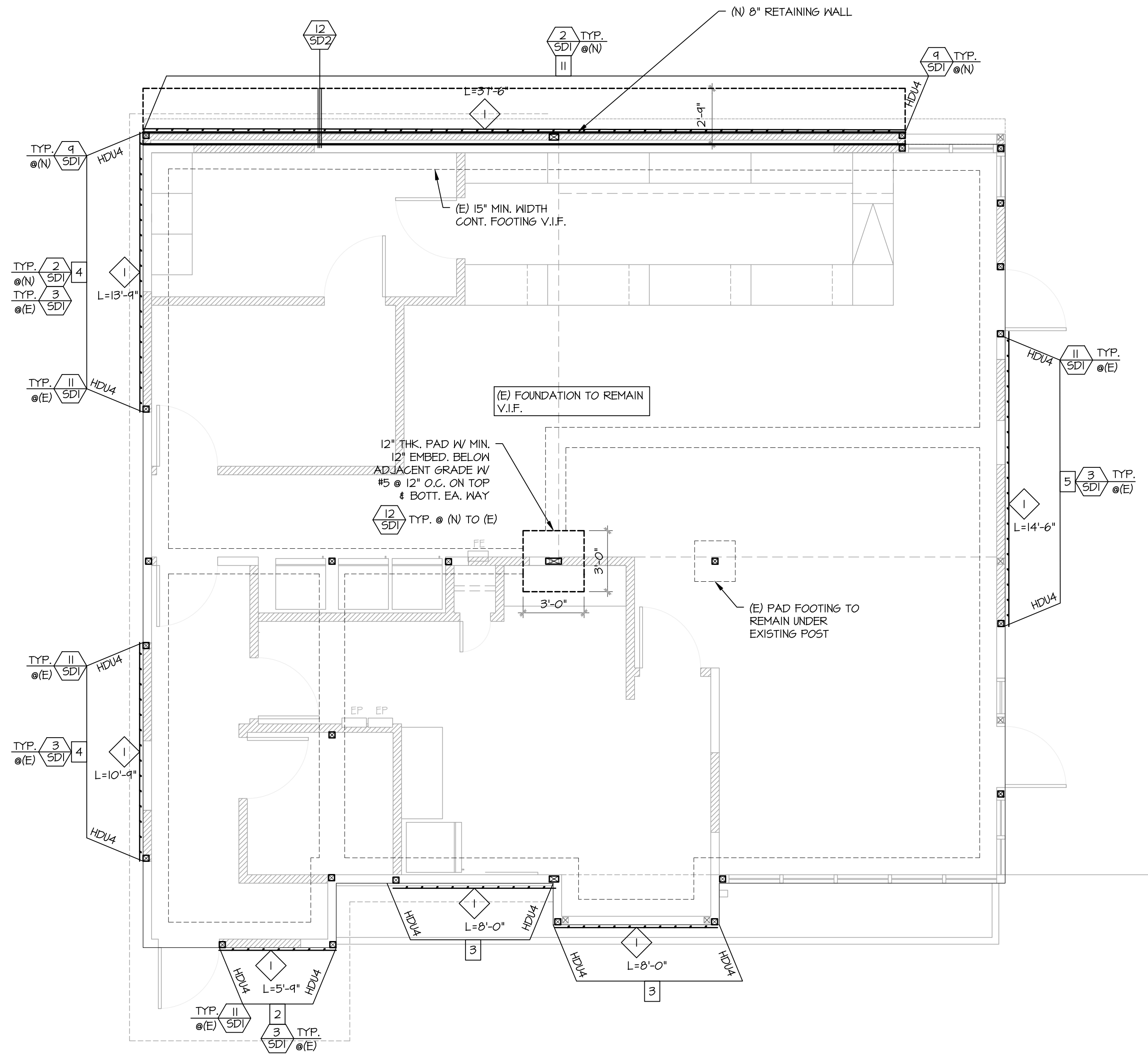
8280 BROADWAY,
 LEMON GROVE, CA 91845

SHEET TITLE: **STRUCTURAL GENERAL DETAILS**

DRAWN: GMEP
 CHECKED: GMEP
 DATE: 03/13/23
 SCALE: AS NOTED
 JOB NO.: 22-652
 SHEET

SN-2

PIPING THRU PLATE FRAM'G 3



FOUNDATION PLAN
SCALE: 1/4"=1'-0"

STRUCTURAL FOUNDATION NOTES

1. REFER TO SHEET SN SHEETS FOR GENERAL NOTES.
2. INSTALL 5/8" DIAMETER ANCHOR BOLTS @ 12" O.C., WITH MINIMUM 7" EMBEDMENT U.N.O.
3. FOUNDATION SHALL BE POURED MONOLITHICALLY U.N.O.
4. FASTENERS INSTALLED INTO PRESSURE TREATED WOOD SHALL USE HOT DIPPED ZINC COATED GALVANIZED OR STAINLESS STEEL.
5. ALL DIMENSIONS SHALL BE FIELD VERIFIED WITH ARCHITECTURAL DRAWINGS. ANY DISCREPANCIES SHALL BE RESOLVED WITH ARCHITECT.
6. PRIOR TO CALL FOR FOUNDATION INSPECTION, FINAL GRADING AND COMPACTION REPORTS SHALL BE SUBMITTED TO AND APPROVED BY THE BUILDING DEPARTMENT; AND ALL HOLDDOWNS, ANCHOR BOLTS OR OTHER CAST-IN-PLACE FASTENERS SHALL BE SECURED IN PLACE.
7. ALL HARDWARE ARE BY SIMPSON STRONG-TIE U.N.O.; INSTALLATION SHALL FOLLOW MANUFACTURERS REQUIREMENTS WITH MAXIMUM FASTENER AMOUNT, U.N.O.; ALTERNATIVE IS ACCEPTABLE PROVIDED THAT CAPACITY IS PROVED TO BE NO LESS THAN SIMPSON STRONG-TIE PRODUCT BY CODE REPORTS.
8. USE CBSQ POST BASE AT ISOLATED POSTS OUTSIDE CONTINUOUS SILL PLATE U.N.O.
9. CONTINUOUS AND ISOLATED FOOTING SHALL BE EMBEDDED INTO COMPACTED GRADE MINIMUM 18".
10. ALL FILL MATERIAL IS TO BE COMPACTED TO 90% OF MAXIMUM DENSITY (OR MORE IF REQUIRED IN SOILS REPORT WHERE OCCURS).
11. SEE SN-I FOR SHEAR WALL SCHEDULE.
12. SHEAR WALLS CANNOT BE USED AS PLUMBING WALLS UNLESS APPROVED BY STRUCTURAL ENGINEERS. PLYWOOD SHEAR WALL SHEATHING SHALL BE CONTINUOUSLY INSTALLED PRIOR TO FRAMING OF PERPENDICULAR WALLS.

LEGENDS

- CONCRETE FOOTING; SOLID LINES REPRESENT SLAB LINE ABOVE GRADE, DASH LINES REPRESENT FOOTING LINE BELOW GRADE
- CONCRETE FOOTING; SOLID LINES REPRESENT SLAB LINE ABOVE GRADE, DASH LINES REPRESENT FOOTING LINE BELOW GRADE
- POST OR TRIMMER
- L = 'X'-X" SHEAR WALL SHEATHING PANEL, REFER TO PLAN FOR TYPE AND SN-I FOR NAILING REQUIREMENTS
- X 5/8" DIAMETER ANCHOR BOLTS EQUALLY DISTRIBUTED BETWEEN SHEAR WALL END POSTS, SEE 2/SD1 & 3/SD1
- X/SDX STRUCTURAL DETAIL X ON DETAIL SHEET SD-X

REVISIONS		
NO.	DATE	DESCRIPTION

SEAL:

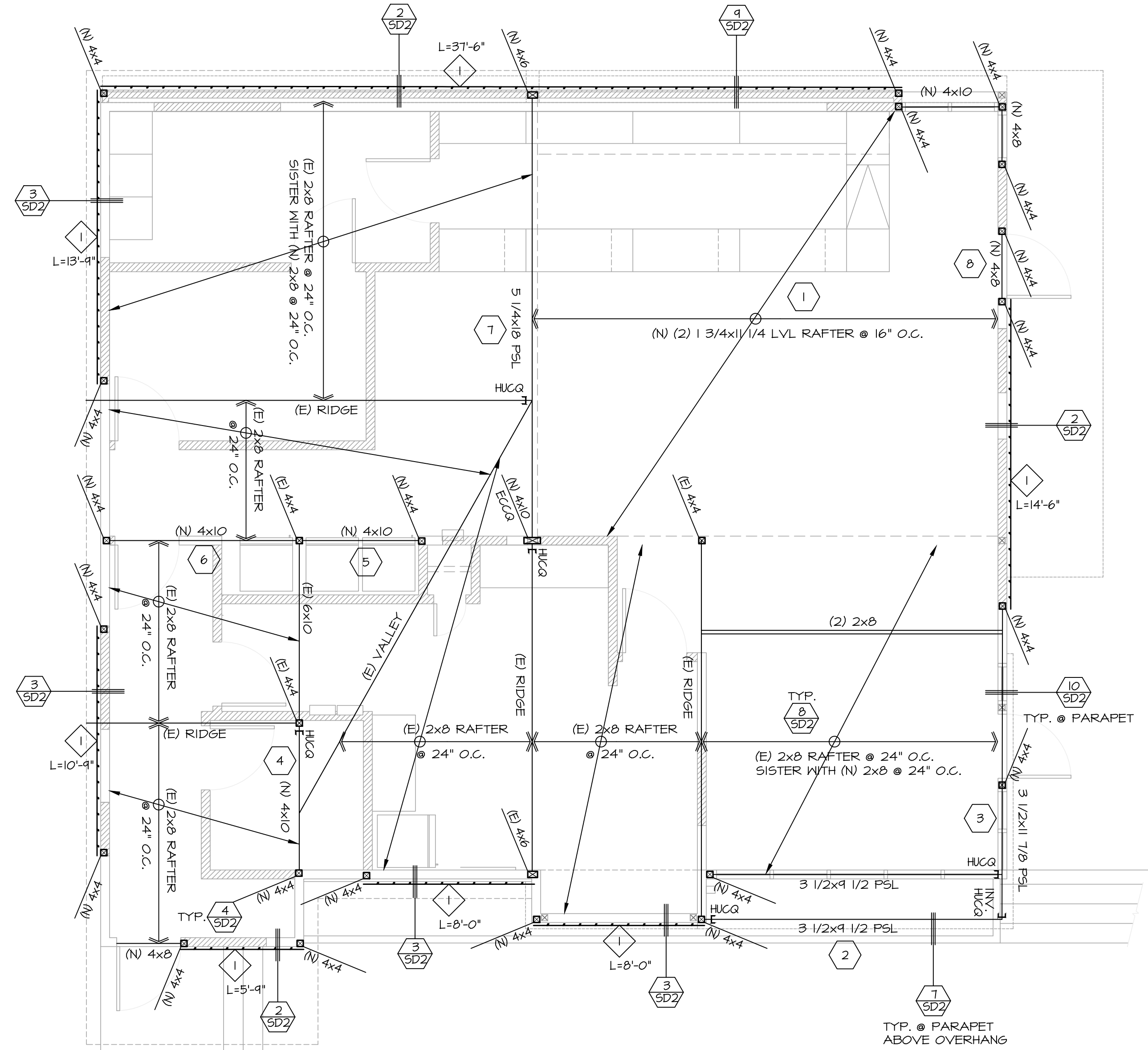
GMEP ENGINEERS
20430 Rancho Pkwy. S., Ste 120
Lake Forest, CA 92630
Tel 949-267-9066

PROJECT NAME:
EARTH & IVY
8280 BROADWAY,
LEMON GROVE, CA 91845

SHEET TITLE
STRUCTURAL
FOUNDATION PLAN

DRAWN
GMEP
CHECKED
GMEP
DATE
03/13/23
SCALE
AS NOTED
JOB NO.
22-652
SHEET

S-1.0



ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"

STRUCTURAL FRAMING NOTES

- REFER TO SHEET SN SHEETS FOR GENERAL NOTES.
- FASTENERS INSTALLED INTO PRESSURE TREATED WOOD SHALL USE HOT DIPPED ZINC COATED GALVANIZED OR STAINLESS STEEL.
- ALL DIMENSIONS SHALL BE FIELD VERIFIED WITH ARCHITECTURAL DRAWINGS. ANY DISCREPANCIES SHALL BE RESOLVED WITH ARCHITECT.
- ALL HARDWARE ARE BY SIMPSON STRONG-TIE U.N.O.; INSTALLATION SHALL FOLLOW MANUFACTURERS REQUIREMENTS WITH MAXIMUM FASTENER AMOUNT, U.N.O.; ALTERNATIVE IS ACCEPTABLE PROVIDED THAT CAPACITY IS PROVED TO BE NO LESS THAN SIMPSON STRONG-TIE PRODUCT BY CODE REPORTS.
- ALL BEAMS ARE DROP BEAMS U.N.O.
- SPlice ALL FLOOR LEVEL TOP PLATES W/ 1C/SD2 ALONG SHEAR WALL LINES; SPlICE ALL ROOF LEVEL TOP PLATES W/ 1B/SD2 ALONG SHEAR WALL LINES.
- THE FOLLOWING BEAMS/HEADERS/RIMS CAN BE FROM ANY MANUFACTURER WITH CURRENT APPROVED ICC E5 - EVALUATION REPORT WITH THE FOLLOWING MECHANICAL PROPERTIES:
 FOR "PSL" BEAMS:
 Fb = 2400 psi (MIN), Fv = 290 psi (MIN), E = 2.0 x 10⁶ psi (MIN).
 FOR "LSL" BEAMS/HEADERS:
 Fb = 2325 psi (MIN), Fv = 400 psi (MIN), E = 1.55 x 10⁶ psi (MIN).
 FOR MANUFACTURED RIM BOARD WITH MIN 1/4" THICK, CONTINUOUSLY SUPPORTED BY WALL, AND MATCHES JOIST DEPTH:
 Fc (PERPENDICULAR)..... = 680 psi (MIN)
 Fc (PARALLEL)..... = 1400 psi (MIN)
 Ft = 1075 psi (MIN), E = 1.3 x 10⁶ psi (MIN)
 GLU-LAM BEAM SHALL BE 24F-V4, DF/DF
 Fb = 2400 psi @ BOTTOM, Fb = 1850 psi @ TOP
 Fv = 265 psi (MIN), E = 1.8 x 10⁶ psi (MIN).
- USE SIMPSON "IUS/ITS/UBIO" HANGERS FOR CONNECTION OF I-JOISTS TO OTHER FRAMING MEMBERS (U.N.O.) AND "LUS" HANGERS FOR CONNECTION OF SOLID JOISTS

LEGENDS

- POST OR TRIMMER
- ⊗ SD2-X STRUCTURAL DETAIL X ON DETAIL SHEET SD2-X
- ⊗ X BEAM NUMBER, REFER TO CALCULATION BOOK

FRAMING SCHEDULE

← → RAFTER/DECK PER PLAN

REVISIONS		
NO.	DATE	DESCRIPTION

SEAL:

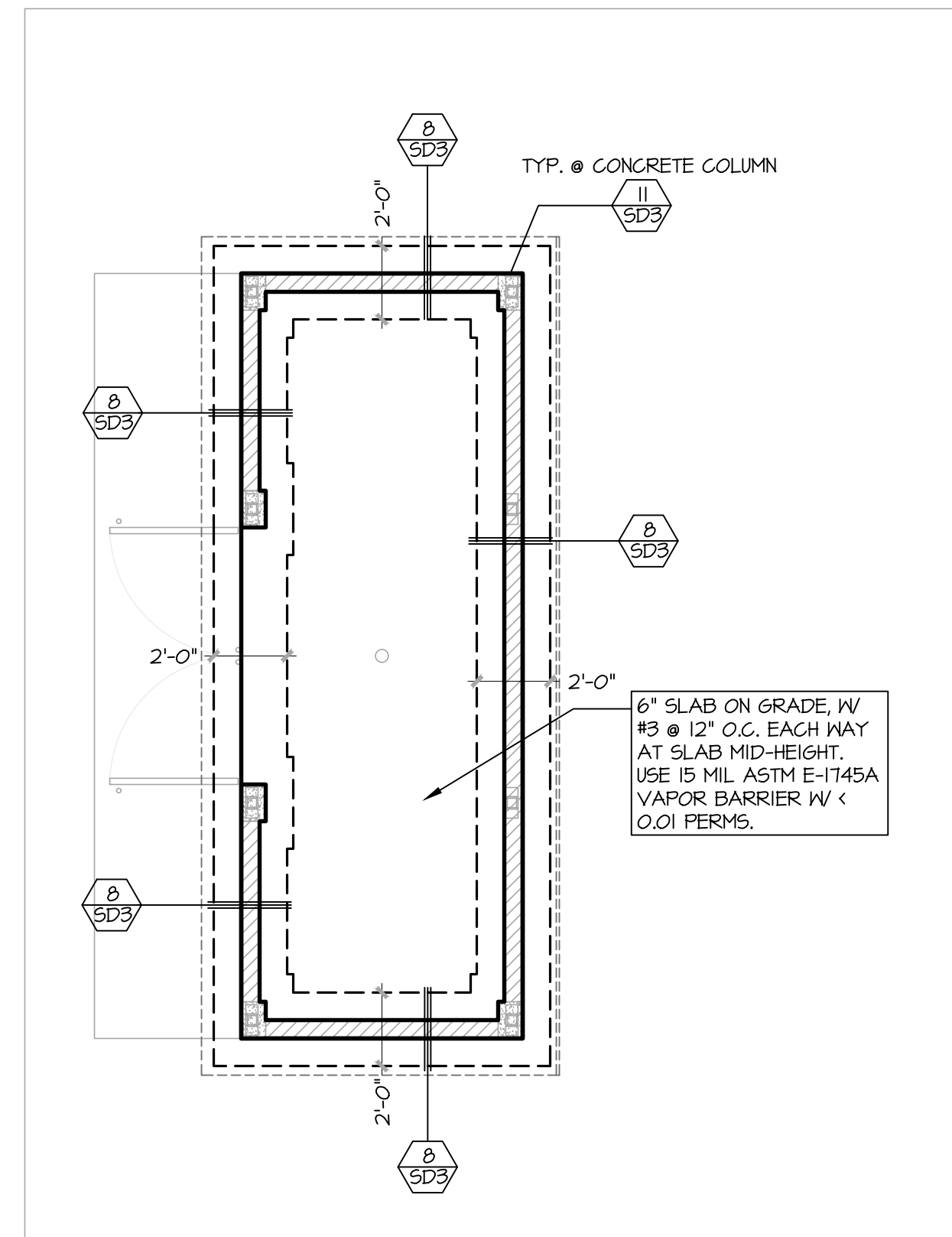
GMEP ENGINEERS
 20430 Rancho Pkwy., Ste 120
 Lake Forest, CA 92630
 Tel: 949-267-9066

PROJECT NAME:
EARTH & IVY
 8280 BROADWAY,
 LEMON GROVE, CA 91845

SHEET TITLE
**STRUCTURAL
 ROOF FRAMING PLAN**

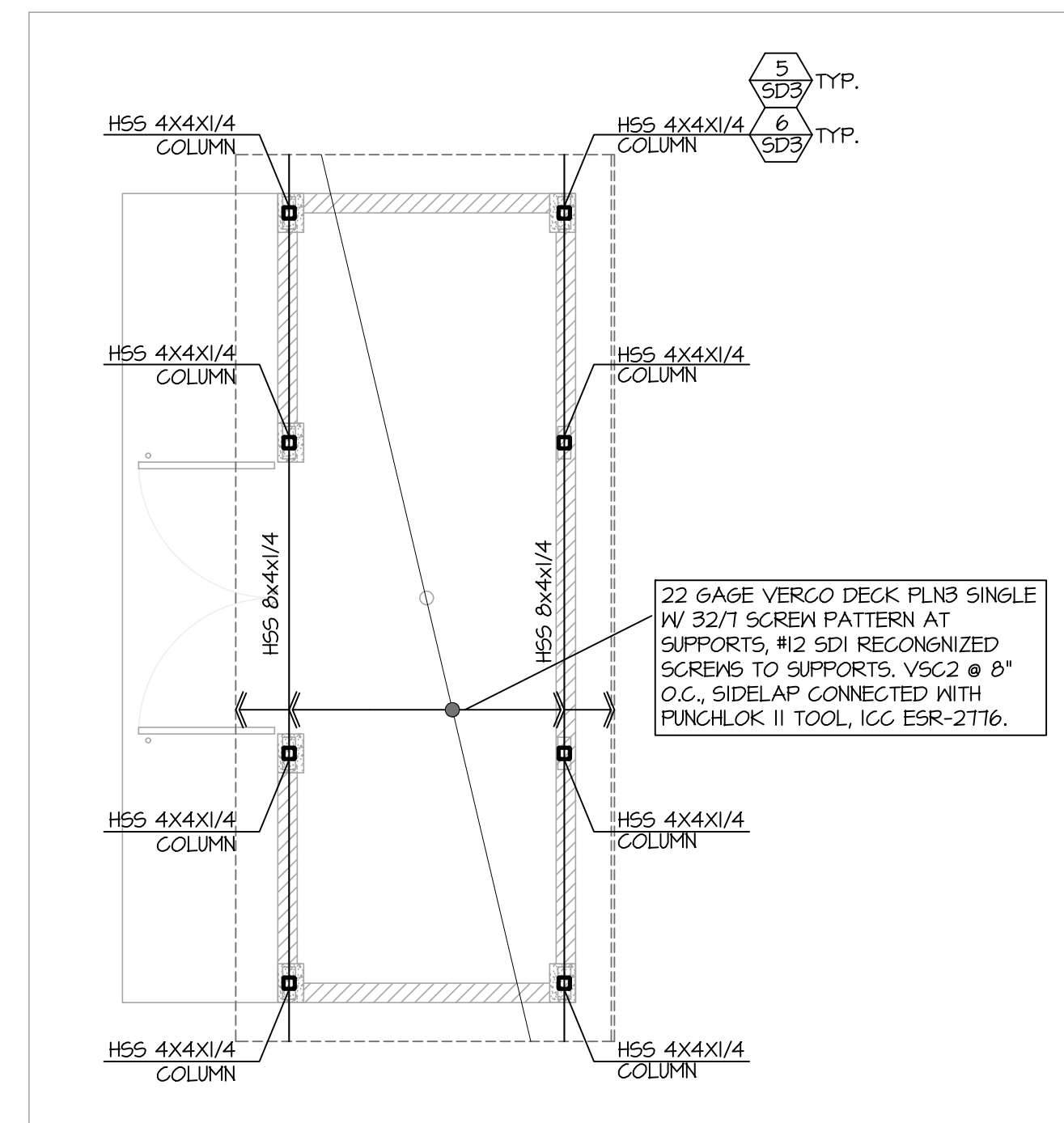
DRAWN	GMEP
CHECKED	GMEP
DATE	03/13/23
SCALE	AS NOTED
JOB NO.	22-652
SHEET	

S-2.0



FOUNDATION PLAN

SCALE: 1/4"=1'-0"



FRAMING PLAN

SCALE: 1/4"=1'-0"

STRUCTURAL GENERAL NOTES

1. REFER TO SHEET SN SHEETS FOR GENERAL NOTES.
2. FOUNDATION SHALL BE POURED MONOLITHICALLY U.N.O.
3. FASTENERS INSTALLED INTO PRESSURE TREATED WOOD SHALL USE HOT DIPPED ZINC COATED GALVANIZED OR STAINLESS STEEL.
4. ALL DIMENSIONS SHALL BE FIELD VERIFIED WITH ARCHITECTURAL DRAWINGS. ANY DISCREPANCIES SHALL BE RESOLVED WITH ARCHITECT.
5. PRIOR TO CALL FOR FOUNDATION INSPECTION, FINAL GRADING AND COMPACTION REPORTS SHALL BE SUBMITTED TO AND APPROVED BY THE BUILDING DEPARTMENT; AND ALL HOLDINGS, ANCHOR BOLTS OR OTHER CAST-IN-PLACE FASTENERS SHALL BE SECURED IN PLACE.
6. ALL HARDWARE ARE BY SIMPSON STRONGSDTIE U.N.O.; INSTALLATION SHALL FOLLOW MANUFACTURERS REQUIREMENTS WITH MAXIMUM FASTENER AMOUNT, U.N.O.; ALTERNATIVE IS ACCEPTABLE PROVIDED THAT CAPACITY IS PROVED TO BE NO LESS THAN SIMPSON STRONGSDTIE PRODUCT BY CODE REPORTS.
7. USE SIMPSON PB POST BASE AT ISOLATED POSTS OUTSIDE CONTINUOUS SILL PLATE U.N.O.
8. CONTINUOUS AND ISOLATED FOOTING SHALL BE EMBEDDED INTO COMPACTED GRADE MINIMUM 12" U.N.O.
9. ALL FILL MATERIAL IS TO BE COMPACTED TO 90% OF MAXIMUM DENSITY.
10. ALL DIMENSIONS SHALL BE FIELD VERIFIED WITH ARCHITECTURAL DRAWINGS. ANY DISCREPANCIES SHALL BE RESOLVED WITH ARCHITECT.
11. ALL HARDWARE ARE BY SIMPSON STRONGSDTIE U.N.O.; INSTALLATION SHALL FOLLOW MANUFACTURERS REQUIREMENTS WITH MAXIMUM FASTENER AMOUNT, U.N.O.; ALTERNATIVE IS ACCEPTABLE PROVIDED THAT CAPACITY IS PROVED TO BE NO LESS THAN SIMPSON STRONGSDTIE PRODUCT BY CODE REPORTS.

LEGENDS

- CONCRETE FOOTING; SOLID LINES REPRESENT SLAB LINE ABOVE GRADE, DASH LINES REPRESENT FOOTING LINE BELOW GRADE
- STEEL COLUMN
- ⟷ RAFTER/DECK PER PLAN
- ⊗ SDX STRUCTURAL DETAIL X ON DETAIL SHEET SDSDTX

REVISIONS		
NO.	DATE	DESCRIPTION

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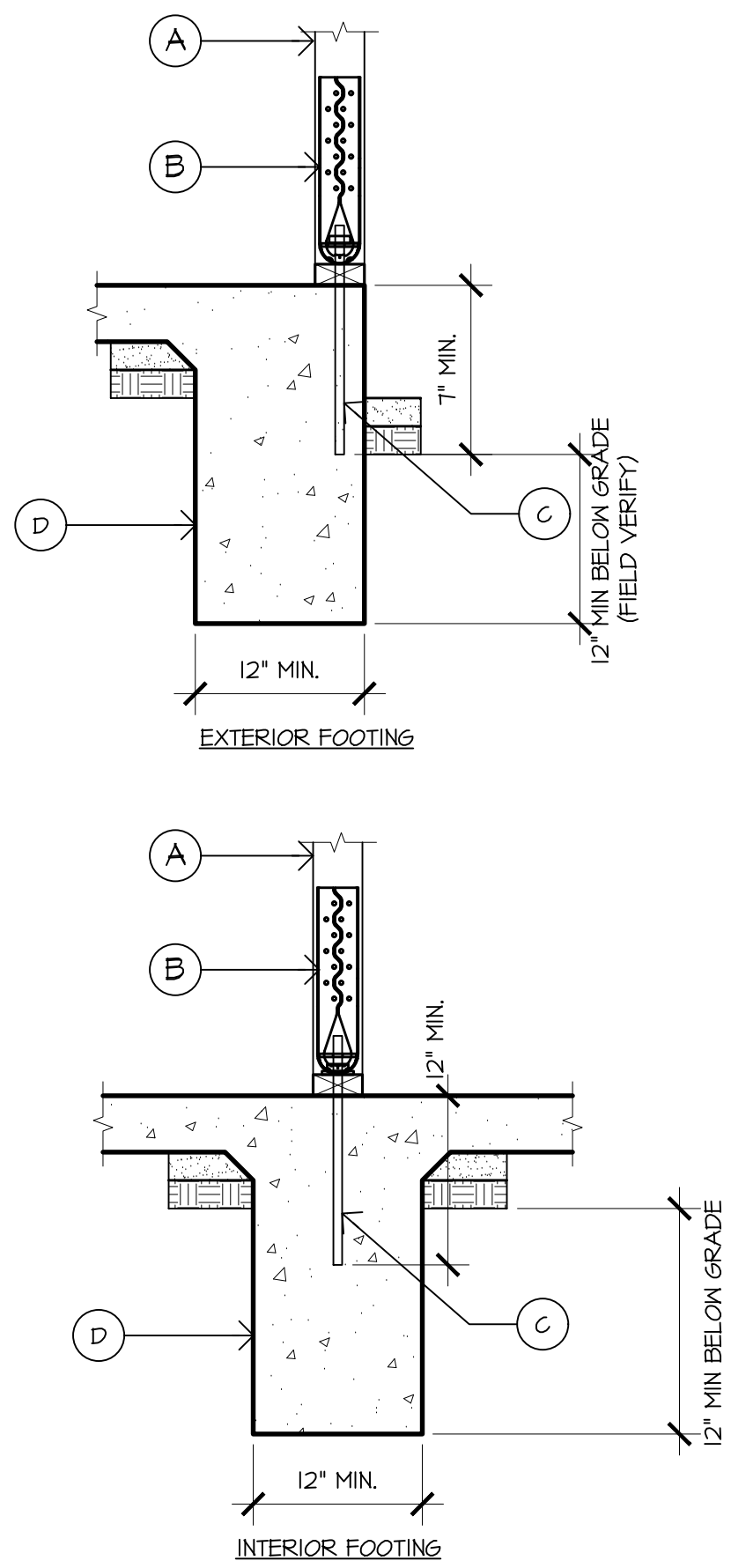
GMEP ENGINEERS
 20430 Rancho Pkwy. S., Ste 120
 Lake Forest, CA 92630
 Tel: 949-267-9090

PROJECT NAME:
EARTH & IVY
 8280 BROADWAY,
 LEMON GROVE, CA 91945

SHEET TITLE
 STRUCTURAL
 TRASH ENCLOSURE

DRAWN	GMEP
CHECKED	GMEP
DATE	03/13/23
SCALE	AS NOTED
JOB NO.	22-652
SHEET	

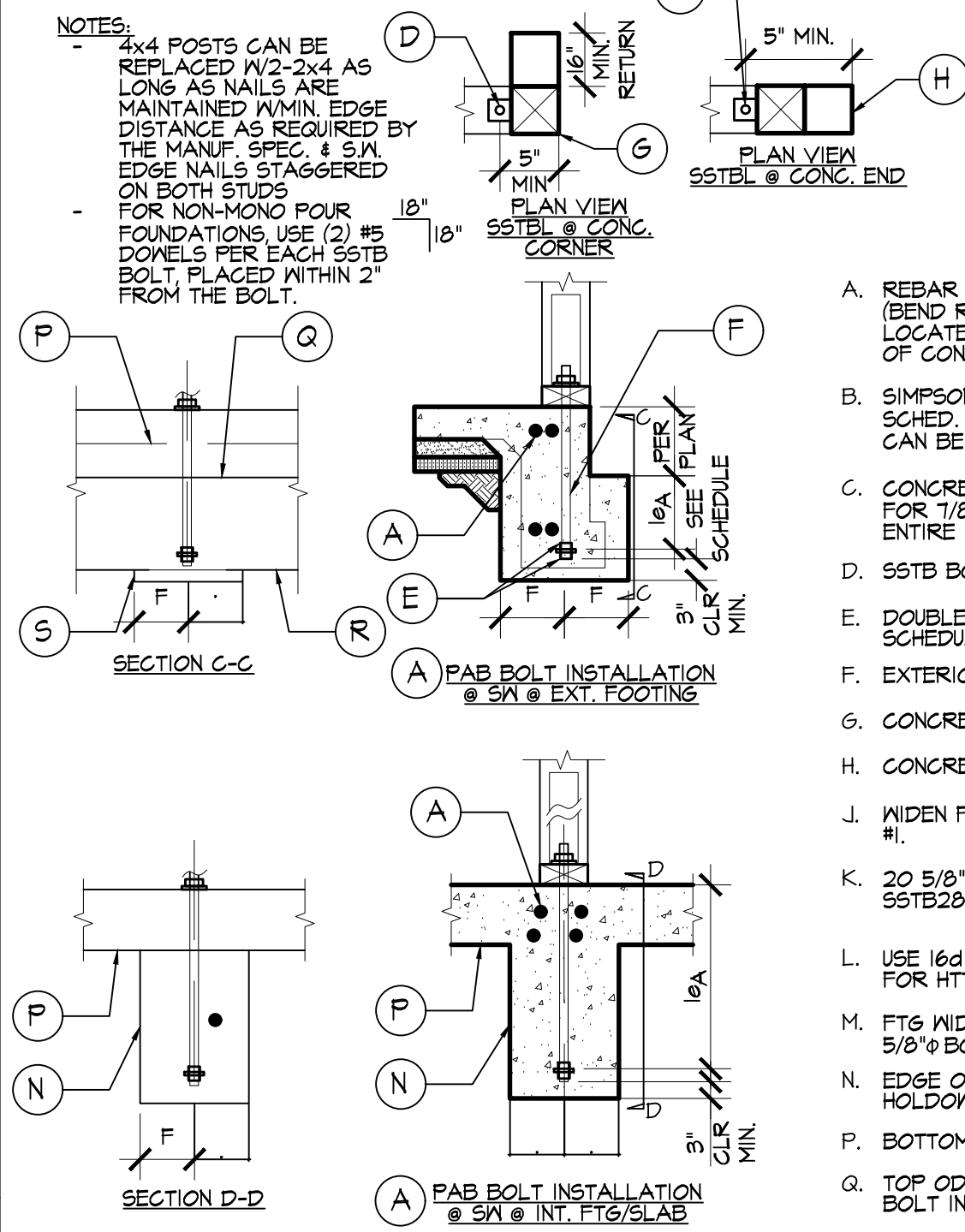
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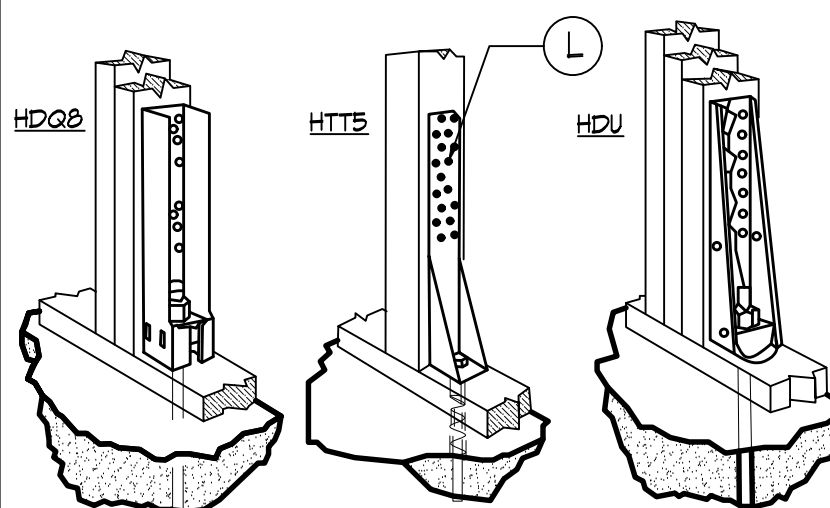
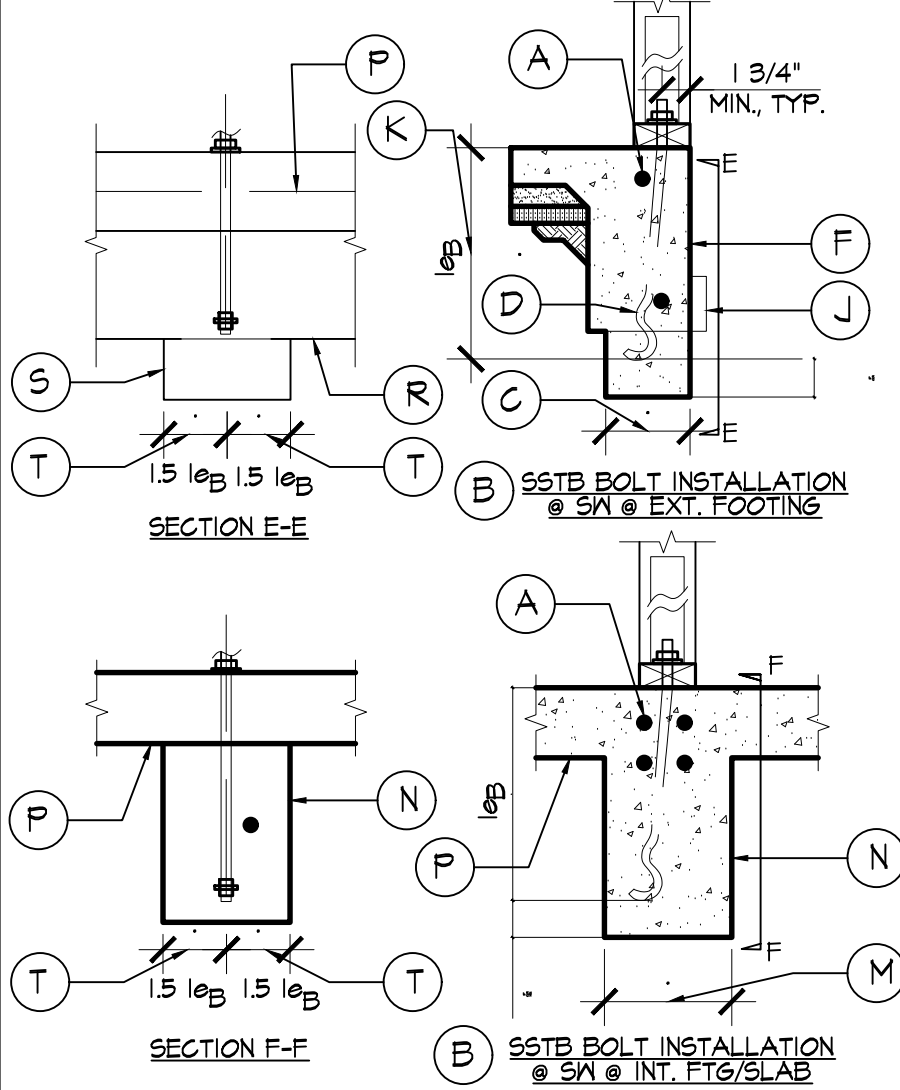
- A. POST OR MULTI-STUD PER PLAN.
 B. HDUS HOLDOWN PER PLAN.
 C. MAX. 5/8" Ø THREADED ROD W/ SIMPSON SET-XP EPOXY, MIN. 12" EMBEDMENT INTO (E) CONCRETE FOOTING. ICC ESR-2508, PERIODICAL SPECIAL INSPECTION IS REQUIRED.
 D. (E) FOOTING TO BE VERIFIED.
- NOTE:
 - CONTRACTOR TO VERIFY (E) FOOTING AND DIMENSION REQUIRED.
 - CONTRACTOR TO VERIFY OVERALL LENGTH OF ANCHOR REQUIRED FOR INSTALLATION.
 - MINIMUM AGE OF CONCRETE FOR EPOXY FIX IS 21 DAYS.

POST INSTALLED HOLDOWN DETAIL

11



- NOTES:
 - 2x4 POSTS CAN BE REPLACED W/ 2-2x4 AS LONG AS NAILS ARE MAINTAINED W/ MIN. EDGE DISTANCE AS REQUIRED BY THE MANUF. SPEC. & 5/8" EDGE NAILS STAGGERED ON BOTH SIDES.
 - FOR NON-MONO POUR FOUNDATIONS USE (2) #5 DOVELS PER EACH S5TB BOLT PLACED WITHIN 2" FROM THE BOLT.
- A. REBAR PER TABLE, CENTERED @ "HD" (BEND REBAR @ CORNER), FOR COND. B, LOCATE TOP REBAR 3" TO 5" FROM TOP OF CONCRETE.
 B. SIMPSON PAB STD. STEEL BOLTS PER SCHED. (ALL THREAD A307-C/A36 RODS CAN BE USED IN LIEU OF PAB BOLTS).
 C. CONCRETE STEM/FOOTING WIDTH (8" MIN. FOR 7/8" BOLT, 6" MIN. FOR 5/8" BOLT). ENTIRE EMBED. LENGTH.
 D. S5TB BOLTS PER SCHEDULE.
 E. DOUBLE HEX NUTS WITH WASHER. SEE SCHEDULE FOR SIZES.
 F. EXTERIOR FOOTING EDGE.
 G. CONCRETE CORNER.
 H. CONCRETE END.
 J. INDIEN FTG. WHERE OCCURS, SEE DETAIL #1.
 K. 20 5/8" FOR S5TB24, 23 7/8" (MIN.) FOR S5TB28.
 L. USE 16d SINKER NAILS. (0.148"x3 1/4") FOR HTT4 & HTT5.
 M. FTG WIDTH (13" FOR 7/8" BOLT, 9" FOR 5/8" BOLT).
 N. EDGE OF DEEPENED SLAB/FTG FOR HOLDOWN @ INT. SHEAR WALL.
 P. BOTTOM OF SLAB.
 Q. TOP OD DEEPENED EXT. FTG FOR PAB BOLT INSTALLATION.
 R. BOTTOM OF EXT. FOOTING/MAT.
 S. EDGE OF EXTENDED/ENLARGED EXTERIOR FOOTING.
 T. FOR ANCHOR BOLT LOCATED LESS THAN 15" FROM CONG. CORNER/END, EXTEND THE FTG AS FOLLOWS:
 CORNER COND. - THE REMAINING BALANCE OF 15" (16" MAX.) INTO THE RETURN FOOTING.
 END COND. - FOR S5TB LOCATED AT LESS THAN 15" FROM CONG. FOOTING END, THE EXTENDED FOOTING PER SEC. E-E & SEC. F-F ENDS AT WHERE CONCRETE FOOTING END PER PLAN.



- NOTES:
 - SEE PLANS FOR HOLDDOWN TYPES.
 - SEE DETAIL #1 FOR LEGEND & INFO NOT SHOWN.
 - FOR MISSING OR MISLOCATED HOLDOWN SEE DETAIL 18/SK-3.
 - REFER TO MANUFACTURER SPECIFICATIONS FOR INSTALLATION INFORMATION NOT SHOWN. WHEN 3-2X MEMBER IS USED FOR HDQ2 & HDV, 1/4" x 1/2" SCS SCREWS SHOULD BE USED.
 - HEAVY HEX ANCHOR NUT IS REQUIRED ON LOAD TRANSFER PLATE FOR HDV1, HDV4, HDQ11 & HDQ12 HOLD-DOWNS.
 - FOR HD12 AND HD19, USE 6x6 POST MIN.

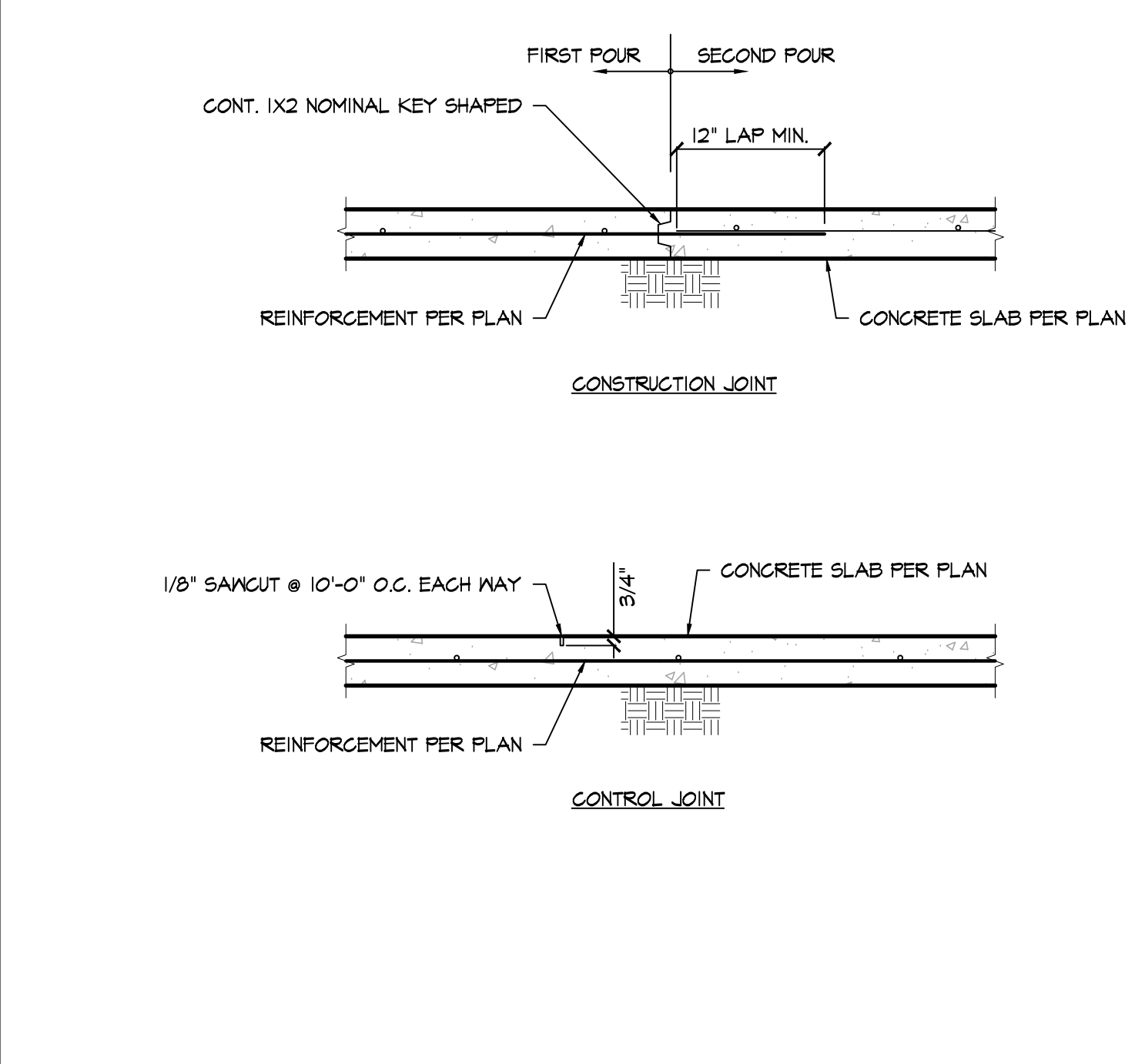
SIMPSON HOLDDOWN	(COND. A) PAB BOLTS		(COND. B) S5TB BOLTS		#4 BAR x 8'-0" CENTERED @ HD*	IN LIEU OF #4 USE #5 BAR x 8'-0" CENTERED @ HD*	
	SIZES	F(MIN)	1/6A	FL WASHER SIZE			SIZES
HDU4, 5	PAB5	9"	6"	1/2" x 1 3/4" x 3/8"	S5TB24	SEE SECT. E-E & SECT. F-F	(2) TOP & (2) BOT.
HDU5	PAB7	13 1/2"	9"	1/2" x 2 1/2" x 3/8"	S5TB28		(2) TOP & (2) BOT.
HDQ8	PAB7	13 1/2"	9"	1/2" x 2 1/2" x 3/8"	S5TB28		(3) TOP & (3) BOT.
HDQ11	PAB8	16 1/2"	11"	3/4" x 2 3/4" x 3/8"			(4) TOP & (4) BOT.
HDU14	PAB9	19"	12 1/2"	3/4" x 3 1/2" x 3/8"			(2) TOP & (2) BOT.
HDQ14	PAB9	19"	12 1/2"	3/4" x 3 1/2" x 3/8"			(2) TOP & (2) BOT.
HD12	PAB10	22"	14 1/2"	3/4" x 3 1/2" x 3/8"			(3) TOP & (3) BOT.
HD19	PAB10	22"	14 1/2"	3/4" x 3 1/2" x 3/8"			(3) TOP & (3) BOT.

* CONT. FOOTING REINFORCEMENT CAN BE COUNTED AS PART OF REBAR REQUIREMENT IF BAR SIZE ARE SAME AS THOSE REQUIRED PER SCHEDULE; OTHERWISE, BARS PER SCHEDULE ARE ADDITIONAL.

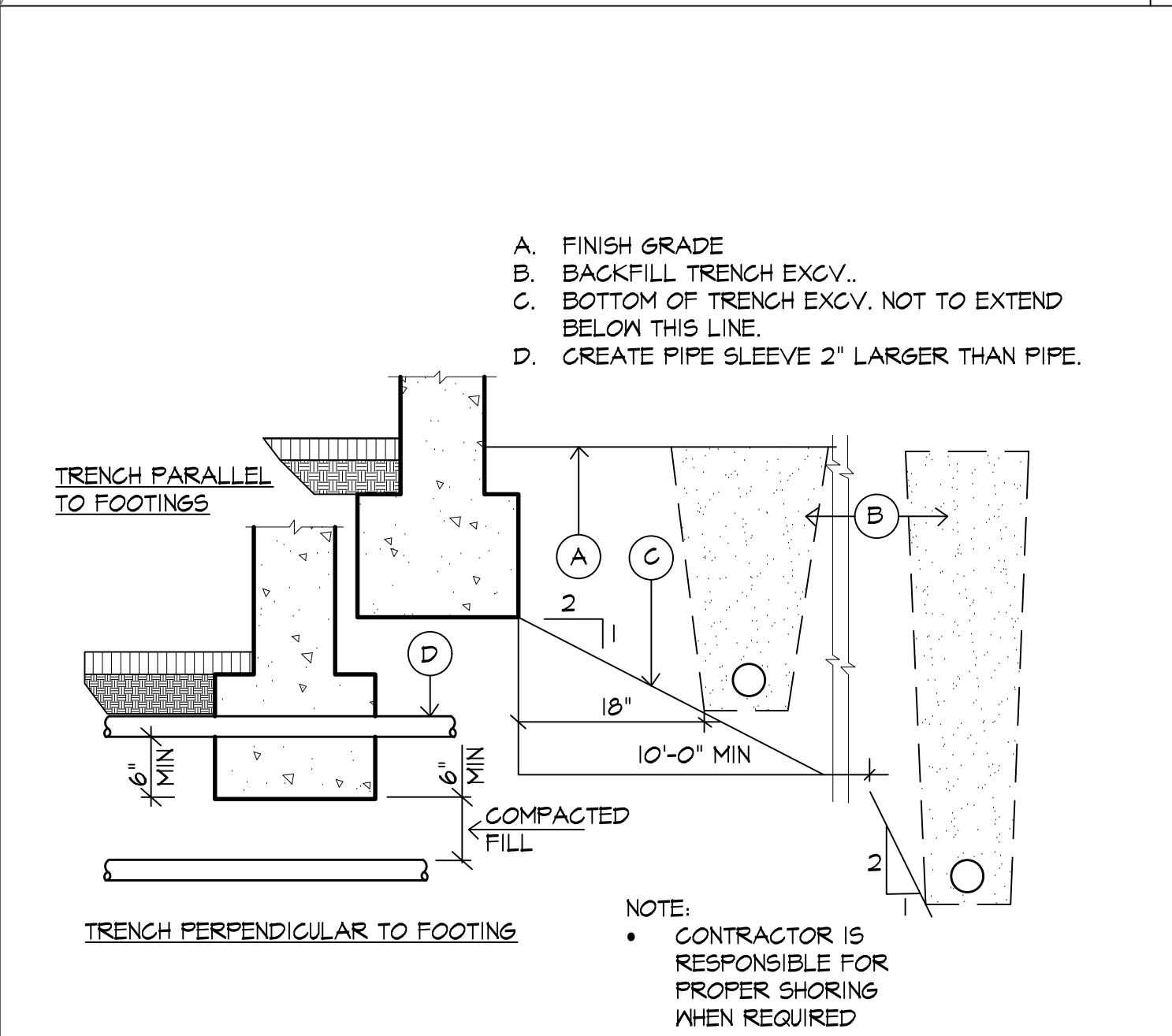
ADDITION OF (N) FOUNDATION DETAIL

12 HOLDDOWN DETAIL

NON-BEARING WALL

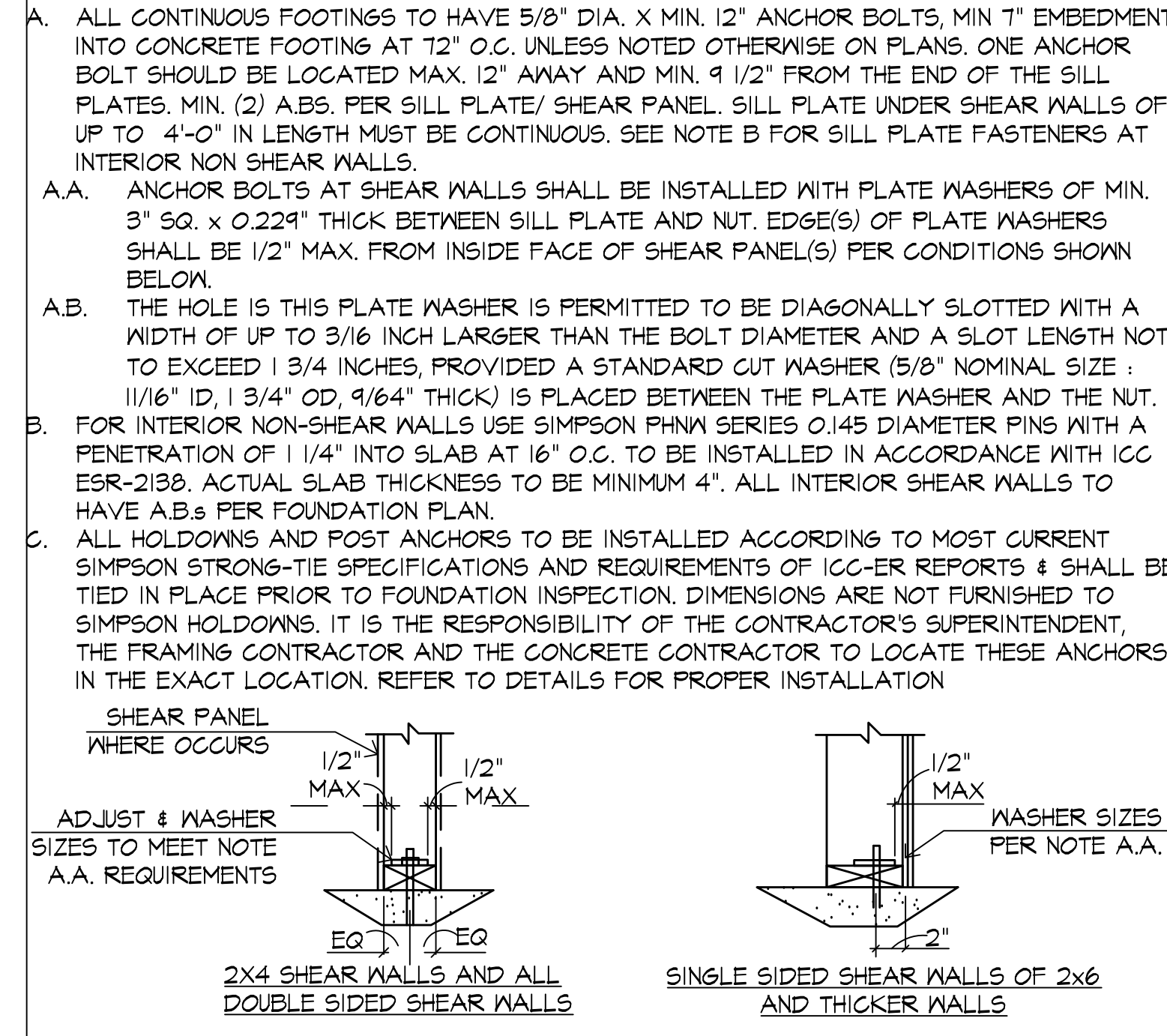


SLAB JOINT

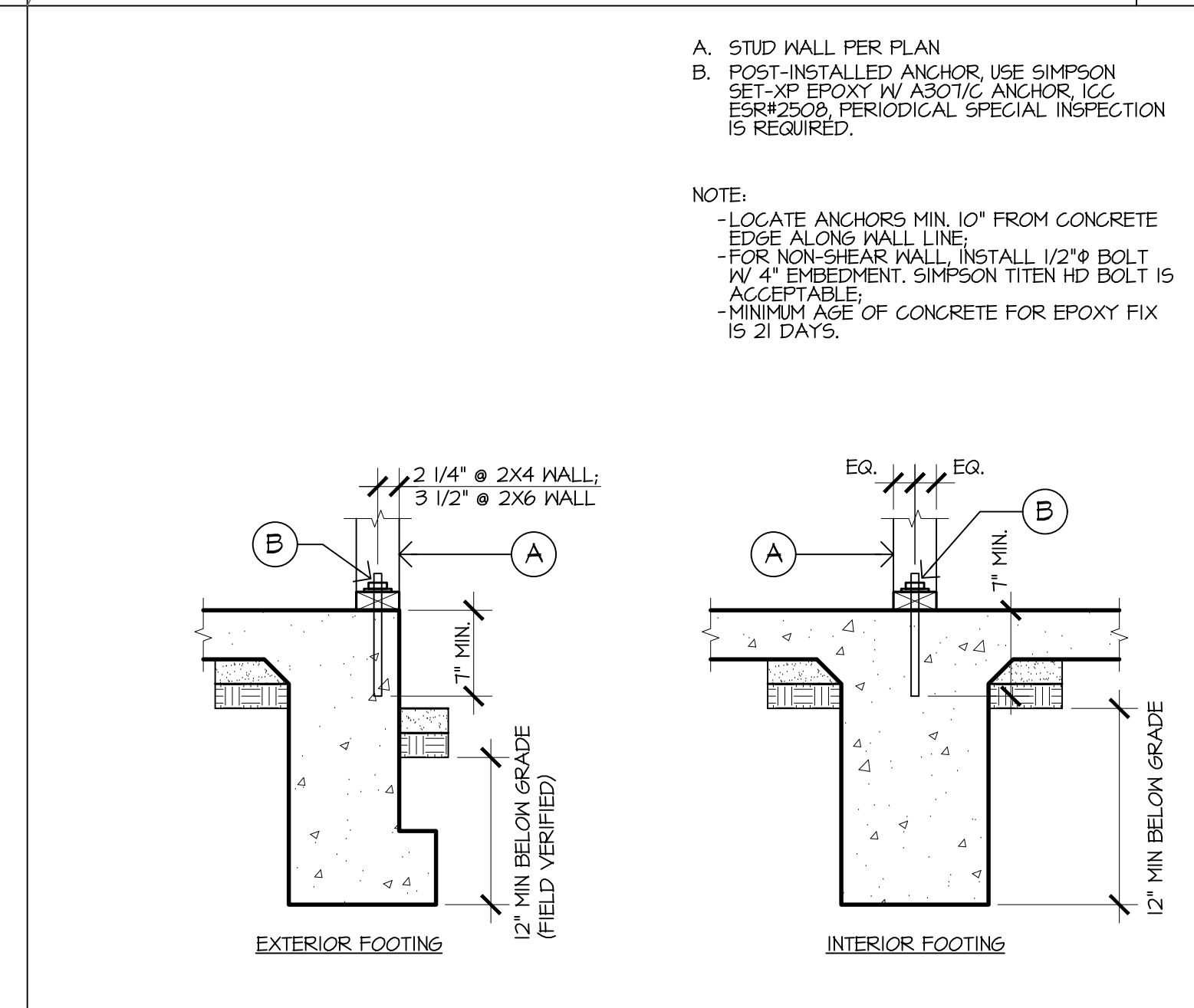


9 TYPICAL TRENCH @ FOOTING

4 TYP. REINFORCING DETAILS



5 TYPICAL SW ANCHOR BOLTS DETAIL



6 POST INSTALLED ANCHOR BOLTS

REVISIONS

NO.	DATE	DESCRIPTION

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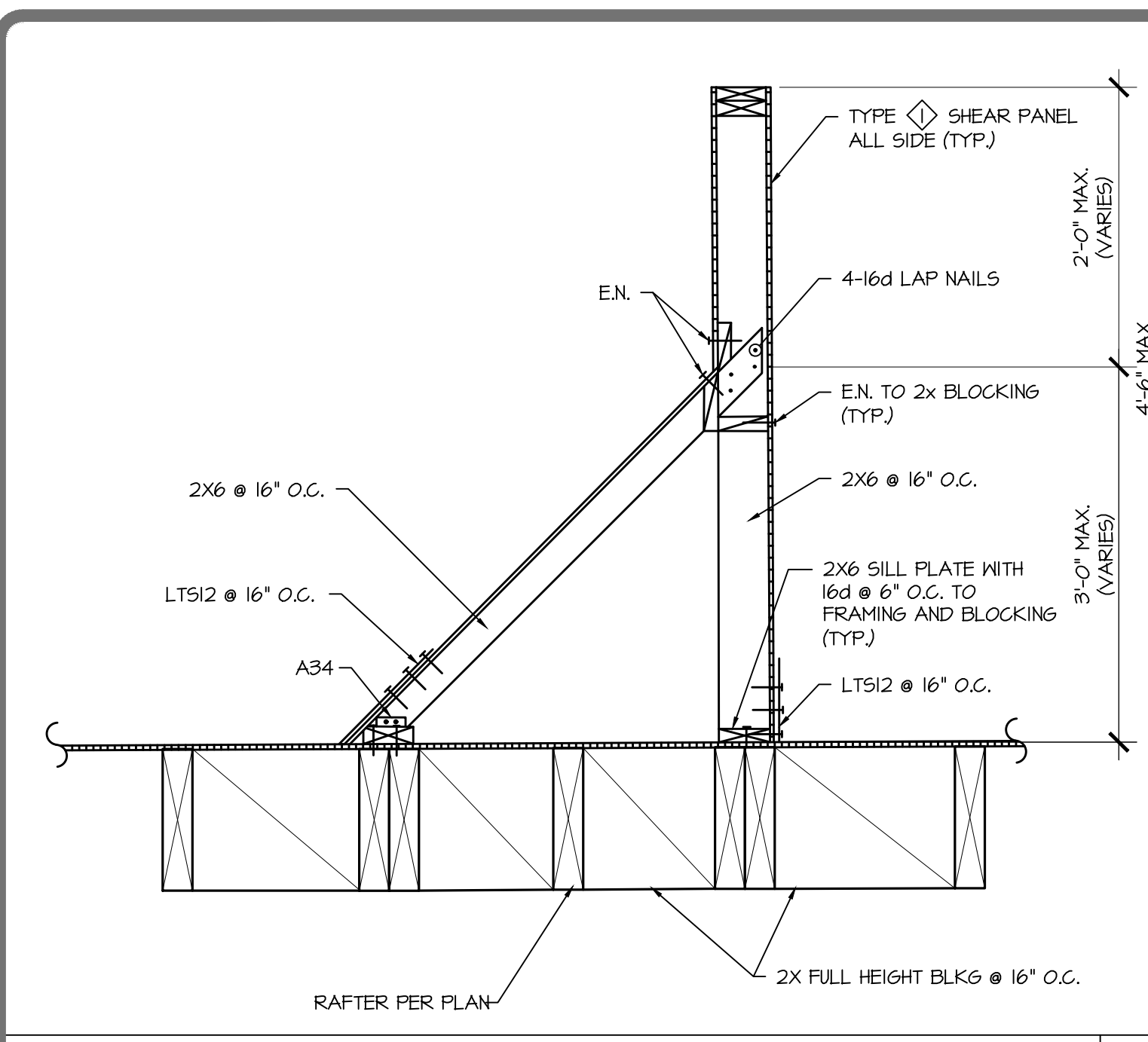
GMEP ENGINEERS
 26439 Rancho Pkwy., Ste 210
 Lake Forest, CA 92650
 Tel 949-267-9066

PROJECT NAME:
EARTH & IVY
 8280 BROADWAY,
 LEMON GROVE, CA 91945

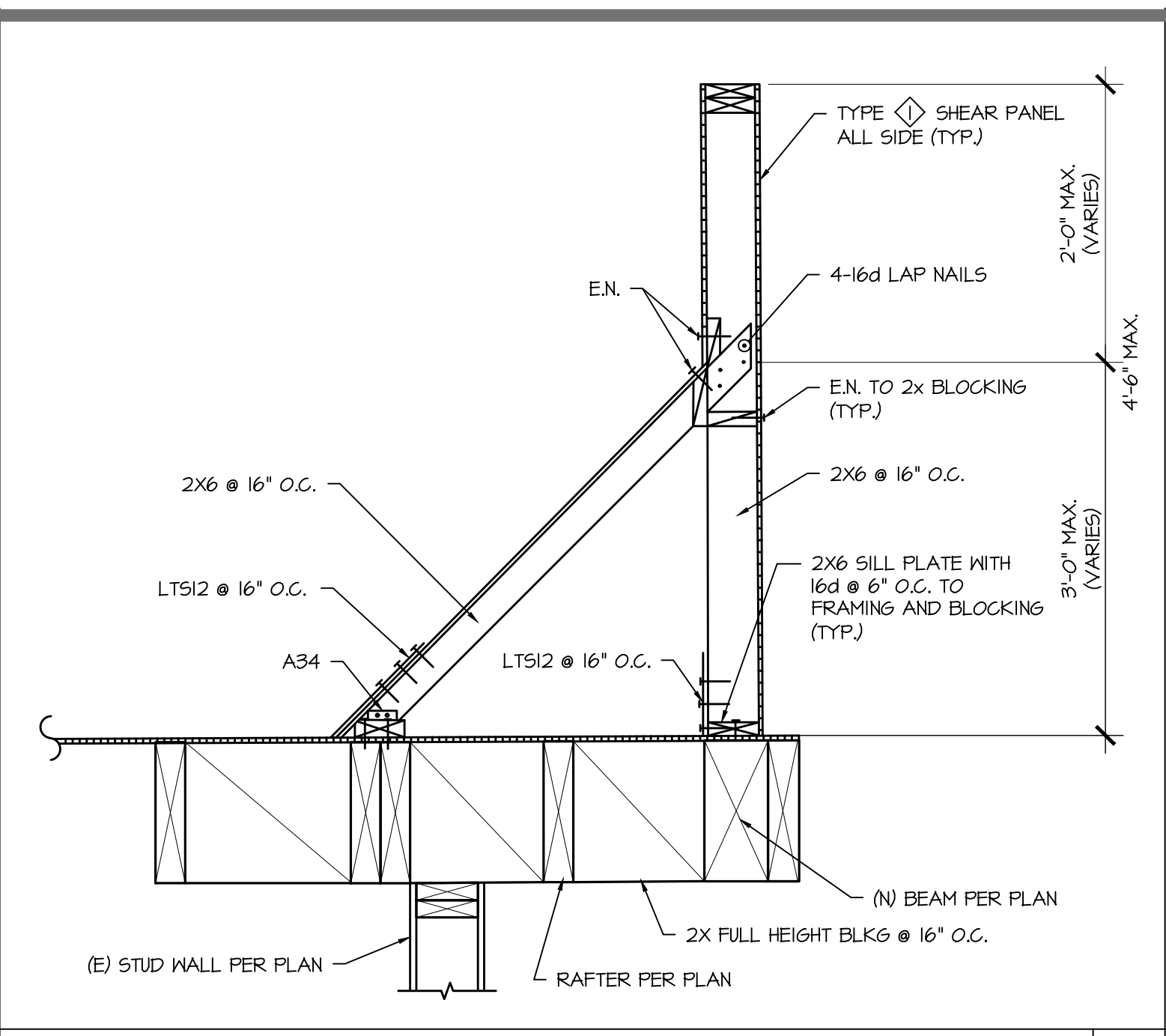
SHEET TITLE
STRUCTURAL DETAILS

DRAWN
 GMEP
 CHECKED
 GMEP
 DATE
 03/13/23
 SCALE
 AS NOTED
 JOB NO.
 22-652
 SHEET

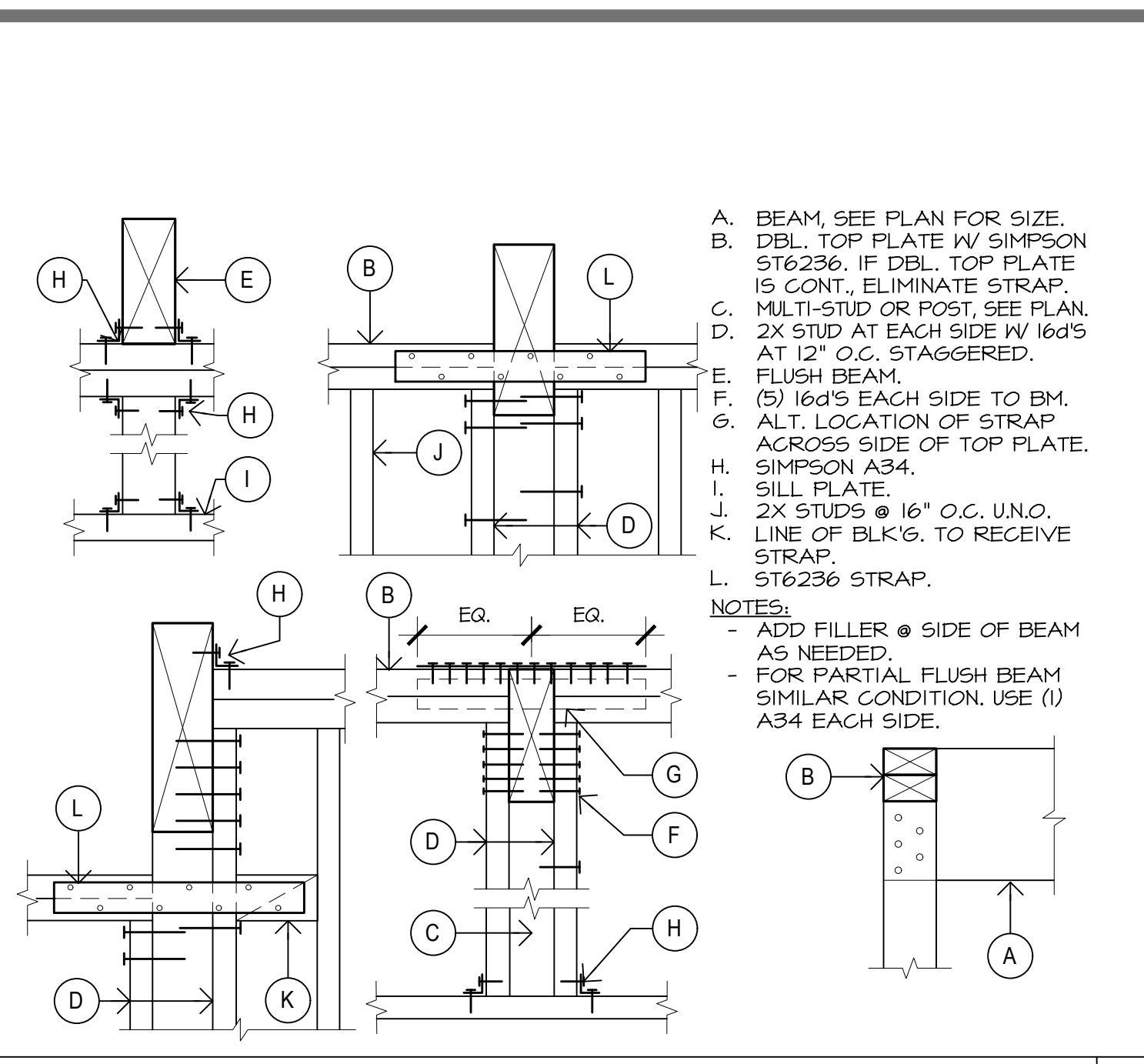
SD-1



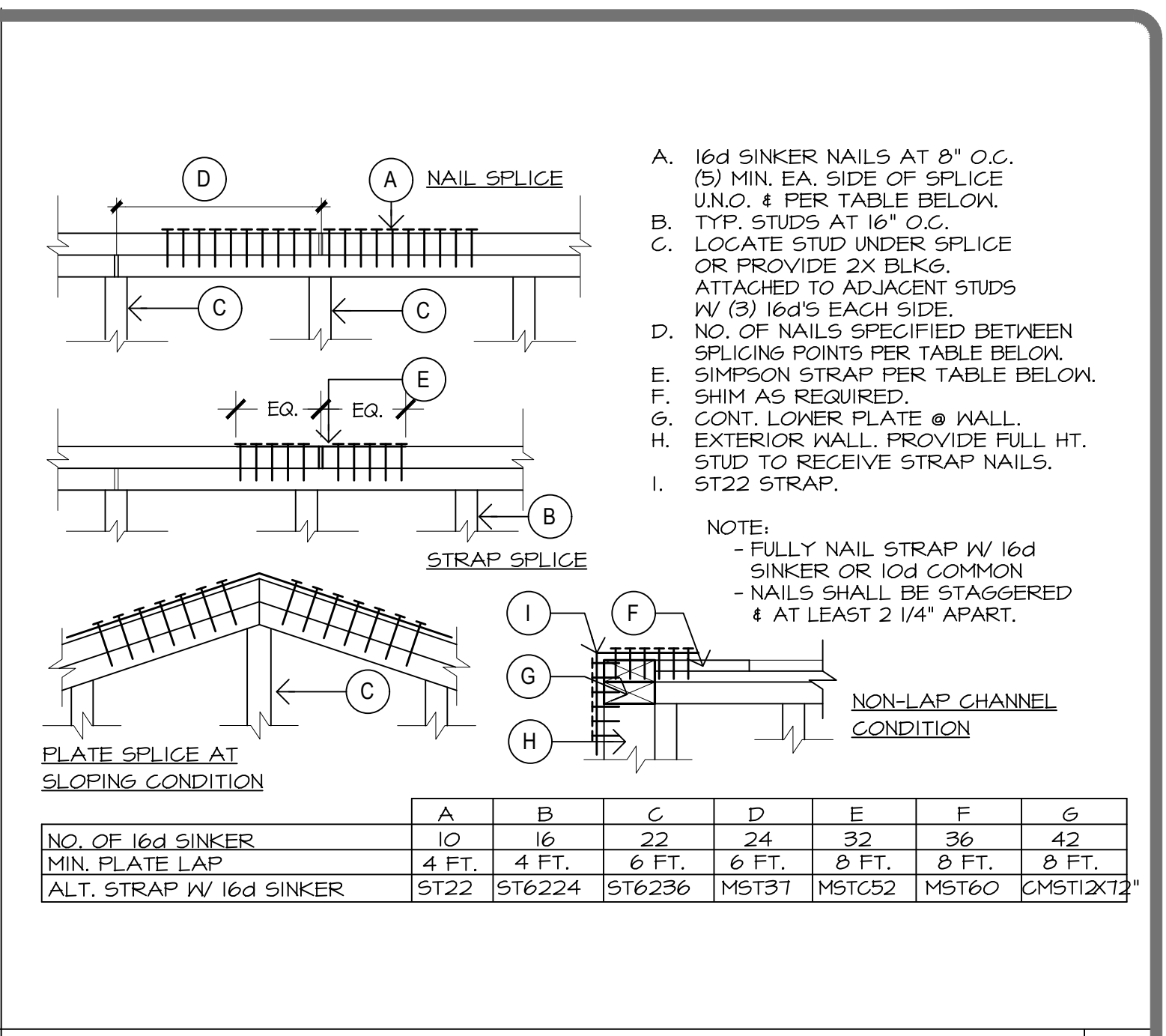
PARAPET BRACE CONNECTION 10



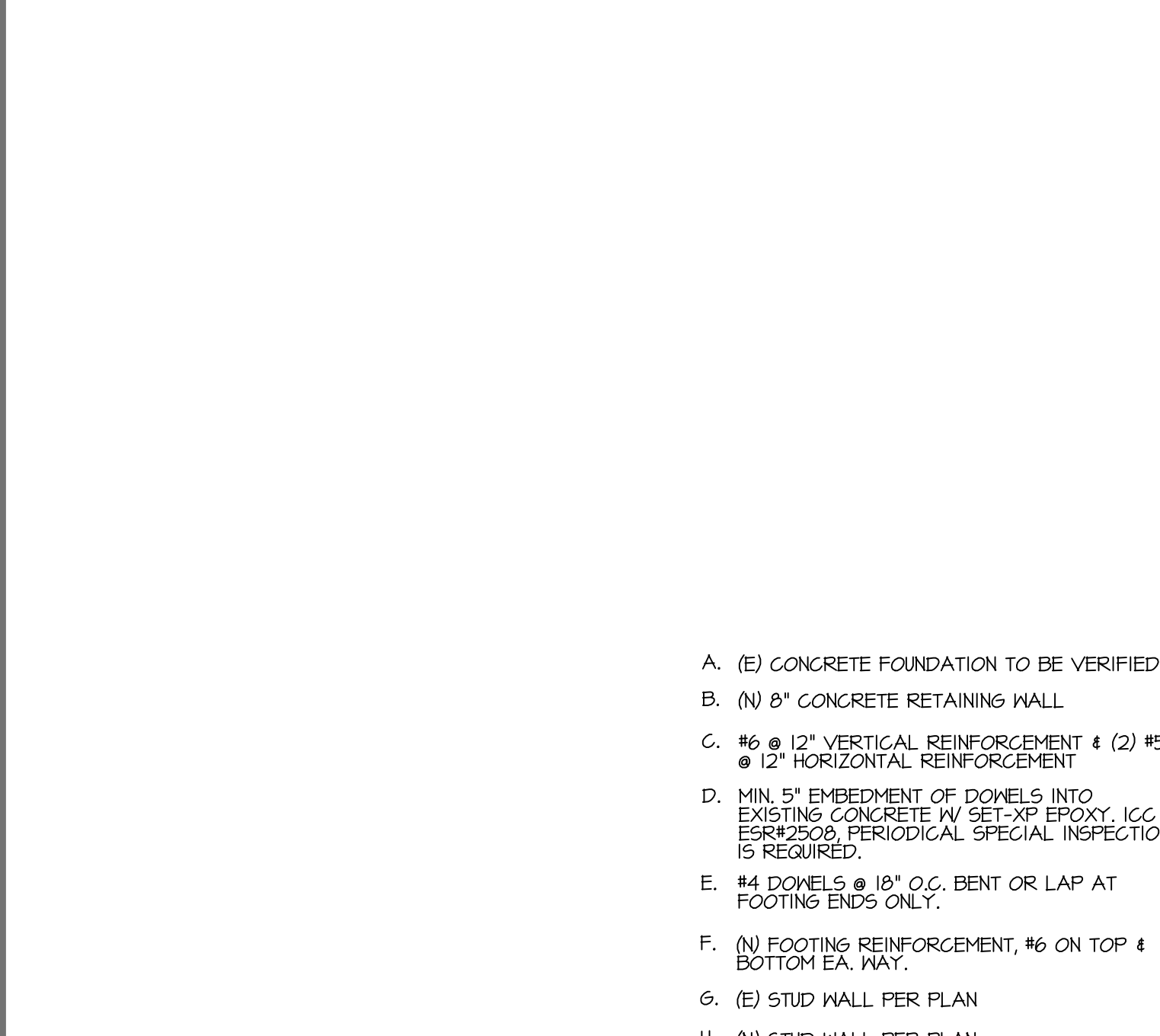
PARAPET BRACE CONNECTION 7



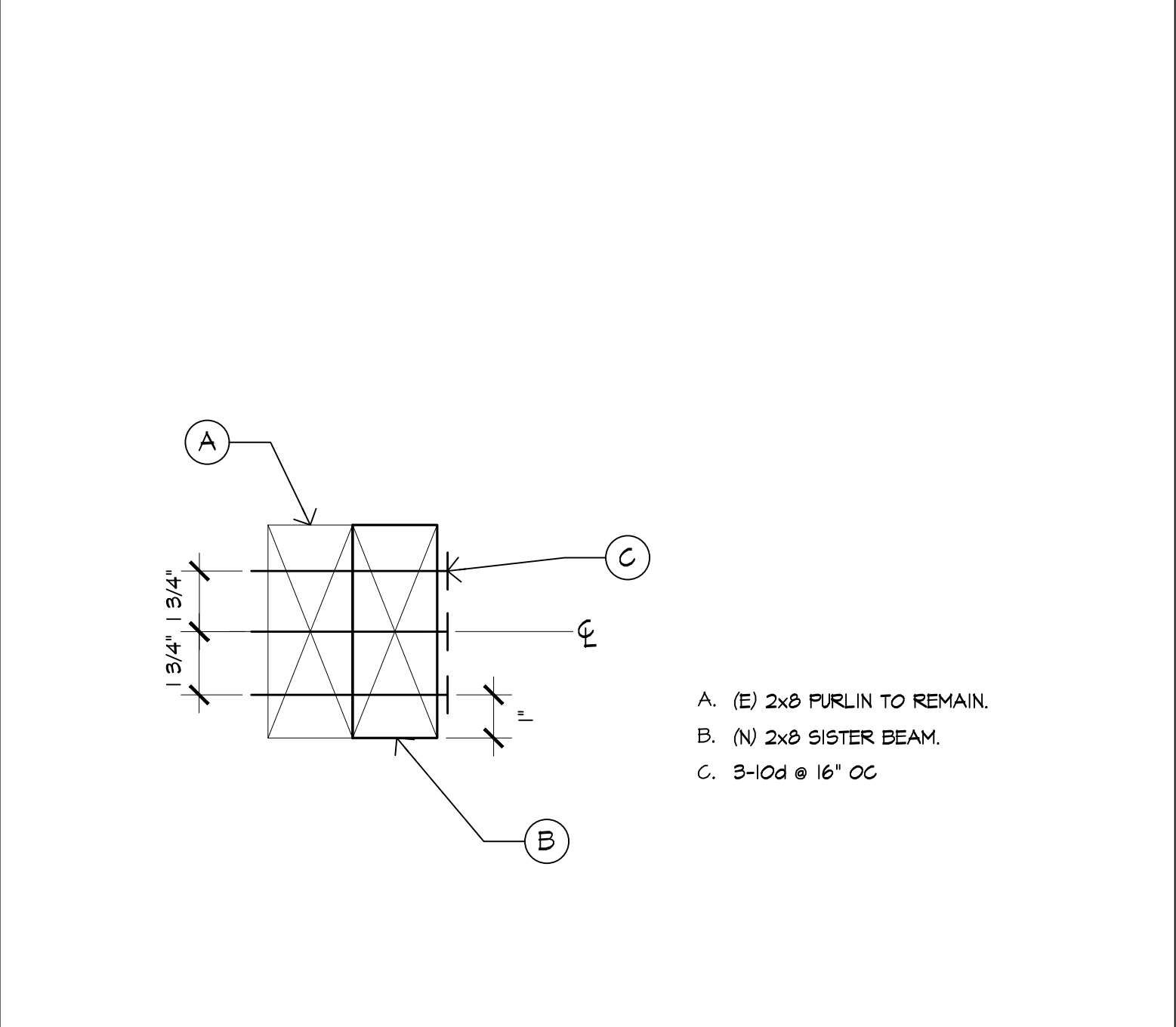
BEAM DETAIL 4



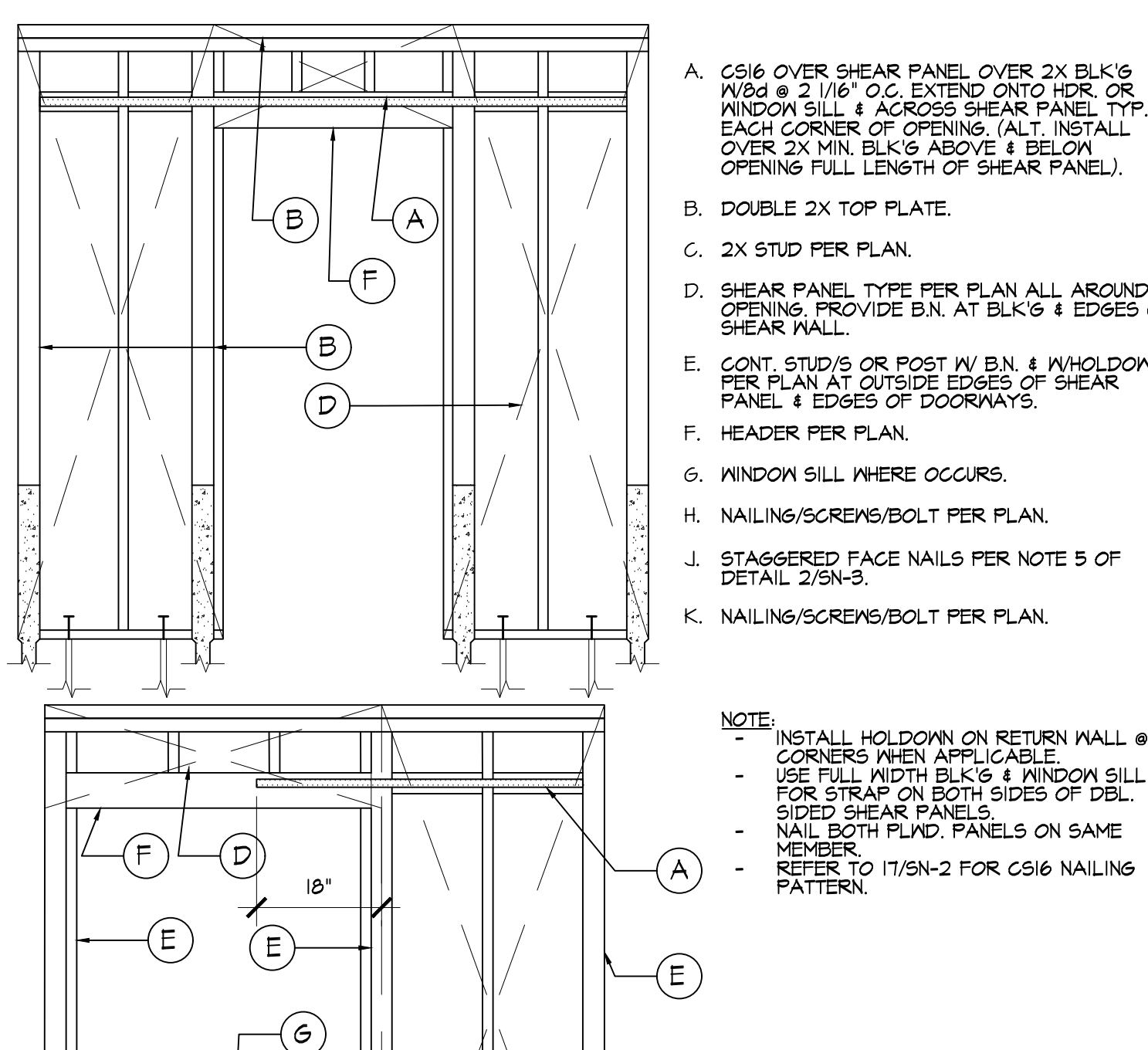
TYPICAL SPLICE TOP PLATE 1



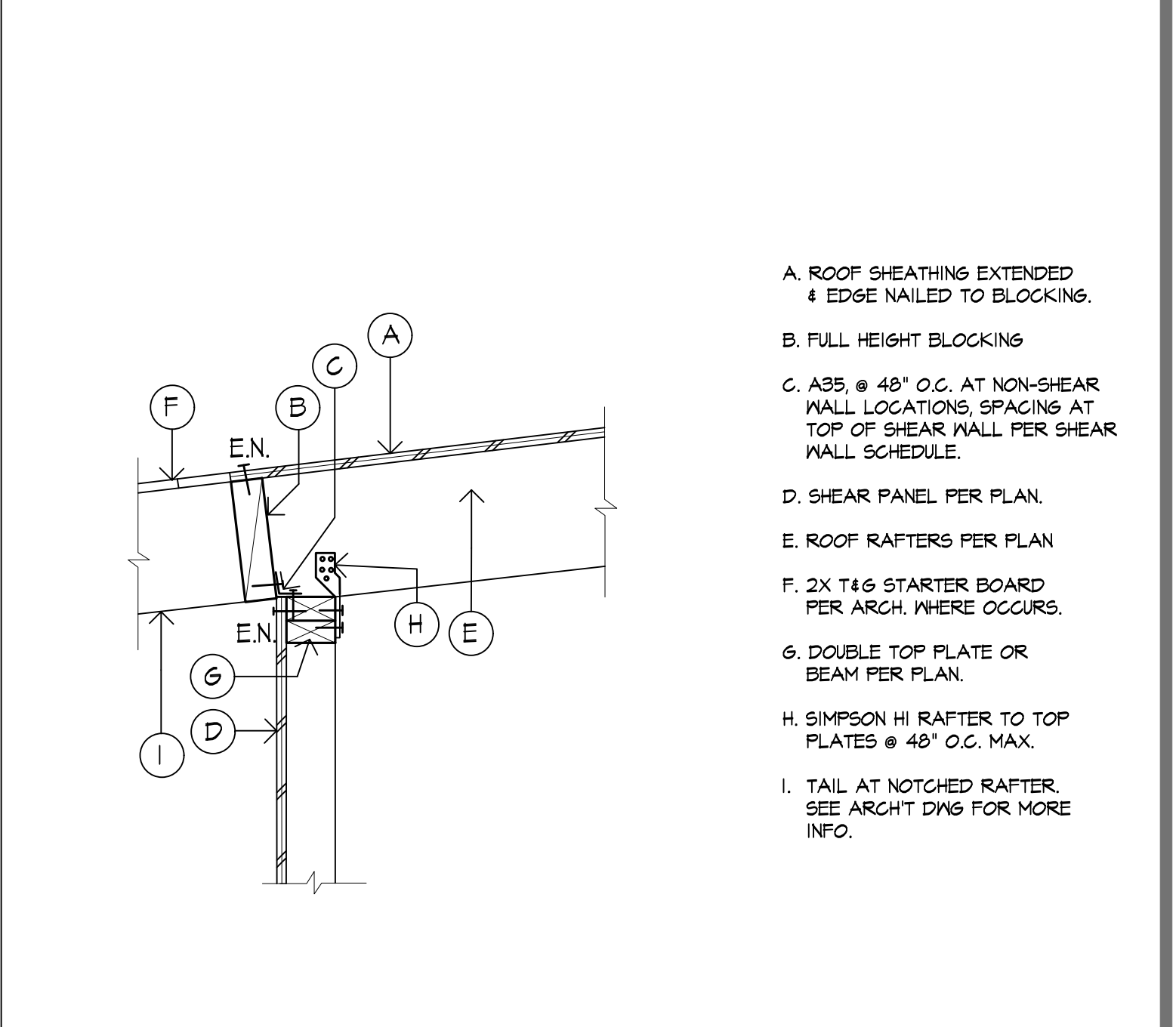
RETAINING WALL DETAIL 12



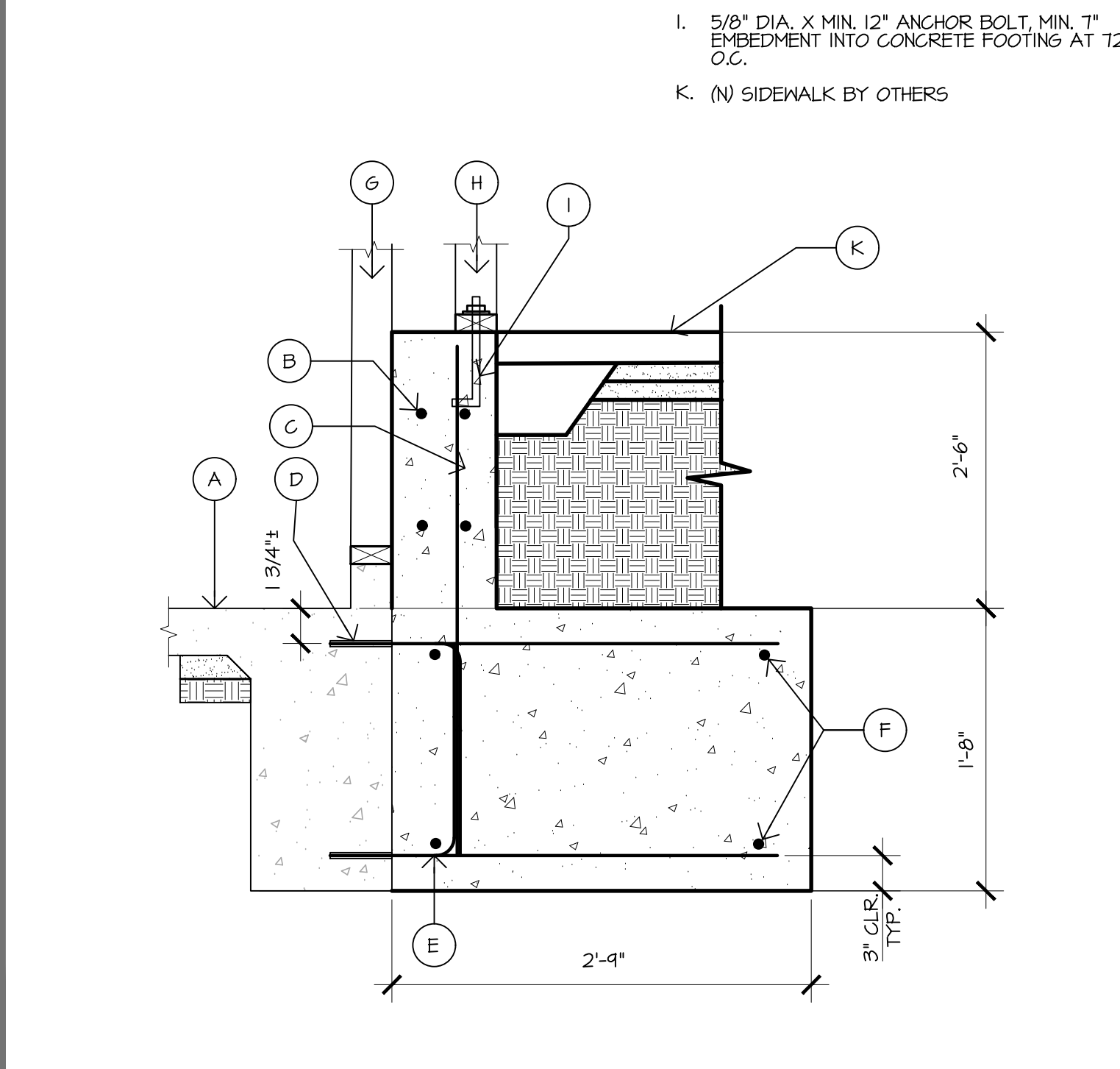
CONNECTION DETAIL 8



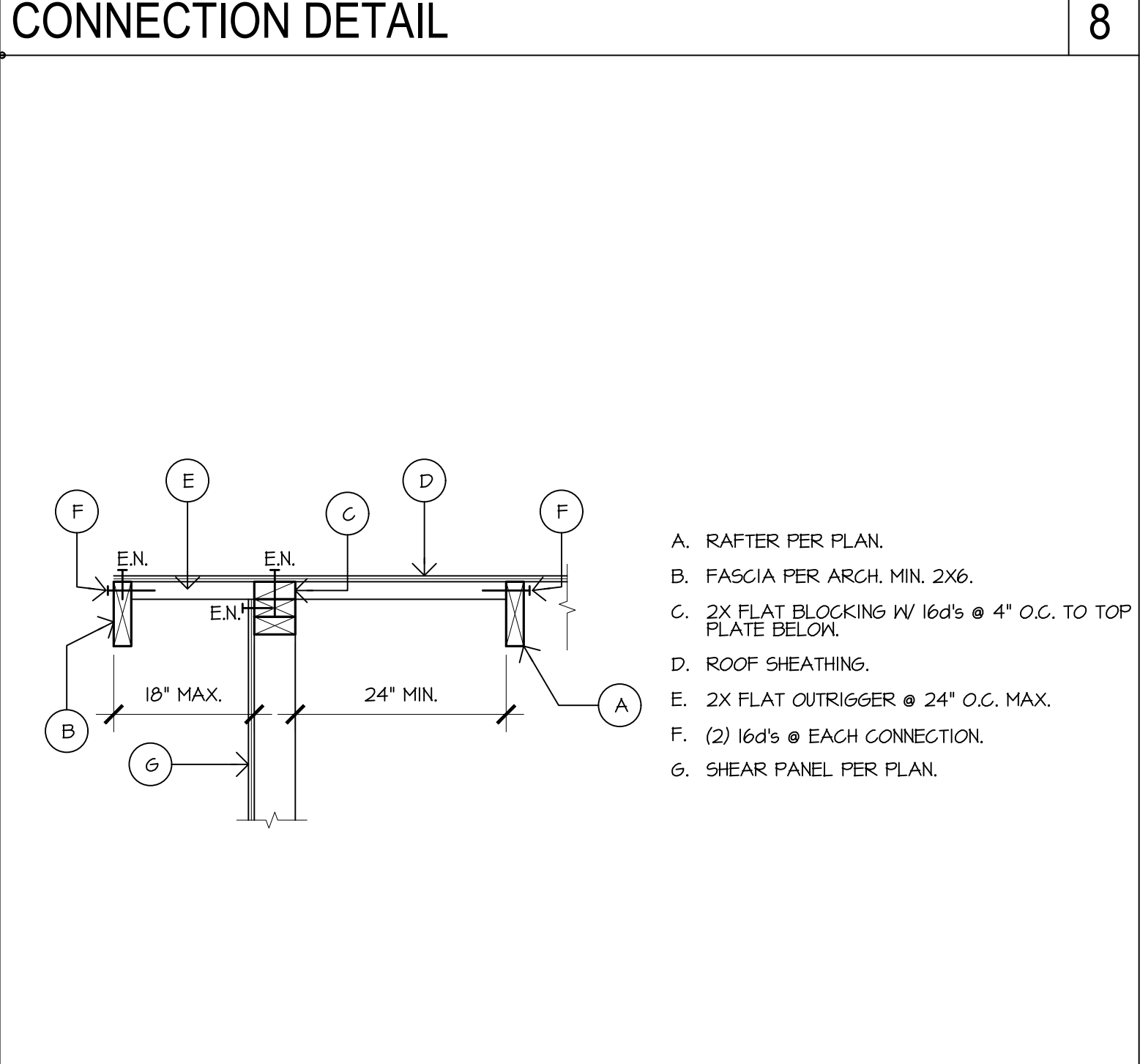
OPENING AT SHEAR WALL 9



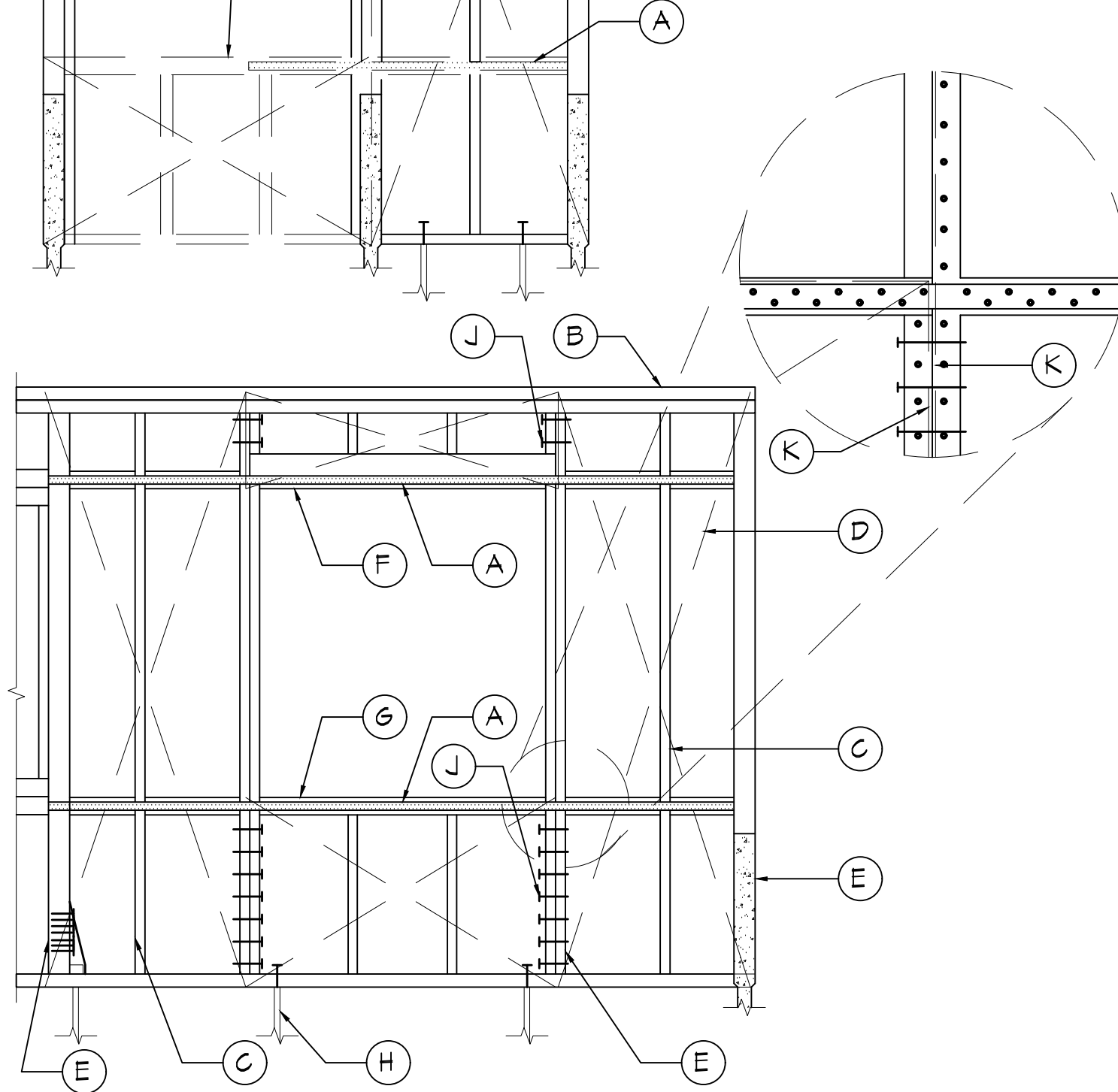
SHEAR TRANSFER @ ROOF 3



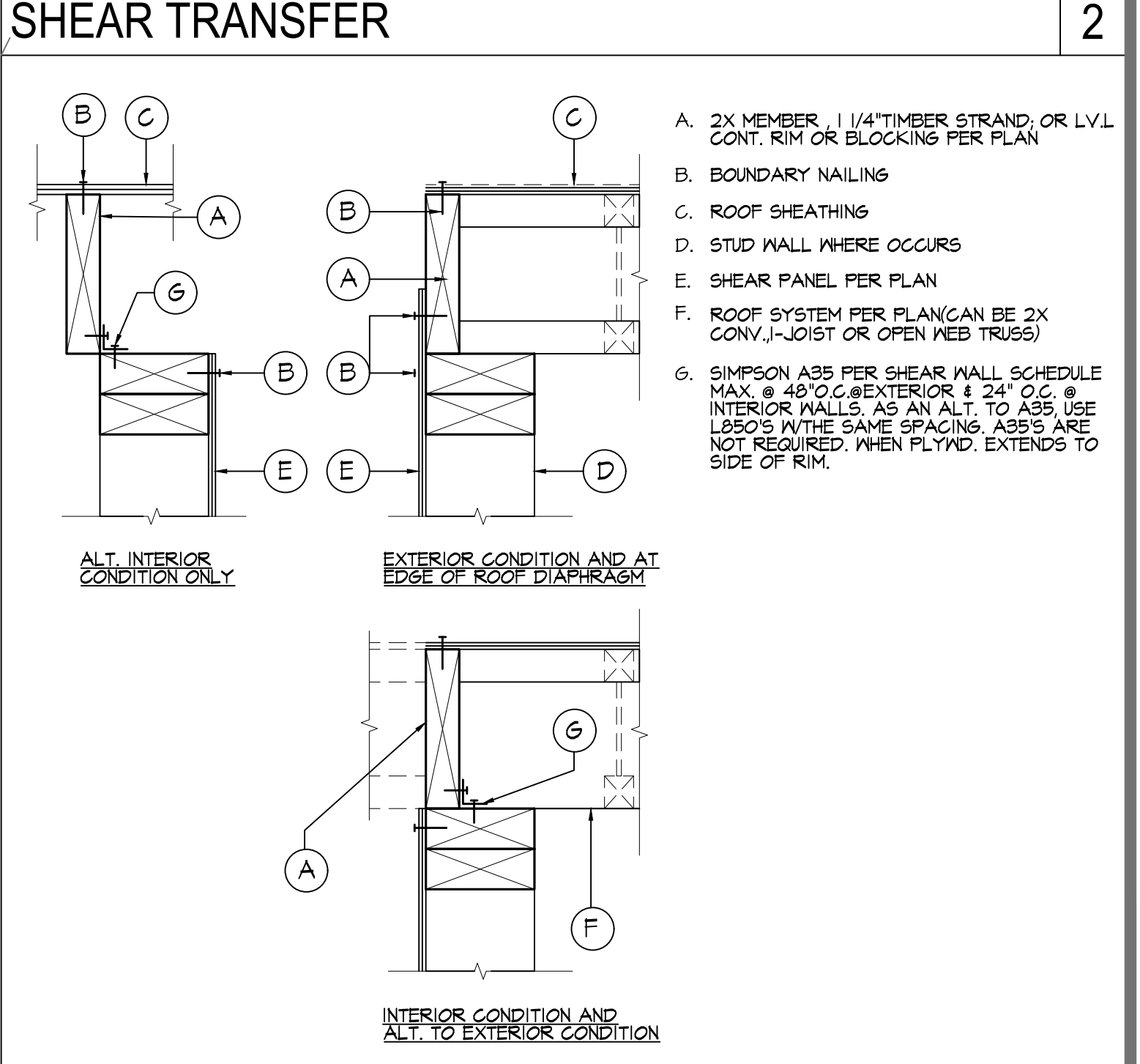
SHEAR TRANSFER 12



OPENING AT SHEAR WALL 9



SHEAR TRANSFER @ ROOF 3



SHEAR TRANSFER @ ROOF 3

REVISIONS

NO.	DATE	DESCRIPTION

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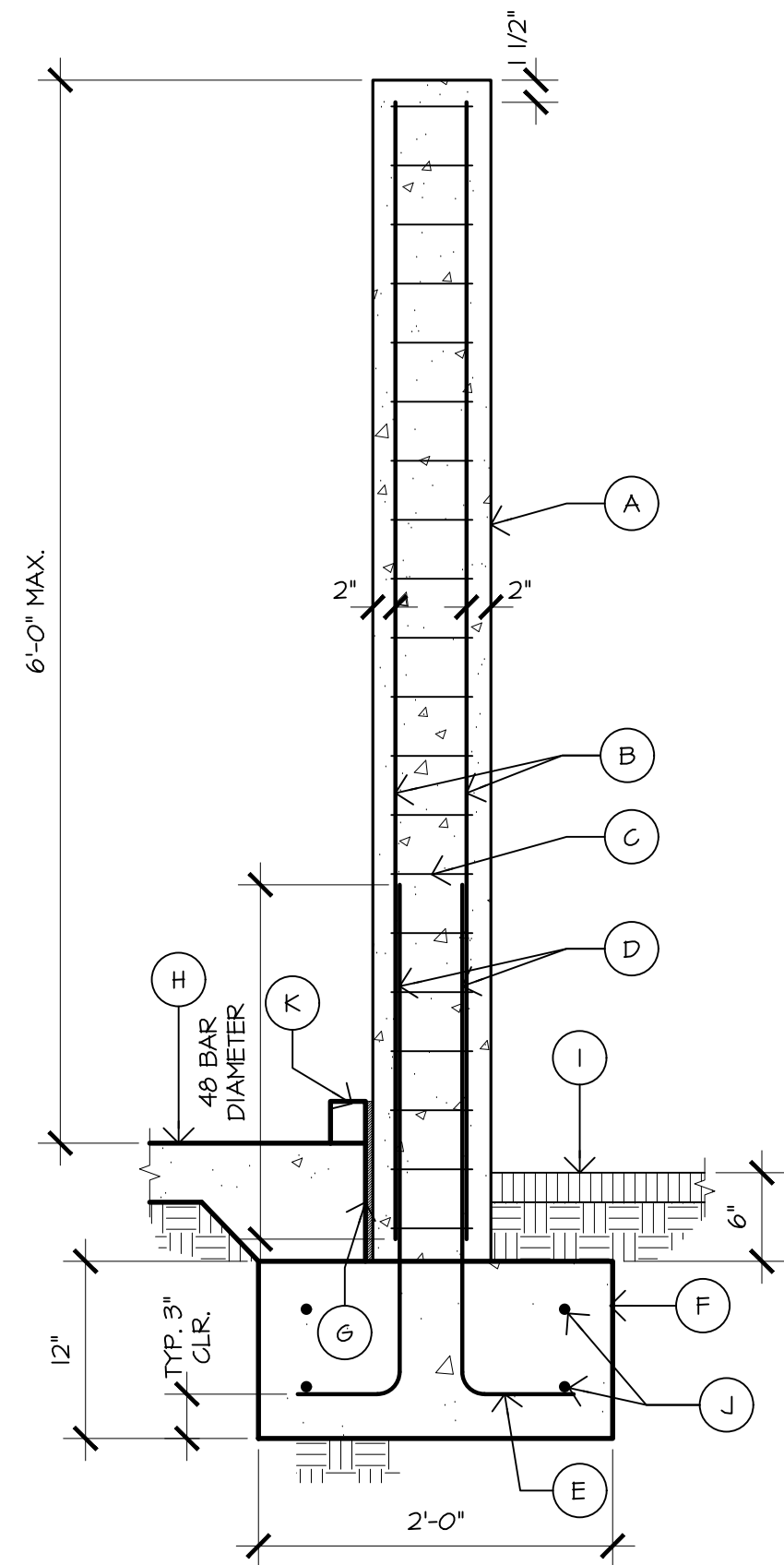
20430 Rancho Pkwy., Ste 120
Lake Forest, CA 92630
Tel 949-267-9096

PROJECT NAME: EARTH & IVY
8280 BROADWAY, LEMON GROVE, CA 91945

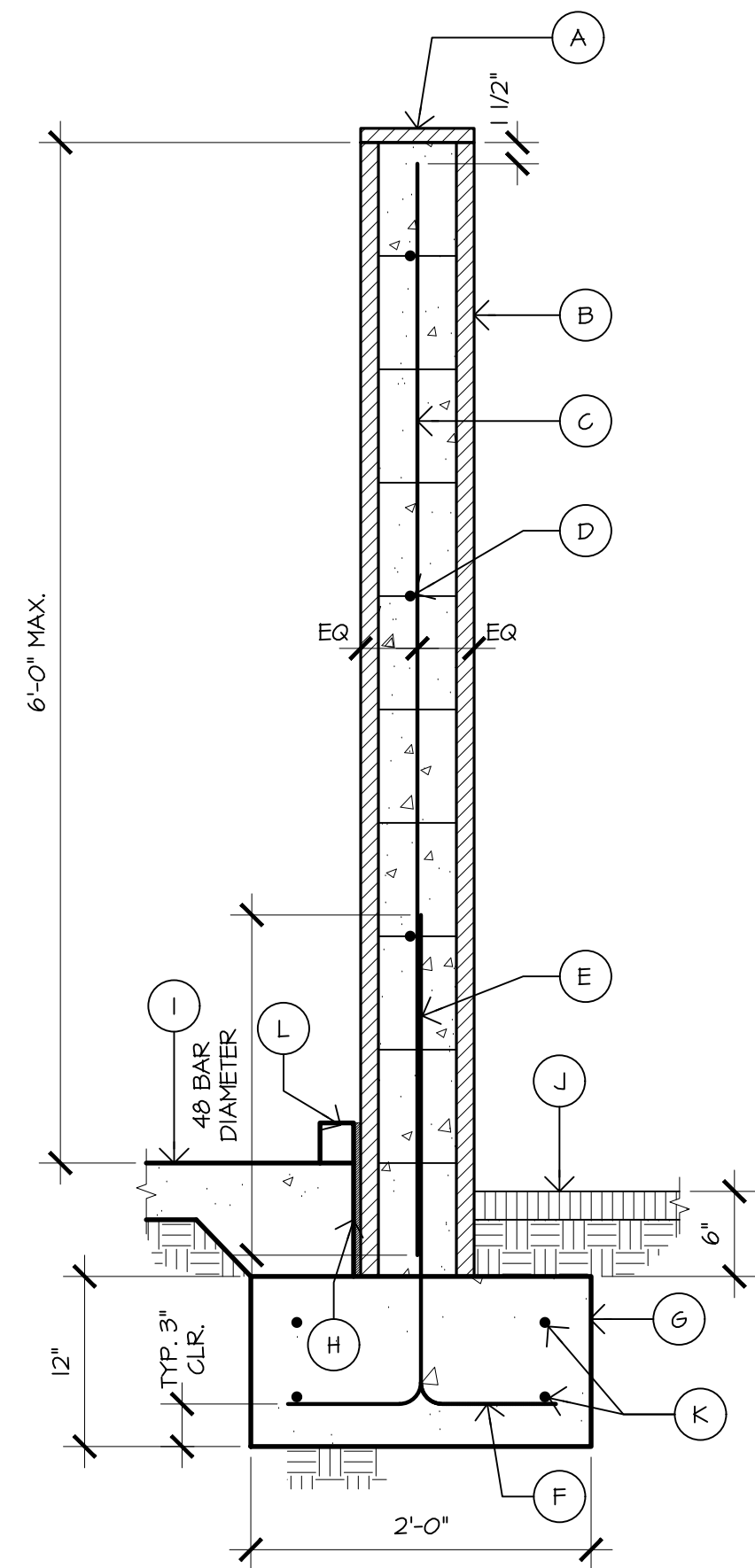
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DRAWN: GMEP
CHECKED: GMEP
DATE: 03/13/23
SCALE: AS NOTED
JOB NO.: 22-652
SHEET

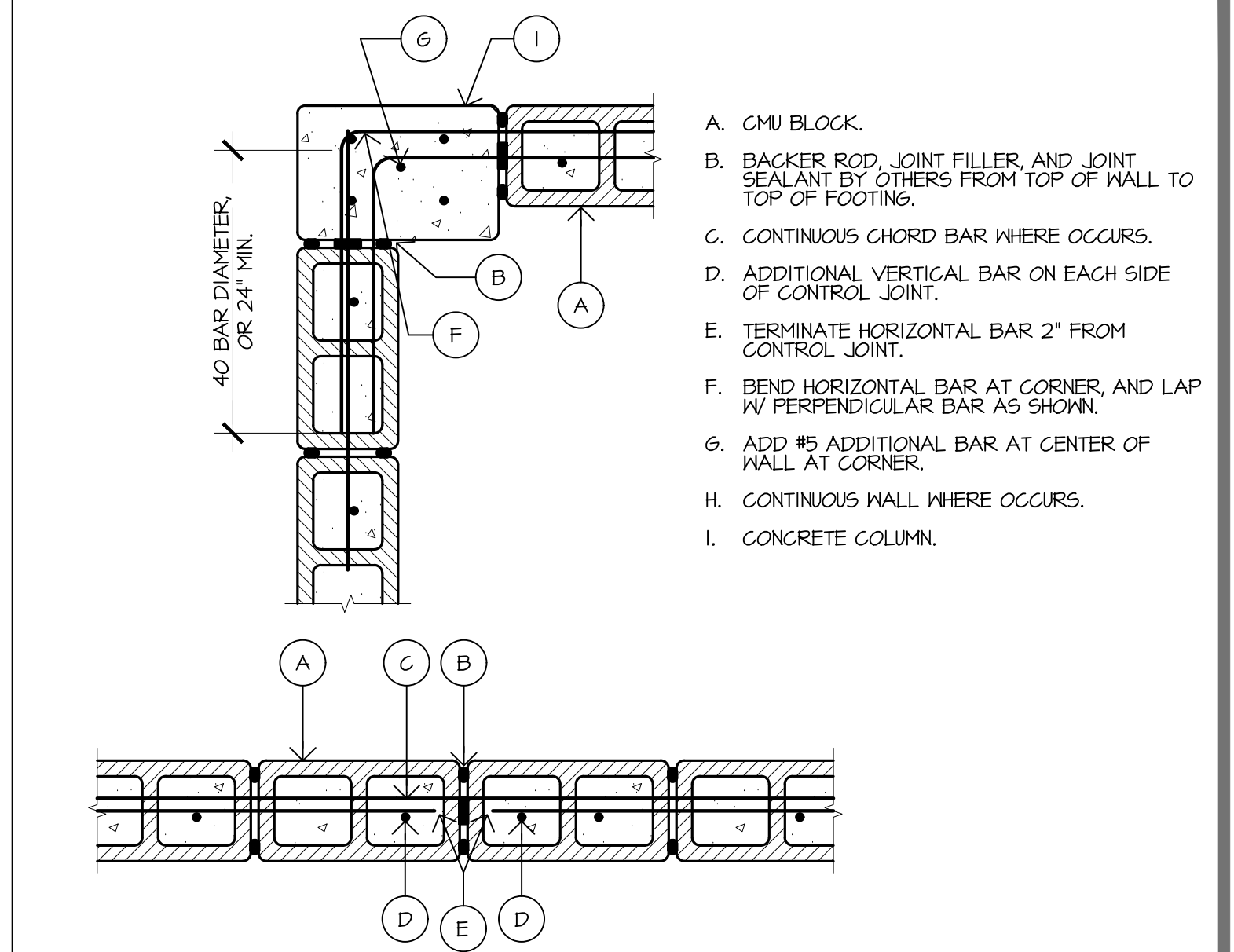
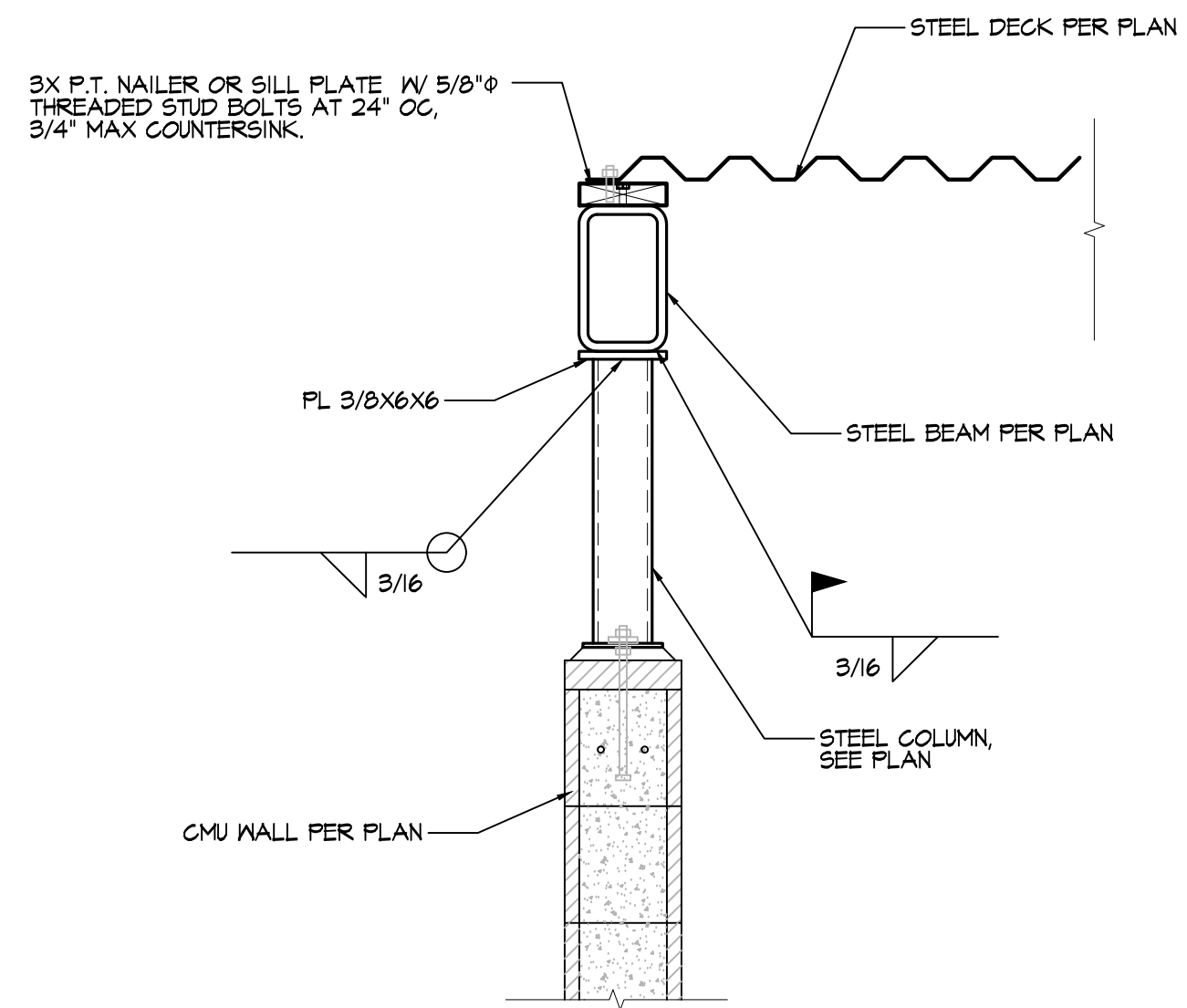
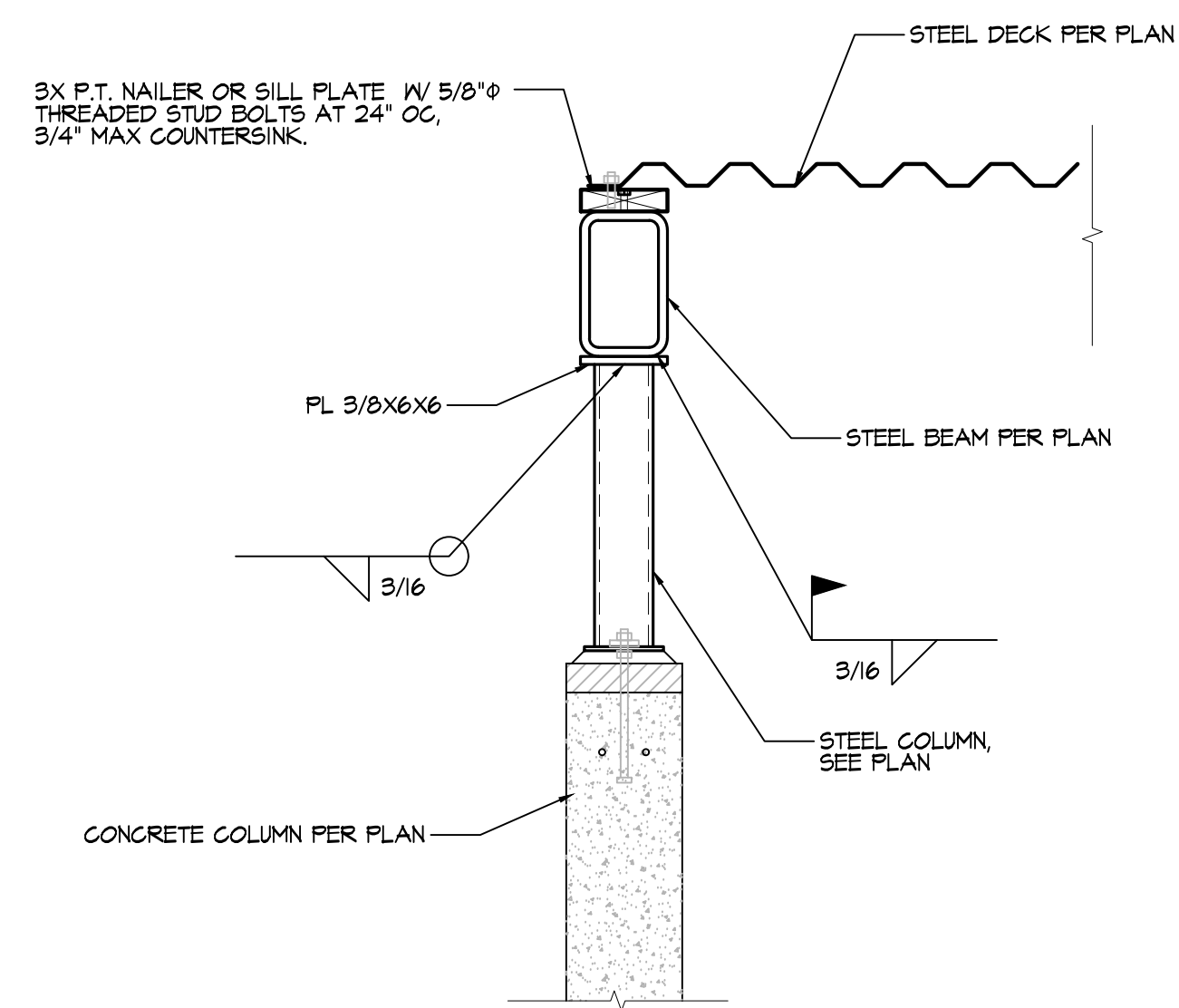
SD-2



- A. CONCRETE COLUMN
- B. (4) #5 VERTICAL BARS @ CORNERS, 2" EDGE COVER.
- C. #3 TIES @ 12"
- D. #4 DOVELS @ 16" O.C. W/ STD HOOK IN CONCRETE FOOTING, LAP W/ VERTICAL BAR AS SHOWN.
- E. BEND DOVELS IN ALT. DIRECTION.
- F. CONCRETE FOOTING.
- G. SEPARATE W/ EXPANSIVE MATERIAL.
- H. 6" SLAB ON GRADE, W/ #4 @ 12" O.C. EACH WAY AT SLAB MID-HEIGHT
- I. EXTERIOR FINISH.
- J. (2) #4 CONT. BAR @ TOP & (2) #4 CONT. BAR @ BOTTOM.
- K. CURB WHERE OCCURS, SEE ARCH. PLAN.

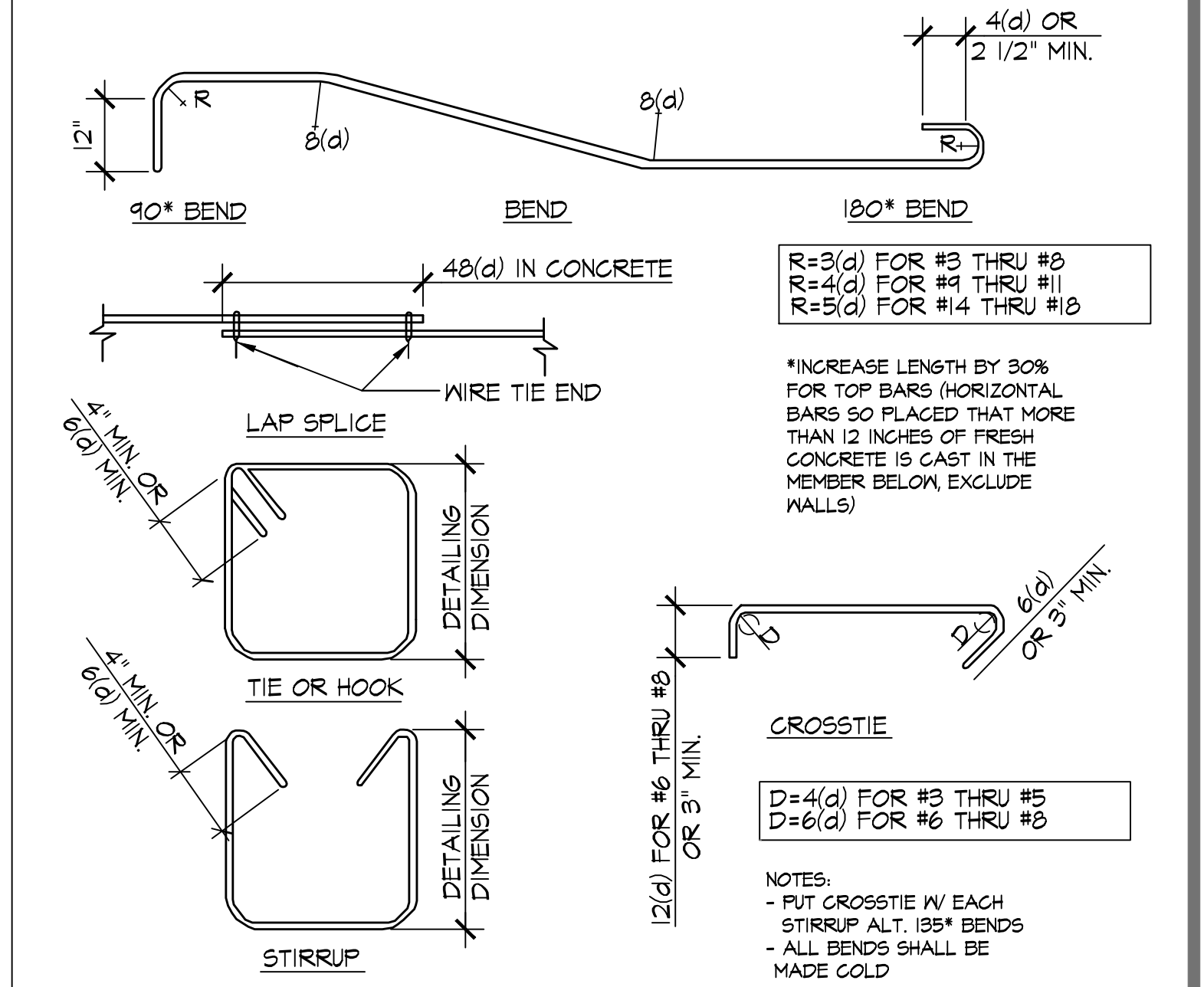


- A. CMU WALL CAP PER ARCH.
- B. 6" CMU WALL, GROUTED AT STEEL CELLS.
- C. #4 VERTICAL BAR @ 16" O.C.
- D. #4 HORIZONTAL BAR @ 24" O.C.
- E. #4 DOVEL @ 16" O.C. W/ STD HOOK IN CONCRETE FOOTING, LAP W/ VERTICAL BAR AS SHOWN.
- F. BEND DOVEL IN ALT. DIRECTION.
- G. CONCRETE FOOTING.
- H. SEPARATE W/ EXPANSIVE MATERIAL.
- I. 6" SLAB ON GRADE, W/ #4 @ 12" O.C. EACH WAY AT SLAB MID-HEIGHT
- J. EXTERIOR FINISH.
- K. (2) #4 CONT. BAR @ TOP & (2) #4 CONT. BAR @ BOTTOM.
- L. CURB WHERE OCCURS, SEE ARCH. PLAN.



- A. CMU BLOCK.
- B. BACKER ROD, JOINT FILLER, AND JOINT SEALANT BY OTHERS FROM TOP OF WALL TO TOP OF FOOTING.
- C. CONTINUOUS CHORD BAR WHERE OCCURS.
- D. ADDITIONAL VERTICAL BAR ON EACH SIDE OF CONTROL JOINT.
- E. TERMINATE HORIZONTAL BAR 2" FROM CONTROL JOINT.
- F. BEND HORIZONTAL BAR AT CORNER, AND LAP W/ PERPENDICULAR BAR AS SHOWN.
- G. ADD #5 ADDITIONAL BAR AT CENTER OF WALL AT CORNER.
- H. CONTINUOUS WALL WHERE OCCURS.
- I. CONCRETE COLUMN.

TYP. CMU WALL DETAIL 1



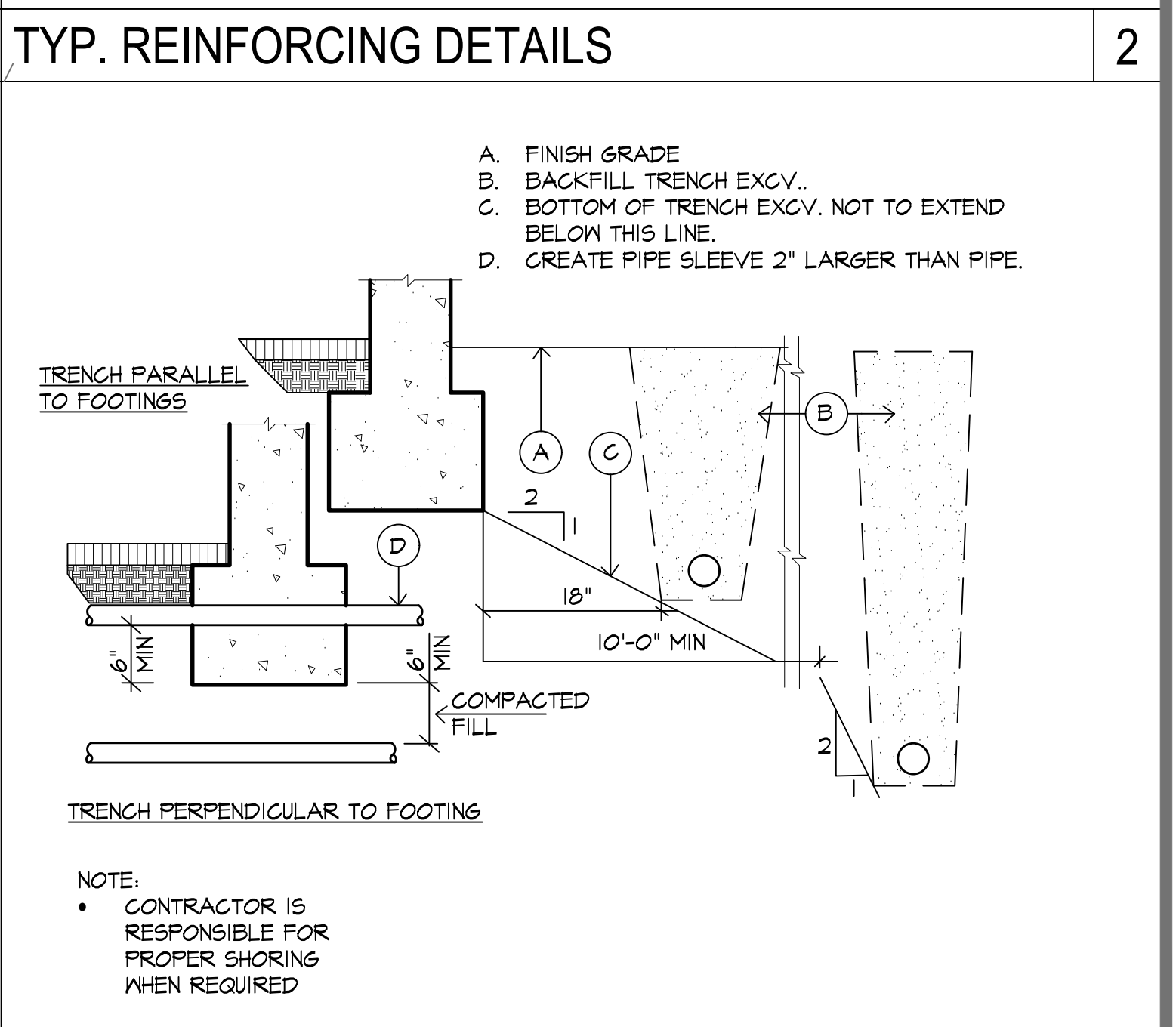
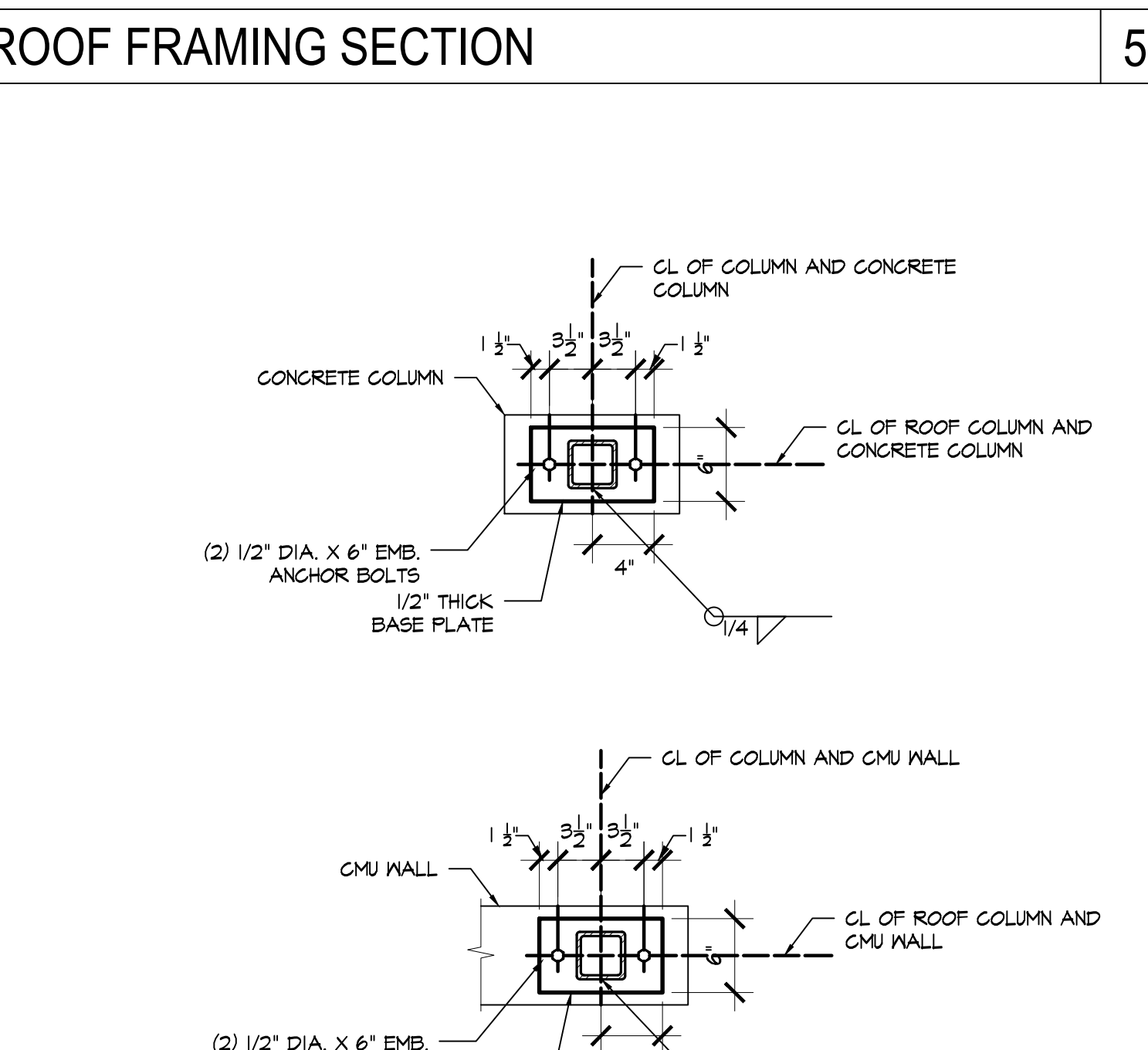
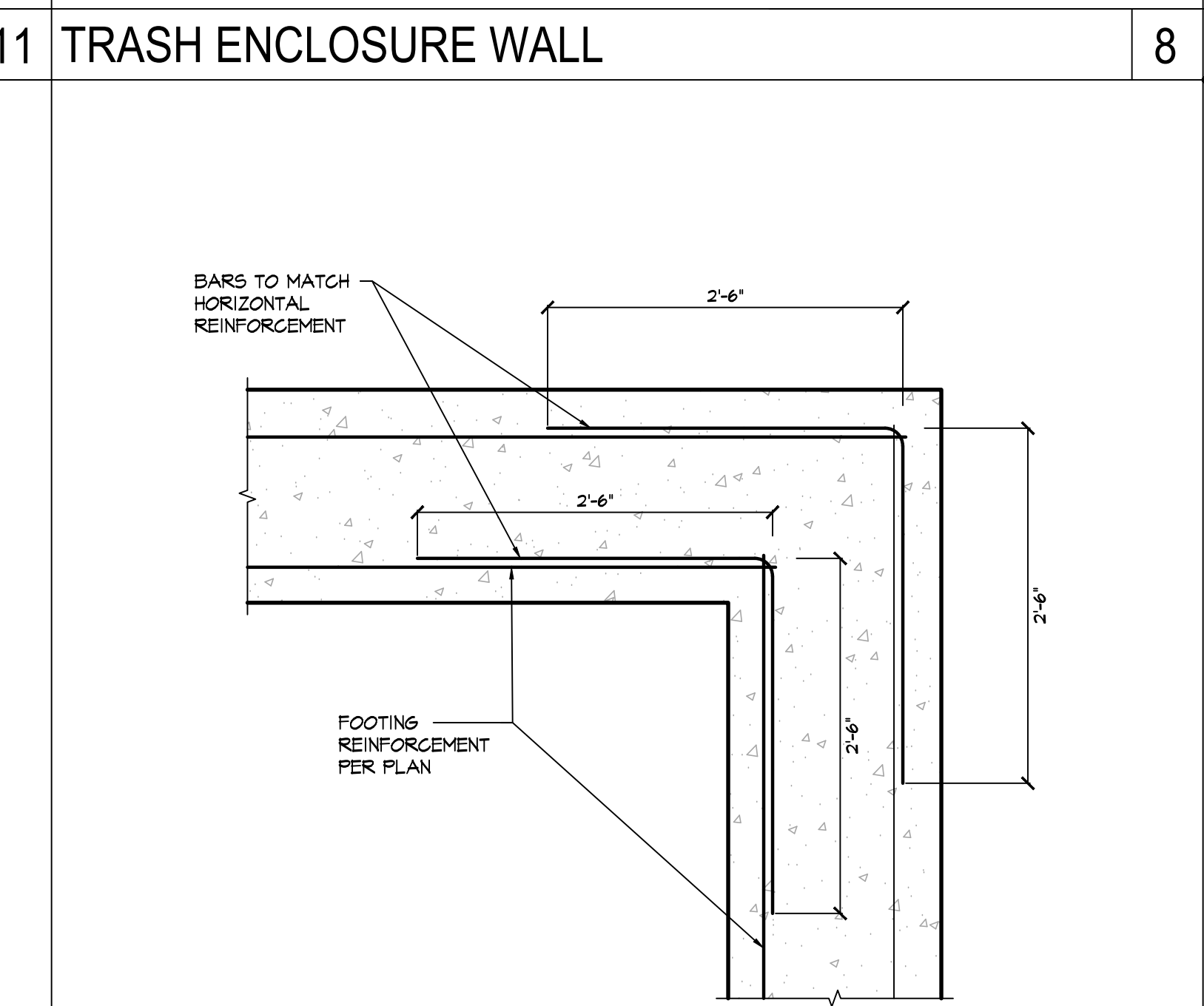
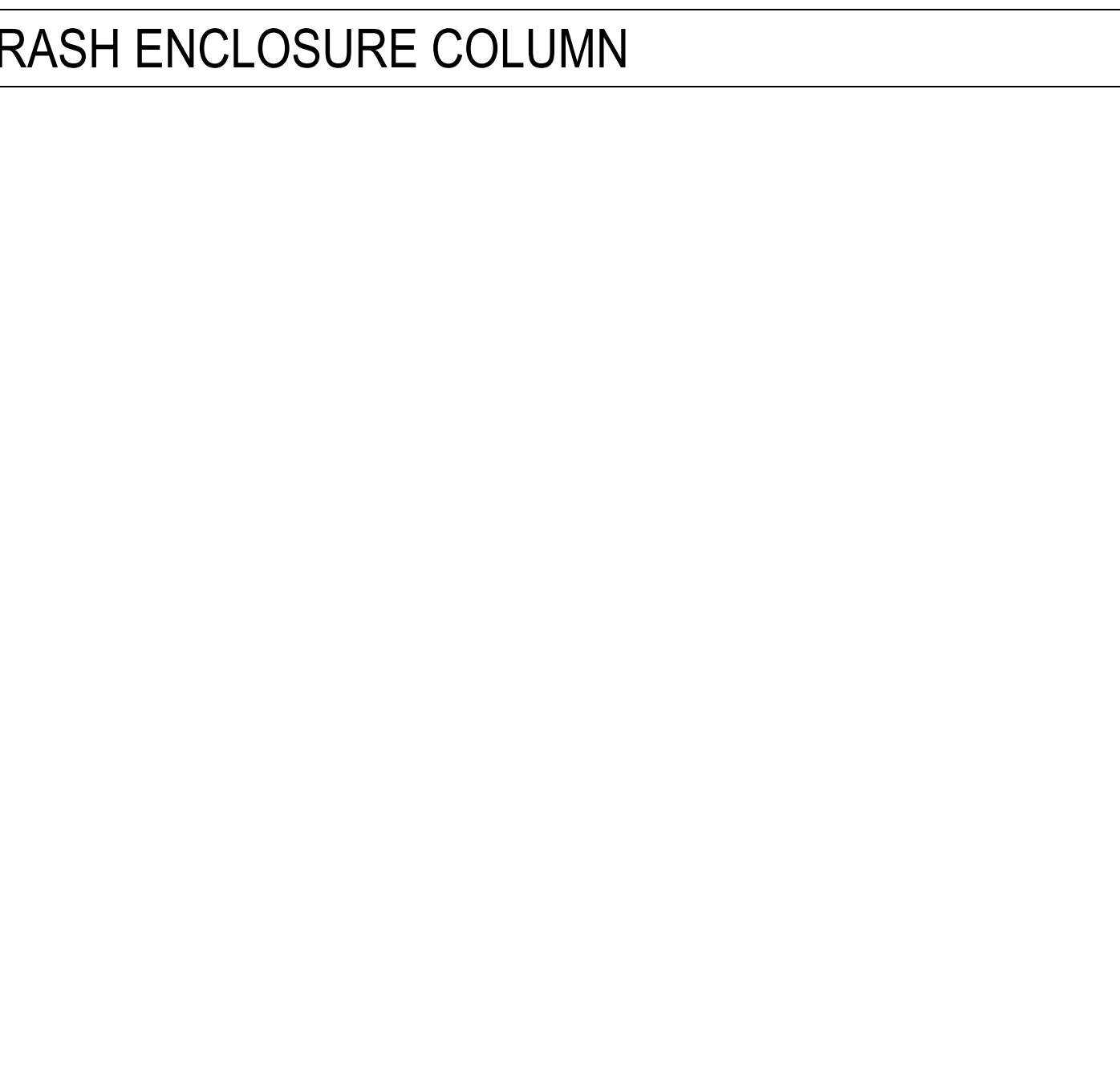
TYP. REINFORCING DETAILS 2

TRASH ENCLOSURE COLUMN 11

TRASH ENCLOSURE WALL 8

ROOF FRAMING SECTION 5

TYP. REINFORCING DETAILS 2



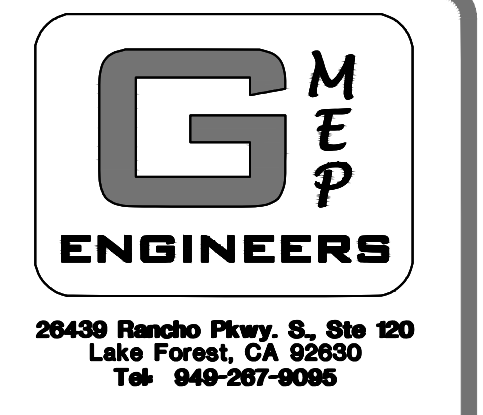
TYP. FOOTING @ CORNER 9

ROOF POST BASE DETAIL 6

TYPICAL TRENCH @ FOOTING 3

REVISIONS		
NO.	DATE	DESCRIPTION

SEAL:



PROJECT NAME:
EARTH & IVY
8280 BROADWAY,
LEMON GROVE, CA 91945

SHEET TITLE
STRUCTURAL
DETAILS

DRAWN	GMEP
CHECKED	GMEP
DATE	03/13/23
SCALE	AS NOTED
JOB NO.	22-652
SHEET	

SD-3

HVAC NOTES AND SPECIFICATIONS

SECTION 1: SCOPE OF WORK

1. (2) EXISTING 1 TON DUCTLESS MINI SPLIT HEAT PUMP UNITS, (2) EXISTING 2 TON DUCTLESS MINI SPLIT HEAT PUMP UNITS AND (1) NEW 1 TON DUCTLESS MINI SPLIT HEAT PUMP UNITS.
2. DUCT WORK, ELBOWS, FITTINGS, & DUCT INSULATION.
3. DIFFUSERS, REGISTERS, AND GRILLES
4. HVAC CONTROL SYSTEMS.
5. TESTING AND BALANCING.
6. PERMIT AND INSPECTION.

SECTION 2: FEES, PERMITS & INSPECTIONS

- a) CONTRACTOR MUST PAY FEES AND OBTAIN PERMITS, LICENSES, INSPECTIONS, ETC., AS REQUIRED BY ANY LEGALLY CONSTITUTE AUTHORITY.
- b) CONTRACTOR SHALL NOT MAKE HIS WORK COVERED OR CLOSED UNTIL THE WORK HAS BEEN INSPECTED AND APPROVED BY ALL AUTHORITIES HAVING JURISDICTION. ANY EXPENSES FOR ADDITIONAL WORK DUE TO THE VIOLATION OF THIS REQUIREMENT WILL BE PAID BY THE CONTRACTOR.
- c) THIS DOCUMENT IS NOT FOR BID OR CONSTRUCTION UNTIL THE PLAN HAS BEEN REVIEWED AND APPROVED BY ALL AUTHORITIES HAVING JURISDICTION AND THE PERMIT IS OBTAINED. NO COMPENSATION WILL BE MADE FOR ADDITIONAL WORK DUE TO THE VIOLATION OF THIS REQUIREMENT.

SECTION 3: GENERAL REQUIREMENTS

- a) ANY EXISTING CONDITIONS ARE BASED ON LIMITED FIELD VERIFICATION. CONTRACTOR SHALL ADJUST TO ACTUAL FIELD CONDITIONS AT NO ADDITIONAL EXPENSE TO THE TENANT.
- b) ALL CONTRACTORS SHALL REVIEW A COMPLETE SET OF CONSTRUCTION DOCUMENTS.
- c) CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH DEMOLITION PRIOR TO BIDDING AND START OF WORK. CONTRACTOR IS RESPONSIBLE FOR DEMO OF ALL EXISTING ITEMS, AS REQUIRED, FOR INSTALLATION/CONSTRUCTION OF NEW WORK.
- d) CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING CONDITIONS PRIOR TO SUBMITTING HIS BID. NO ADDITIONAL COMPENSATION WILL BE MADE FOR ANY EXTRA COSTS DUE TO CONTRACTOR'S FAILURE TO VISIT THE JOBSITE AND/OR PREDETERMINE ALL EXISTING CONDITIONS BEFORE SUBMITTING HIS BID. ANY DISCREPANCIES SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR RESOLUTION. NO EXCEPTION.
- e) CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIELD VERIFICATION OF ALL UTILITY RUNS, UNDERGROUND AND ABOVE GROUND PIPING AND/OR OTHER IMPROVEMENTS LOCATED ON THE PREMISES. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ALL COSTS RELATING TO THE RELOCATION OF DAMAGE TO, REPAIR OF ANY EXISTING UTILITY RUNS AND/OR IMPROVEMENTS WHICH ARE DAMAGED AS A RESULT OF WORK IN OR AROUND THE PREMISES.
- f) THE MECHANICAL CONTRACTOR SHALL INSPECT AND TEST RUN ALL EXISTING UNITS AT THE START OF CONSTRUCTION AND INFORM THE ARCHITECT OF ANY NECESSARY REPAIRS FOR APPROVAL IN A TIMELY MANNER TO NOT DELAY THE OPENING DATE.
- g) ALL APPLIANCES DESIGNED TO BE FIXED IN POSITION SHALL BE SECURELY FASTENED IN PLACE PER BUILDING CODE REQUIREMENTS OR APPLICABLE MANUFACTURER INSTALLATION REQUIREMENTS.
- h) THE CONTRACTOR SHALL INSTALL ALL EQUIPMENTS AS REQUIRED TO CONFORM TO THE STRUCTURE. AVOID OBSTRUCTIONS AND MAKE ALL EQUIPMENT REQUIRING MAINTENANCE OR REPAIR ACCESSIBLE.
- i) ALL EQUIPMENT FURNISHED SHALL FIT THE SPACE AVAILABLE WITH CONNECTIONS IN THE REQUIRED LOCATIONS AND WITH ADEQUATE SPACE FOR OPERATING AND SERVICING. THE DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATE THE MANNER AND METHOD OF THE INSTALLATION WHILE THE SPECIFICATIONS AND EQUIPMENT LIST DENOTE THE TYPE AND QUALITY OF MATERIAL AND WORKMANSHIP TO BE USED. THE DRAWINGS SHALL NOT BE SCALED FOR EXACT MEASUREMENTS, WHERE A CONFLICT EXISTS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT WHOSE DECISION SHALL BE FINAL. NO ALLOWANCE WILL BE MADE SUBSEQUENTLY IN THIS CONNECTION ON BEHALF OF THE CONTRACTOR AFTER AWARD OF THE CONTRACT.
- j) ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE LATEST FEDERAL, STATE AND LOCAL CODES [NFPA, UBC, UMC AND LOCAL BODIES HAVING JURISDICTION]. APPLICABLE CODE: CMC 2019, CFC 2019, CALIFORNIA ENERGY EFFICIENCY CODE 2019, CALIFORNIA ELECTRICAL CODE 2019.
- k) THE CONTRACTOR SHALL COOPERATE WITH THE OTHER TRADES SO THAT THE INSTALLATION OF ALL EQUIPMENT MAY BE PROPERLY COORDINATED.
 - k.1) DISCONNECT SWITCHES & LINE VOLTAGE CONNECTIONS (BY ELECTRICAL)
 - k.2) ALL LINE VOLTAGE WIRING AND CONDUIT (BY ELECTRICAL)
 - k.3) CONDENSATE PIPING (PLUMBING)
- l) ALL ROOFING WORK SHALL BE PERFORMED BY OWNER'S APPROVED ROOFING CONTRACTOR.
- m) DISPOSE OF ALL EQUIPMENT NOT REUSED AS A PART OF THE NEW WORK AS DIRECTED BY THE OWNER.
- n) ALL ROOF MOUNTED EQUIPMENT SHALL BE LABELED AS TO THE SPACE IT SERVES WITH 3" HIGH WEATHERPROOF VINYL LETTERS.
- o) ALL APPLIANCE AND PLUMBING VENTS AND THE DISCHARGE OUTLET OF EXHAUST FANS SHALL BE AT LEAST TEN (10) FEET IN A HORIZONTAL DIRECTION, OR THREE(3) FEET ABOVE THE OUTSIDE-AIR INTAKES FOR HVAC UNITS.

- p) MATERIALS EXPOSED WITHIN DUCTS OR PLENUMS SHALL BE NONCOMBUSTIBLE OR SHALL HAVE A FLAMESPREAD RATING NOT GREATER THAN TWENTY-FIVE(25) AND A SMOKE DEVELOPED RATING NOT GREATER THAN FOUR HUNDRED FIFTY(450) WHEN TESTED AS A COMPOSITE PER APPLICABLE TESTING STANDARD.
- q) AFTER INSTALLING WALL, CEILING, OR FLOOR INSULATION, THE INSTALLER SHALL MAKE AVAILABLE TO THE ENFORCEMENT AGENCY OR POST IN A CONSPICUOUS LOCATION IN THE BUILDING, A CERTIFICATE SIGNED BY THE INSTALLER STATING THAT THE INSTALLATION IS CONSISTENT WITH THE PLANS AND SPECIFICATIONS DESCRIBED IN SEC. 10.103(A)(2). THE CERTIFICATE SHALL ALSO STATE THE MANUFACTURER'S NAME, MATERIAL IDENTIFICATION, AND THE INSTALLED R-VALUE.
- r) INSTALL DUCT INSULATION ONLY AFTER DUCTWORK HAS BEEN INSPECTED AND APPROVED.
- s) REGISTERS, GRILLES, AND DIFFUSERS SHALL BE INSTALLED ONLY AFTER ALL CEILINGS AND WALLS ARE FINISHED INCLUDING FINAL PAINTING. CEILING MOUNTED UNITS SHALL BE INSTALLED WITH RIMS TIGHT AGAINST CEILING. WALL MOUNTED UNITS SHALL BE INSTALLED AT LEAST 6 INCHES BELOW THE CEILING UNLESS OTHERWISE NOTED. DAMPERS PROVIDED WITH DIFFUSERS AND REGISTERS SHALL NOT BE USED FOR SYSTEM BALANCING. INSIDE OF DUCT, BEHIND SEE-THROUGH REGISTERS AND GRILLES SHALL BE PAINTED BLACK.
- t) ROUND SHEET METAL DUCTS SUSPENDED IN THE AIR SHOULD BE SUPPORTED BY HANGERS AT LEAST EVERY 10 FEET. FLEXIBLE DUCTS SUSPENDED IN THE AIR SHOULD BE SUPPORTED AT LEAST EVERY 4 FEET BY STRAPS THAT ARE AT LEAST 1-1/2" TO 1-3/4" INCHES WIDE, AND THEY SHOULD NOT SAG MORE THAN 1/2" FOR EACH FOOT OF DISTANCE BETWEEN THE SUPPORTS. STRAPS USED ON FLEXIBLE DUCTS SHOULD NOT CONSTRICT THE INNER DIAMETER OF THE DUCT OR CUT THE OUTER JACKET.
- u) DUCT SLEEVES AND PREPARED OPENINGS SHALL BE PROVIDED WHERE DUCTS PENETRATE FLOORS, WALLS, CEILINGS OR ROOFS, AND SHALL BE INSTALLED DURING CONSTRUCTION OF THE FLOOR, WALL, CEILING OR ROOF. MECHANICAL CONTRACTOR SHALL COORDINATE LOCATION OF ALL DUCT PENETRATIONS OF STRUCTURE WITH GENERAL CONTRACTOR.
- v) DUCT SLEEVES SHALL BE FABRICATED FROM MINIMUM 20 GAUGE GALVANIZED SHEET STEEL. SLEEVE SHALL HAVE ONE(1) INCH CLEARANCE BETWEEN THE DUCT AND THE SLEEVE, OR ONE(1) INCH CLEARANCE BETWEEN THE INSULATION AND THE SLEEVE FOR INSULATED DUCTS. DUCT SLEEVES EMBEDDED IN CONCRETE SHALL BE CONSTRUCTED OF 1/4 INCH THICK CARBON STEEL PLATE, AND SHALL BE WELDED IN ACCORDANCE WITH AWS D11.
- w) DEMAND CONTROL VENTILATION DEVICES (CO2 SENSORS) SHALL BE INSTALLED IN ACCORDANCE WITH CMC. 12(C)4.

SECTION 4: PRODUCTS

- a) THERMOSTAT SHALL BE INSTALLED WITH 7-DAY PROGRAMMABLE AUTO-CHANGE OVER FEATURE. MOUNTING HEIGHT IS 3 TO 4 FEET ABOVE FINISHED FLOOR.
- b) ALL AIR DISTRIBUTION SYSTEM DUCTS AND PLENUMS, INCLUDING, BUT NOT LIMITED TO, BUILDING CAVITIES, MECHANICAL CLOSETS, AIR-HANDLER BOXES AND SUPPORT PLATFORMS USED AS DUCTS OR PLENUMS, SHALL BE INSTALLED, SEALED AND INSULATED TO MEET THE REQUIREMENTS OF CHAPTER 6 OF THE CALIFORNIA MECHANICAL CODE. SUPPLY-AIR AND RETURN-AIR DUCTS CONVEYING HEATED OR COOLED AIR SHALL BE INSULATED TO A MINIMUM INSTALLED LEVEL OF R-8, UNLESS NOTED OTHERWISE. INSULATION IS NOT REQUIRED ON LINED DUCTS AND DUCTS EXPOSED TO CONDITIONED SPACE. PROVIDE RFI TO ENGINEER BEFORE CLASSIFYING THE SPACE AS CONDITIONED SPACE. NO COMPENSATION WILL BE MADE IF THE CONTRACTOR FAILS TO VERIFY.
- c) DUCT PLENUM SHALL BE GALVANIZED STEEL DUCT. ALL JOINTS, LONGITUDINAL AND TRANSVERSE SEAMS, AND CONNECTIONS IN DUCTWORK, SHALL BE SECURELY FASTENED AND SEALED WITH WELDS, GASKETS, MASTICS (ADHESIVES), MASTIC-PLUS-EMBEDDED-GRABRIC SYSTEMS, OR TAPS, TAPS AND MASTICS USED TO SEAL DUCTWORK SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL181A OR UL181B. DUCT CONNECTIONS TO FLANGES OF AIR DISTRIBUTION SYSTEM EQUIPMENT SHALL BE SEALED AND MECHANICALLY FASTENED. DUCT TAP IS NOT PERMITTED AS A SEALANT ON ANY METAL DUCTS. [IECC 2009-803.2.b]
- d) FLEXIBLE DUCTWORK SHALL BE IN ACCORDANCE WITH UL181 AND NFPA 90A AND NFPA 90B. ALL TAKEOFFS FROM MAIN AND BRANCH DUCT SHALL BE 45° TAPS WITH VOLUME DAMPERS AS SHOWN ON THE DRAWINGS. GLASS-FLEX TYPE DUCT MAY BE USED AT ENTRANCE TO DIFFUSERS BUT MUST BE NO GREATER THAN 5'-0" IN LENGTH.
- e) DUCT SUPPORTS AND HANGERS: PROVIDE HANGERS AND SUPPORTS OF STEEL SHAPES AND RODS CONFORMING TO ASTM A36/A36M, GALVANIZED IN ACCORDANCE WITH ASTM A123. HARDWARE FOR HANGERS AND SUPPORTS SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A153/A153M. HANGERS AND SUPPORTS SHALL BE FABRICATED IN ACCORDANCE WITH SMACNA HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE, AND SMACNA HVAC SYSTEMS DUCT DESIGN.
- f) BUILDING ATTACHMENT: CONCRETE INSERTS, POWER-ACTUATED FASTENERS, OR STRUCTURAL STEEL FASTENERS APPROPRIATE FOR BUILDING MATERIALS. DO NOT USE POWDER-ACTUATED CONCRETE FASTENERS FOR LIGHTWEIGHT AGGREGATE CONCRETES OR FOR SLABS LESS THAN 4 INCHES THICK.
- g) STRAPS AND ROD SIZES. CONFORM WITH TABLE 4-1 IN SMACNA HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE, FOR SHEET METAL WIDTH AND GAUGE AND STEEL ROD DIAMETERS.

- h) DUCT ATTACHMENTS: SHEET METAL SCREWS, BLIND RIVETS, OR SELF-DRILLING, SELF-TAPPING METAL SCREWS, COMPATIBLE WITH DUCT MATERIALS.
- i) KITCHEN HOOD EXHAUST DUCTWORK: FABRICATE IN ACCORDANCE WITH SMACNA HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE AND NFPA 96. CONSTRUCT OF 16 GAUGE STAINLESS STEEL, USING CONTINUOUS EXTERNAL WELDED JOINTS. TYPE II EXHAUST DUCTS TO BE STAINLESS STEEL.
- j) VOLUME DAMPERS: PROVIDE VOLUME DAMPERS IN DUCTS CONSTRUCTED OF 22 GAUGE GALVANIZED FOR DUCTS SMALLER THAN 11 INCHES; 20 GAUGE FOR DUCTS SMALLER THAN 21 INCHES; AND 16 GAUGE FOR DUCTS LARGER THAN 21 INCHES. PROVIDE LOCKING QUADRANTS AS REQUIRED. MANUALLY ADJUSTABLE BALANCING DAMPERS SHALL BE PROVIDED TO SUPPLY, RETURN AND EXHAUST DUCTS AT POINTS WHERE BRANCHES ARE TAKEN FROM LARGER DUCTS AND IN BRANCH DUCT TO INDIVIDUAL DIFFUSERS, GRILLES, AND REGISTERS.
 1. DAMPER AXLES SHALL BE CONTINUOUS SQUARE RODS NOT SMALLER THAN 5/8-INCH, WITH MACHINED ENDS AND BEARING AT BOTH ENDS.
 2. SINGLE-BLADE DAMPER SHALL BE PROVIDED FOR DUCT SIZES UP TO 18 INCH. MULTIBLADE DAMPERS OF OPPOSED BLADE PATTERN SHALL BE PROVIDED FOR DUCT SIZE LARGER THAN 18 INCH.
- k) T-BAR CEILING SUPPLY DIFFUSER: KRUEGER MODEL 6500 OR APPROVED EQUAL.
- l) T-BAR CEILING RETURN DIFFUSER: KRUEGER MODEL 6690 OR APPROVED EQUAL.
- m) DUCT HEATER: WHERE ELECTRICAL HEATER ARE INSTALLED IN AIR DUCTS, THE DUCT SHALL BE INSULATED WITH NONCOMBUSTIBLE INSULATION EXTENDING IN EACH DIRECTION FROM THE HEATER. DISTANCE SHALL BE AS RECOMMENDED BY THE HEATER MANUFACTURER.
- n) LINED EXPOSED EXTERIOR DUCTWORK SHALL BE 2" THICK, 15PCF DENSITY LINING. DUCT SIZE SHOWN ON PLAN SHALL REFER TO OUTER DIMENSIONS UNLESS SPECIFIED OTHERWISE.
- o) VOLUME DAMPER MUST BE INSTALLED AT BRANCH TAKE-OFF FROM MAIN SUPPLY DUCT. PROVIDE YOUNG REGULATOR CABLES FOR ADJUSTMENT OF VOLUME DAMPERS IN HARD LID CEILING WHERE ACCESS PANELS ARE NOT PROVIDED.

SECTION 5: EQUIPMENT SUBMITTALS

SUBMITTALS FOR MECHANICAL EQUIPMENTS SHALL BE SUBMITTED TO ARCHITECT AND ENGINEER FOR APPROVAL BEFORE ORDERING SUCH EQUIPMENTS. NO EXCEPTION.

SECTION 6: TESTING

- a) AFTER COMPLETION OF WORK, TESTS ON THE HVAC SYSTEMS, INCLUDING A DUCT LEAKAGE TEST, AND ON AIR BALANCE PERFORMANCE ARE REQUIRED. THE AIR QUALITY RESULTS SHOULD CONFORM WITH THE VOLUME SHOWN ON THE PLAN. PROVIDE ALL NECESSARY TESTING EQUIPMENTS AND LABORS AT NO COST TO THE OWNER.
- b) THE TESTED AIR QUALITY SHOULD BE WITHIN 5% OF THE DESIGN VALUE INDICATED ON PLANS. NOTIFY ENGINEER IMMEDIATELY IF AIR QUALITY IS OUT OF THE RANGE. NO EXCEPTION.

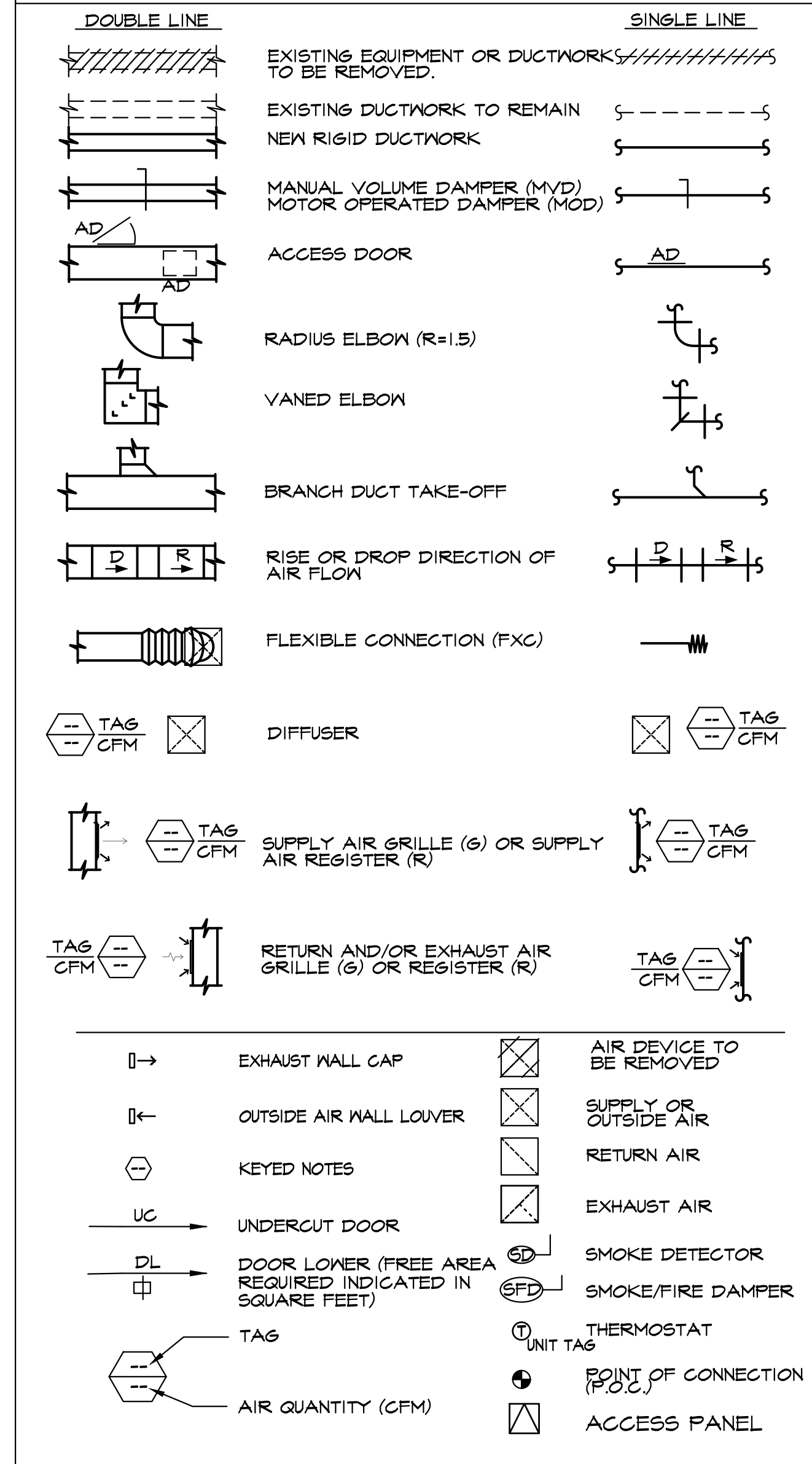
SECTION 7: OPERATING INSTRUCTIONS

- a) THE BUILDER SHALL PROVIDE THE BUILDING OWNER OR PERSON(S) RESPONSIBLE FOR BUILDING MAINTENANCE (IN CASE OF MULTI-TENANT OR CENTRALLY OPERATED BUILDINGS) AT OCCUPANCY THE FOLLOWING:
 - 1) OPERATING INFORMATION: THE APPROPRIATE CERTIFICATE(S) OF COMPLIANCE AND A LIST OF THE FEATURES, MATERIALS, COMPONENTS, AND MECHANICAL DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO OPERATE THEM EFFICIENTLY.
 - 2) MAINTENANCE INFORMATION: REQUIRED ROUTINE MAINTENANCE ACTIONS SHALL BE CLEARLY STATED AND INCORPORATED ON A READILY ACCESSIBLE LABEL. THE LABEL MAY BE LIMITED TO IDENTIFYING THE OPERATION AND MAINTENANCE MANUAL.
 - 3) VENTILATION INFORMATION: A DESCRIPTION OF THE QUANTITIES OF OUTDOOR AND RECIRCULATED AIR THAT THE VENTILATION SYSTEMS ARE DESIGNED TO PROVIDE TO EACH AREA.
- b) CONTRACTOR SHOULD PREPARE AT LEAST THREE SETS MANUALS, COVERING
 1. OIL AND LUBRICATION INSTRUCTIONS
 2. PARTS SCHEDULE AND REPLACEMENT INSTRUCTIONS
 3. AIR FLOW AND AIR BALANCE REPORT.

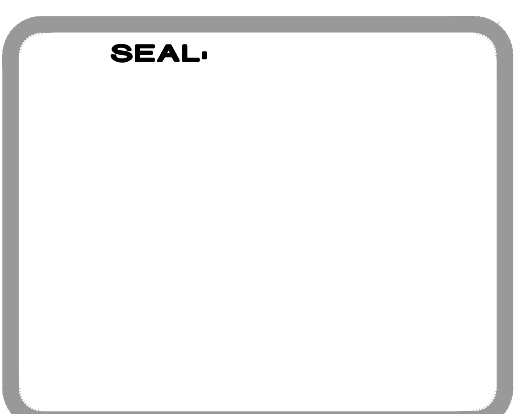
SECTION 8: WARRANTY

- a) THE CONTRACTOR SHALL PROVIDE OWNER WITH A WRITTEN MINIMUM TWO (2) YEAR MANUFACTURING WARRANTY ON ALL HVAC EQUIPMENT PROVIDED AND/OR INSTALLED. THE WARRANTY SHALL INCLUDE ALL LABOR, MATERIALS, AND THREE (3) ROUTING SERVICES WITH FILTER CHANGES DURING A ONE (1) YEAR PERIOD.

DUCT WORK SYMBOLS



REVISIONS		
NO.	DATE	DESCRIPTION



GMEP ENGINEERS

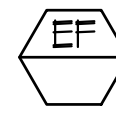
20430 Rancho Parkway, S., Ste 120
Lake Forest, CA 92650
Tel: 949-267-9000

PROJECT NAME:
EARTH & IVY
8220 BROADWAY,
LEMON GROVE, CA 91845

SHEET TITLE:
HVAC GENERAL NOTES AND LEGENDS

DRAWN: GMEP
CHECKED: GMEP
DATE: 03/13/23
SCALE: AS NOTED
JOB NO.: 22-652
SHEET:

FAN SCHEDULE



EQUIPMENT NO.	SERVICE	LOCATION	CFM	STATIC PRESS. (IN W.G.)	MOTOR			MANUFACTURER & MODEL	OPTIONS-ACCESSORIES
					WATTS	HP	RPM		
IF 01	STORAGE	CEILING	80	0.5	--	1/4	1725	115-1-60	GREENHECK SQ-97-V6 OR EQUAL BACKDRAFT DAMPER CONTROLLED BY TIME CLOCK OPERATION WT. = 44 LBS NOTE #1
IF 02 IF 03	OFFICE	CEILING	80	0.5	--	1/4	1725	115-1-60	GREENHECK SQ-97-V6 OR EQUAL BACKDRAFT DAMPER CONTROLLED BY TIME CLOCK OPERATION WT. = 44 LBS NOTE #3,#4
IF 04	HALL 2	CEILING	80	0.5	--	1/4	1725	115-1-60	GREENHECK SQ-97-V6 OR EQUAL BACKDRAFT DAMPER CONTROLLED BY TIME CLOCK OPERATION WT. = 44 LBS NOTE #2
EF R	RESTROOM	CEILING	120	0.5	47.8	--	900	115-1-60	GREENHECK SP-A200 OR EQUAL BACKDRAFT DAMPER CONTROLLED BY TIME CLOCK OPERATION WT. = 25 LBS

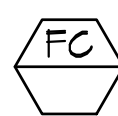
NOTES:
 1. ELECT INTERLOCK W/ XFC-12A & IF-01.
 2. ELECT INTERLOCK W/ XFC-12B & IF-04.
 3. ELECT INTERLOCK W/ XFC-24A & IF-02.
 4. ELECT INTERLOCK W/ XFC-24B & IF-03.

SCHEDULE - AIR DISTRIBUTION

TAG	SERIES	CFM	DUTY	NECK	SIZE	DAMPER	MATERIAL	DESCRIPTION
GD-3	1400	SEE DWGS	SUPPLY	6.8	12X12	YES	STEEL	STAMPED
SG-1	800	SEE DWGS	SUPPLY	SEE DWGS	SEE DWGS	YES	STEEL	SIDE WALL
SG-2	800	SEE DWGS	RETURN	SEE DWGS	SEE DWGS	YES	STEEL	SIDE WALL

NOTES:
 A. REFER TO ARCHITECTURAL DRAWINGS FOR TYPE OF CEILING AND/OR SUSPENSION SYSTEM.
 B. FINISH SHALL BE OF THE TYPE AND COLOR SELECTED BY ARCHITECT. SUBMIT FINISH CHART WITH SHOP DRAWINGS.
 C. NG < 30.
 D. NECK SIZES TO MATCH DUCT CONNECTION UNLESS NOTED OTHERWISE.
 SELECTIONS ARE BASED ON PRODUCTIONS BY KRUEGER.
 EQUAL PRODUCTS: TITUS, CARNES, METAL*AIRE & PRICE.

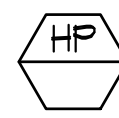
DUCTLESS MINI SPLIT SYSTEM HEAT PUMP - INDOOR UNIT SCHEDULE



EQUIPMENT NO.	SERVICE	SUPPLY (CFM)	MIN. OSA (CFM)	E.S.P. (IN W.G.)	COOLING CAPACITY (BTU/HR.)	HEATING CAPACITY (BTU/HR.)	BACKUP ELECTR. RESIST. HEATING		ELECTRICAL		MANUFACTURER & MODEL	OPTIONS-ACCESSORIES
							KW	MBH	V.-PH.-CY.	MCA		
XFC 12A XFC 12B	SEE PLAN	406	A:90 B:80	0.5	EXISTING 1 TON INDOOR DUCTLESS MINI SPLIT SYSTEM HEAT PUMP INDOOR UNIT TO REMAIN (V.I.F.)						YORK YHGEI2XXMAXA-RX	CONDENSATE PUMP R410 REFRIGERATION OPER. WT. = 22 LBS NOTE #1, #2, #3, #4, #5, #6
XFC 24A XFC 24B	SEE PLAN	798	A:90 B:80	0.5	EXISTING 2 TON INDOOR DUCTLESS MINI SPLIT SYSTEM HEAT PUMP INDOOR UNIT TO REMAIN (V.I.F.)						MIRAGE EMC241J	CONDENSATE PUMP R410 REFRIGERATION OPER. WT. = 37 LBS NOTE #1, #2, #3, #4, #5, #6

NOTES:
 1. PROVIDE ALL REQUIRED MATERIALS & INSULATED REFRIGERANT LINES FOR COMPLETE INSTALLATION, SIZE RS/RL PIPING PER MANUFACTURERS GUIDELINES.
 2. PROVIDE REQUIRED ACCESS TO INDOOR UNIT PER CMC.
 3. PROVIDE PROGRAMMABLE THERMOSTAT.
 4. PROVIDE CONTROL WIRING, CONDUIT, ETC. FOR A COMPLETE AND OPERABLE SYSTEM.
 5. PROVIDE SECONDARY CONDENSATE DRAIN PAN FOR ALL DX COILS.
 6. PROVIDE MERV 13 FILTER AT RETURN AIR PLENUM CONNECTION TO UNIT.
 *MOCP = 15A.

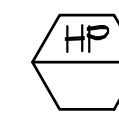
DUCTLESS MINI SPLIT SYSTEM HEAT PUMP - OUTDOOR UNIT SCHEDULE



EQUIPMENT NO.	SERVICE	HEATING CAPACITY (BTU/HR)	HSPF	COOLING CAPACITY (BTU/HR)	SEER/EER	ELECTRICAL	REFRIG. PIPING		MINIMUM CIRCUIT AMPS	MAX FUSE SIZE	MANUFACTURER & MODEL	OPTIONS-ACCESSORIES
							V.-PH.-CY.	LIQUID SUCTION				
XHP 12A XHP 12B	SEE PLAN										YORK XXXXXX (V.I.F.)	FACTORY CURB R410 REFRIGERATION OPER. WT. = 81 LBS NOTE #1, #2, #3, #4, #5, #6
XHP 24A XHP 24B	SEE PLAN										MIRAGE CMC241J	FACTORY CURB R410 REFRIGERATION OPER. WT. = 119 LBS NOTE #1, #2, #3, #4, #5, #6

NOTES:
 1. PROVIDE ALL REQUIRED MATERIALS & INSULATED REFRIGERANT LINES FOR COMPLETE INSTALLATION, SIZE RS/RL PIPING PER MANUFACTURERS GUIDELINES.
 2. PROVIDE REQUIRED ACCESS TO INDOOR UNIT PER CMC.
 3. PROVIDE PROGRAMMABLE THERMOSTAT.
 4. PROVIDE CONTROL WIRING, CONDUIT, ETC. FOR A COMPLETE AND OPERABLE SYSTEM.
 5. PROVIDE SECONDARY CONDENSATE DRAIN PAN FOR ALL DX COILS.
 6. PROVIDE MERV 13 FILTER AT RETURN AIR PLENUM CONNECTION TO UNIT.

ROOFTOP PACKAGED HEAT PUMP UNIT SCHEDULE



EQUIPMENT NO.	SUPPLY AIR (CFM)	OUTSIDE AIR (CFM)	E.S.P. (IN W.G.)	COOLING CAPACITY		HEATING CAPACITY		FILTERS	ELECTRICAL			MANUFACTURER & MODEL	OPTIONS-ACCESSORIES
				NOM. TONS	SEER OR EER	HEAT PUMP MBH AT 47°F	ELECTR. RESIST. MBH		V.-PH.-CY.	MCA	FUSE/CKT BKR		
HP 24	800	190	0.5	2	14.0/12.0	22	--	THROWAWAY	208-1-60	19.4	30	TRANE 4WCC4024	SMOKE DETECTOR FACTORY CURB, OSA HOOD THERMOSTAT R-410 REFRIGERANT OPER. WT. = 578 LBS

NOTES:

VENTILATION CALCULATION

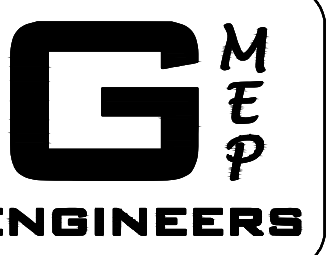
OCCUPANCY CATEGORY	FLOOR AREA (SQ.FT.)	*AREA OUTDOOR AIR RATE (CFM/SQ.FT.)	AREA OUTDOOR AIR REQUIREMENT (CFM)	PERSONS (QTY.)	*PEOPLE OUTDOOR AIR RATE (CFM/PERSON)	PEOPLE OUTDOOR AIR REQUIREMENT (CFM)	OUTSIDE AIR PROVIDED (CFM)
RETAIL	944	0.12	113	10	7.5	75	190
OFFICE	472	0.06	28	8	5	40	320
STORAGE	107	0.06	6	4	5	20	80

NOTES:
 *PER CMC TABLE 402.1

REVISIONS

NO.	DATE	DESCRIPTION

SEAL



20430 Rancho Pkwy. S., Ste 120
 Lake Forest, CA 92630
 Tel: 949-267-9066

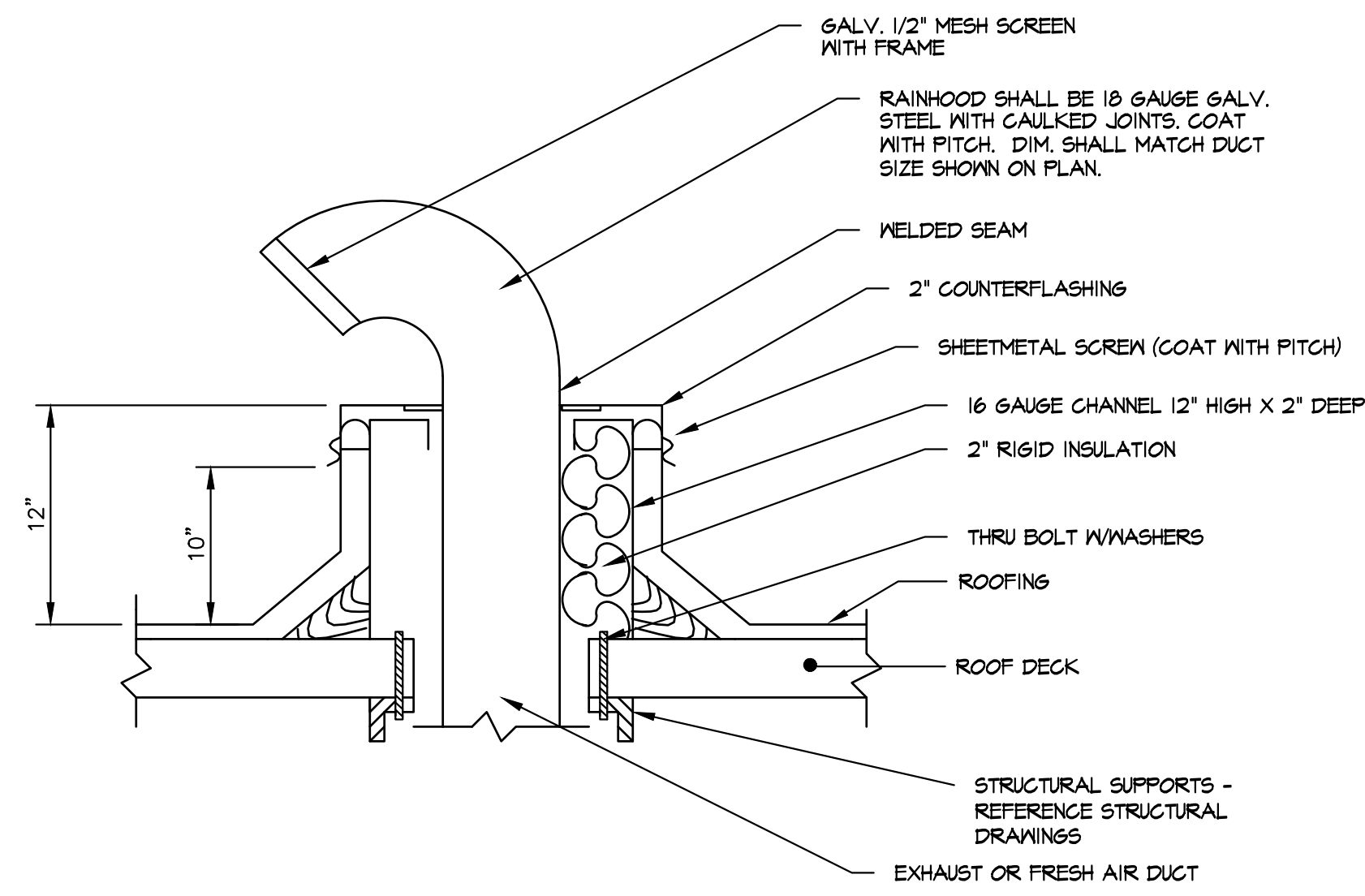
PROJECT NAME:

EARTH & IVY
 8280 BROADWAY,
 LEMON GROVE, CA 91845

SHEET TITLE
 HVAC EQUIPMENT SCHEDULES

DRAWN
 GMEP
 CHECKED
 GMEP
 DATE
 03/13/23
 SCALE
 AS NOTED
 JOB NO.
 22-652
 SHEET

M-1.1



GOOSENECK DETAIL

SCALE: NONE

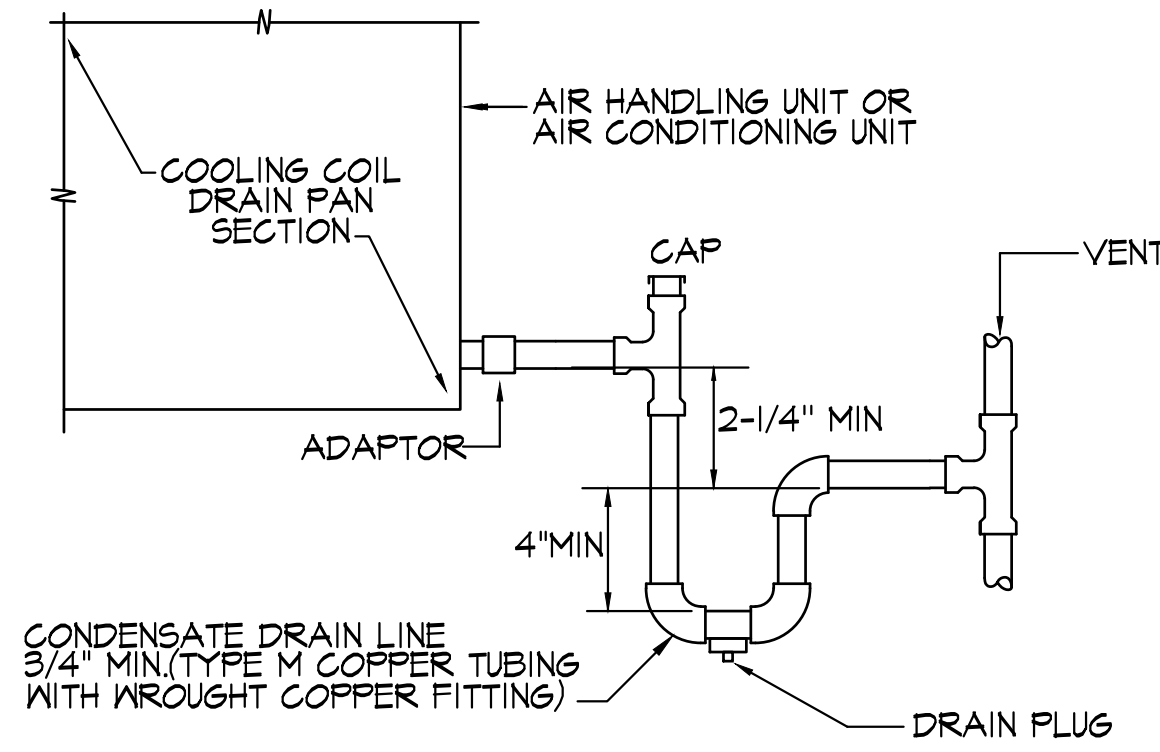


TABLE 310.3 CMC2019
INT TONS CAPACITY | MIN CD PIPE SIZE

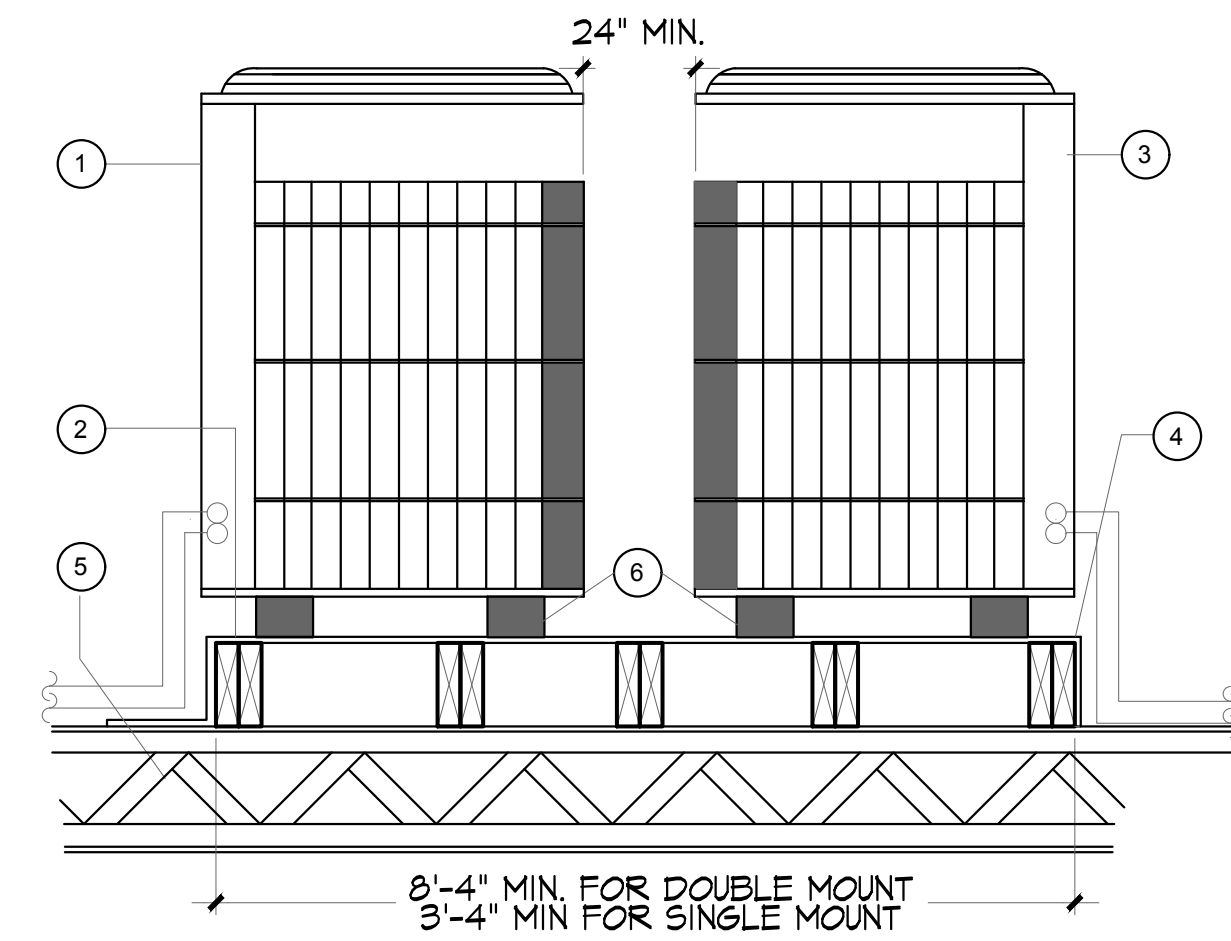
UP TO 20	3/4"
21-40	1"
41-90	1-1/4"
91-125	1-1/2"
126-250	2"

- NOTES:
- ALL INTERIOR CONDENSATE DRAIN PIPING SHALL BE INSULATED.
 - SLOPE ALL CONDENSATE DRAIN LINES AT 1%.
 - CONDENSATE DRAIN PIPING SHALL BE TYPE "DWV" HARD DRAWN COPPER TUBING WITH WROUGHT COPPER FITTINGS, 50-50 SOLDERED JOINTS.
 - ALL CONDENSATE LINES SHALL RUN ON THE UNDERSIDE OF THE ROOF STRUCTURE AND DRAIN INTO APPROVED LOCATION. REFER TO PLUMBING DRAWING. ROUTE SECONDARY DRAIN TO EXTERIOR OR PROVIDE A SHUTOFF FLOAT SWITCH.

CONDENSATE PIPE

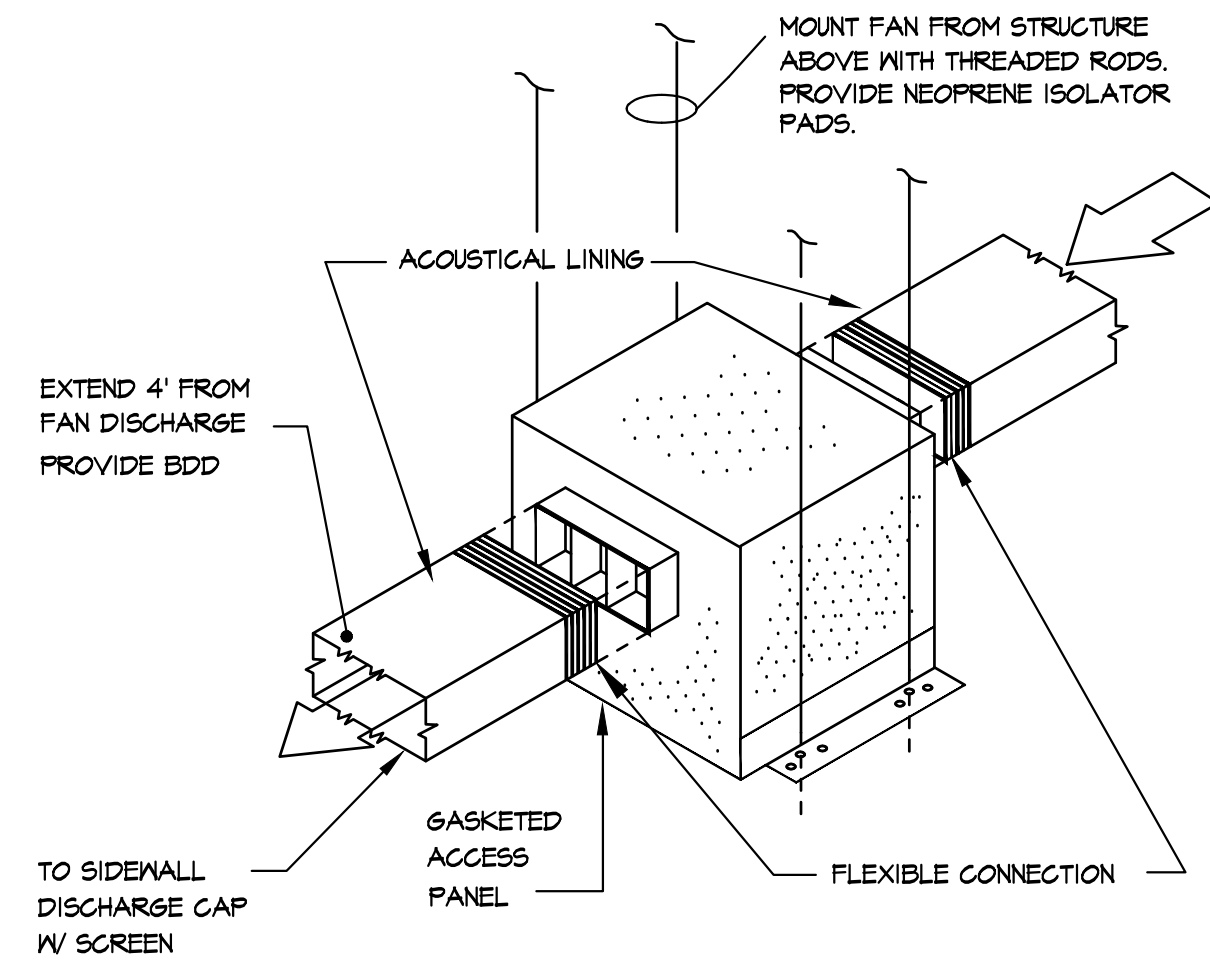
SCALE: NONE

- SERVICE ACCESS SIDE (TYP)
- STAINLESS STEEL SHEATHING
- CONDENSING UNIT MOUNTED WITH VIBRATION ISOLATORS
- FIELD FABRICATED CURB 2-2x6 @ 12" O.C. PERPENDICULAR TO TRUSS DIRECTION. W/ MIN (4) TOENAILS @ EA SUPPORT OF TRUSS.
- ROOF ASSEMBLY TRUSS SYSTEM SEE ARCH.
- SPRING TYPE VIBRATION ISOLATORS.



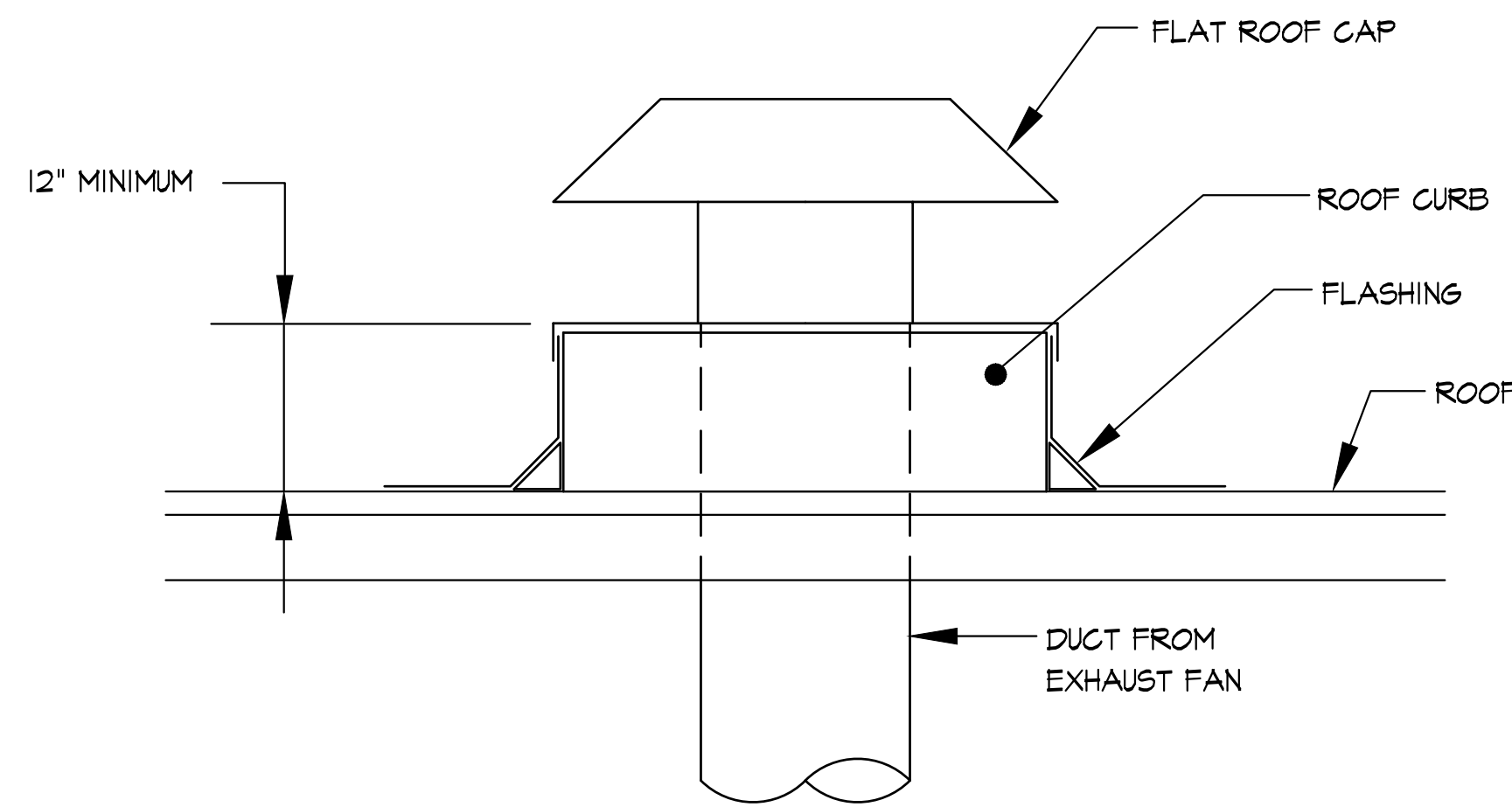
CONDENSING UNIT ROOF INSTALLATION

SCALE: NONE



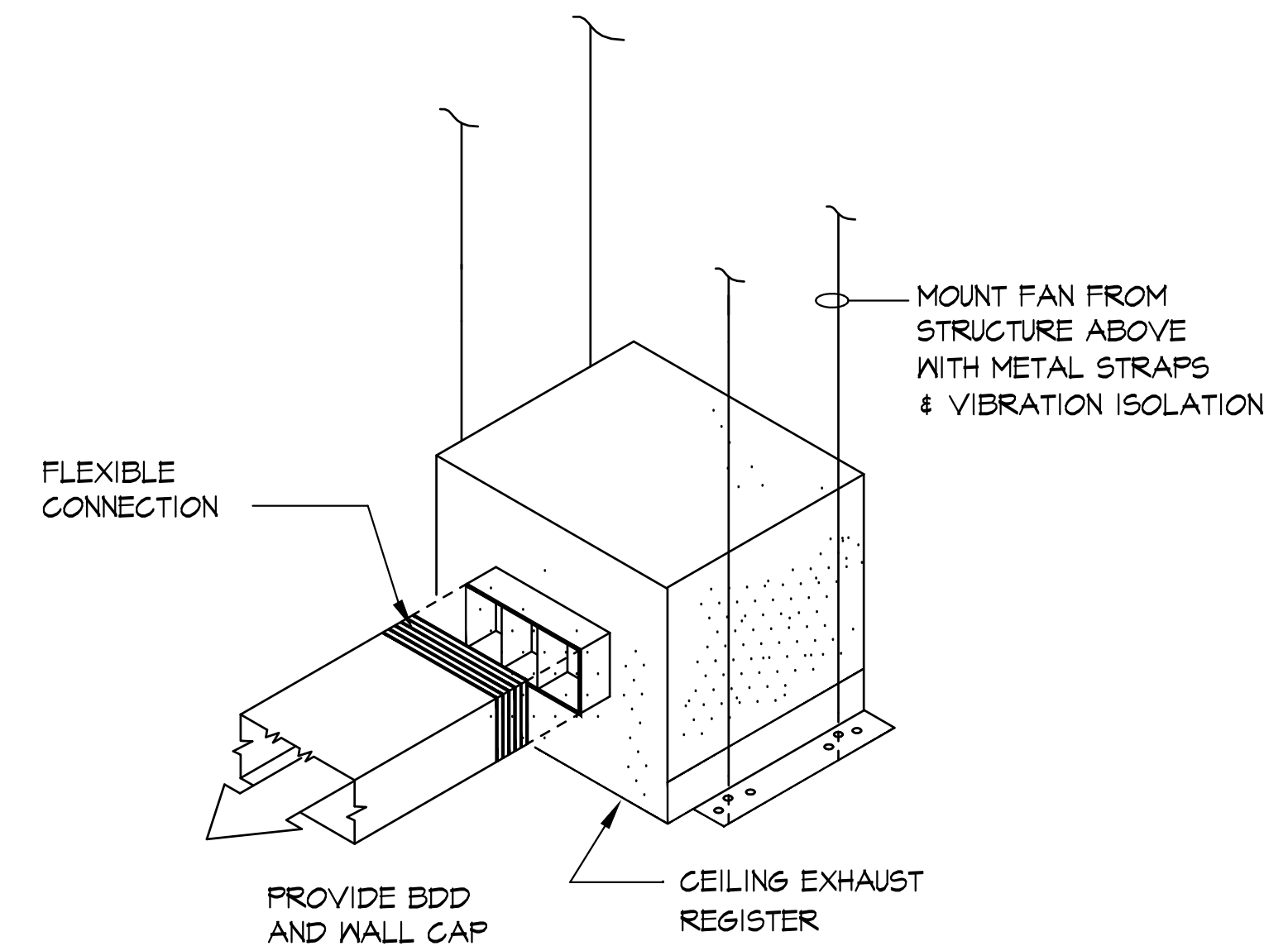
IN-LINE FAN DETAIL

SCALE: NONE



FLAT ROOF CAP DETAIL

SCALE: NONE



CEILING EXHAUST FAN DETAIL

SCALE: NONE

REVISIONS		
NO.	DATE	DESCRIPTION

SEAL

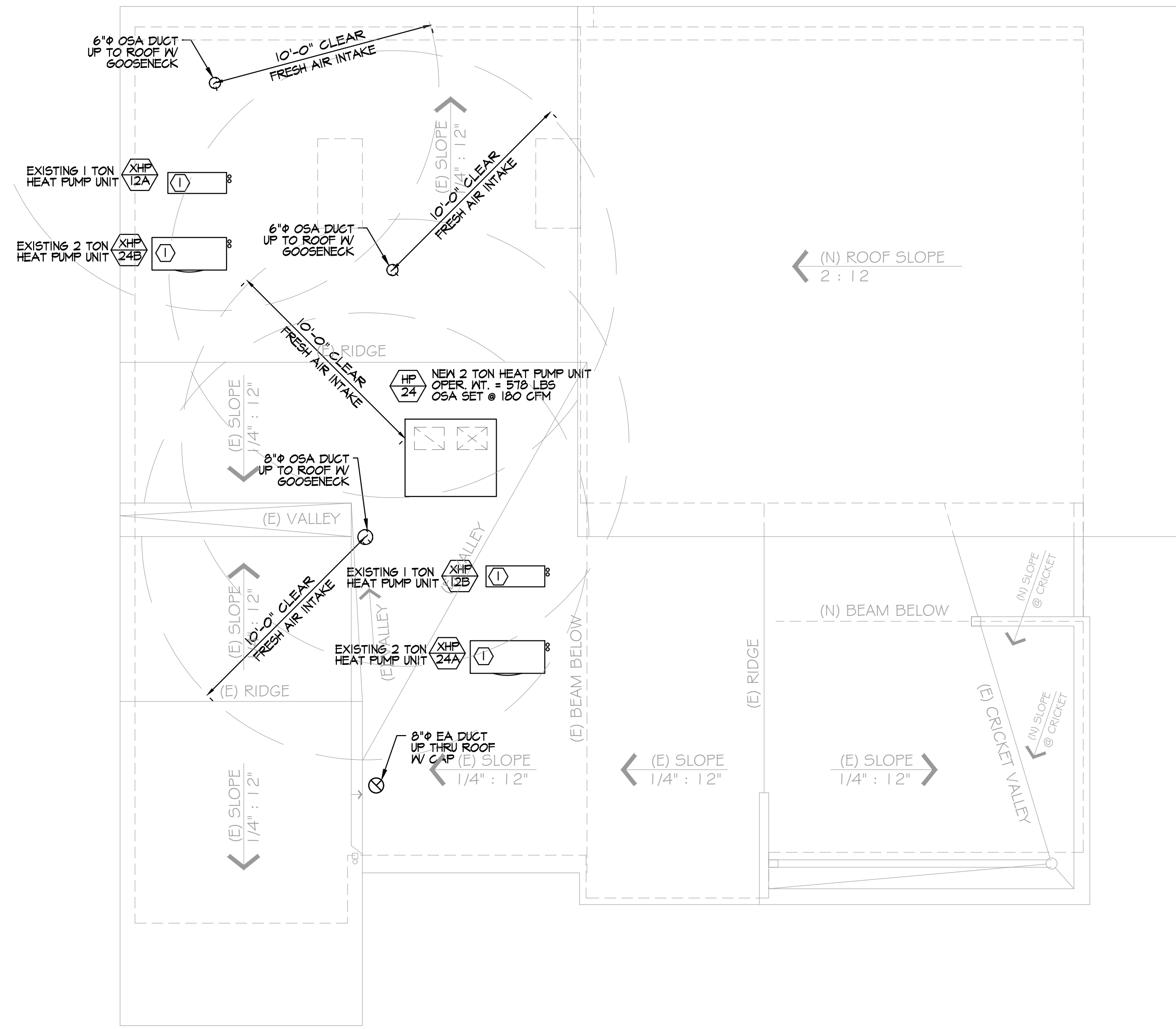
20430 Rancho Pkwy. S., Ste 120
Lake Forest, CA 92650
Tel 949-267-9066

PROJECT NAME:
EARTH & IVY
8280 BROADWAY,
LEMON GROVE, CA 91845

SHEET TITLE
HVAC EQUIPMENT
DETAILS

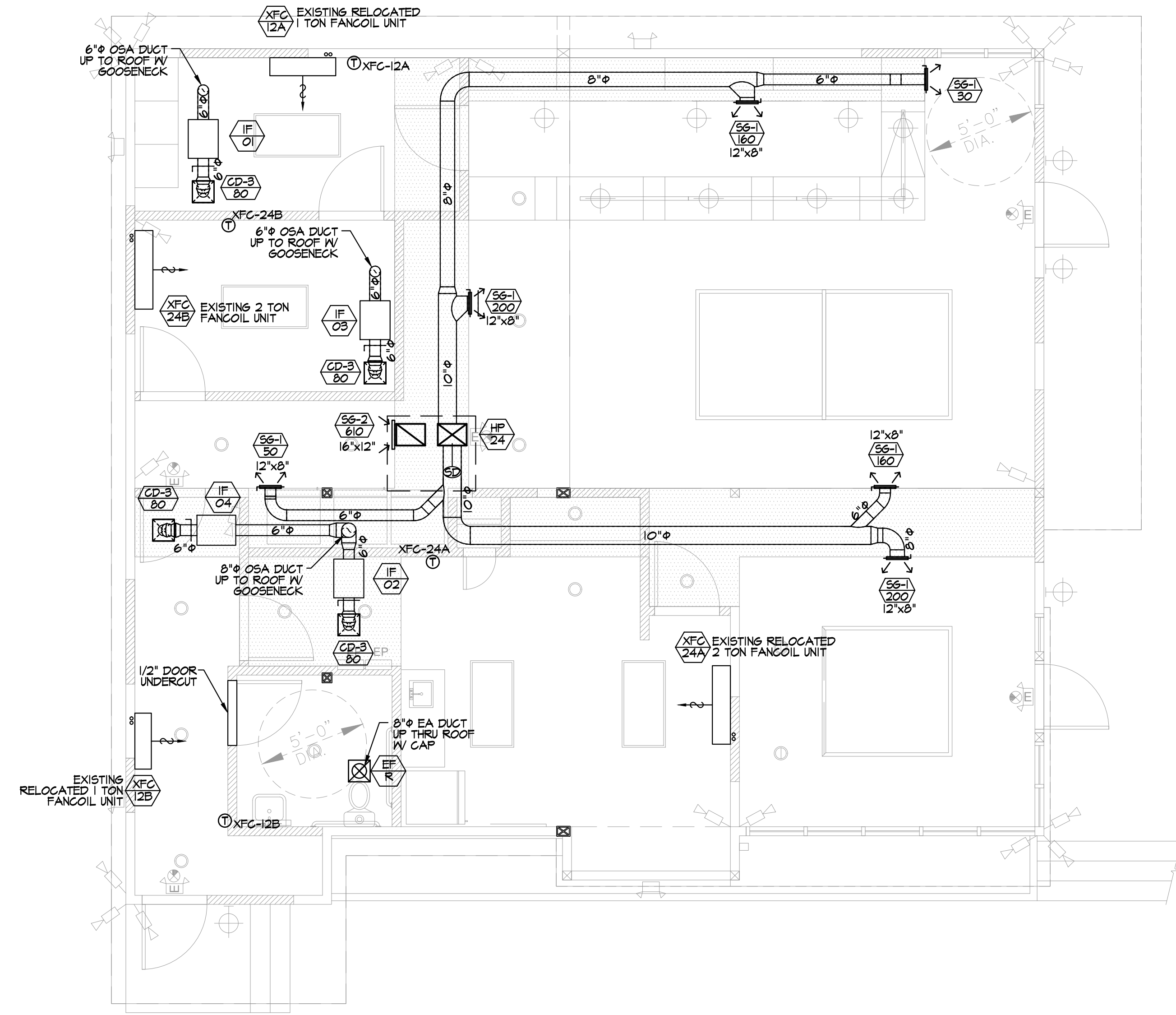
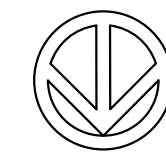
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JOB NO.
22-652
SHEET

M-1.2



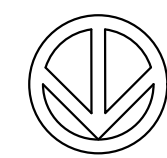
HVAC ROOF PLAN

SCALE: 1/4"=1'-0"



HVAC CEILING PLAN

SCALE: 1/4"=1'-0"



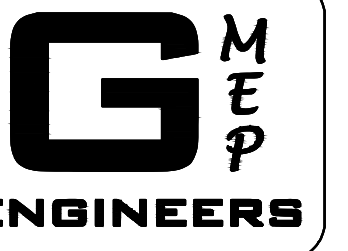
HVAC KEYED NOTES

- ① HP CONDENSER UNIT ON ROOF, VERIFY IN FIELD W/ ARCHITECT/OWNER FOR EXACT LOCATION.
- ② RETURN PLENUM THROUGH SOFFIT WITH 3/4" MESHED SCREEN

REVISIONS

NO.	DATE	DESCRIPTION

SEAL



20430 Rancho Pkwy. S. Ste 120
Lake Forest, CA 92650
Tel 949-267-9090

EARTH & IVY

8280 BROADWAY,
LEMON GROVE, CA 91845

PROJECT NAME:

SHEET TITLE
HVAC CEILING PLAN

DRAWN
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CHECKED
GMEP
DATE
03/13/23
SCALE
AS NOTED
JOB NO.
22-652
SHEET

M-2.0

Project Name:	22-652 Earth & Ivy	NRCC-PRF-01-E	Page 1 of 12
Project Address:	8280 Broadway Lemon Grove 91945	Calculation Date/Time:	15:31, Fri, Oct 14, 2022
Input File Name:	22-652 Earth & Ivy T24 LOCAL.cbd19x		

A. GENERAL INFORMATION			
1	Project Location (city)	Lemon Grove	8 Standards Version
2	CA Zip Code	91945	9 Compliance Software (version)
3	Climate Zone	7	10 Weather File
4	Total Conditioned Floor Area in Scope	1,555 ft ²	11 Building Orientation (deg)
5	Total Unconditioned Floor Area	0 ft ²	12 Permitted Scope of Work
6	Total # of Stories (Habitable Above Grade)	1	13 Building Type(s)
7	Total # of dwelling units	0	14 Gas Type

B. PROJECT SUMMARY			
Table Instructions: Table B shows which building components are included in the performance calculation. If indicated as not included, the project must show compliance prescriptively if within permit application.			
Building Components Complying via Performance		Building Components Complying Prescriptively	
Envelope (see Table G)	<input checked="" type="checkbox"/> Performance <input type="checkbox"/> Not Included	Covered Process: Commercial Kitchens	<input type="checkbox"/> Performance <input checked="" type="checkbox"/> Not Included
Mechanical (see Table H)	<input checked="" type="checkbox"/> Performance <input type="checkbox"/> Not Included	Covered Process: Computer Rooms	<input type="checkbox"/> Performance <input checked="" type="checkbox"/> Not Included
Domestic Hot Water (see Table I)	<input checked="" type="checkbox"/> Performance <input type="checkbox"/> Not Included	Covered Process: Laboratory Exhaust	<input type="checkbox"/> Performance <input checked="" type="checkbox"/> Not Included
Lighting (Indoor Conditioned, see Table K)	<input type="checkbox"/> Performance <input checked="" type="checkbox"/> Not Included		
Solar Thermal Water Heating (see Table J)	<input type="checkbox"/> Performance <input checked="" type="checkbox"/> Not Included		

CA Building Energy Efficiency Standards- 2019 Nonresidential Compliance Report Version: NRCC-PRF-01-E-12092021-6844 Report Generated at: 2022-10-14 13:31:15

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Form PRF-01-E Certificate of Compliance	3

BUILDING ENERGY ANALYSIS REPORT

PROJECT:
22-652 Earth & Ivy
8280 Broadway
Lemon Grove, CA 91945

Project Designer:
Architectural Concepts, Inc.
3958 First Ave
San Diego, CA 92103
619.531.0110

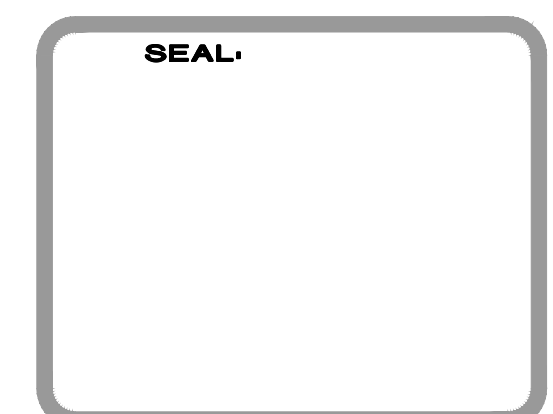
Report Prepared by:
Will Carlton
GMEP Engineers
26439 Rancho Pkwy., Ste. 120
Lake Forest, CA 92630
949.267.9095 ext. 320

Job Number:
22-652

Date:
10/14/2022

The EnergyPro computer program has been used to perform the calculations summarized in this compliance report. This program has approval and is authorized by the California Energy Commission for use with both the Residential and Nonresidential 2019 Building Energy Efficiency Standards. This program developed by EnergySoft Software - www.energysoft.com.

REVISIONS		
NO.	DATE	DESCRIPTION



26439 Rancho Pkwy., Ste. 120
Lake Forest, CA 92630
Tel 949-267-9095

Project Name:	22-652 Earth & Ivy	NRCC-PRF-01-E	Page 4 of 12
Project Address:	8280 Broadway Lemon Grove 91945	Calculation Date/Time:	15:31, Fri, Oct 14, 2022
Input File Name:	22-652 Earth & Ivy T24 LOCAL.cbd19x		

G1. ENVELOPE GENERAL INFORMATION (conditioned spaces only)			
1	2	3	4
Opaque Surfaces & Orientation	Total Gross Surface Area (ft ²)	Total Fenestration Area (ft ²)	Window to Wall Ratio (%)
North-Facing ¹	440 ft ²	36 ft ²	08.2%
East-Facing ²	402 ft ²	120 ft ²	29.9%
South-Facing ³	360 ft ²	124 ft ²	34.4%
West-Facing ⁴	398 ft ²	0 ft ²	00.0%
Total	1,600 ft²	280 ft²	17.5%
Roof	1,555 ft ²	0 ft ²	00.0%

Notes:
¹North-Facing is oriented to within 45 degrees of true north, including 45°00'00" east of north (NE), but excluding 45°00'00" west of north (NW).
²East-Facing is oriented to within 45 degrees of true east, including 45°00'00" south of east (SE), but excluding 45°00'00" north of east (NE).
³South-Facing is oriented to within 45 degrees of true south, including 45°00'00" west of south (SW), but excluding 45°00'00" east of south (SE).
⁴West-Facing is oriented to within 45 degrees of true west, including 45°00'00" north of due west (NW), but excluding 45°00'00" south of west (SW).

G3. OPAQUE SURFACE ASSEMBLY SUMMARY									
1	2	3	4	5	6	7	8	9	10
Surface Name	Surface Type	Area (ft ²)	Framing Type	Cavity R-Value	Continuous R-Value	Units	Value	Description of Assembly Layers	U-FACTOR
R-13 Wall8	ExteriorWall	1033	Wood	13	NA	U-Factor	0.102	Stucco - 7/8 in. Vapor permeable felt - 1/8 in. Wood framed wall, 16in. OC, 3.5in., R-13 Gypsum Board - 1/2 in.	N
R-0 Wall11	InteriorWall	1237	NA	0	NA	U-Factor	0.337	Stucco - 7/8 in. Vapor permeable felt - 1/8 in. Air - Cavity - Wall Roof Ceiling - 4 in. or more Gypsum Board - 1/2 in.	E

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Project Name:	22-652 Earth & Ivy	NRCC-PRF-01-E	Page 3 of 12
Project Address:	8280 Broadway Lemon Grove 91945	Calculation Date/Time:	15:31, Fri, Oct 14, 2022
Input File Name:	22-652 Earth & Ivy T24 LOCAL.cbd19x		

C3. ENERGY USE SUMMARY						
Energy Component	Standard Design Site (MBtu)	Proposed Design Site (MBtu)	Margin (MWh)	Standard Design Site (MBtu)	Proposed Design Site (MBtu)	Margin (MBtu)
Space Heating	0.3	0.5	-0.2	1.8	--	1.8
Space Cooling	2.4	2.3	0.1	--	--	--
Indoor Fans	4.2	2.2	2.0	--	--	--
Heat Rejection	--	--	--	--	--	--
Pumps & Misc.	--	--	--	--	--	--
Domestic Hot Water	--	1.0	-1.0	9.9	--	9.9
Indoor Lighting	5.6	5.6	0.0	--	--	--
Compliance Total	12.5	11.6	0.9	11.7	0.0	11.7
Receptacle	5.7	5.7	0.0	--	--	--
Process	61.3	61.3	0.0	--	--	--
Other Ltg	--	--	--	--	--	--
Process Motors	--	--	--	--	--	--
TOTAL	79.5	78.6	0.9	11.7	0.0	11.7

D. EXCEPTIONAL CONDITIONS
This project uses the Simplified Geometry Performance Modeling Approach which is not capable of modeling daylighting controls and assumes the prescriptive Secondary Daylight Control requirements are met. PRESCRIPTIVE COMPLIANCE documentation (form NRCC-LTI-02-E) for the requirements of section 140.6(d) Automatic Daylighting Controls in Secondary Daylight Zones is required.

E. HERS VERIFICATION
This Section Does Not Apply

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Project Address:	8280 Broadway Lemon Grove 91945	Calculation Date/Time:	15:31, Fri, Oct 14, 2022
Input File Name:	22-652 Earth & Ivy T24 LOCAL.cbd19x		

C1. COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS (Annual TDV Energy Use, kBtu/ft ² -yr)			
COMPLIES			
Energy Component	Standard Design (TDV)	Proposed Design (TDV)	Compliance Margin (TDV) ¹
Space Heating	7.02	7.46	-0.44
Space Cooling	57.43	56.13	1.30
Indoor Fans	79.09	41.51	37.58
Heat Rejection	--	--	--
Pumps & Misc.	--	--	--
Domestic Hot Water	11.59	19.41	-7.82
Indoor Lighting	107.94	107.94	--
ENERGY STANDARDS COMPLIANCE TOTAL	263.07	232.45	30.62 (11.6%)

¹Notes: The number in parenthesis following the Compliance Margin in column 4, represents the Percent Better than Standard.

C2. RESULTS FOR 'ABOVE CODE' QUALIFICATIONS ¹			
<input type="checkbox"/> This project is pursuing CalGreen Tier 1		<input type="checkbox"/> This project is pursuing CalGreen Tier 2	
Miscellaneous Energy Component	Standard Design (TDV)	Proposed Design (TDV)	Compliance Margin (TDV) ¹
Receptacle	108.36	108.36	--
Process	1,085.48	1,085.48	--
Other Ltg	--	--	--
Process Motors	--	--	--
COMPLIANCE TOTAL PLUS MISCELLANEOUS COMPONENTS	1,456.91	1,426.29	30.6 (2.1%)

¹Notes: This table is used to document compliance with programs OTHER THAN Title 24 Part 6, if applicable.

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PROJECT NAME:
EARTH & IVY
8280 BROADWAY,
LEMON GROVE, CA 91945

SHEET TITLE
TITLE 24 FORMS

DRAWN
GMEP
CHECKED
GMEP
DATE
03/13/23
SCALE
AS NOTED
JOB NO.
22-652
SHEET

T-24.0

Project Name: 22-652 Earth & Ivy | NRCC-PRF-01-E | Page 7 of 12

H2. FAN SYSTEMS SUMMARY

H3. EXHAUST FAN SUMMARY

H4. Wet System Equipment(boilers,chillers,cooling towers,etc.)

H5. PUMPS

H6. SYSTEM SPECIAL FEATURES

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G5. FENESTRATION ASSEMBLY SUMMARY

¹ Newly installed fenestration shall have a certified NFRC Label Certificate or use the CEC default tables found in Table 110.8-A and Table 110.6-B. Center of Glass (COG) values are for the glass only, determined by the manufacturer, and are shown for ease of verification. Site-built fenestration values are calculated per Nonresidential Appendix NA6 and are used in the analysis.

H1. DRY SYSTEM EQUIPMENT (furnaces, air handling units, heat pumps, VRF, economizers etc.)

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G3. OPAQUE SURFACE ASSEMBLY SUMMARY

² Status: N - New, A - Altered, E - Existing

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L. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

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H1. WATER HEATER EQUIPMENT SUMMARY

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H7. NONRESIDENTIAL VENTILATION

H8. HIGH-RISE RESIDENTIAL DWELLING UNIT AND HOTEL/MOTEL VENTILATION

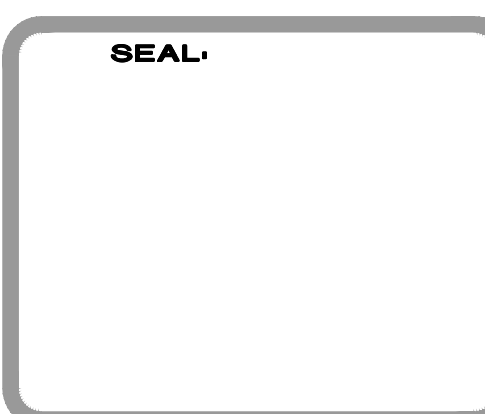
H9. ZONAL SYSTEM AND TERMINAL UNIT SUMMARY

H10. EVAPORATIVE COOLER SUMMARY

H11. HEAT RECOVERY SUMMARY

CA Building Energy Efficiency Standards- 2019 Nonresidential Compliance | Report Version: NRCC-PRF-01-E-12092021-6844 | Report Generated at: 2022-10-14 13:31:15

REVISIONS



PROJECT NAME: EARTH & IVY | 8280 BROADWAY, LEMON GROVE, CA 91845

SHEET TITLE: TITLE 24 FORMS

DRAWN: GMEP | CHECKED: GMEP | DATE: 03/13/23 | SCALE: AS NOTED | JOB NO.: 22-652 | SHEET

T-24.1

Project Name:	22-652 Earth & Ivy	NRCC-PRF-01-E	Page 12 of 12
Project Address:	8280 Broadway Lemon Grove 91945	Calculation Date/Time:	15:31, Fri, Oct 14, 2022
Input File Name:	22-652 Earth & Ivy T24 LOCAL.cbh19x		

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Will Carlton	Signature:
Company: GMEP Engineers	Signature Date: 2022-10-14
Address: 26439 Rancho Pkwy., Ste. 120	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: Lake Forest CA 92630	
Phone: 949.267.9095 ext. 320	

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

- The information provided on this Certificate of Compliance is true and correct.
- I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
- The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
- The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
- I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Envelope Designer Name: Margit Whitlock	Signature:
Company: Architectural Concepts, Inc.	Date Signed:
Address: 3958 First Ave	
City/State/Zip: San Diego CA 92103	
Phone: 619.531.0110	Title: License #:
Responsible Lighting Designer Name:	Signature: NOT IN SCOPE
Company:	Date Signed:
Address:	
City/State/Zip:	
Phone:	Title: License #:
Responsible Mechanical Designer Name: Gangyi Zhou	Signature:
Company: GMEP Engineers	Date Signed:
Address: 26439 Rancho Pkwy., Ste. 120	
City/State/Zip: Lake Forest CA 92630	
Phone: 949.267.9095	Title: License #:

CA Building Energy Efficiency Standards- 2019 Nonresidential Compliance Report Version: NRCC-PRF-01-E-12092021-6844 Report Generated at: 2022-10-14 13:31:15

Project Name:	22-652 Earth & Ivy	NRCC-PRF-01-E	Page 11 of 12
Project Address:	8280 Broadway Lemon Grove 91945	Calculation Date/Time:	15:31, Fri, Oct 14, 2022
Input File Name:	22-652 Earth & Ivy T24 LOCAL.cbh19x		

M. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Table Instructions: Selections shall be made by Documentation Author to indicate which Certificates of Acceptance must be submitted for the features to be recognized for compliance. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCA/

Building Component	Form/Title
Envelope	NRCA-ENV-02-F - NRFC label verification for fenestration
Mechanical	NRCA-MCH-02-A Outdoor Air must be submitted for all newly installed HVAC units. Note: MCH02-A can be performed in conjunction with MCH-07-A Supply Fan VFD Acceptance (if applicable) since testing activities overlap
	NRCA-MCH-03-A Constant Volume Single Zone HVAC
	NRCA-MCH-13-A Automatic FDD for Air Handling Units and Zone Terminal Units Acceptance

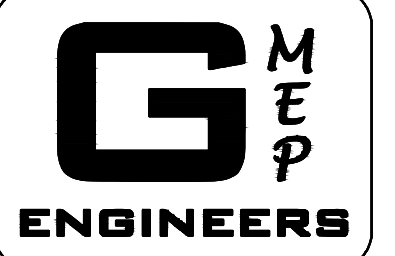
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REVISIONS

NO.	DATE	DESCRIPTION
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NO.	DATE	DESCRIPTION

SEAL



GMEP ENGINEERS
26439 Rancho Pkwy., Ste. 120
Lake Forest, CA 92630
Tel: 949-267-9095

PROJECT NAME:
EARTH & IVY
8280 BROADWAY,
LEMON GROVE, CA 91945

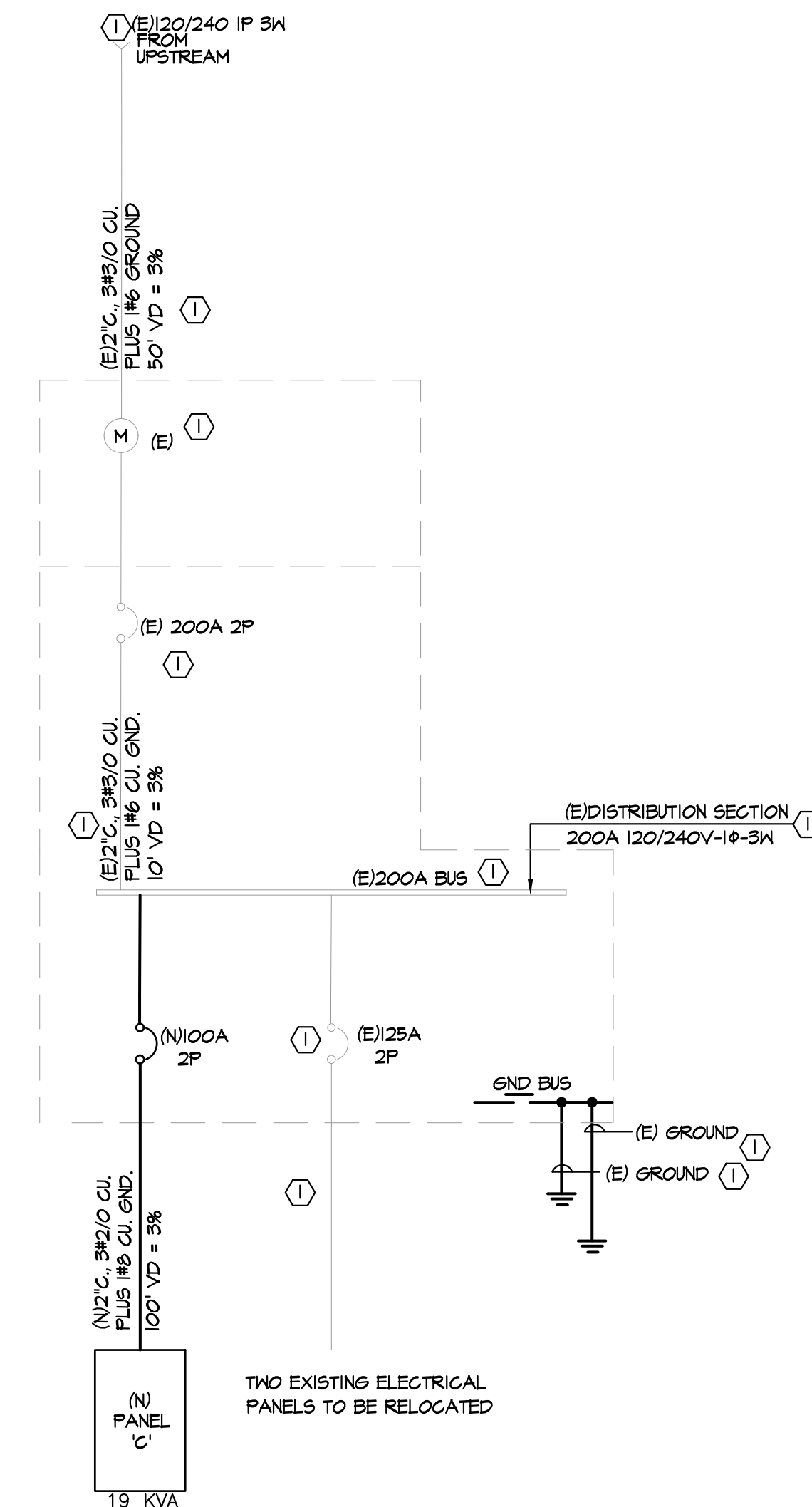
SHEET TITLE
TITLE 24 FORMS

DRAWN
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T-24.2

ELECTRICAL WIRING METHODS

- FOR UNDERGROUND AND EXPOSED UP TO +5'-0", OR DAMP LOCATION, THE CONDUIT SHALL BE RIGID STEEL GALVANIZED IMC. NO RUNNING THREADS ARE PERMITTED.
- GALVANIZED EMT SHALL BE USED IN DRY CONCEALED LOCATIONS AND EXPOSED ABOVE +5'-0". EMT CONNECTORS SHALL BE WATERTIGHT COMPRESSION TYPE.
- GALVANIZED FLEXIBLE CONDUIT SHALL BE USED ONLY FOR MOTOR AND FIXTURE CONNECTIONS IN LENGTHS NOT TO EXCEED 6'.
- CONDUITS PENETRATING THE ROOF SHALL BE FLASHED AND COUNTER FLASHED.
- PVC SCHEDULE 40 MAY BE USED UNDER FLOOR SLABS OR UNDERGROUND WITH GROUND WIRE. PVC UNDERGROUND TO HAVE 24 INCH COVER.
- SERVICE CONDUITS SHALL BE PVC SCHEDULE 40 OR AS SPECIFIED BY UTILITY COMPANIES.
- INSTALL FITTINGS, SPECIAL DEVICES AND MATERIAL, WHICH MAY BE REQUIRED FOR THE PROPER INSTALLATION OF THE CONDUIT SYSTEM.
- REFER TO NEC 300.5 FOR UNDERGROUND INSTALLATION REQUIREMENTS AND DETAILS; NEC 300.6 FOR CORROSION AND DETERIORATION AREAS.



ELECTRICAL SINGLE LINE

SCALE: NONE

LIGHTING FIXTURE NOTES

- ALL EQUIPMENTS MUST BE UL LISTED. NO EXCEPTION.
- AUTO-RESETTING THERMAL PROTECTION MUST BE PROVIDED WHEREAS RECESSED INCANDESCENT LIGHTING FIXTURES ARE INSTALLED IN GYFBOARD CEILING.
- PROVIDE UL LISTED THERMAL BARRIER WHEREAS LIGHTING FIXTURES IN CONTACT WITH INSULATION. OR PROVIDE 3" MINIMUM CLEARANCE.
- WHEN LIGHTING FIXTURES ARE INSTALLED IN FIRE RATED CEILING OR WALLS, AN APPROVED FIRE RESISTIVE MANNER CONSISTENT WITH FIRE RATING OF CEILING OR WALLS MUST BE PROVIDED. NO EXCEPTION.
- REFER TO LATEST ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LIGHTING FIXTURE LOCATIONS.
- CONFIRM WITH ARCHITECTURE FOR LIGHTING FIXTURE SPECIFICATIONS PRIOR TO ANY ORDER. NO EXCEPTION.
- ALL FLUORESCENT LIGHTING FIXTURES MUST BE EQUIPPED WITH INTERNAL SWITCH TO DISCONNECT ALL CONDUCTORS TO BALLAST FROM THE SOURCE SIMULTANEOUSLY, INCLUDING THE GROUNDED CONDUCTOR IF ANY.
- LIGHTING STANDARDS REQUIRE A SEPARATE PERMIT. ALL SIGN REQUIRE SEPARATE PERMITS AND APPROVALS ALSO. NO EXCEPTION.

SINGLE-LINE DIAGRAM GENERAL NOTES

- ALL CONDUCTORS SHALL BE COPPER AS FOLLOWS:
#12 AWG AND SMALLER - SOLID, THN
#10 AWG AND LARGER - STRANDED, THHN, THHN OR XHHN
ALL CONDUCTORS SIZES ARE BASED ON 75°C TEMPERATURE RATING (NEC 2011 TABLE 310.16)
- ALL NEW CIRCUIT BREAKERS, FUSIBLE SWITCHES IN MAINSWITCHBOARD OR PANEL BOARDS SHALL BE SERIES RATED TO MATCH EXISTING AIC RATING OR APPROVED EQUAL OR 65KAIC, UNLESS NOTED OTHERWISE.
- MOTOR CIRCUIT PROTECTORS SHALL NOT BE A PART OF A SERIES COMBINATION INTERRUPTING RATING.
- SERIES COMBINATION AIC RATING SHALL NOT BE USED WHEN THE SECONDARY EQUIPMENT IN THE SERIES IS SUBJECTED TO A TOTAL CONNECTED FULL LOAD MOTOR CURRENT OF MORE THAN 1% OF ITS AIC RATING.
- EQUIPMENT ENCLOSURES SHALL BE CLEARLY MARKED "CAUTION-SERIES RATED SYSTEM - 65KAMPS AVAILABLE. IDENTIFIED REPLACEMENT COMPONENTS REQUIRED", IN COMPLIANCE WITH 2014 CEC (2011 NEC) SECTION 110-22. END USE EQUIPMENT SHALL ALSO BE MARKED WITH THE HIGHER SERIES COMBINATION INTERRUPTING RATING AS PER 2014 CEC SECTION 240-83(G). NO EXCEPTION.
- FUSES SHALL BE PROVIDED WITH REJECTION TYPE FUSE HOLDERS.
- ELECTRICAL EQUIPMENT SHALL BE LISTED BY THE CITY, WHERE THE PROJECT IS LOCATED, RECOGNIZED ELECTRICAL TESTING LABORATORY OR APPROVED BY THE DEPARTMENT.
- NO PIPING, DUCTS OR EQUIPMENT FOREIGN TO ELECTRICAL EQUIPMENT SHALL BE PERMITTED TO BE LOCATED WITHIN THE DEDICATED SPACE ABOVE THE ELECTRICAL EQUIPMENT PER 110.26(E)(1). CONTRACTOR TO TAKE CARE TO MAINTAIN ALL CLEARANCES AS REQUIRED BY 110.26(A)-(E) IN ALL INSTALLATIONS.
- MAIN SERVICE WILL NOT ENERGIZED PRIOR TO THE BUILDING INSPECTOR'S RECEIPT OF A THIRD PARTY INRTL TESTING LABORATORY PERFORMANCE TEST CERTIFICATION FOR THE SERVICE GROUND FAULT PROTECTION. 2011 NEC 230.45

SINGLE-LINE DIAGRAM KEYED NOTES

- (E) THE EQUIPMENT SHOWN IS EXISTING UNDER A PREVIOUS APPROVED CONSTRUCTION PERMIT, NOT A PART OF THIS SUBMITTAL, UNLESS NOTED AS NEW.

CAUTION

- GMEP ENGINEERS SHALL NOT BE RESPONSIBLE FOR ANY ELECTRICAL CHANGE ORDERS THAT MAY OCCUR SHOULD FINAL BIDS AND/OR CONSTRUCTION BASED ON THESE DOCUMENTS BE STARTED PRIOR TO ELECTRICAL PLAN CHECK APPROVAL.
- ALL WORK TO COMPLY WITH THE 2014 CEC, CFC AND CMC AND THE 2014 CEC (2017 NEC) WITH STATE AND LOCAL AMENDMENTS.
- ALL EQUIPMENTS SHALL BE UL LISTED AND INSTALLED ACCORDING TO THE LISTING.
- CONDUCTORS:**
ALL CONDUCTORS SHALL BE COPPER AS FOLLOWS:
#12 AWG AND SMALLER - SOLID, THN
#10 AWG AND LARGER - STRANDED, THHN, THHN OR XHHN
ALL CONDUCTORS SIZES ARE BASED ON 75°C TEMPERATURE RATING (NEC 2011 TABLE 310.16)
- MOUNTING HEIGHT FOR RECEPTACLES AND CONTROL DEVICES:**
a) THE BOTTOM OF ELECTRICAL AND COMMUNICATION RECEPTACLES INTENDED TO BE USED BY THE OCCUPANT SHALL BE LOCATED NO LESS THAN 15". [ADA ACCESSIBILITY GUIDELINES 4.21.3]
b) RECEPTACLE OUTLETS SHALL BE LOCATED ABOVE, BUT NOT MORE THAN 20 IN. ABOVE, THE COUNTERTOP. SUGGESTION HEIGHT IS 6" [NEC 210.52.C(5)]
c) THE TOP OF SWITCHES SHALL BE INSTALLED NOT LESS THAN 36" NOR MORE THAN 46" ABOVE THE FINISH FLOOR.
d) THERMOSTAT CONTROLS SHALL BE LOCATED NOT LESS THAN 36" NOR MORE THAN 46" ABOVE FINISH FLOOR LINE.
- IMPORTANT BID NOTES:**
a) DUE TO THE SMALL SCALE OF DRAWINGS, IT IS NOT ALWAYS POSSIBLE TO SHOW ALL DEVICES WHICH MAYBE REQUIRED. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL EXISTING CONDITIONS BEFORE SUBMITTING HIS BID. NO ADDITIONAL COMPENSATION WILL BE MADE FOR EXTRA DUE TO CONTRACTOR'S FAILURE TO VISIT THE JOB SITE AND/OR FAILURE TO DETERMINE ALL EXISTING CONDITIONS BEFORE SUBMITTING HIS BID.
b) REFER TO COMPLETE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL NOTES, SPECIFICATIONS, DETAILS, CONTROLS, ETC. REPORT TO ARCHITECTURE IMMEDIATELY IF ANY CONFLICTS OCCUR BETWEEN THE DRAWINGS AND INCLUDE ALL COST PER ARCHITECTURE'S CLARIFICATION IN BASE BID. THIS REQUIREMENT WILL BE STRICTLY ENFORCED. NO CHANGE ORDERS WILL BE ALLOWED IF THE CONTRACTOR FAILS TO PERFORM THIS FUNCTION.

DEMOLITION NOTES

- THE DRAWINGS SHOW THE WORK TO BE IN PLACE AT THE COMPLETION OF INSTALLATION. MAKE NECESSARY ALTERNATIONS TO COORDINATE AND CONNECT THE EXISTING ELECTRICAL WORK WITH THE NEW SUCH THAT, WHEN THE WORK IS DONE, THE ENTIRE ELECTRICAL INSTALLATION, EXISTING AND NEW, IS IN COMPLETE OPERATING CONDITION.
- UNLESS SPECIFICALLY NOTED ON THE CONTRARY, ALL EXISTING LIGHTING FIXTURES, SWITCHES, CONTROLS AND OTHER MATERIALS OR EQUIPMENTS WHICH ARE REPLACED BY NEW AND ARE NOT INDICATED TO BE REUSED SHALL BE RETURNED TO THE OWNER OR BE DISPOSED AS DIRECTED BY THE OWNER.
- EXISTING MATERIAL TO REMAIN UPON COMPLETION IS INDICATED ON DRAWINGS AS EXISTING. FEEDERS (CONDUIT AND WIRES) ARE EXISTING TO THEIR RESPECTIVE SOURCE. ALTHOUGH NOT INDICATED ON THE DRAWINGS, TEMPORARY REMOVAL OR RE-ROUTE CONDUITS AND REPLACE EXISTING WIRES WITH NEW DURING CONSTRUCTION WORK MAYBE REQUIRED.
- PROVIDE AND INSTALL NEW COVER PLATES FOR ALL REMOVED OUTLETS, SWITCHES, LIGHT FIXTURES, AND OTHER ELECTRICAL DEVICES WHEN THE OUTLET BOX IS TO REMAIN.
- REMOVE ALL EXISTING ABANDONED FEEDERS (CONDUITS AND WIRES) BACK TO PANEL BOARDS. LABEL NEW PANEL DIRECTORY AS "SPARE".
- MAINTAIN CONTINUITY OF ALL ELECTRICAL SYSTEMS, EQUIPMENT, ETC., FED BY ABANDONED OUTLET. THEY SHOULD BE IN OPERATION AFTER THE WORK IS DONE. MAINTAINING CONTINUITY SHALL CONSIST OF RE-ROUTING OF CONDUIT AND WIRING, AS REQUIRED TO SUIT THE EXISTING CONDITIONS.
- DASHED J-BOX DENOTES APPROXIMATE LOCATION OF EXISTING BOXES IN ACCESSIBLE CEILING SPACE. ALL CONDUIT SHOWN FROM J-BOX IS NEW UNLESS SHOWN OTHERWISE AS DASHED. REFER TO ELECTRICAL SYMBOL LIST.
- EXISTING LOADS SHOWN ON PANEL SCHEDULES ARE BASED ON ASSUMPTIONS MADE BY FIELD VISIT, ELECTRICAL BILLS OR PUBLIC RESOURCES. NOTIFY ENGINEER IMMEDIATELY IF LOADS EXCEED 16 AMPS ON ANY 20A/1P CIRCUIT. NO EXCEPTION.
- CAREFULLY REVIEW ARCHITECT'S DEMO DRAWINGS FOR LOCATION OF WALLS BEING REMOVED UNDER THIS SCOPE OF THIS WORK AND REMOVE ALL FEEDERS (CONDUITS AND WIRES) BACK TO LAST DEVICE LEFT IN SERVICE. DO NOT LEAVE ABANDONED.
- CAREFULLY REVIEW ARCHITECT'S DEMO DRAWINGS FOR EXISTING FLOOR BOXES BEING REMOVED UNDER THIS SCOPE OF WORK. REMOVE FLOOR BOXES AND ALL FEEDERS (CONDUITS AND WIRES) BACK TO LAST DEVICE LEFT IN SERVICE. DO NOT LEAVE ABANDONED.

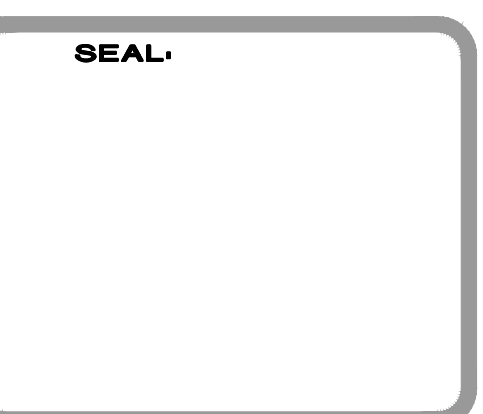
GENERAL ELECTRICAL NOTES

- VERIFY IN FIELD. ADJUST THE LOCATIONS OF HOMERUNS AND CIRCUIT NUMBERS ACCORDING TO EXISTING CONDITIONS IF NEEDED. COMMUNICATE WITH ENGINEER IF DESIGN SHOULD BE ALTERNATED. NO EXCEPTION.
- IDENTIFY ANY OBVIOUS EXISTING CODE VIOLATIONS THAT OCCURS AS AN EXISTING CONDITION AND PROVIDE SEPARATE PRICING TO CORRECT THE CONDITION SO THAT IN THE END, THE ENTIRE ELECTRICAL INSTALLATION COMPLIES WITH THE NATIONAL ELECTRICAL CODE AND ALL OTHER LOCAL CODES.
- IF THERE IS ANY DEVIATION FROM THE CIRCUITRY SHOWN, PROVIDE AS-BUILT DRAWINGS INDICATING SUCH.
- AT THE COMPLETION OF CONSTRUCTION WORK, AND PRIOR TO THE FINAL REVIEW BY THE ARCHITECT, PROVIDE PANEL DIRECTORIES IN PANELBOARD FRONTS REFLECTING ALL CHANGES MADE DURING CONSTRUCTION.
- THIS DOCUMENT IS NOT FOR BID OR CONSTRUCTION UNTIL THE PLAN HAS BEEN REVIEWED AND APPROVED BY ALL AUTHORITIES HAVING JURISDICTION AND THE PERMIT IS OBTAINED. NO COMPENSATION WILL BE MADE FOR ADDITIONAL WORK DUE TO THE VIOLATION OF THIS REQUIREMENT.

ELECTRICAL SYMBOL LIST

SYMBOL	DESCRIPTION
SECTION 1. SYMBOLS FOR CONDUITS	
←	HOMERUN TO PANEL OR EQUIPMENT AS NOTED
—	CONDUIT RUN CONCEALED IN WALL OR ABOVE FINISHED CEILING OR AS NOTED
—	BRANCH CIRCUIT, 2#12 IN 1/2" CONDUIT OR AS NOTED OR SYMBOLIZED AS: — 1/2" C-3 #12 — 3/4" C-6 #12 — 1/2" C-4#12 — 3/4" C-7 #12 — 3/4" C-5#12 — 3/4" C-8#12
—	CONDUIT IN OR UNDER SURFACE AS NOTED, 3/4" MINIMUM SIZE.
—	CONDUIT RUN WITH EQUIPMENT GROUNDING CONDUCTOR, SAME SIZE AS CIRCUIT CONDUCTORS, OR AS NOTED.
—	CONDUIT RUN WITH ISOLATED GROUNDING CONDUCTOR, SAME SIZE AS CIRCUIT CONDUCTORS, OR AS NOTED.
—EM	CONDUIT WITH EMERGENCY CIRCUIT
—X	EXISTING CONDUIT TO REMAIN.
—R	EXISTING CONDUIT TO BE REMOVED.
SECTION 2. EQUIPMENTS	
(A)	ELECTRICAL PANELBOARD, FLUSH OR SURFACE MOUNTED AS INDICATED
(B)	LETTERED BALLOON INDICATES DESIGNATION
(C)	JUNCTION BOX, ABOVE CEILING, OR AS REQUIRED TO SUIT THE APPLICATION
(D)	APPROXIMATE LOCATION OF EXISTING J-BOX IN ACCESSIBLE CEILING SPACE
(E)	DATA OUTLET IN WALL +18" OR AS NOTED. SINGLE GANG OUTLET BOX WITH 3/4" CONDUIT AND FULL WIRE TO ACCESSIBLE CEILING SPACE.
(F)	COMBINATION TELE/DATE OUTLET BOX +18" OR AS NOTED. SINGLE GANG OUTLET WITH 3/4" CONDUIT AND FULL WIRE TO ACCESSIBLE CEILING SPACE.
(G)	WALL MOUNTED 2 HOUR BY PASS TIMER (TORK #A500 SERIES)
(H)	EXHAUST FAN SWITCH, +48" OR AS NOTED ON MECHANICAL DRAWINGS
(I)	EXHAUST FAN, F.B.M., WIRED BY ELECTRICAL
(J)	FUSED DISCONNECT SWITCH, SIZE AND FUSED AS NOTED ON PLAN
(K)	SINGLE POLE SWITCH, +42" OR AS NOTED
(L)	WALL MOUNTED DIMMER, 1000 WATT RATING OR AS NOTED. HEIGHTMOUNTING +42" A.F.F. OR AS NOTED.
(M)	WALL MOUNTED DIMMER w/ OCCUPANCY SENSOR, LUTRON MAESTRO OR APPROVED EQUAL, HEIGHTMOUNTING +42" A.F.F. OR AS NOTED.
SECTION 3. RECEPTACLES	
(N)	DUPLEX RECEPTACLE FLUSH IN FLOOR BOX WITH DUPLEX HINGE COVERS
(O)	DUPLEX RECEPTACLE IN WALL 120V, 20AMPS, +18" A.F.F. 3" ABOVE COUNTER OR AS NOTED.
(P)	TWO-GANG DUPLEX RECEPTACLE (QUADPLEX) IN WALL, +18" A.F.F. OR AS NOTED
(Q)	GFI DUPLEX RECEPTACLE IN WALL, +42" A.F.F. OR AS NOTED
(R)	DUPLEX RECEPTACLE (20 AMP) +18" OR AS NOTED (ON A SEPARATE CIRCUIT)
(S)	SPECIAL RECEPTACLE NEMA TYPE AS DESIGNATED, +18" OR AS NOTED
(T)	FLUSH POKE THRU COMBINATION TELE/DATE AND DUPLEX
(U)	DUPLEX PLUG RECEPTACLE, 120V, 20A, SHADED SIDE INDICATES "ISOLATED GROUND" TYPE DUPLEX RECEPTACLE. 18" A.F.F. 3" ABOVE COUNTER OR AS NOTED. DEVICE TO BE "ORANGE" IN COLOR.
SECTION 4. SENSORS	
(V)	WALL MOUNTED MOTION SENSOR (THE WATT STOPPER "WA-300") OR EQUIVALENT.
SECTION 5. MISCELLANEOUS	
(#)	REFERENCE TO PLAN NOTES
• UP	CONDUIT STUBBED UP
° DN	CONDUIT STUBBED DOWN
(E)	DENOTES EXISTING TO REMAIN
(N)	DENOTES NEW TO MATCH EXISTING
(R)	DENOTES EXISTING RELOCATED DEVICE AT NEW LOCATION

REVISIONS		
NO.	DATE	DESCRIPTION



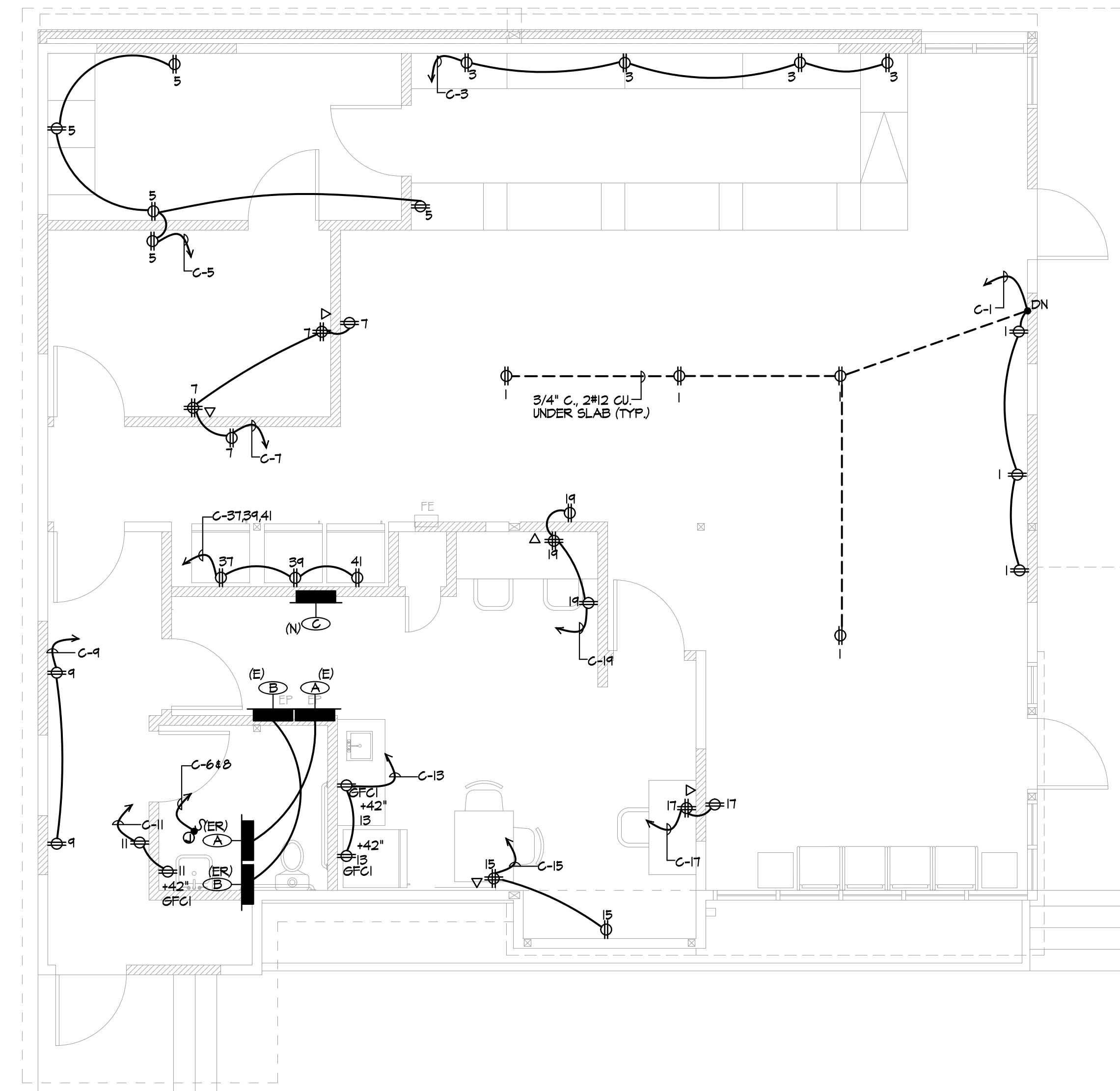
PROJECT NAME:
EARTH & IVY
8280 BROADWAY,
LEMON GROVE, CA 91845

SHEET TITLE
ELECTRICAL GENERAL NOTES
& SINGLE LINE

DRAWN
GMEP
CHECKED
GMEP
DATE
03/13/23
SCALE
AS NOTED
JOB NO.
22-652
SHEET
E-1.0

(NEW PANEL)

PANEL 'C'	LOCATION MAIN (AMP)				HALLWAY M.L.O.				BUS RATING 125 AMPS				120/240 V 1 Ø 3 W		DESCRIPTION
	ØA	ØB	ØC	ØD	ØA	ØB	ØC	ØD	ØA	ØB	ØC	ØD	ØA	ØB	
EAST OUTLETS	360				1	20-1			20-1	2					SPARE
NORTH OUTLETS	360				3	20-1			20-1	4					SPARE
STORAGE+OFFICE OUTS.	480				5	20-1			20-1	6			2000		WATER HEATER
OFFICE DUPLS.+CORRID	1080				7	20-1			20-1	8			2300	2000	----
EMPL. ENTRY OUTLETS	360				9	20-1			20-1	10					HP-24
EMPL. ENTRY + RR	360				11	20-1			20-1	12				2300	----
WEST MAIN OFFICE	360				13	20-1			20-1	14			360		ROOF OUTLET
SOUTH MAIN OFFICE	540				15	20-1			20-1	16					SPARE
EAST MAIN OFFICE	540				17	20-1			20-1	18					SPARE
NORTH MAIN OFFICE	720				19	20-1			20-1	20					SPACE
EMP. ENTRY/LOUNGE	150				21	20-1			20-1	22					SPACE
OUTDOOR LTG.	175				23	20-1			20-1	24					SPACE
MAIN ENTRY/RETAIL	275				25	20-1			20-1	26					SPACE
DISPENSARY/ENTRY	120				27	20-1			20-1	28					SPACE
SIGNAGE 1	1200				29	20-1			20-1	30					SPACE
SIGNAGE 2	1200				31	20-1			20-1	32					SPACE
OUTSIDE ENTRYWAY	50				33	20-1			20-1	34					SPACE
TIMECLOCK	200				35	20-1			20-1	36					SPACE
COOLER 1	500				37	20-1			20-1	38					SPACE
COOLER 2	500				39	20-1			20-1	40					SPACE
COOLER 3	500				41	20-1			20-1	42					SPACE
SUB-TOTAL	ØA = 9435 VA				ØB = 9555 VA										
TOTAL CONNECTED VA	= 18990				NOTES: (1) 65 KAIC SERIES RATED OR MATCH FAULT CURRENT ON SITE.										
LCL @ 125 %	= 0														
TOTAL OTHER LOAD	= 0														
PANEL LOAD	= 19 KVA														
FEEDER AMPS	= 79.7 A														



ELECTRICAL POWER PLAN

SCALE: 1/4"=1'-0"

REVISIONS		
NO.	DATE	DESCRIPTION

SEAL

GMPE ENGINEERS
 20430 Rancho Pkwy. S., Ste 120
 Lake Forest, CA 92630
 Tel: 949-267-9090

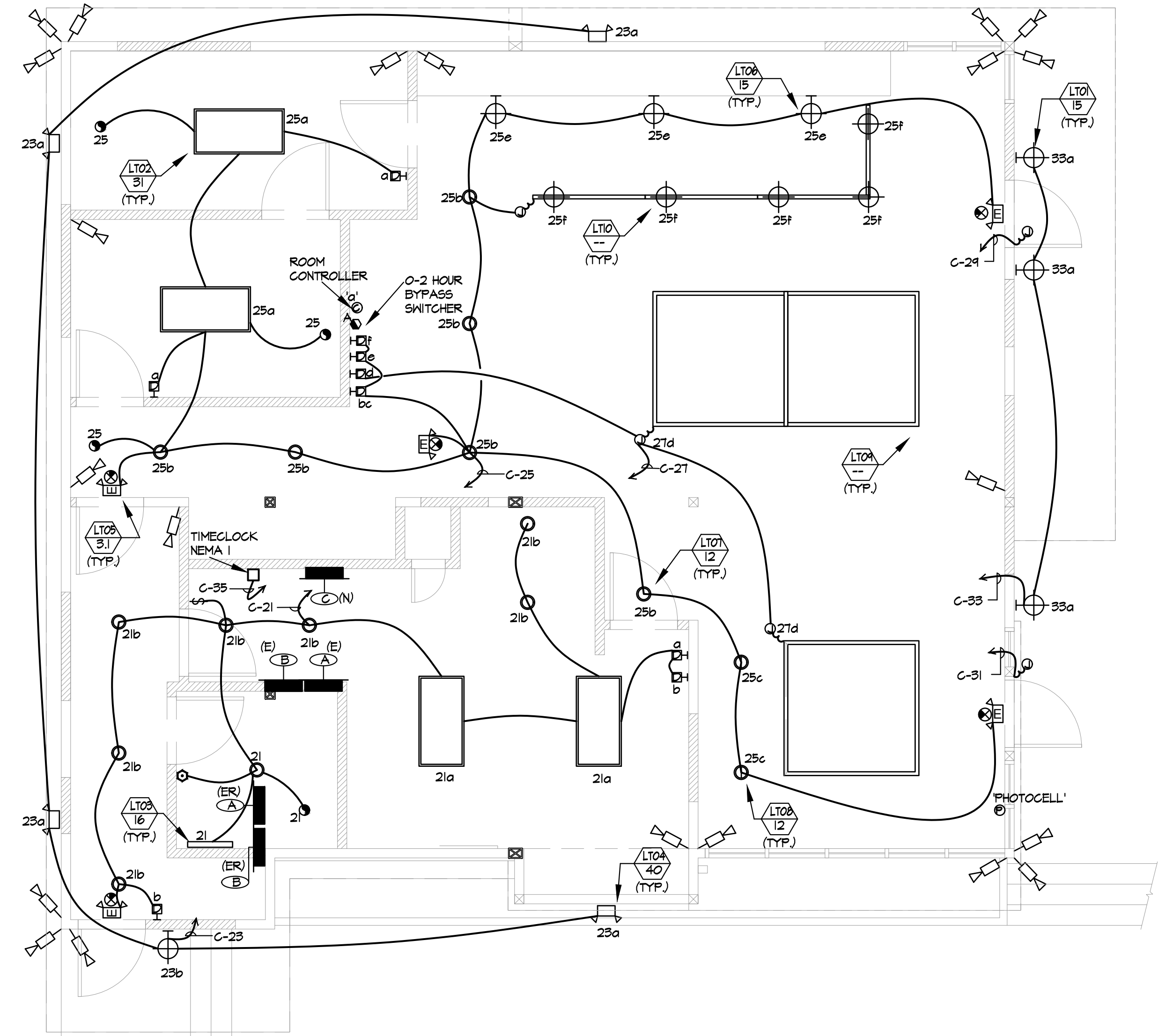
PROJECT NAME:
EARTH & IVY
 8280 BROADWAY,
 LEMON GROVE, CA 91845

SHEET TITLE
 ELECTRICAL POWER PLAN

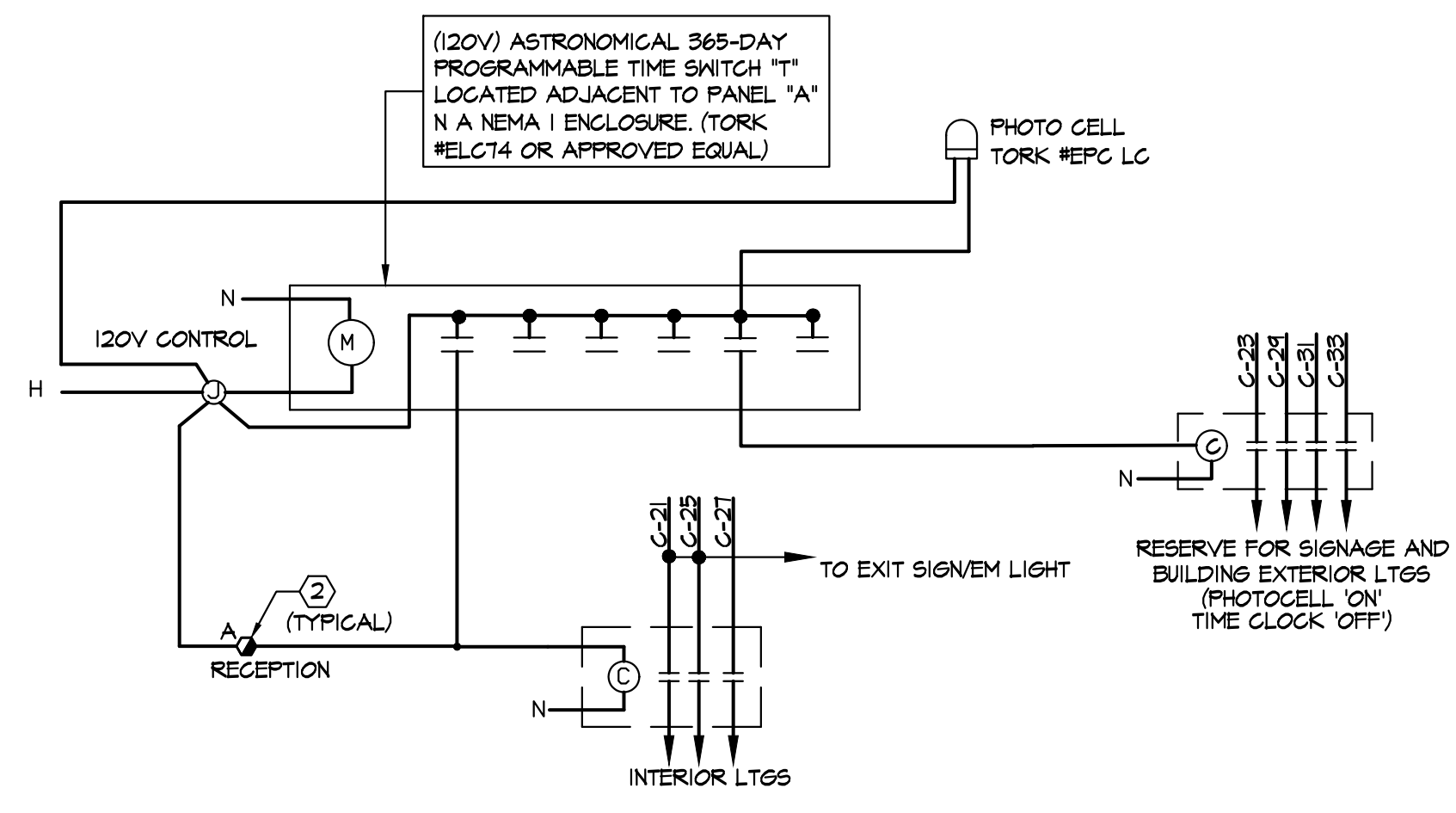
DRAWN: GMPE
 CHECKED: GMPE
 DATE: 03/13/23
 SCALE: AS NOTED
 JOB NO.: 22-652
 SHEET: **E-2.0**

LIGHTING FIXTURE SCHEDULE										
MARK	LEGEND	VOLT	COUNT	MOUNT	DESCRIPTION	MANUFACTURER	MODEL NUMBER	LAMPS	INPUT WATTS	NOTES
LT01 15		120	4	SURFACE	EXTERIOR WALL SCONCE	CDS	9162BK	LED	15	OR APPROVED EQUAL
LT02 31		120	4	RECESSED	LED 2X4 0-10V DIMMING	LITHONIA	STAKS 2X4 AL06 SWMT	LED	31	OR APPROVED EQUAL
LT03 16		120	1	SURFACE	RESTROOM WALL SCONCE WITH ELV DIMMING	STUDIO M	SM562002BZ	LED	16	OR APPROVED EQUAL
LT04 146		120	4	SURFACE	EXTERIOR FLOOD LIGHTING	SIGNIFY	FL40-WH-G1-K-FL-B-BZ	LED	40	OR APPROVED EQUAL
LT05 3.1		120	5	SURFACE	EXIT SIGN WITH EMERGENCY LIGHT W/90 MINUTE BATTERY PACK	BARRON	LOBO-R-WH	LED	3.1	OR APPROVED EQUAL
LT06 15		120	3	SURFACE	INTERIOR WALL SCONCE	CDS	F4821B	LED	15	OR APPROVED EQUAL
LT07 12		120	13	SURFACE	3" DOWNLIGHT WITH ELV DIMMING	LIGHTOILER	L3-AE-1	LED	12	OR APPROVED EQUAL
LT08 12		120	2	RECESSED	2" DOWNLIGHT WITH ELV DIMMING	LUGIFER LIGHTING	A2RW-F-WH-I-WH-WH	LED	12	OR APPROVED EQUAL
LT09 --		120	2	TRACK	LOBBY TRACK LIGHT WITH 1MW DIMMING	AXIS	STENCIL SURFACE FLUSH MOUNT, SPOTLESS LENS 90CRI, 3500K	LED	--	OR APPROVED EQUAL
LT10 --		120	3	TRACK	DISPENSARY TRACK LIGHT WITH 1MW DIMMING	AXIS	SFF FRAMEWORK, AXIS TRAK, INDIRECT SURROUNDLITE, STELLA 32X2 DOUBLE	LED	--	OR APPROVED EQUAL

NOTES:
 1) VERIFY WITH OWNER OR ARCHITECT BEFORE PURCHASING THE LIGHTING FIXTURES.
 2) LIGHTING ABOVE FOOD OR UTENSILS SHALL BE SHATTERPROOF.



ELECTRICAL LIGHTING PLAN
 SCALE: 1/4"=1'-0"



- LIGHTING CONTROL KEYED NOTES**
- ELECTRICALLY HELD, REMOTE CONTROL LIGHTING CONTACTOR WITH QUANTITY OF POLES INDICATED. PROVIDE 120V COIL AND MOUNT IN RELAY CABINET. ASCO #917 SERIES OR SQUARE D #8903 SERIES, TYPICAL, U.N.O.
 - 0-2 HOUR BY-PASS TIME SWITCH (TORK #LGI5M SERIES). REFER TO LIGHTING PLAN FOR LOCATIONS. VERIFY WITH OWNER/ARCHITECT BEFORE ROUGH-IN.
 - PROVIDE A WALL MOUNTED, NEMA 1 RELAY CABINET, SIZE AS REQUIRED, WITH HINGED AND LOCK DOOR. MOUNT CABINET ABOVE PANEL. ALL LIGHTING CONTACTORS AND RELAYS DESCRIBED HEREIN SHALL MOUNT IN THIS CABINET. CONFIRM CABINET DIMENSION WITH RELAY SUPPLIER PRIOR TO PRICING.
 - ASTRONOMICAL TIME CLOCK AND OVERRIDE SWITCH CONTROL CIRCUIT MUST BE ON THE SAME DEDICATED CIRCUIT. NO EXCEPTION.

AFTERHOUR LIGHTING CONTROL DIAGRAM
 SCALE: NONE

- ELECTRICAL LIGHTING KEYED NOTES**
- DENOTE APPROXIMATE LOCATION FOR EXISTING J-BOX W/ HOT WIRE FEEDING EXISTING LIGHTS IN THIS AREA. VERIFY IN FIELD BEFORE BID. EXTEND TIME CLOCK CONTROLLED HOT WIRE TO NEW FIXTURES AS SHOWN.
 - CIRCUIT NUMBER IS BASED ON EXISTING PANEL DIRECTORY. VERIFY IN FIELD. UPDATE THIS LOAD DIRECTORY FOR AN ACCURATE AS-BUILT UPON JOB COMPLETION.
 - WORK IN THIS AREA IS EXISTING TO REMAIN UNDER PREVIOUS APPROVED PERMIT. NOT A PART OF THIS SUBMITTAL UNLESS NOTED OTHERWISE. TAKE CARE TO MAINTAIN CIRCUIT CONTINUITY TO THESE AREAS WHERE EXISTING CIRCUITRY IS AFFECTED BY THE DEMO.

REVISIONS		
NO.	DATE	DESCRIPTION

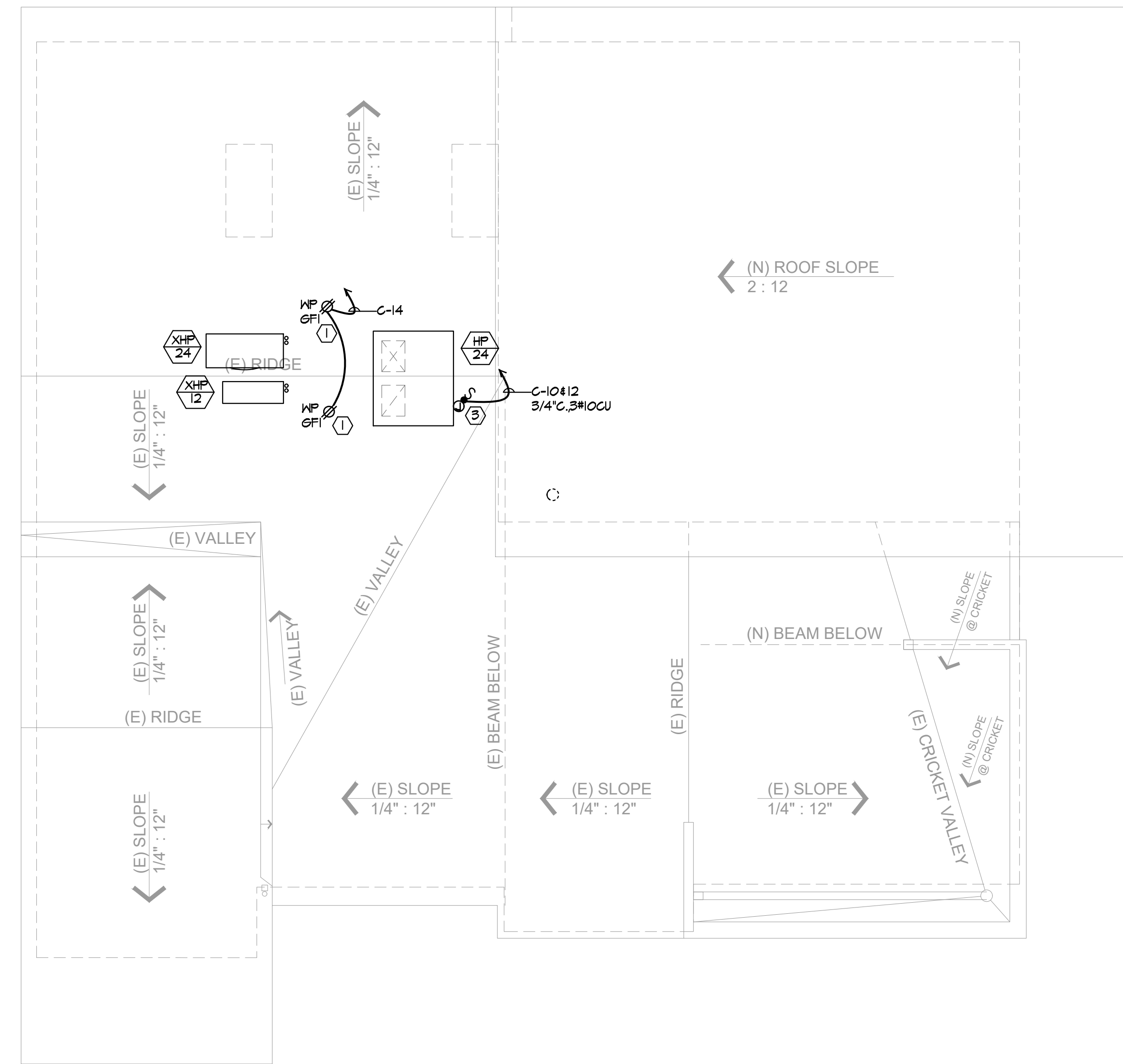
SEAL

GMEP ENGINEERS
 20430 Rancho Pkwy. S. Ste 120
 Lake Forest, CA 92630
 Tel 949-267-9000

PROJECT NAME:
EARTH & IVY
 8280 BROADWAY,
 LEMON GROVE, CA 91845

SHEET TITLE
ELECTRICAL LIGHTING PLAN

DRAWN: GMEP
 CHECKED: GMEP
 DATE: 03/13/23
 SCALE: AS NOTED
 JOB NO.: 22-652
 SHEET: **E-3.0**



ELECTRICAL ROOF PLAN

SCALE: 1/4"=1'-0"

ELECTRICAL ROOF KEYED NOTES

- ① DENOTES ROOF W.P. G.F.I. SERVICE RECEPTACLES WITHIN 25 FEET OF ROOFTOP EQUIPMENT PER CODE.
- ② NOT USED
- ③ PROVIDE J-BOX WITH 30A/2P MOTOR RATED SWITCH FOR CONNECTION TO HP-24.

GENERAL ELECTRICAL ROOF NOTES

- a) REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL DETAILS AND REQUIREMENTS ABOUT ALL HVAC EQUIPMENTS ON ROOF. PROVIDE ALL NECESSARY ELECTRICAL DEVICES FOR A COMPLETE AND OPERATIONAL SYSTEM.
- b) ALL EQUIPMENT AND ENCLOSURE FOR ELECTRICAL DEVICES ON ROOF MUST BE WEATHERPROOF.
- c) REFER TO EQUIPMENT NAME PLATE TO SIZE THE OVERCURRENT PROTECTION. REFER TO SUPPLIER'S RECOMMENDATION BEFORE ANY INSTALLATIONS.
- d) ALL FEEDERS (CONDUITS AND WIRES) TO THE EQUIPMENTS ON ROOF MUST RUN HORIZONTALLY BELOW ROOF STRUCTURE THROUGH ATTIC SPACE AND PENETRATE ROOF AT THE LOCATION OF THE EQUIPMENT.
- e) ALL ROOF PENETRATIONS MUST BE SEALED AND WEATHERPROOF. PROVIDE ROOF JACKS AT ALL PENETRATIONS.
- f) CONTRACTOR TO PROVIDE EXTRA 3/4" C. WITH STUB OUT TO EACH MECHANICAL UNIT ON ROOF FOR FUTURE LOW VOLTAGE WIRING. CONTRACTOR TO VERIFY WITH EQUIPMENT VENDOR AND LOW VOLTAGE CONTRACTOR FOR MORE INFORMATION.

REVISIONS		
NO.	DATE	DESCRIPTION

SEAL

GMEP ENGINEERS
 20430 Rancho Pkwy. S., Ste 120
 Lake Forest, CA 92650
 Tel: 949-267-9090

PROJECT NAME:
EARTH & IVY
 8280 BROADWAY,
 LEMON GROVE, CA 91845

SHEET TITLE
 ELECTRICAL ROOF PLAN

DRAWN: GMEP
 CHECKED: GMEP
 DATE: 03/13/23
 SCALE: AS NOTED
 JOB NO.: 22-652
 SHEET: **E-4.0**

STATE OF CALIFORNIA
Indoor Lighting
NRCC-LTI-E (Created 11/19)
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE
Project Name: EARTH & IVY
Project Address: 8250 BROADWAY, LEMON GROVE, CA 91945
Report Page: Page 3 of 8
Date Prepared: 08/23/22

G. MODULAR LIGHTING SYSTEMS
Table Instructions: Complete this table for track lighting fixtures indicated on Table F. Luminaire classification and power should be per §130.0(c)(6).

01	02	03	04
Name of Item Tag	Complete Track Description	Calculation Method per §130.0(c)(6)	Track Wattage
A	TRACK LIGHTING	<input type="checkbox"/> i Installed Luminaires vs Default 30 W/R <input checked="" type="checkbox"/> ii Current Limiter <input type="checkbox"/> iii Overcurrent Protection Panel <input type="checkbox"/> iv Power supplied by driver, power supply or transformer ¹	120
VA of current limiter		120	120
LT10	DISPENSARY TRACK LIGHT	<input type="checkbox"/> i Installed Luminaires vs Default 30 W/R <input checked="" type="checkbox"/> ii Current Limiter <input type="checkbox"/> iii Overcurrent Protection Panel <input type="checkbox"/> iv Power supplied by driver, power supply or transformer ¹	120
VA of current limiter		120	120
LT09	LOBBY TRACK LIGHT	<input type="checkbox"/> i Installed Luminaires vs Default 30 W/R <input checked="" type="checkbox"/> ii Current Limiter <input type="checkbox"/> iii Overcurrent Protection Panel <input type="checkbox"/> iv Power supplied by driver, power supply or transformer ¹	60
VA of current limiter		60	60

¹FOOTNOTE: For power-over-Ethernet lighting systems, power provided to installed non-lighting devices may be subtracted from the total power rating of the power-over-Ethernet system.

H. INDOOR LIGHTING CONTROLS (Not Including PAFs)
Table Instructions: Please include lighting controls for conditioned and unconditioned spaces in this table. When an option having a * is selected, the notes section of this table must be completed. The lighting controls section of the Compliance Summary Table on the first page will show "DOES NOT COMPLY" if the notes are left blank.
Building Level Controls

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards> November 2019

STATE OF CALIFORNIA
Indoor Lighting
NRCC-LTI-E (Created 11/19)
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE
Project Name: EARTH & IVY
Project Address: 8250 BROADWAY, LEMON GROVE, CA 91945
Report Page: Page 6 of 8
Date Prepared: 08/23/22

N. ADDITIONAL LIGHTING ALLOWANCE: TAILORED ORNAMENTAL/SPECIAL EFFECTS
This Section Does Not Apply

O. ADDITIONAL LIGHTING ALLOWANCE: TAILORED VERY VALUABLE MERCHANDISE
This Section Does Not Apply

P. POWER ADJUSTMENT: LIGHTING CONTROL CREDIT (POWER ADJUSTMENT FACTOR (PAF))
This Section Does Not Apply

Q. RATED POWER REDUCTION COMPLIANCE FOR ALTERATIONS
This Section Does Not Apply

R. 80% LIGHTING POWER FOR ALTERATIONS - CONTROLS EXCEPTIONS
This Section Does Not Apply

S. DAYLIGHT DESIGN POWER ADJUSTMENT FACTOR (PAF)
This Section Does Not Apply

T. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION
Table Instructions: Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www2.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCC/

YES	NO	Form/Title	Field Inspector	
			Pass	Fail
<input checked="" type="radio"/>	<input type="radio"/>	NRCC-LTI-01-E - Must be submitted for all buildings	<input type="checkbox"/>	<input type="checkbox"/>
<input type="radio"/>	<input checked="" type="radio"/>	NRCC-LTI-02-E - Must be submitted for a lighting control system, or for an Energy Management Control System (EMCS), to be recognized for compliance.	<input type="checkbox"/>	<input type="checkbox"/>
<input type="radio"/>	<input checked="" type="radio"/>	NRCC-LTI-04-E - Must be submitted for two interlocked systems serving an auditorium, a convention center, a conference room, a multipurpose room, or a theater to be recognized for compliance.	<input type="checkbox"/>	<input type="checkbox"/>
<input type="radio"/>	<input checked="" type="radio"/>	NRCC-LTI-05-E - Must be submitted for a Power Adjustment Factor (PAF) to be recognized for compliance.	<input type="checkbox"/>	<input type="checkbox"/>

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards> November 2019

STATE OF CALIFORNIA
Indoor Lighting
NRCC-LTI-E (Created 11/19)
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE
Project Name: EARTH & IVY
Project Address: 8250 BROADWAY, LEMON GROVE, CA 91945
Report Page: Page 8 of 8
Date Prepared: 08/23/22

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT
I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: GANGYI ZHOU
Company: GMPE ENGINEERS
Address: 26439 RANCHO PARKWAY S., STE 120
City/State/Zip: LAKE FOREST/CA/92630

Documentation Author Signature: *Gangyi Zhou*
Signature Date: 08/23/22
CEA/ HERS Certification Identification (if applicable):
Phone: 949-267-9095

RESPONSIBLE PERSON'S DECLARATION STATEMENT
I certify the following under penalty of perjury, under the laws of the State of California:
1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: GANGYI ZHOU
Company: GMPE ENGINEERS
Address: 26439 RANCHO PARKWAY S., STE 120
City/State/Zip: LAKE FOREST/CA/92630

Responsible Designer Signature: *Gangyi Zhou*
Date Signed: 08/23/22
License: 018959
Phone: 949-267-9095

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards> November 2019

STATE OF CALIFORNIA
Indoor Lighting
NRCC-LTI-E (Created 11/19)
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Controls Compliance (See Table H for Details)
COMPLIES

Rated Power Reduction Compliance (See Table Q for Details)
Not Applicable

D. EXCEPTIONAL CONDITIONS
This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.
Track Lighting has been included in this project, details are provided in Table G.

E. ADDITIONAL REMARKS
This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

F. INDOOR LIGHTING FIXTURE SCHEDULE
Table Instructions: Include all permanent designed lighting and all portable lighting in offices.
Designed Wattage: Conditioned Spaces

01	02	03	04	05	06	07	08	09	10
Name or Item Tag	Complete Luminaire Description	Modular (Track) Fixture	Small Aperture & Color Change	Watts per luminaire ²	How Wattage is determined	Total number luminaires	Exempt per §140.6(a)(3)	Design Watts	Field Inspector
LT02	2X4 LED-DIMMING	<input type="checkbox"/>	<input type="checkbox"/>	120	Mfr. Spec ²	4		480	Pass Fail
LT03	RESTROOM WALL SCONCE	<input type="checkbox"/>	<input type="checkbox"/>	16	Mfr. Spec ²	1		16	
LT07	3" DOWNLIGHT	<input type="checkbox"/>	<input type="checkbox"/>	12	Mfr. Spec ²	13		156	
LT08	2" DOWNLIGHT	<input type="checkbox"/>	<input type="checkbox"/>	12	Mfr. Spec ²	2		24	
LT09	LOBBY TRACK LIGHT	<input checked="" type="checkbox"/>	<input type="checkbox"/>	60	See Table G	2		120	
LT10	DISPENSARY TRACK LIGHT	<input checked="" type="checkbox"/>	<input type="checkbox"/>	120	See Table G	3		360	
Total Designed Watts CONDITIONED SPACES:								1,156	

²FOOTNOTE: Design Watts for small aperture and color changing luminaires which qualify per §140.6(a)(4) is adjusted to be 75% of their rated wattage. Table F automatically makes this adjustment, the permit applicant should enter full rated wattage in column 05.
³Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per §130.0(c). Wattage used must be the maximum rated for the luminaire, not the lamp.

Table Continued

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards> November 2019

STATE OF CALIFORNIA
Indoor Lighting
NRCC-LTI-E (Created 11/19)
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CERTIFICATE OF COMPLIANCE
Project Name: EARTH & IVY
Project Address: 8250 BROADWAY, LEMON GROVE, CA 91945
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01	02	03	04	05	06
Area Description	Complete Building or Area Category Primary Function Area	Allowed Density (W/ft ²)	Area (ft ²)	Allowed Wattage (Watts)	Additional Allowances / Adjustment Area Category PAF
Conditioned Spaces					
01	02	03	04	05	06
Area Description	Complete Building or Area Category Primary Function Area	Allowed Density (W/ft ²)	Area (ft ²)	Allowed Wattage (Watts)	Additional Allowances / Adjustment Area Category PAF
STORAGE	Commercial and Industrial Storage	0.6	107	64.2	
RETAIL SALES	Retail Merchandise Sales, Wholesale Showroom	1	158	158	
OFFICE	Office (≤ 250 square feet)	0.7	95	66.5	
DISPENSARY	Retail Merchandise Sales, Wholesale Showroom	1	548	548	
STAFF LOUNGE	Lounge	0.65	244	158.6	
RESTROOM	Corridor	0.6	137	82.2	
EMPLOYEE ENTRY	Restroom	0.65	51	33.15	
	Corridor	0.6	95	57	
TOTAL:			1,435	1,167.65	See Tables J or P for detail

J. ADDITIONAL LIGHTING ALLOWANCE: AREA CATEGORY METHOD QUALIFYING LIGHTING SYSTEM
This Section Does Not Apply

K. TAILORED METHOD GENERAL LIGHTING POWER ALLOWANCE
This Section Does Not Apply

L. ADDITIONAL LIGHTING ALLOWANCE: TAILORED WALL DISPLAY
This Section Does Not Apply

M. ADDITIONAL LIGHTING ALLOWANCE: TAILORED FLOOR AND TASK LIGHTING
This Section Does Not Apply

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards> November 2019

STATE OF CALIFORNIA
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CERTIFICATE OF COMPLIANCE
Project Name: EARTH & IVY
Project Address: 8250 BROADWAY, LEMON GROVE, CA 91945
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U. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE
Table Instructions: Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and any with "A" in the form name must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: <http://www.energy.ca.gov/title24/attcp/providers.html>

YES	NO	Form/Title	Field Inspector	
			Pass	Fail
<input type="radio"/>	<input checked="" type="radio"/>	NRCC-LTI-06-E - Must be submitted for additional wattage installed in a video conferencing studio to be recognized for compliance.	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	NRCA-LTI-02-A - Must be submitted for occupancy sensors and automatic time switch controls.	<input type="checkbox"/>	<input type="checkbox"/>
<input type="radio"/>	<input checked="" type="radio"/>	NRCA-LTI-03-A - Must be submitted for automatic daylight controls.	<input type="checkbox"/>	<input type="checkbox"/>
<input type="radio"/>	<input checked="" type="radio"/>	NRCA-LTI-04-A - Must be submitted for demand responsive lighting controls.	<input type="checkbox"/>	<input type="checkbox"/>
<input type="radio"/>	<input checked="" type="radio"/>	NRCA-LTI-05-A - Must be submitted for institutional tuning power adjustment factor (PAF).	<input type="checkbox"/>	<input type="checkbox"/>
<input type="radio"/>	<input checked="" type="radio"/>	NRCA-ENV-03-F - Must be submitted for daylighting design power adjustment factors (PAF).	<input type="checkbox"/>	<input type="checkbox"/>

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards> November 2019

STATE OF CALIFORNIA
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NRCC-LTI-E (Created 11/19)
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE
Project Name: EARTH & IVY
Project Address: 8250 BROADWAY, LEMON GROVE, CA 91945
Report Page: Page 1 of 8
Date Prepared: 08/23/22

This document is used to demonstrate compliance with requirements in §110.9, §110.12(c), §130.0, §130.1, §140.6, and §141.0(b) for indoor lighting scopes using the prescriptive path.

A. GENERAL INFORMATION

01 Project Location (city)	LEMON GROVE	04 Total Conditioned Floor Area (ft ²)	1,435
02 Climate Zone	7	05 Total Unconditioned Floor Area (ft ²)	
03 Occupancy Types Within Project (select all that apply):		06 # of Stories (Habitable Above Grade)	
<input type="checkbox"/> Office	<input checked="" type="checkbox"/> Retail	<input type="checkbox"/> Warehouse	<input type="checkbox"/> Hotel/Motel
<input type="checkbox"/> Parking Garage	<input type="checkbox"/> High-Rise Residential	<input type="checkbox"/> Relocatable	<input type="checkbox"/> Healthcare
			<input type="checkbox"/> Support Areas
			<input type="checkbox"/> Other (write in):

B. PROJECT SCOPE
Table Instructions: Include any lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.6 or §141.0(b) for alterations. WARNING: Changing the Calculation Method in this table will result in the deletion of data previously input. If you need to change the calculation method, please open a new form or use "Save As".

Scope of Work	Conditioned Spaces		Unconditioned Spaces	
My Project Consists of (check all that apply):	Calculation Method	Area (ft ²)	Calculation Method	Area (ft ²)
<input type="checkbox"/> New Lighting System				
<input checked="" type="checkbox"/> Altered Lighting System	Area Category	1,435		
Total Area of Work (ft²)		1,435		

C. COMPLIANCE RESULTS
Table Instructions: If any cell on this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D. for guidance.

Lighting in conditioned and unconditioned spaces must not be combined for compliance per §140.6(b).	Allowed Lighting Power per §140.6(b) (Watts)				Total Allowed (Watts)	Adjusted Lighting Power per §140.6(a) (Watts)		Compliance Results	
	01 Complete Building §140.6(c)1	02 Area Category §140.6(c)2	03 Area Category Additional §140.6(c)2G (+)	04 Tailored §140.6(c)3 (+)		06 Total Designed (Watts)	07 PAF Control Credits §140.6(a)2 (-)		08 Total Adjusted (Watts) *Includes Adjustments
(See Table I)	(See Table I)	(See Table J)	(See Table K)		1,167.65		1,156	1,156	COMPLIES

Table Continued

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards> November 2019

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CERTIFICATE OF COMPLIANCE
Project Name: EARTH & IVY
Project Address: 8250 BROADWAY, LEMON GROVE, CA 91945
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01	02	03
Mandatory Demand Response §110.12(c)	Shut-Off Controls §130.1(c)	Field Inspector
Not Required ≤ 10,000 SF	See Area/Space Level Controls	Pass Fail

Area Level Controls

04	05	06	07	08	09	10	11	12
Area Description	Complete Building or Area Category Primary Function Area	Area Controls §130.1(a)	Multi-Level Controls §130.1(b)	Shut-Off Controls §130.1(c)	Primary/Skylight Daylighting §130.1(d)	Secondary Daylighting §140.6(d)	Interlocked Systems §140.6(a)1	Field Inspector
STORAGE	Commercial and Industrial Storage	Manual ON/OFF	Dimmer	Auto Timeswitch	NA	NA		Pass Fail
RETAIL SALES	Retail Merchandise Sales, Wholesale Showroom	Manual ON/OFF	Dimmer	Auto Timeswitch	NA	NA		
OFFICE	Office (≤ 250 square feet)	Manual ON/OFF	Dimmer	Auto Timeswitch	NA	NA		
DISPENSARY	Retail Merchandise Sales, Wholesale Showroom	Manual ON/OFF	Dimmer	Auto Timeswitch	NA	NA		
STAFF LOUNGE	Lounge	Manual ON/OFF	Dimmer	Auto Timeswitch	NA	NA		
LOBBY	Corridor	Manual ON/OFF	Dimmer	Auto Timeswitch	NA	NA		
RESTROOM	Restroom	Manual ON/OFF	Dimmer	Occ. Sensor	NA	NA		
EMPLOYEE ENTRY	Corridor	Manual ON/OFF	Dimmer	Auto Timeswitch	NA	NA		

*NOTES: Controls with a * require a note in the space below explaining how compliance is achieved.
EX: Conference 1: Primary/Skylight Daylighting: Exempt because less than 120 watts of general lighting;
EXCEPTION 1 to §130.1(d)

13
Plan Sheet Showing Daylit Zones:

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards> November 2019

STATE OF CALIFORNIA
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CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE
Project Name: EARTH & IVY
Project Address: 8250 BROADWAY, LEMON GROVE, CA 91945
Report Page: Page 7 of 8
Date Prepared: 08/23/22

I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS
Table Instructions: Complete the table for each area complying using the Complete Building or Area Category Methods per §140.6(b). Indicate if additional lighting power allowances per §140.6(c) or adjustments per §140.6(a) are being used.

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards> November 2019

REVISIONS

NO.	DATE	DESCRIPTION

SEAL

GMEPE ENGINEERS

26439 Rancho Parkway, Suite 120
Lake Forest, CA 92630
Tel: 949-267-9095

PROJECT NAME:
EARTH & IVY
8250 BROADWAY,
LEMON GROVE, CA 91945

SHEET TITLE:
ELECTRICAL INDOOR T24

DRAWN
GMEPE
CHECKED
GMEPE
DATE
03/13/23
SCALE
AS NOTED
JOB NO.
22-652
SHEET
E-LTI

STATE OF CALIFORNIA
Outdoor Lighting
 NRCC-LTO-E (Created 01/21) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE NRCC-LTO-E
 Project Name: EARTH & IVY Report Page: Page 3 of 7
 Project Address: 8250 BROADWAY, LEMON GROVE, CA 91945 Date Prepared: 08/23/22

G. CUTOFF REQUIREMENTS (BUG)
 This Section Does Not Apply

H. OUTDOOR LIGHTING CONTROLS
 Table Instructions: Complete this table demonstrating compliance with controls requirements for all new or altered luminaires installed as part of the permit application. For alteration projects, luminaires which are existing to remain (ie untouched) and luminaires which are removed and reinstalled (wiring only) do not need to be included in this table even if they are within the spaces covered by the permit application. When an option having a * is selected, the notes section of this table must be completed. The lighting controls section of the Compliance Summary Table on the first page will show "DOES NOT COMPLY" if the notes are left blank. For each requirement in columns 02 through 04, do not leave the field blank, instead select NA or Exempt* from the dropdown list to indicate not applicable or an exemption.

Area Description	01	02	03	04	05
	Pass	Fail			
HARDSCAPE	Astronomical Timer	Yes	Yes	Yes	

*NOTES: Controls with a * require a note in the space below explaining how compliance is achieved.
 EX: Not permitted by health & safety to be turned off; EXCEPTION 1 to §130.2(c).

I. LIGHTING POWER ALLOWANCE [per §140.7]
 Table Instructions: Please complete this table for areas using the allowance calculations per §140.7. General Hardscape Allowance is per Table 140.7.A while "Use it or lose it" Allowances are per Table 140.7.B. Indicate which allowances are being used to expand sections for user input. Luminaires that qualify for one of the "Use it or lose it" allowances shall not qualify for another "Use it or lose it" allowance.

Area Description	Surface Type	Illuminated Area (ft²)	Per Application	"Use it or lose it" Allowances (select all that apply)						Per Specific Area
				Table I (below)	Table J	Table K	Table L	Table M		
HARDSCAPE	Concrete	1,253	0.03	37.59	322	0.4	128.8	166.39		

Table Continued

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards> January 2021

STATE OF CALIFORNIA
Outdoor Lighting
 NRCC-LTO-E (Created 01/21) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE NRCC-LTO-E
 Project Name: EARTH & IVY Report Page: Page 4 of 7
 Project Address: 8250 BROADWAY, LEMON GROVE, CA 91945 Date Prepared: 08/23/22

P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE
 Table Instructions: Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E. Additional Remarks: These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: <http://www.energy.ca.gov/title24/attcp/providers.html>

YES	NO	Form/Title	Field Inspector
●	○	NRCA-LTO-02-A - Must be submitted for all outdoor lighting controls except for alterations where controls area added to ≤ 20 luminaires.	

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards> January 2021

STATE OF CALIFORNIA
Outdoor Lighting
 NRCC-LTO-E (Created 01/21) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE NRCC-LTO-E
 Project Name: EARTH & IVY Report Page: Page 2 of 7
 Project Address: 8250 BROADWAY, LEMON GROVE, CA 91945 Date Prepared: 08/23/22

D. EXCEPTIONAL CONDITIONS
 This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.
 Total Hardscape Area in Table A does not match the areas entered in Table I. Please review for compliance.

E. ADDITIONAL REMARKS
 This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

F. OUTDOOR LIGHTING FIXTURE SCHEDULE
 Table Instructions: For new or altered lighting systems demonstrating compliance with §140.7 (ie Table I has expanded for input), include all luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application in the Table below. For altered lighting systems using the Existing Power method per §143.0(b)(2), (ie Table N has expanded for input), include only new luminaires being installed and replacement luminaires being installed as part of the project scope (ie, do not include existing luminaires remaining or existing luminaires being moved).

01	02	03	04	05	06	07	08	09	10
Name or Item Tag	Complete Luminaire Description	Watts per luminaire¹,²	How Wattage is determined	Total number luminaires³	Luminaire Status⁴	Excluded per §140.7(a)	Design Watts	Cutoff Req. ≥ 6,200 Initial lumen output §130.2(b)⁵	Field Inspector
LT01	EXTERIOR WALL SCENE	15	Mfr. Spec¹	4	New		60	NA; <6,200 lumens	
LT04	EXTERIOR FLOOD LTG	40	Mfr. Spec¹	4	New		160	NA; <6,200 lumens	
Total Design Watts:							220		

*NOTES: Selections with a * require a note in the space below explaining how compliance is achieved.
 EX: Luminaire is lighting a statue; EXCEPTION 2 to §130.2(b).
 FOOTNOTES: Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per §130.0(c).
 For linear luminaires, wattage should be indicated as W/ft instead of Watts/luminaire. Total linear feet for the luminaire should be indicated in column 05 instead of number of luminaires.
 Select "New" for new luminaires in a new outdoor lighting project or for added luminaires in an alteration. Select "Altered" for replacement luminaires in an alteration. Select "Existing to Remain" for existing luminaires within the project scope that are not being altered and are remaining. Select "Existing Reinstalled" for existing luminaires which are being removed and reinstalled as part of the project scope.
 Compliance with mandatory cutoff requirements is required for luminaires with initial lumen output ≥ 6,200 unless exempted by §130.2(b).

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards> January 2021

STATE OF CALIFORNIA
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CERTIFICATE OF COMPLIANCE NRCC-LTO-E
 Project Name: EARTH & IVY Report Page: Page 5 of 7
 Project Address: 8250 BROADWAY, LEMON GROVE, CA 91945 Date Prepared: 08/23/22

01	02	03	04	05	06	07	08	09	10
Area Description	Specific Area Type per Table 140.7-B	CALCULATED ALLOWANCE (Watts)	DESIGN WATTS	Additional Allowance (Watts)					
FACADE	Bldg Façade	332	0.17 56.44	LT04 146 LT01 15 4	584	60	644	56.44	
Total Allowance (Watts) All Areas:		56.44							

*NOTES: See Table 140.7-B for the rules for calculating the specific areas (ft²) for these additional lighting allowances.
 For luminaires indicated in Table F as linear, wattage in column 07 is W/ft instead of Watts/luminaire. Total linear feet for the luminaire should be indicated in column 08 instead of number of luminaires.

N. EXISTING CONDITIONS POWER ALLOWANCE (alterations only)
 This Section Does Not Apply

O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION
 Table Instructions: Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E. Additional Remarks: These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/nonresidential_documents/NRCC/

YES	NO	Form/Title	Field Inspector	
			Pass	Fail
●	○	NRCH-LTO-01-E - Must be submitted for all buildings.		
●	○	NRCH-LTO-02-E - Must be submitted for a lighting control system; or for an Energy Management Control System (EMCS), to be recognized for compliance.		

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards> January 2021

STATE OF CALIFORNIA
Outdoor Lighting
 NRCC-LTO-E (Created 01/21) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE NRCC-LTO-E
 Project Name: EARTH & IVY Report Page: Page 1 of 7
 Project Address: 8250 BROADWAY, LEMON GROVE, CA 91945 Date Prepared: 08/23/22

A. GENERAL INFORMATION
 Project Location (City): LEMON GROVE 04 Total Illuminated Hardscape Area (ft²): 332

02 Climate Zone: 7
 03 Outdoor Lighting Zone per Title 24, Part 1 §110.114 or as designated by Authority Having Jurisdiction (AHJ):
 L2-0: Very Low - Undeveloped Parkland L2-2: Moderate - Rural Areas L2-4: High - Must be reviewed by CA Energy Commission for Approval
 L2-1: Low - Developed Parkland L2-3: Moderately High - Urban Areas

B. PROJECT SCOPE
 Table Instructions: Include any outdoor lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.7 or §141.0(b)(2), for alterations.
 My project consists of:
 New Lighting System Altered Lighting System Altered Lighting System is your alteration increasing the connected lighting load (Watts)?
 Yes No
 % of Existing Luminaires Being Altered¹: Sum Total of Luminaires Being Added or Altered / Calculation Method

C. COMPLIANCE RESULTS
 Table Instructions: If any cell on this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D for guidance.

01	02	03	04	05	06	07	08	09
General Hardscape Allowance §140.7(d)(1)	Per Application §140.7(d)(2)	Sales Frontage §140.7(d)(2)	Ornamental §140.7(d)(2)	Per Specific Area §140.7(d)(2)	Existing Power OR §141.0(b)(2)	Total Allowed (Watts)	Total Actual (Watts)	07 Must be ≥ 08
166.39	57			56.44		279.83	220	COMPLIES
Cutoff Compliance (See Table G for Details)						Not Applicable		
Controls Compliance (See Table H for Details)						COMPLIES		

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards> January 2021

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CERTIFICATE OF COMPLIANCE NRCC-LTO-E
 Project Name: EARTH & IVY Report Page: Page 6 of 7
 Project Address: 8250 BROADWAY, LEMON GROVE, CA 91945 Date Prepared: 08/23/22

J. LIGHTING ALLOWANCE: PER APPLICATION
 Table Instructions: Please complete this table for areas using the wattage allowance per application from Table 140.7-B.

01	02	03	04	05	06	07	08	09	10
Area Description	Application per Table 140.7-B	# of Locations	CALCULATED ALLOWANCE (Watts)	Extra Allowance (Watts)	Luminaire Name or Item Tag	Watts per Luminaire³	# of Luminaires⁴	Design Watts	Additional Allowance (Watts)
ENTRANCE AREA	Bldg Entrance/ Exit	3	19	57	LT01	15	4	60	57
Total Design Watts for this Area:									60
Total Allowance (Watts) All Areas:								57	

*NOTES: Primary entrance applications are only available for senior care facilities, healthcare facilities, police stations, hospitals, fire stations, and emergency vehicle facilities.
 The Allowance per Location for ATMs is 100W for the first ATM and 35W for each additional per Table 140.7-B.
 For luminaires indicated in Table F as linear, wattage in column 07 is W/ft instead of Watts/luminaire. Total linear feet for the luminaire should be indicated in column 08 instead of number of luminaires.

K. LIGHTING ALLOWANCE: SALES FRONTAGE
 This Section Does Not Apply

L. LIGHTING ALLOWANCE: ORNAMENTAL
 This Section Does Not Apply

M. LIGHTING ALLOWANCE: PER SPECIFIC AREA
 Table Instructions: Please complete this table for areas using the wattage allowance per specific area type from Table 140.7-B. More than one specific area allowance may be taken in a single project, if applicable. However, multiple specific area allowances may not be taken for the exact same area on the site.

Table Continued

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards> January 2021

STATE OF CALIFORNIA
Outdoor Lighting
 NRCC-LTO-E (Created 01/21) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE NRCC-LTO-E
 Project Name: EARTH & IVY Report Page: Page 7 of 7
 Project Address: 8250 BROADWAY, LEMON GROVE, CA 91945 Date Prepared: 08/23/22

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT
 I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: GANGYI ZHOU Documentation Author Signature: *Gangyi Zhou*
 Company: GMEP ENGINEERS Signature Date: 08/23/22
 Address: 26439 RANCHO PARKWAY S, STE 120 CEA/HERS Certification Identification (if applicable):
 City/State/Zip: LAKE FOREST/CA/92630 Phone: 949-267-9095

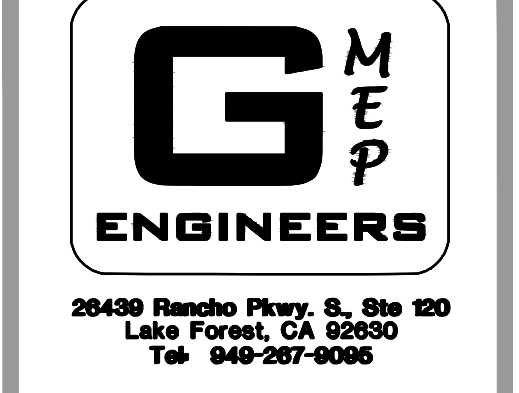
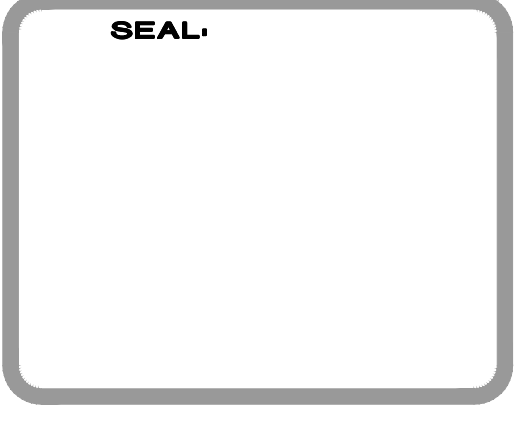
RESPONSIBLE PERSON'S DECLARATION STATEMENT
 I certify the following under penalty of perjury, under the laws of the State of California:
 1. The information provided on this Certificate of Compliance is true and correct.
 2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
 3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
 4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
 5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: GANGYI ZHOU Responsible Designer Signature: *Gangyi Zhou*
 Company: GMEP ENGINEERS Date Signed: 08/23/22
 Address: 26439 RANCHO PARKWAY S, STE 120 License: 018959
 City/State/Zip: LAKE FOREST/CA/92630 Phone: 949-267-9095

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards> January 2021

REVISIONS

NO.	DATE	DESCRIPTION

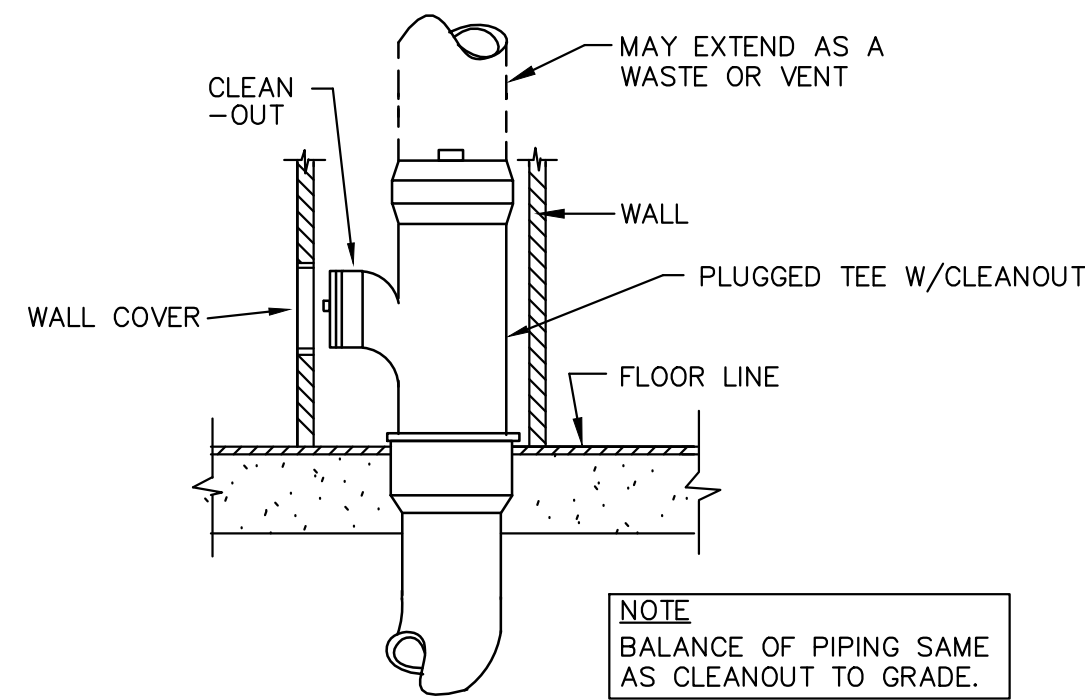


PROJECT NAME:
EARTH & IVY
 8280 BROADWAY,
 LEMON GROVE, CA 91945

SHEET TITLE:
 ELECTRICAL OUTDOOR T24

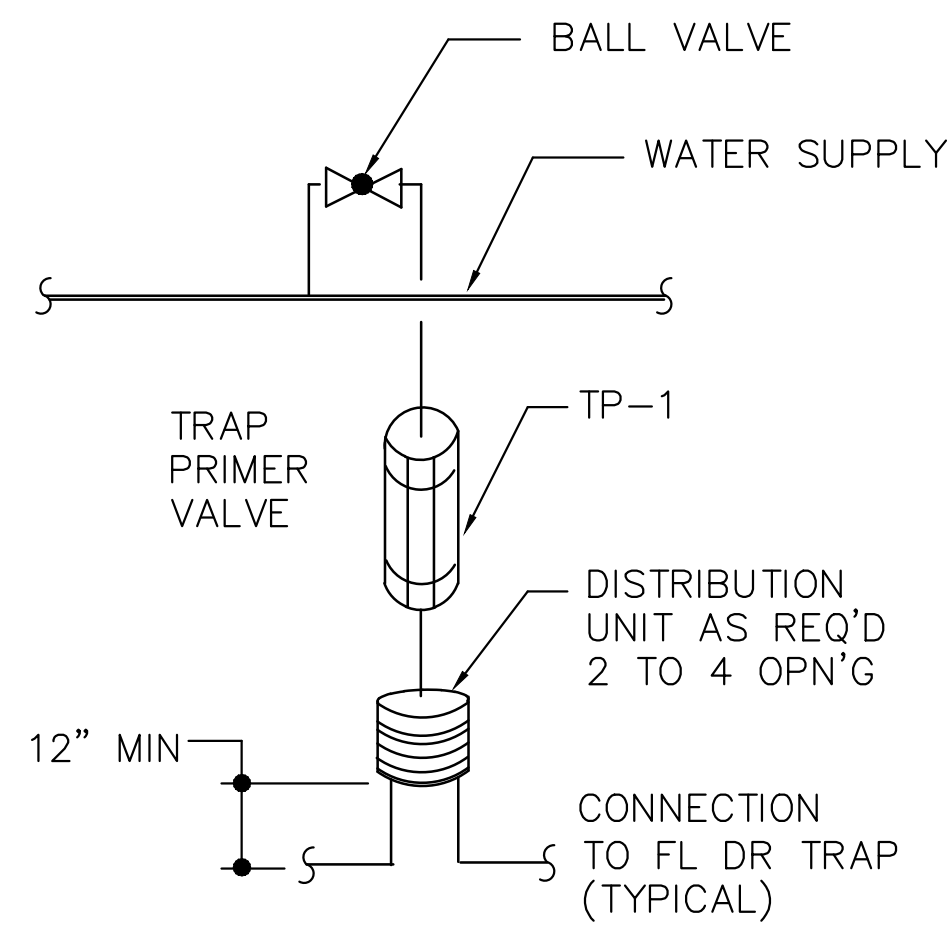
DRAWN
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 DATE
 03/13/23
 SCALE
 AS NOTED
 JOB NO.
 22-652
 SHEET

E-LTO



TYPICAL WALL CLEANOUT

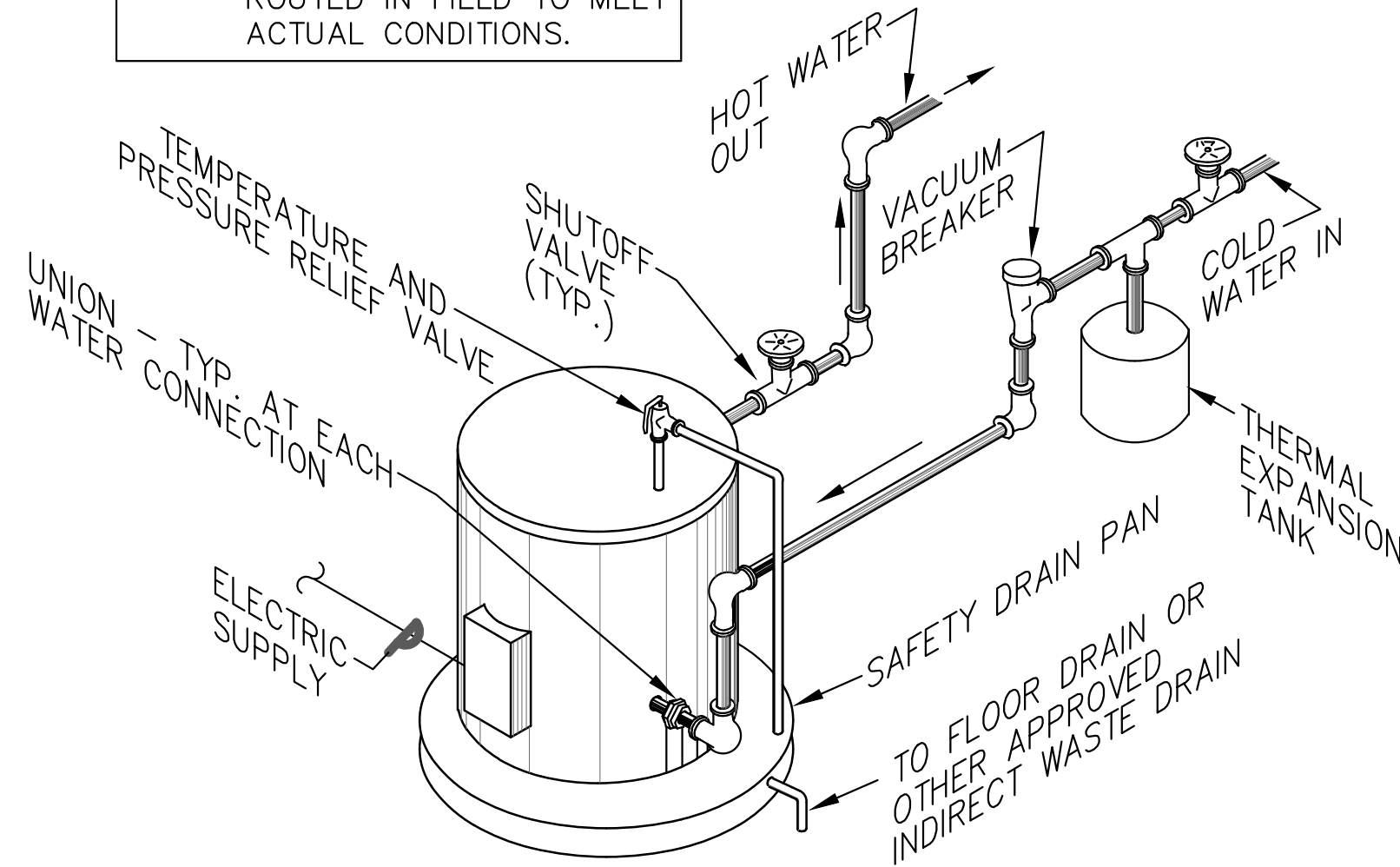
SCALE: NONE



TYPICAL TRAP PRIMER DETAIL

SCALE: NONE

NOTE: ALL PIPING SHOWN IS DIAGRAMMATIC ONLY. ALL PIPING SHALL BE ROUTED IN FIELD TO MEET ACTUAL CONDITIONS.



LOWBOY ELECTRIC WATER HEATER DETAIL

SCALE: NONE

ITEM	DESCRIPTION	MAKE/MODEL	TRAP	WASTE	VENT	COLD WATER	HOT WATER	REMARKS
WH-1	ELECTRIC WATER HEATER	AO SMITH DEL-20 OR EQUAL	-	-	-	3/4"	3/4"	120V, SINGLE PHASE, 206AL, 2KH ELECTRIC TANK WATER HEATER.
WC-1	WATER CLOSET, FLUSH VALVE, ADA TYPE. 1.28 GPF	KOHLER OR EQUAL	-	4"	2"	1-1/2"	-	1.28 GPF. VERIFY W/ OWNER OR ARCHITECT FOR EXACT FIXTURE SPECIFICATION BEFORE PURCHASING FIXTURE
WC-2	WATER CLOSET, FLUSH VALVE, ADA TYPE. 1.28 GPF	KOHLER OR EQUAL	-	4"	2"	1-1/2"	-	1.28 GPF. VERIFY W/ OWNER OR ARCHITECT FOR EXACT FIXTURE SPECIFICATION BEFORE PURCHASING FIXTURE
L-1	LAVATORY	KOHLER K-200T OR EQUAL	1-1/2"	2"	1-1/2"	3/4"	3/4"	0.5 GPM SELF-CLOSING/METERING FAUCET. VERIFY SELECTION W/ ARCH & OWNER.
S-1	BREAKROOM SINK	KOHLER OR EQUAL	1-1/2"	2"	1-1/2"	3/4"	3/4"	1.8 GPM FAUCET. SELECTION TED BY OWNER.
FD-1	FLOOR DRAIN	JR SMITH OR EQUAL	-	2"	2"	-	-	SELECTION TED BY OWNER. PROVIDE TRAP PRIMER

*PLUMBING FIXTURES MUST COMPLY WITH GREEN BUILDING STANDARDS

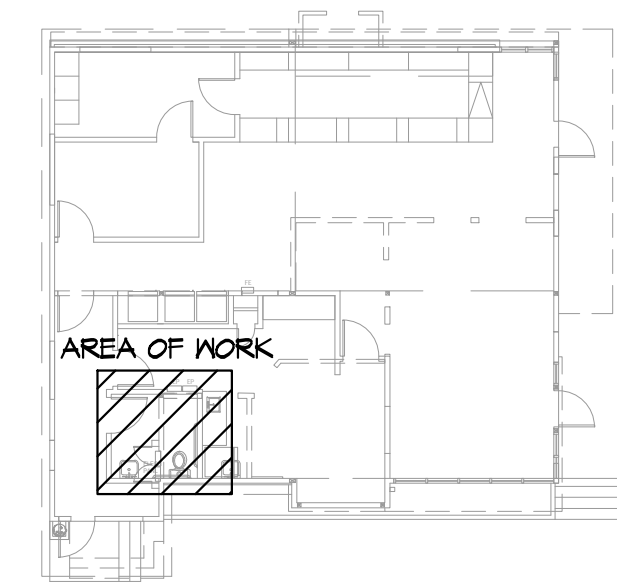
FIXTURE TYPE	QTY	DOMESTIC WATER				DRAINAGE	
		FIXTURE DEMAND	HOT DEMAND	TOTAL WATER DEMAND (WSFU)	TOTAL HOT WATER DEMAND	DFU	TOTAL
WATER CLOSET, FLUSH TANK	1	2.5	0.0	2.5	0.0	4	4
LAVATORY	1	1.0	1.0	1.0	1.0	1	1
BREAKROOM SINK	1	1.5	1.5	1.5	1.5	2	2
FLOOR DRAIN	1	0.0	0.0	0.0	0.0	2	2
TOTAL FIXTURE UNITS				5.0	2.5		9
EQUIVALENT WATER DEMAND IN GPM				4	2		
REQUIRED MINIMUM PIPE SIZE				3/4"	1/2"		4"

COPPER TYPE L PIPE SIZING CHART

FOR VELOCITY OF 8FPS (CW) AND 5FPS (HW); PRESSURE LOSS PER 100FT IN PSI=10.0

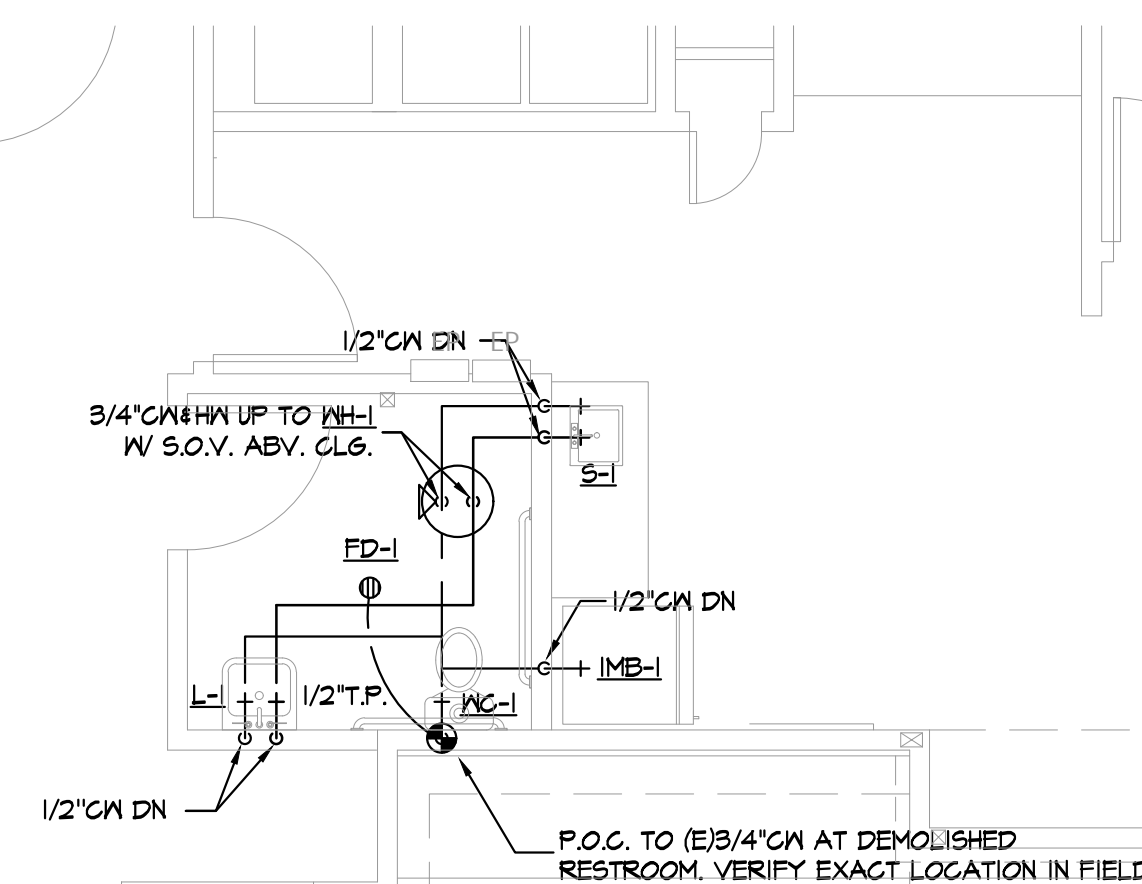
PIPE SIZE	COLD WATER			HOT WATER	
	TANK FU	F.V. FU	GPM	TANK FU	GPM
1/2"	3	-	3	3	3
3/4"	12	-	9	8	7
1"	28	-	19	16	12
1 1/4"	56	14	31	28	19
1 1/2"	103	35	44	46	27
2"	254	132	76	119	48
2 1/2"	455	329	115	245	74
3"	719	666	165	406	105
3 1/2"	1091	1091	220	585	140
4"	1668	1668	290	840	185

BASED ON CHART A 105.(1) OF APPENDIX A IN THE CALIFORNIA PLUMBING CODE(CPC2019)



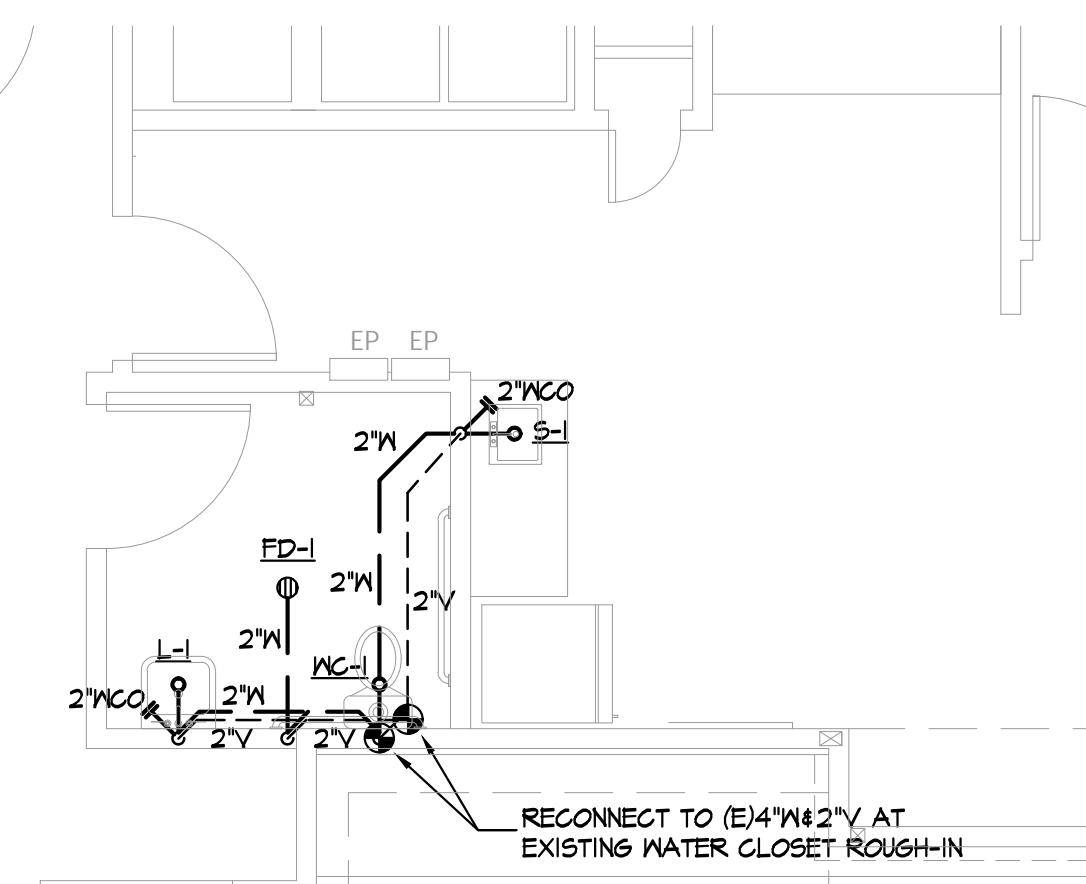
PLUMBING - KEY PLAN

SCALE: NONE



PLUMBING - COLD/HOT WATER

SCALE: 1/4"=1'-0"



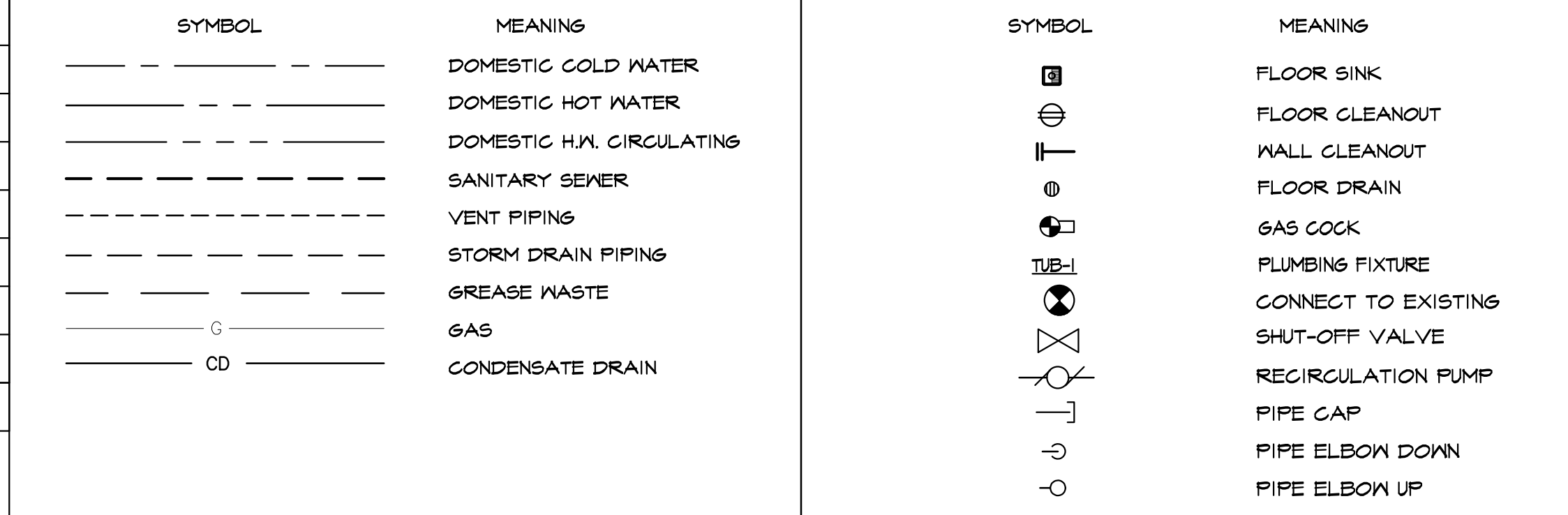
PLUMBING - WASTE/VENT

SCALE: 1/4"=1'-0"

GENERAL PLUMBING NOTES

- EXISTING CONDITIONS ARE BASED ON LIMITED FIELD VERIFICATION. CONTRACTOR SHALL ADJUST TO ACTUAL FIELD CONDITIONS AT NO ADDITIONAL EXPENSE TO THE TENANT.
- ALL CONTRACTORS SHALL REVIEW A COMPLETE SET OF CONSTRUCTION DOCUMENTS. PLUMBING CONTRACTOR SHOULD COORDINATE HIS WORK WITH ALL OTHER TRADES. THIS INCLUDES COORDINATING THE LOCATION AND SIZE OF ALL OPENINGS, LOCATIONS OF EQUIPMENT PAD, AND CHANGES OF ELEVATIONS.
- CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH DEMOLITION RESPONSIBLE TO BIDDING AND START OF WORK. CONTRACTOR IS RESPONSIBLE ALL EXISTING AS REQUIRED FOR INSTALLATION/CONSTRUCTION OF NEW WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING CONDITIONS PRIOR TO SUBMITTING HIS BID. VERIFY LOCATION, ELEVATIONS, AND SIZES OF ALL EXISTING PLUMBING AND INFORM THE ARCHITECT OF ANY DISCREPANCIES. NO ADDITIONAL COMPENSATION WILL BE MADE FOR ANY EXTRAS DUE TO CONTRACTOR'S FAILURE TO VISIT THE JOBSITE AND/OR PREDETERMINE ALL EXISTING CONDITIONS BEFORE SUBMITTING HIS BID. ANY DISCREPANCIES SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR RESOLUTION. NO EXCEPTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIELD VERIFICATION OF ALL UTILITY RUNS, UNDERGROUND AND ABOVE GROUND PIPING AND/OR OTHER IMPROVEMENTS LOCATED ON THE PREMISES. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ALL COSTS RELATING TO THE RELOCATION OF, DAMAGE TO, REPAIR OF ANY EXISTING UTILITY RUNS AND/OR IMPROVEMENTS WHICH ARE DAMAGED AS A RESULT OF WORK IN OR AROUND THE PREMISES.
- REFER TO ARCHITECTURAL DRAWINGS FOR EXACT SPECIFICATIONS, LOCATIONS AND MOUNTING HEIGHTS OF ALL PLUMBING FIXTURES. NO EXCEPTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO PREPARE ACCURATE AS-BUILT DRAWINGS DURING CONSTRUCTION AND SUBMIT FOR APPROVAL UPON COMPLETION OF INSTALLATION.
- CONTRACTOR SHALL FINISH ALL MATERIALS, LABOR, EQUIPMENT, TRANSPORTATION AND SERVICES REQUIRED FOR COMPLETING THE WORK. ALL MATERIALS AND WORK SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS AND MEET THE APPROVAL OF STATE & LOCAL JURISDICTION.
- WATER HEATER SHALL BE CERTIFIED BY THE MANUFACTURER AND MUST COMPLY WITH THE EFFICIENCY STANDARDS OF THE CALIFORNIA ENERGY COMMISSION, 2019 EDITION.
- ALL HOT WATER PIPING SHALL BE INSULATED WITH ARMSTRONG 'ARMAFLEX' INSULATION PER SECTION 604.11 OR THE 2019 PLUMBING CODE AND TABLE 120.3-A, SECTION 120.3 OF THE 2019 CALIFORNIA ENERGY CODE.
- CONTRACTOR SHALL VERIFY WATER PRESSURE CONDITIONS AT THE PROJECT SITE. CONTRACTOR SHALL PROVIDE INSTALL A PRESSURE REGULATOR WHERE THE SUPPLY PRESSURE EXCEEDS 80 PSI.
- ALL PIPING SHALL BE SUPPORTED AT INTERVAL NOT TO EXCEED THOSE SHOWN IN CPC TABLE 913.3
- ALL POTABLE WATER OUTLETS WITH HOSE ATTACHMENTS, SUCH AS HOSE BIBS, AND MOP SINKS ARE TO BE PROVIDED WITH A BACKFLOW/ANTI-SIPHON DEVICE.
- ALL CONCEALED PIPING SHALL BE INSTALLED PER CALIFORNIA PLUMBING CODE 2019. NO EXCEPTION.
- LAVATORIES IN PUBLIC RESTROOMS SHALL BE LIMITED TO 0.56PM
- ALL FAUCETS SHALL COMPLY WITH CALIFORNIA PROPOSITION 65 AND SHALL BE CERTIFIED TO NSF STANDARD 61 SECTION 4 FOR DRINKING WATER COMPONENTS.
- ALL REQUIRED CLEANOUTS SHALL BE INSTALLED AS PER SEC. 101.0 & 119.0 OF THE 2019 CALIFORNIA PLUMBING CODE.
- FLOOR DRAINS OR SIMILAR TRAPS DIRECTLY CONNECTED TO THE DRAINAGE SYSTEM AND SUBJECT TO INFREQUENT USE SHALL BE PROVIDED WITH AN APPROVED AUTOMATIC MEANS OF MAINTAINING THEIR WATER SEALS.
- NEW WATER CLOSET AND ASSOCIATED FLUSHMETER VALVES SHALL BE NO MORE THAN 1.28 GALLONS PER FLUSH AND SHALL MEET THE AMERICAN STANDARDS INSTITUTE STANDARD A112.14.2 H+S CODE, SECTION 11421.9(B).
- NEW URINALS AND ASSOCIATED FLUSHMETER VALVES SHALL BE NO MORE THAN 0.125 GALLONS PER FLUSH AND SHALL MEET THE AMERICAN STANDARDS INSTITUTE STANDARD A112.14.2 H+S CODE, SECTION 11421.9(B).
- ALL PLUMBING VENTS SHALL TERMINATE NOT LESS THAN TEN(10) FEET FROM OR AT LEAST THREE (3) FEET ABOVE ANY DOOR, OPENING, FRESH AIR INTAKE OR VENT SHAFT.
- SLOPE ALL CONDENSATE DRAIN LINES AT 1% AND SLOPE ALL SEWER PIPING MINIMUM OF 2%.
- WASTE & VENT PIPING MATERIAL: SHALL BE ABS/PVC OR ABS SERVICE WEIGHT CAST IRON NO-HUB SOIL PIPE AND FITTINGS WITH NO-HUB CLAMPS. MUST CONFORM TO CISPI STANDARD 301.04a & 310.04 AND CLEARLY MARKED WITH THE CAST IRON SOIL PIPE INSTITUTE TRADEMARK. MANUFACTURER'S NAME AND COUNTRY OF ORIGIN. ABS/PVC CAN BE USED IF ALLOWED BY LOCAL AUTHORITY HAVING JURISDICTION.
- WRAP ALL IRON AND COPPER PIPE AND FITTINGS BELOW SLAB OR GRADE WITH 8 MIL POLYETHYLENE WRAP AND 6" MINIMUM ENVELOPE OF CLEAN SAND. ALL ROUND PIPE IN ACCORDANCE WITH NSI/ANWA STANDARD G105/A215-82.
- WATER PIPE SHALL BE TYPE 'L' ABOVE GRADE, HARD DRAWN COPPER TUBING, WITH WROUGHT COPPER FITTINGS, SOLDER ALL JOINTS WITH LEAD-FREE SOLDER.
- CONDENSATE DRAIN PIPE SHALL BE TYPE 'DMV' HARD DRAWN COPPER TUBING WITH WROUGHT COPPER FITTINGS, 50-50 SOLDERED JOINTS. INSULATE ALL CONDENSATE DRAIN PIPING WITHIN BUILDING INTERIOR.
- NEW OR REPAIRED PORTABLE WATER SYSTEMS SHALL BE DISINFECTED PRIOR TO USE ACCORDING TO THE METHODS IN CPC 2019 609.9. NO EXCEPTION.
- CONTRACTOR TO PROVIDE THERMOSTATIC MIXING VALVES FOR PUBLIC-USE LAVATORIES TO LIMIT TEMPERATURE TO A MAXIMUM OF 120 DEGREES FAHRENHEIT (2019 CPC 401.3).
- THIS DOCUMENT IS NOT FOR BID OR CONSTRUCTION UNTIL THE PLAN HAS BEEN REVIEWED AND APPROVED BY ALL AUTHORITIES HAVING JURISDICTION AND THE PERMIT IS OBTAINED. NO COMPENSATION WILL BE MADE FOR ADDITIONAL WORK DUE TO THE VIOLATION OF THIS REQUIREMENT.
- THIS PROJECT MUST COMPLY WITH THE CALIFORNIA PLUMBING CODE 2019.

PIPING SYMBOLS



REVISIONS

NO.	DATE	DESCRIPTION

SEAL:

GMEP ENGINEERS
28439 Rancho Pkwy. 8th. Ste 120
Lake Forest, CA 92650
Tel. 949-287-9000

PROJECT NAME: EARTH & IVY
8280 BROADWAY, LEMON GROVE, CA 91845

SHEET TITLE: PLUMBING PLAN

DRAWN: GMEP
CHECKED: GMEP
DATE: 03/13/23
SCALE: AS NOTED
JOB NO.: 22-652
SHEET: P-1.0

INDEX	
SO-1.0	TITLE SHEET
SO-1.1	SINGLE LINE DIAGRAM
SO-2.0	SOLAR SITE PLAN
SO-3.0	DETAILS & LABELS
SO-3.1	SOLAR RACKING INSTALLATION
SO-3.2	SOLAR CUTSHEETS
CUTSHEETS ATTACHED	
PROJECT SCOPE	
INSTALLATION OF 8.6 KW DC INSTALLED ON ROOF PHOTOVOLTAIC SYSTEM.	

PLANNING NOTES

- THIS PHOTOVOLTAIC SYSTEM INSTALLATION IS SUBJECT TO INSPECTION BY THE LOCAL AHJ.
- THIS PROJECT SHALL CONFORM TO THE FOLLOWING CODE VERSIONS.
 -2019 CALIFORNIA RESIDENTIAL CODE
 -2019 CALIFORNIA BUILDING CODE
 -2019 CALIFORNIA ELECTRIC CODE
- SCOPE OF WORK IS SOLELY FOR THE INSTALLATION OF THE SOLAR ELECTRONIC GENERATING SYSTEM. ALL OTHER WORK IS NOT TO BE RELIED UPON AS BEING APPROVED AND/OR PERMITTED BY THE BUILDING DEPARTMENT.
- ROOF HAS BEEN STRUCTURALLY EXAMINED AND ANALYZED; AND CAN ADEQUATELY SUPPORT ADDITIONAL LOADS IMPOSED BY SOLAR MODULES.

GENERAL NOTES

LEGEND

	(E) UTILITY METER & WARNING LABEL
	INVERTER INTEGRATED WITH DC DISCONNECT & WARNING LABELS
	DC DISCONNECT & WARNING LABELS
	AC DISCONNECT & WARNING LABELS
	JUNCTION BOX & WARNING LABEL
	DC COMBINER BOX & WARNING LABEL
	MAIN SERVICE PANEL & WARNING LABEL
	LOAD CENTER & WARNING LABELS
	DEDICATED PV SYSTEM METER

ABBREVIATIONS

A	AMPERE
AC	ALTERNATING CURRENT
ACD	AC DISCONNECT
BLDG	BUILDING
C	CONDUIT
CB	COMBINER BOX
CONC	CONCRETE
DC	DIRECT CURRENT
DCD	DC DISCONNECT
EGC	EQUIPMENT GROUNDING CONDUCTOR
(E)	EXISTING
EMT	ELECTRICAL METALLIC TUBING
GALV	GALVANIZED
GEC	GROUNDING ELECTRODE CONDUCTOR
GND	GROUND
I	CURRENT
I _{mp}	CURRENT AT MAX POWER
INV	INVERTER
I _{sc}	SHORT CIRCUIT CURRENT
LBW	LOAD BEARING WALL
LC	LOAD CENTER
KVA	KILOVOLT AMPERE
KW	KILOWATT
M	UTILITY METER
MIN	MINIMUM
MIR	MIRROR
MP	MAIN PANEL
(N)	NEW
NEC	NATIONAL ELECTRICAL CODE
NTS	NOT TO SCALE
OC	ON CENTER
PL	PROPERTY LINES
PV	PHOTOVOLTAIC
S	SUBPANEL
SCH	SCHEDULE
SFR	SINGLE FAMILY RESIDENCE
SSD	SEE STRUCTURAL DRAWINGS
STC	STANDARD TESTING CONDITIONS
SWH	SOLAR WATER HEATER
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
V	VOLT
V _{mp}	VOLTAGE AT MAX POWER
V _{oc}	VOLTAGE AT OPEN CURRENT
W	WATT
3R	NEMA 3R, RAIN TIGHT

SCOPE OF WORK

- INSTALL 18 SOLAR PANELS AT SITE

REVISIONS

NO.	DATE	DESCRIPTION

SEAL



GMEP ENGINEERS
 20430 Rancho Pkwy. S., Ste 120
 Lake Forest, CA 92650
 Tel: 949-267-9096

PROJECT NAME:
EARTH & IVY
 8280 BROADWAY,
 LEMON GROVE, CA 91845

SHEET TITLE
 SOLAR GENERAL NOTES
 & SHEET INDEX

DRAWN
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DATE
 03/13/23
SCALE
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JOB NO.
 22-652
SHEET

SO-1.0

REVISIONS		
NO.	DATE	DESCRIPTION

SEAL

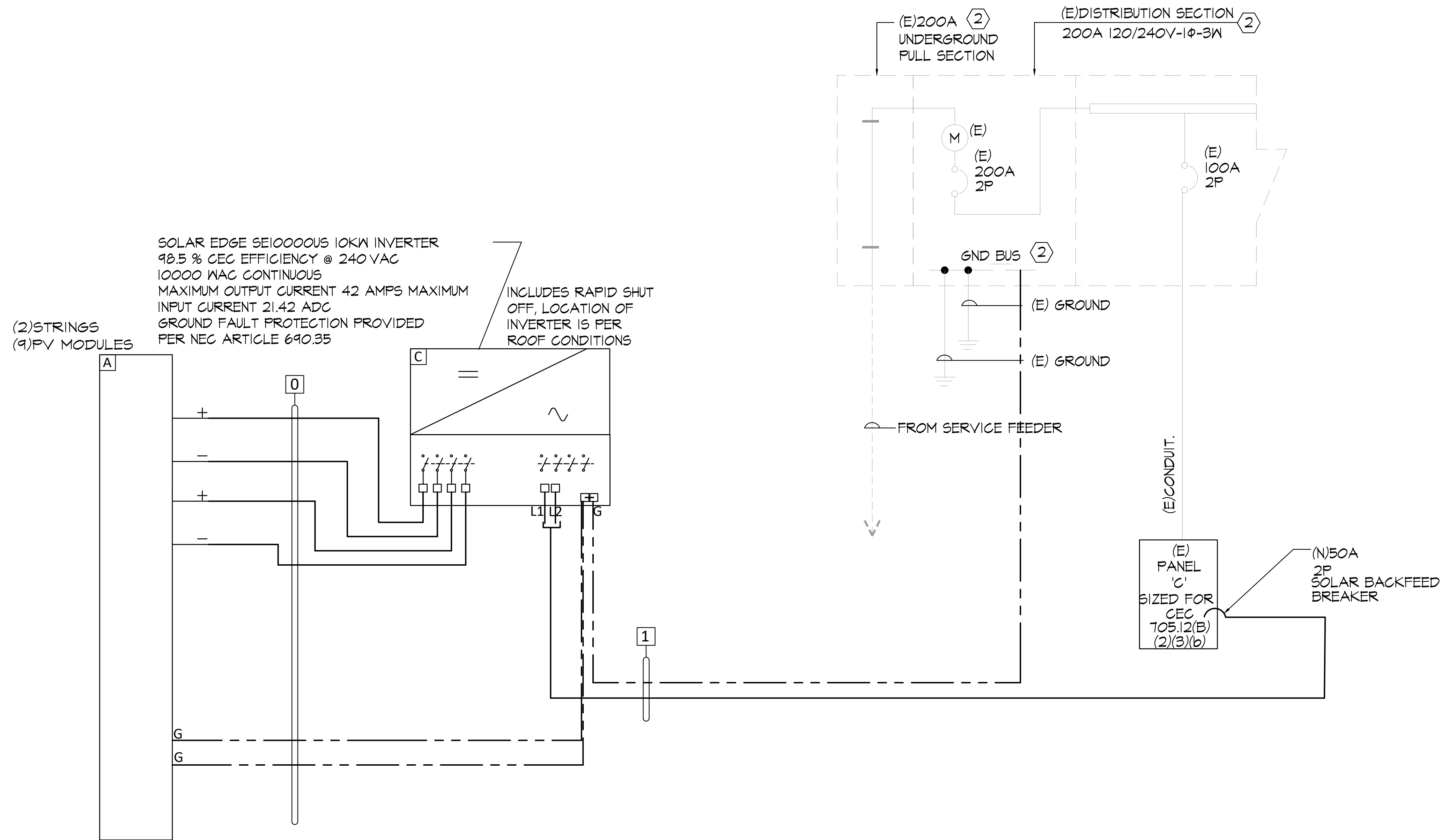
GMEP ENGINEERS
 20430 Rancho Pkwy. S., Ste 120
 Lake Forest, CA 92650
 Tel: 949-267-9090

PROJECT NAME:
EARTH & IVY
 8280 BROADWAY,
 LEMON GROVE, CA 91845

SHEET TITLE
 SOLAR SINGLE LINE

DRAWN: GMEP
 CHECKED: GMEP
 DATE: 03/13/23
 SCALE: AS NOTED
 JOB NO.: 22-652
 SHEET

SO-1.1



SOLAR LINE DIAGRAM

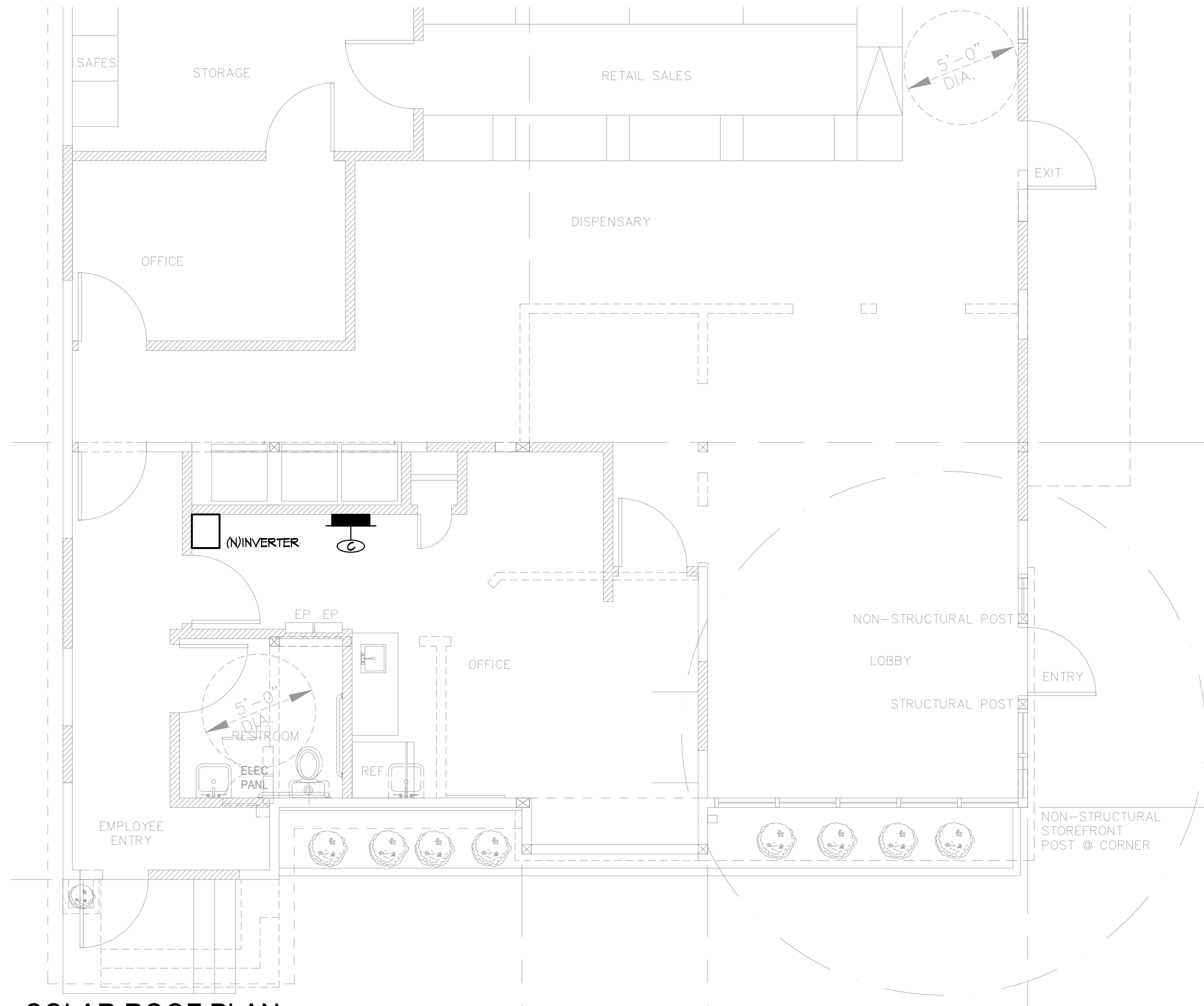
SCALE: NTS

EQUIPMENT SCHEDULE			
TAG	DESCRIPTION	MANUFACTURER	NOTES
A	SOLAR PHOTOVOLTAIC MODULE	Q.ANTUM DUO	(N) Q.PEAK DUO XL-G10.2 480
B	NOT USED.	NOT USED.	NOT USED.
C	INVERTER	SOLAR EDGE	(1) SE10000US
D	NOT USED.	NOT USED.	NOT USED.

CONDUIT AND CONDUCTOR SCHEDULE					
TAG	CONDUCTOR TYPE & CALCULATION	SIZE AWG OR kcmil	NUMBER OF CONDUCTORS	CONDUIT TYPE	CONDUIT SIZE
0	THWN-2 [X]	#12 AWG	4	N/A	N/A
	EQUIPMENT GROUND CONDUCTOR 10.62A X 1 X 1.25 = 13.3A	#8 AWG	2	N/A	N/A
1	THWN-2 [X]	#6 AWG	4	N/A	N/A
	EQUIPMENT GROUND CONDUCTOR 36A X 1.25 = 45 A	#8 AWG	1	N/A	N/A

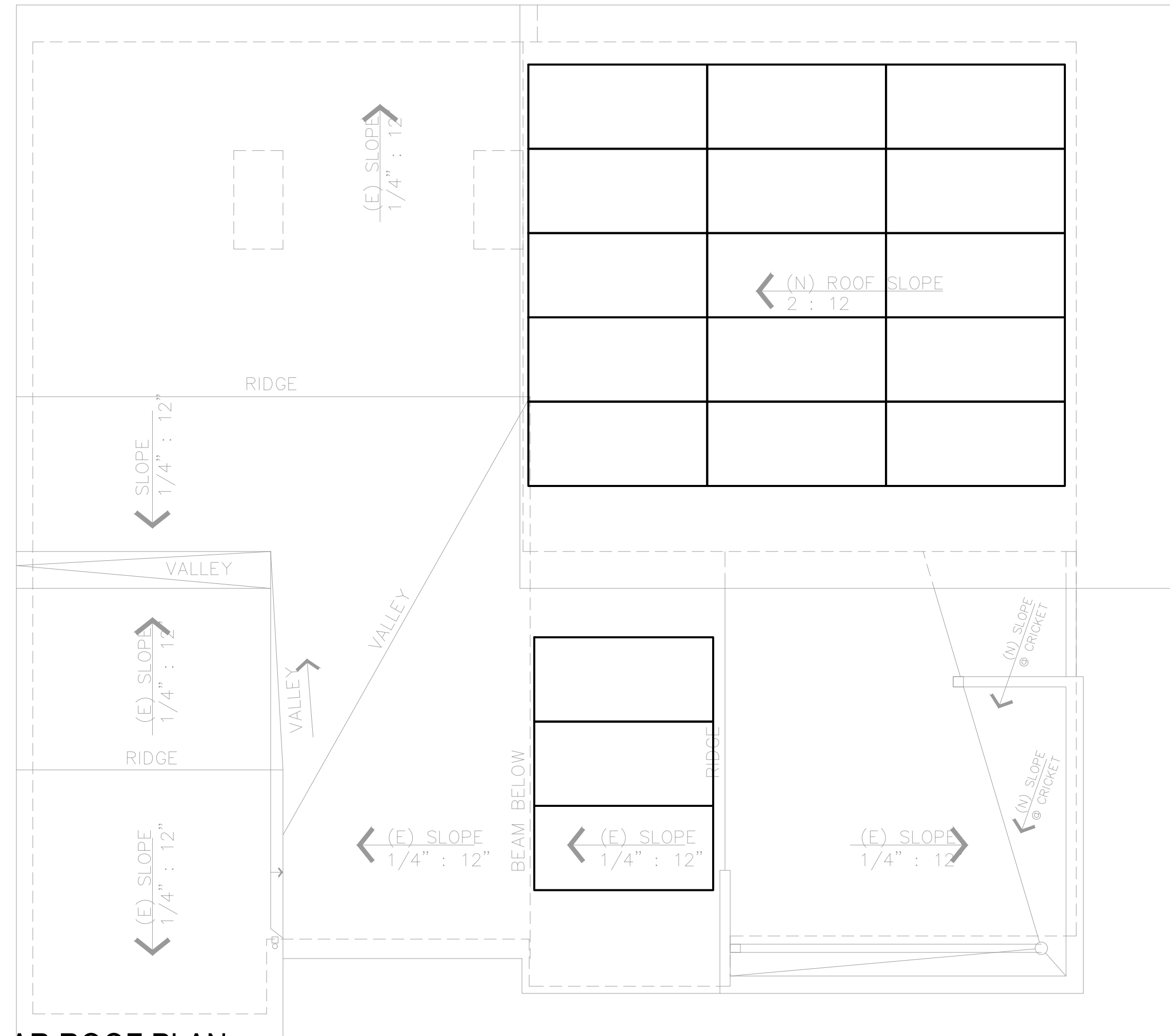
SOLAR LINE DIAGRAM KEYED NOTES

- ① NOT USED.
- ② REFER TO SINGLE LINE DIAGRAM ON E-1.0 FOR ELECTRICAL SINGLE LINE INFORMATION.



SOLAR ROOF PLAN

SCALE: 1/8" = 1'-0"



SOLAR ROOF PLAN

SCALE: 1/8" = 1'-0"

REVISIONS		
NO.	DATE	DESCRIPTION

SEAL

PROJECT NAME:
EARTH & IVY
 8280 BROADWAY,
 LEMON GROVE, CA 91845

SHEET TITLE
 SOLAR PLAN

DRAWN
 CHECKED
 GMEP
 DATE
 03/13/23
 SCALE
 AS NOTED
 JOB NO.
 22-652
 SHEET

SO-2.0

SYSTEM LABELS:

WARNING: PHOTOVOLTAIC POWER SOURCE

LABEL LOCATION: (JB)(C) EVERY 10'
PER CODE: NEC 690.31(D)(2)

ITEM #596-00206

PV SYSTEM DISCONNECT

LABEL LOCATION: (AC)(INV)(M)
PER CODE: 690.13(B)

WARNING!
NATIONAL GRID UTILITY METER IS ENERGIZED BY TWO SOURCES

LABEL LOCATION: (M)
PER CODE: NATIONAL GRID

UTILITY DISCONNECT

LABEL LOCATION: (AC)
PER CODE: NATIONAL GRID

WARNING DUAL POWER SOURCE SECOND SOURCE IS PHOTOVOLTAIC SYSTEM

LABEL LOCATION: (M)
PER CODE: NEC 705.10

ITEM #596-00495

PHOTOVOLTAIC AC DISCONNECT

MAXIMUM AC OPERATING CURRENT: 45A

NOMINAL OPERATING AC VOLTAGE: 240VAC

LABEL LOCATION: (M)
PER CODE: NEC 690.54

ITEM #596-00239

WARNING
INVERTER OUTPUT CONNECTION, DO NOT RELOCATED THIS OVERCURRENT DEVICE.

LABEL LOCATION: (M) NEXT TO BREAKER
PER CODE: NEC 705.12(B)(2)

ITEM #596-00589

MAIN PHOTOVOLTAIC SYSTEM DISCONNECT

LABEL LOCATION: (INV)
PER CODE: NEC 690.13(B)

WARNING
ELECTRICAL SHOCK HAZARD
THE DC CONDUCTORS OF THIS PHOTOVOLTAIC SYSTEM ARE UNGROUNDED AND MAY BE ENERGIZED

LABEL LOCATION: (JB), (A/C), (M), (INV)
PER CODE: NEC 690.13(B)

ITEM #596-00662

PV SYSTEM DC DISCONNECT

OPERATING CURRENT: 10.71A

OPERATING VOLTAGE: 403VDC

MAXIMUM SYSTEM VOLTAGE: 482VDC

SHORT CIRCUIT CURRENT: 11.26A

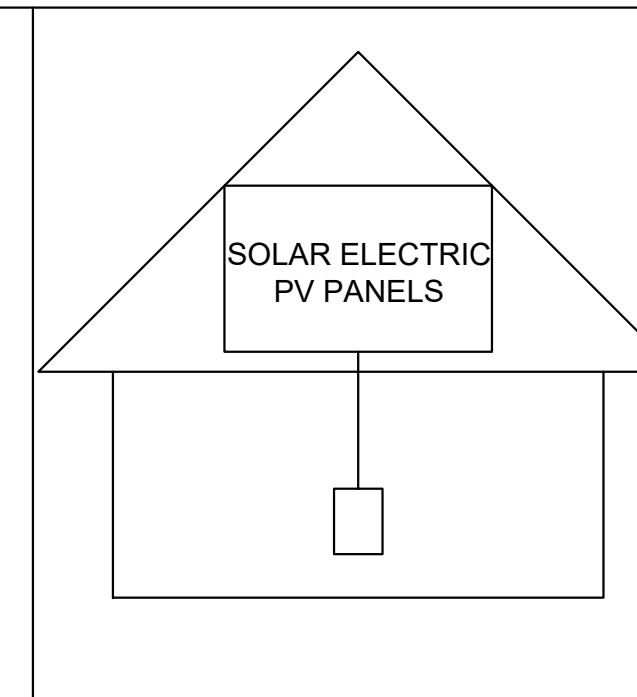
LABEL LOCATION: (INV)
PER CODE: NEC 690.53

ITEM #596-00241

SOLAR PV SYSTEM EQUIPPED WITH RAPID SHUTDOWN

TURN RAPID SHUTDOWN SWITCH TO THE "OFF" POSITION TO SHUTDOWN CONDUCTORS OUTSIDE THE ARRAY. CONDUCTORS WITHIN THE ARRAY REMAIN ENERGIZED IN SUNLIGHT.

LABEL LOCATION: (M)
PER CODE: NEC 690.56(C)(1)



ITEM #596-00885
SIZE, FORMAT, AND INSTALL PER CODE REQUIREMENT

REVISIONS		
NO.	DATE	DESCRIPTION

SEAL

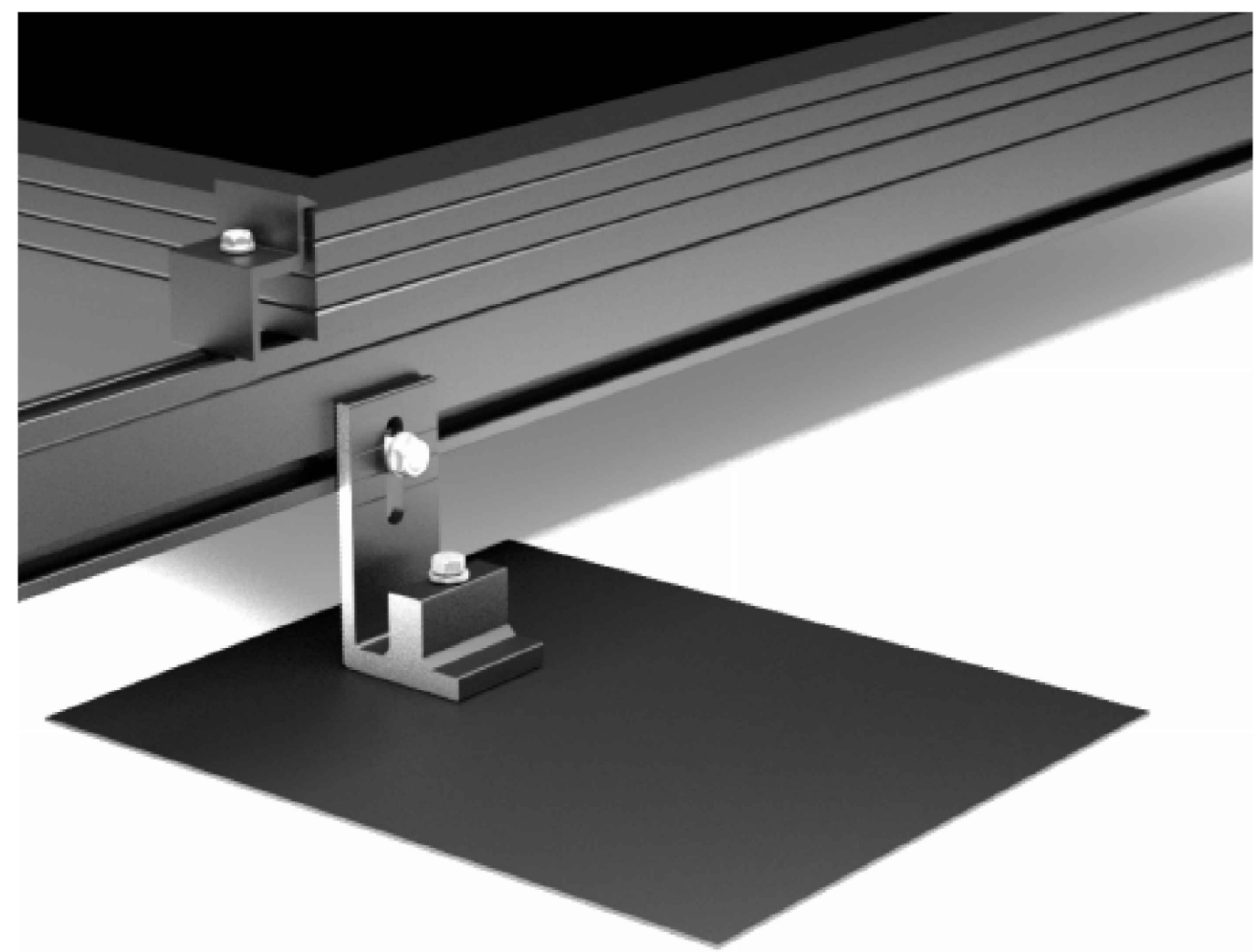
GMEP ENGINEERS
20430 Rancho Pkwy. S., Ste 120
Lake Forest, CA 92650
Tel: 949-267-9096

PROJECT NAME:
EARTH & IVY
8280 BROADWAY,
LEMON GROVE, CA 91845

SHEET TITLE
SOLAR DETAILS AND LABELS

DRAWN: GMEP
CHECKED: GMEP
DATE: 03/13/23
SCALE: AS NOTED
JOB NO.: 22-652
SHEET

SO-3.0



1.1 RATINGS / CERTIFICATION DETAILS

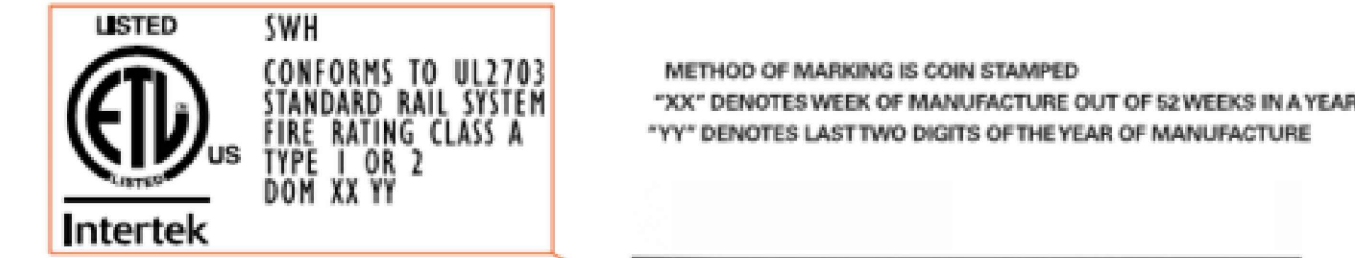
SWH solar racking system has been evaluated by Intertek Testing Services NA (ETL) and Listed to UL Standard 2703 for Grounding/Bonding, Mechanical Loading, and Fire Classification.

C CLASS A SYSTEM FIRE RATING PER UL 1703

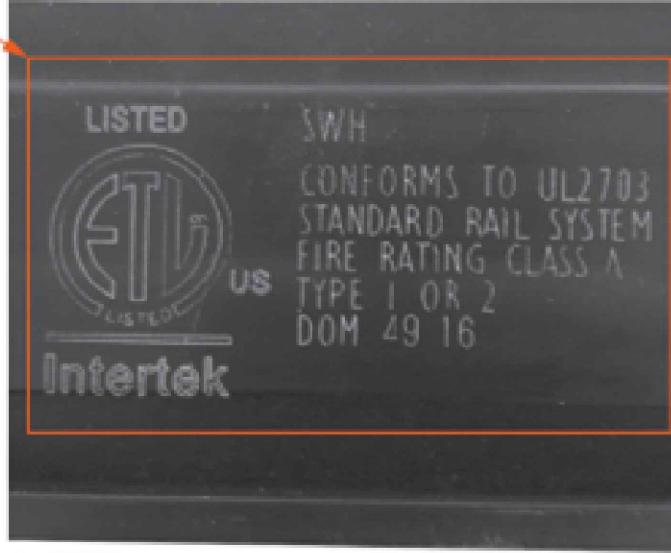
- Steep slope roof with Module Types 1 and 2.
- Any module-to-roof gap is permitted, with no perimeter guarding required. This rating is applicable with any third-party attachment.
- Class A rated PV systems can be installed on Class A, B, and C roofs without affecting the roof fire rating.

D METHOD OF MARKING

UL Listing stamped at the end of every rail.



METHOD OF MARKING IS COIN STAMPED
"XX" DENOTES WEEK OF MANUFACTURE OUT OF 52 WEEKS IN A YEAR
"YY" DENOTES LAST TWO DIGITS OF THE YEAR OF MANUFACTURE



SWH STANDARD RAIL
SAMPLE SHOWN

1.3 Installing SWH with top mounting clamps

This section covers SWH racking assembly where the installer has elected to use top mounting clamps to secure modules to the rails. It details the procedure for flush mounting SWH systems to a pitched roof.

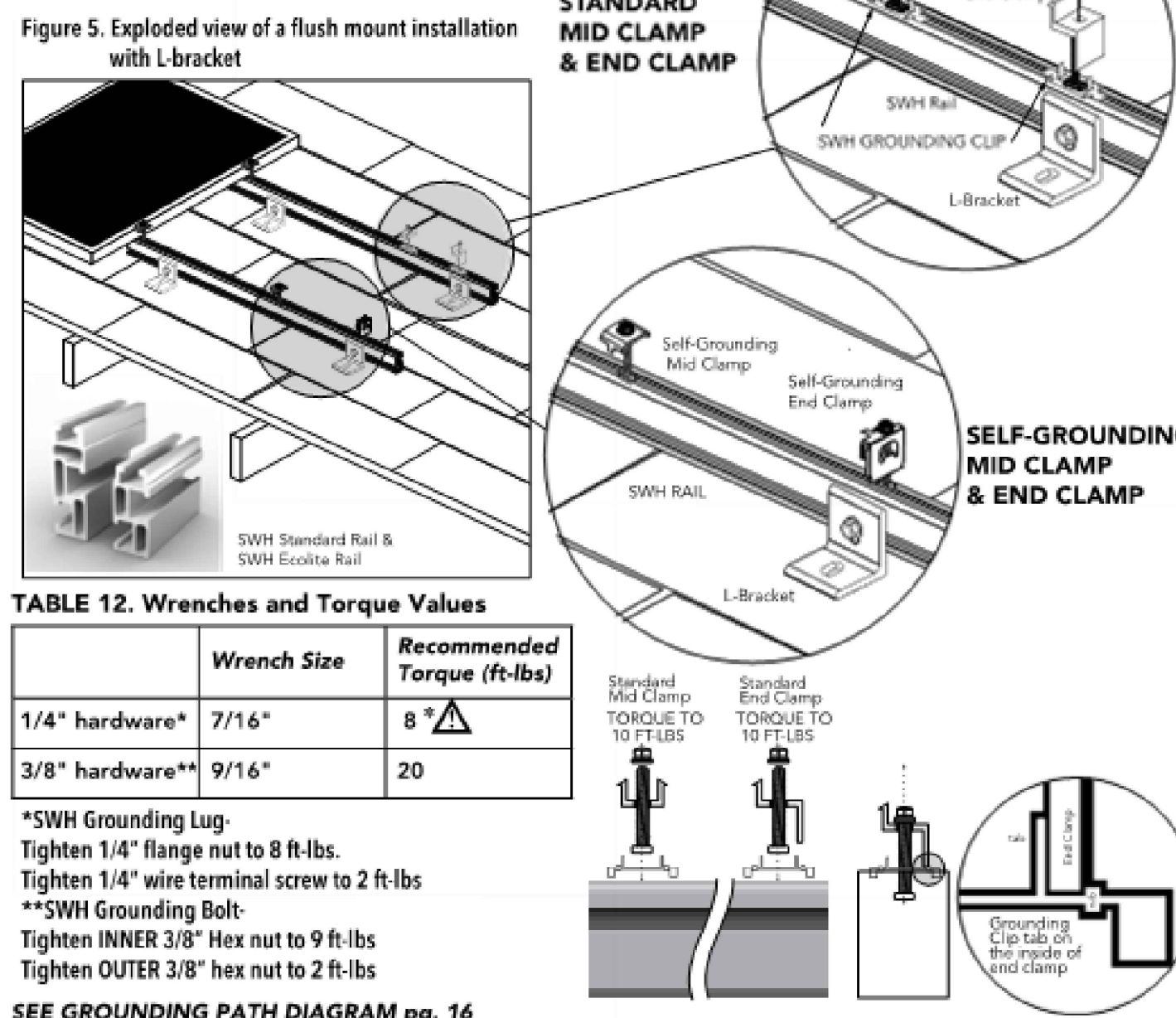


TABLE 12. Wrenches and Torque Values

Hardware	Wrench Size	Recommended Torque (ft-lbs)
1/4" hardware*	7/16"	8 *
3/8" hardware**	9/16"	20

- *SWH Grounding Lug: Tighten 1/4" flange nut to 8 ft-lbs. Tighten 1/4" wire terminal screw to 2 ft-lbs
- **SWH Grounding Bolt: Tighten INNER 3/8" Hex nut to 9 ft-lbs. Tighten OUTER 3/8" hex nut to 2 ft-lbs

SEE GROUNDING PATH DIAGRAM pg. 16

All SWH self-grounding end and mid clamps are intended for MULTIPLE USES at same or module frame locations.

*All top down clamps must be installed with anti-seize to prevent galling and provide uniformity in clamp load. Solar Warehouse recommends Silver Grade Loctite Anti-Seize Item numbers: 38181, 80209, 76732, 76759, 76764, 80206, and 76775, or equivalent. 1/4" - 20 hardware used in conjunction with top down clamps must be installed to 10 ft-lbs of torque. In addition, once the hardware are secured and integrity verified, it is recommended that thread lock be applied.

[3.2.8] Installing SWH rails and splices

Keep Rail slots free of roofing grit or other debris. For any nectar or oil cause bolts to bind as they slide in the slots.

INSTALLING SPLICES: If your installer uses SWH splice bars or grounding splice plates, attach the rails together (Fig. 12, 13) before mounting the rails to the footings. Center of splice plate midpoint must align with the 1/8" gap maximum to ensure proper grounding.

Although structural, the joint is not as strong as the rail (self). A rail should always be supported by one footing on BOTH sides of the splice.

MOUNTING RAILS ON FOOTINGS: SWH EcoLine rails must use 2"x2" L-bracket only. SWH standard rail may be attached to either of two mounting holes in the L-bracket (Fig. 14). Mount in the lower hole for a low profile, non-aesthetically pleasing installation. Mount in the upper hole for a higher profile, which will maximize airflow under the modules. This will cool them and may enhance performance in the hotter climates. Slide 3/8" hex end cap bolts into the footing bolt slots. Loosely attach the rails to the footings with the flange nuts. Ensure that the rails are oriented to the footings as shown in Figures 7, 8, 10, 11 which ever is appropriate.

Expansion joints prevent buckling of rails due to thermal expansion. Splice bars or grounding splice plates may be used for thermal expansion joints. To create a thermal expansion joint, slide the splice bar or splice plate in the footing slots of both rail lengths, and leave approximately 1/2" between the rail segments. Secure the splice bar or splice plate with two screws on one side or one side only (Fig. 15). Fastenings should be done on both sides if possible. It should be secured normally on both sides of the splice. No 7/8" module or mounting hardware components should straddle the expansion joint. Modules must clearly rest on the rail with mounting hardware terminating on that rail. 1-bolts should not be placed less than a distance of 1" from the end of the rail regardless of a splice with the exception of the high profile mode installation for the trim. The most set of modules would then start after the splice with mounting hardware beginning on the next rail.

A thermal break is required every 40 feet of continuous connected rail. For additional concerns on thermal break in your specific project, please consult a licensed structural engineer.

Bonding connections with splice used as thermal break - Options shown use two SWH grounding bolts or SWH grounding lugs and shielded copper wire, or SWH splice jumper.

Figure 15. BONDING EXPANSION JOINT



Figure 12. SPLICE BAR ATTACHMENT FOR STANDARD RAILS ONLY

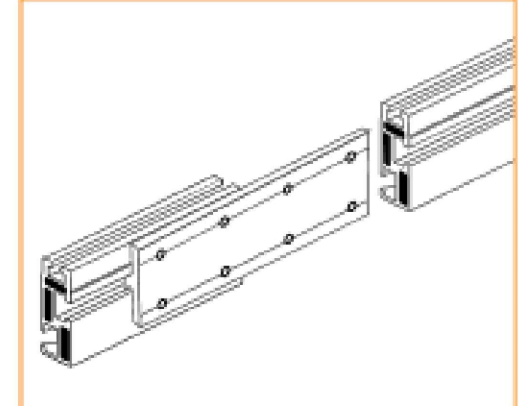


Figure 13. SPLICE PLATE ATTACHMENT FOR STANDARD OR ECOLINE RAILS

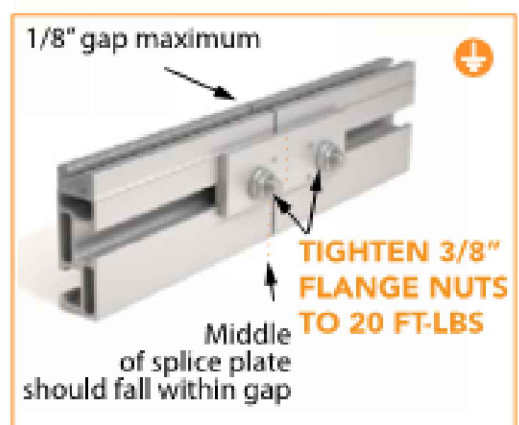
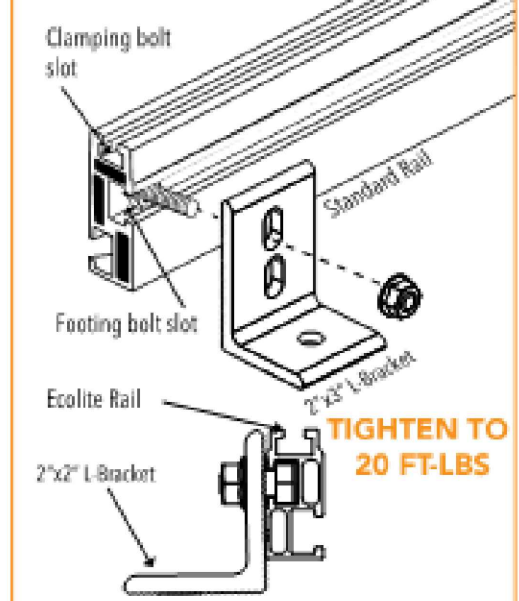


Figure 14. FOOT-TO-RAIL ATTACHMENT



1.4 Installing the modules

SAFETY: In high-profile installations, the best practice would be to install a safety stopper plate fastened to the footing bolt slot at the aligned (lower) end of each rail. It will prevent the lower end clamps and clamping bolts from sliding out of the rail slot during installation.

PRE-WIRING: If there is a return cable to the inverter, connect it to the rail inside the L-bracket (Fig. 19, 20).

FIRST MODULE: Secure the first module with L-bolts and either SWH grounding end clamp (Fig. 17) or SWH standard end clamp (Fig. 18) at the aligned end of each rail. Allow 1.5" distance between the rail ends and the end clamps. Flipper (flange) nuts, center end and align the module as needed, and securely tighten the flange nuts.

You **MUST USE** the correct end size clamps for the corresponding modules in series (Fig. 19, 20).

Please note: SWH standard end clamps (Fig. 21) are designed to fit slightly inwards. Incorrect use will lead to structural failure.

All SWH end clamps are intended for MULTIPLE USES at same or different module frame locations.

Figure 19. Grounding End Clamp Sizes

Part Name	Part Number	Module Height (mm)
8" grounding end clamp	MR-SW-GEB-30	29-31
10" grounding end clamp	MR-SW-GEC-35	34-36
12" grounding end clamp	MR-SW-GEX-40	39-41
14" grounding end clamp	MR-SW-GEE-45	44-46
16" grounding end clamp	MR-SW-GEE-50	49-51

Figure 20. Standard End Clamp Sizes

Part Name	Part Number	Module Height (mm)
10" end clamp	MR-SW-EC-35	34-36
12" black end clamp	MR-SW-EC-35B	34-36
12" end clamp	MR-SW-EC-40	39-41
14" black end clamp	MR-SW-EC-40B	39-41
14" end clamp	MR-SW-EF-45	44-46
16" black end clamp	MR-SW-EF-45B	44-46
16" end clamp	MR-SW-EE-50	49-51
18" black end clamp	MR-SW-EE-50B	49-51

Figure 16. Pre-wiring panels

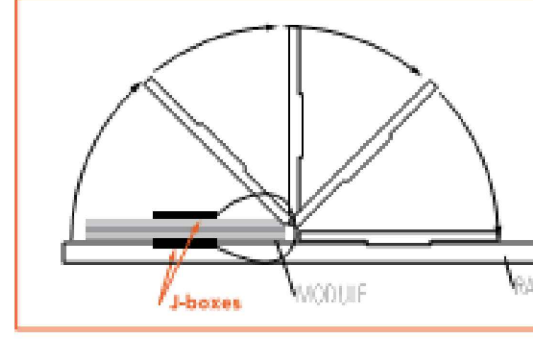


Figure 17. SWH grounding end clamp install

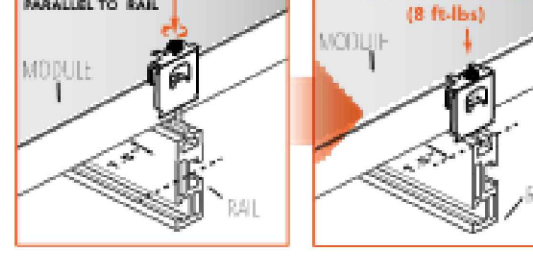


Figure 18. SWH standard end clamp install

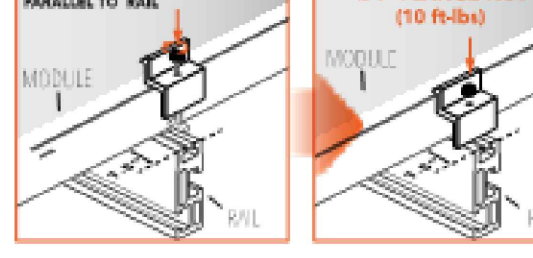


Figure 21. Check Grounding End Clamp Fit



Figure 22. Check Standard End Clamp Fit



1.5.2 Installing the modules

SECOND MODULE: Place second module in position, leaving a 1/2" to 1-1/2" gap between it and the previous module. While holding module in place, top down clamps into rail slots and rotate nuts to engage T-bolts.

Slide second module flush against the mid clamps. Once clamped flush in contact with both module frames and the bolts are properly aligned in slots, torque to 8 to 10 ft-lbs depending on the type of mid clamp. Repeat procedure for each following module.

You **MUST USE** the correct grounding end clamp size for the corresponding module thickness (Fig. 23, 24).

You **MUST USE** same height modules for mid clamps to properly secure modules (Fig. 24, 25).

All SWH mid clamps are intended for MULTIPLE USES at same or different module frame locations.

Figure 23. Grounding Mid Clamp Sizes

Part Name	Part Number	Module Height (mm)	Grounding T-bolt length (mm)
8" grounding mid clamp	EA-SW-GM-25B	<=32	50
10" grounding mid clamp	EA-SW-GM-25K	33-42	60
12" grounding mid clamp	EA-SW-GM-25E	43-51	70

Figure 24. Standard Mid Clamp Sizes

Part Name	Part Number	Module Height (mm)
Standard mid clamp (clear anodized)	MR-SW-MC-20	29-51
Standard mid clamp (black anodized)	MR-SW-MC-20B	29-51

Figure 25 Check Grounding Mid Clamp fit

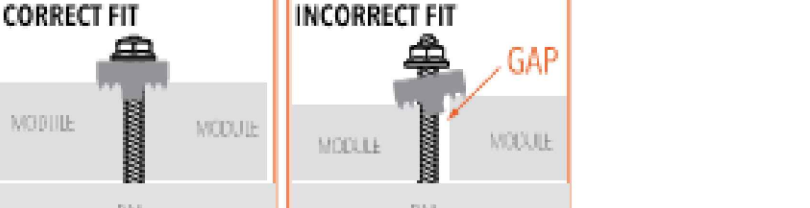
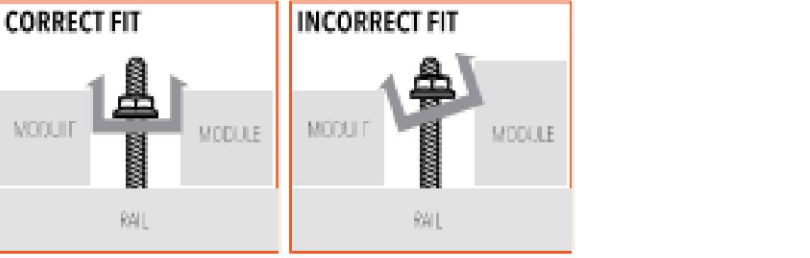
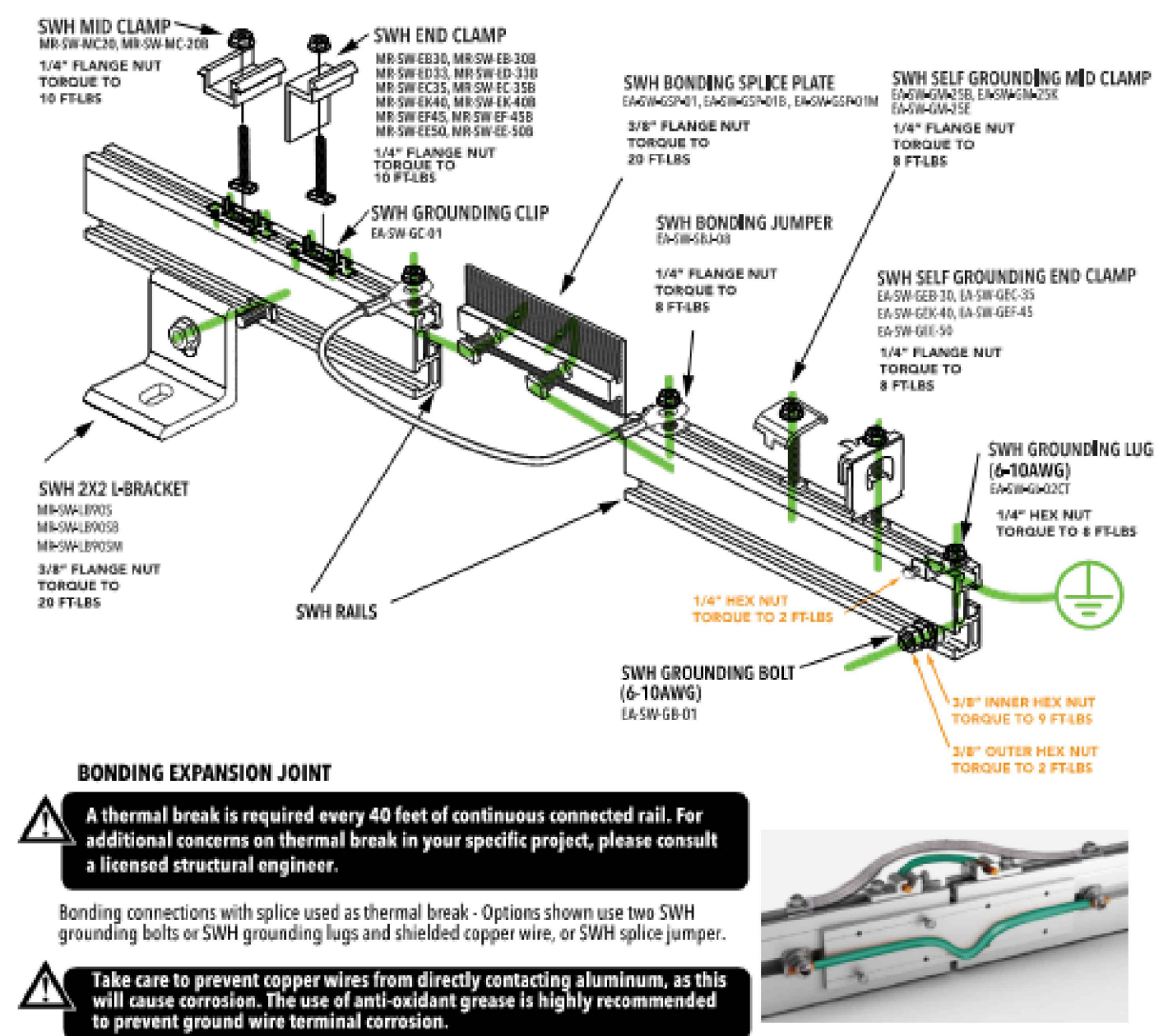


Figure 26. Check Standard Mid Clamp fit (Does not bond to module frame)



1.5.3 Grounding Path Diagram



BONDING EXPANSION JOINT
A thermal break is required every 40 feet of continuous connected rail. For additional concerns on thermal break in your specific project, please consult a licensed structural engineer.

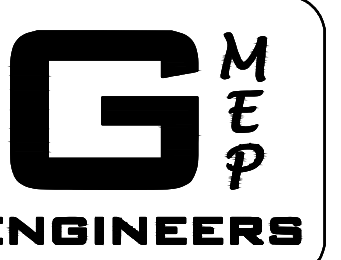
Bonding connections with splice used as thermal break - Options shown use two SWH grounding bolts or SWH grounding lugs and shielded copper wire, or SWH splice jumper.
Take care to prevent copper wires from directly contacting aluminum, as this will cause corrosion. The use of anti-oxidant grease is highly recommended to prevent ground wire terminal corrosion.

- 1/4" hardware* - Tighten to 8 ft-lbs**
*SWH Grounding lug- Tighten 1/4" wire terminal screw to 2 ft-lbs
- 3/8" hardware** - Tighten to 20 ft-lbs**
**SWH Grounding Bolt- Tighten INNER 3/8" hex nut to 9 ft-lbs - Tighten OUTER 3/8" hex nut to 2 ft-lbs

REVISIONS

NO.	DATE	DESCRIPTION

SEAL



20430 Rancho Pkwy., Ste 120
Lake Forest, CA 92630
Tel 949-267-9066

PROJECT NAME:
EARTH & IVY
8280 BROADWAY,
LEMON GROVE, CA 91845

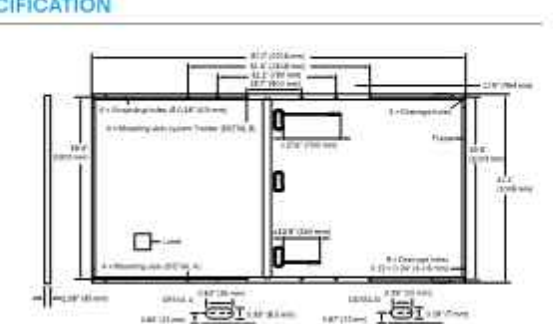
SHEET TITLE:
SOLAR RACKING INSTALLATION

DRAWN
GMEP
CHECKED
GMEP
DATE
03/13/23
SCALE
AS NOTED
JOB NO.
22-652

MECHANICAL SPECIFICATION

Formal	87.2" x 41.2" x 1.38" (including frame)
Weight	58.4lbs (26.5kg)
Front Cover	0.13" (3.2mm) Tempered pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Anodized aluminum
Cell	6 x 28 monocrystalline Q.ANTUM solar half cells
Substrate Box	2.03 x 2.08" x 1.26 x 2.39" x 0.58" x 0.76" (52.0 x 52.9 x 32.7 x 60.7 x 14.7 x 19.3mm)
Cable	4mm ² Solar cable (1) x 276mm (700mm) x 1 x 13.8mm (350mm) ¹
Connector	Break-A-Way Break-A-Way (1) x 276mm (700mm) x 1 x 13.8mm (350mm) ¹

¹ Long cables (1) x 475mm (1200mm) x 1 x 13.8mm (350mm) for landscape installation are available upon request.



ELECTRICAL CHARACTERISTICS

POWER CLASS	470	475	480	485	490	495
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, ETC. (POWER TOLERANCE: ±0.5% (W - 0.1%))						
Power at MPPT	440	445	450	455	460	465
Short Circuit Current ¹	5.0	5.1	5.2	5.3	5.4	5.5
Open Circuit Voltage ¹	58.54	58.58	58.61	58.64	58.68	58.71
Current at MPPT	10.62	10.66	10.71	10.76	10.81	10.86
Voltage at MPPT	44.27	44.54	44.81	45.07	45.35	45.62
Efficiency ²	22.3%	22.5%	22.7%	22.9%	23.1%	23.4%
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, MANDOT ³						
Power at MPPT	393.8	398.4	403.1	407.8	412.5	417.2
Short Circuit Current	5.0	5.05	5.1	5.15	5.2	5.25
Open Circuit Voltage	58.49	58.53	58.56	58.59	58.62	58.65
Current at MPPT	8.24	8.28	8.32	8.37	8.42	8.47
Voltage at MPPT	42.28	42.49	42.72	42.94	43.17	43.39

¹ Measured tolerance P_{max} ±3%, I_{sc} ±5%, V_{oc} ±5% at STC 1000W/m², 25.2°C, AM 1.5 according to IEC 60364-3-1403/EN 50538 spectrum A41.5

Q CELLS PERFORMANCE WARRANTY

At least 80% of nominal power during first year. Thereafter 0.5% degradation per year. At least 81.5% of nominal power up to 20 years. At least 86% of nominal power up to 25 years.

PERFORMANCE AT LOW IRRADIANCE

Typical module performance under low irradiance conditions in comparison to STC conditions (25°C, 1000W/m²)

TEMPERATURE COEFFICIENTS

Temperature Coefficient of P _{max}	β [%/K]	-0.54	Temperature Coefficient of V _{oc}	β [%/K]	-0.27
Temperature Coefficient of I _{sc}	β [%/K]	+0.04	Nominal Module Operating Temperature (MNDOT)	β [°C]	109.43 (413.13)°C

PROPERTIES FOR SYSTEM DESIGN

Maximum System Voltage V _{oc}	(V)	1500 (IEC) / 1550 (UL)	PIV module classification	Class II
Maximum Series Fuse Rating (A DC)	(A DC)	20	Fuse Rating based on ANSI/UL 61730	TYPE 1
Max. Design Load, Peak (Psi)	(Psi)	75 (5000Pa) / 42 (3000Pa)	Permitted Module Temperature in Conformance with	-40°F up to +148°F / -40°C up to +60°C
Min. Start Load, Snow (Psi)	(Psi)	113 (8400Pa) / 83 (6000Pa)		

QUALIFICATIONS AND CERTIFICATES

UL 61730 Class II, IEC 61215, IEC 61730, CE, TUV SUD, TÜV Rheinland, VDE, GS, ISO 9001, ISO 14001, ISO 45001

PACKAGING INFORMATION

Horizontal packaging	89.4x	43.3x	47.6x	1810.8x	22	30	29
Vertical packaging	227mm	1120mm	1210mm	603 kg	20	30	29

RoHS CE

Q.ANTUM DUO SOLAR PANEL
SCALE: NONE

powered by **Q.ANTUM DUO/Z**

Q. PEAK DUO XL-G10.2

470-495 ENDURING HIGH PERFORMANCE




- BREAKING THE 21% EFFICIENCY BARRIER**
Q.ANTUM DUO Z Technology with zero gap cell layout boosts module efficiency up to 23.6%.
- LOW ELECTRICITY GENERATION COSTS**
Higher yield per surface area, lower BOS costs and up to 80 watts more modules power than standard 144 half-cell modules.
- ENDURING HIGH PERFORMANCE**
Long-term yield security with Anti-LID Technology, Anti PID Technology, Hot Spot Protect and Traceable Quality Tra.Q™.
- EXTREME WEATHER RATING**
High-tech aluminum alloy frame, certified for high snow (5400Pa) and wind loads (3000Pa).
- A RELIABLE INVESTMENT**
Includes 12-year product warranty and 25-year linear performance warranty!
- STATE OF THE ART MODULE TECHNOLOGY**
Q.ANTUM DUO optimizes cutting-edge cell separation and innovative 12-busbar design with Q.ANTUM Technology.

THE IDEAL SOLUTION FOR:
Ground-mounted solar power plants

Engineered in Germany



Single Phase Inverter with HD-Wave Technology for North America

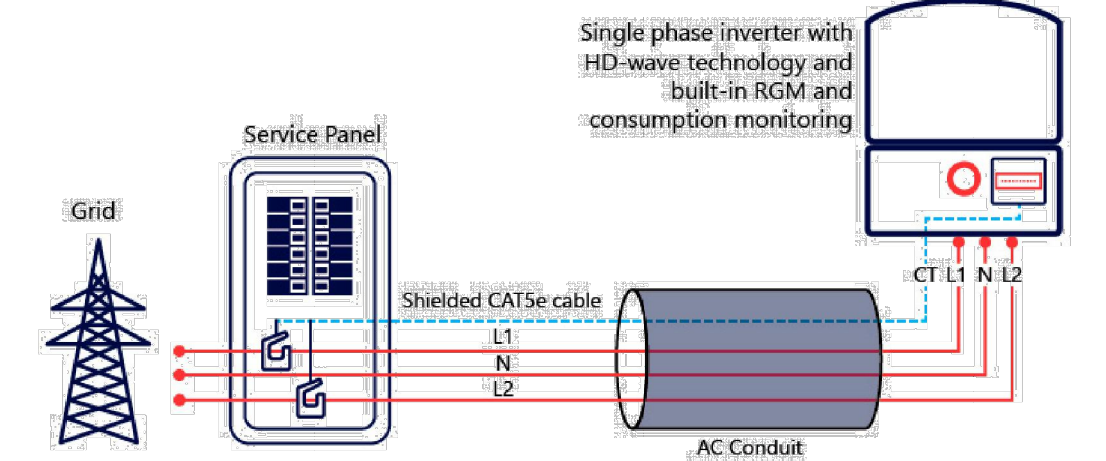
SE3000H-US / SE3800H-US / SE5000H-US / SE6000H-US / SE7600H-US / SE10000H-US / SE11400H-US

MODEL NUMBER	SE3000H-US	SE3800H-US	SE5000H-US	SE6000H-US	SE7600H-US	SE10000H-US	SE11400H-US
Supported Communication Interfaces	RS485, Ethernet, ZigBee (optional), Cellular (optional)						
Revenue Grade Metering, ANSI C12.20	Optional ¹						
Consumer metering	Optional ²						
Inverter Commissioning	With the SetApp mobile application using Built-in Wi-Fi Access Point for Local Connection						
Rapid Shutdown - NEC 2014, NEC 2017 and NEC 2020, 690.12	Automatic Rapid Shutdown upon AC Grid Disconnect						
STANDARD COMPLIANCE							
Safety	UL1741, UL1741 SA, UL1699B, CSA C22.2, Canadian AFCI according to TLL M-07						
Grid Connection Standards	IEEE1547, IEEE 21, Rule 14 (4)						
Emissions	FCC Part 15 Class B						
INSTALLATION SPECIFICATIONS							
AC Output Conduit Size / AWG Range	1" Maximum / 14-6 AWG				1" Maximum / 14-4 AWG		
DC Input Conduit Size / # of Strings / AWG Range	1" Maximum / 1-2 strings / 14-6 AWG				1" Maximum / 1-3 strings / 14-4 AWG		
Dimensions with Safety Switch (HxWxD)	17.7 x 14.6 x 6.8 / 450 x 370 x 174		21.3 x 14.6 x 7.3 / 540 x 370 x 185		in / mm		
Weight with Safety Switch	22 / 10		25.1 / 11.4		26.2 / 11.9		lb / kg
Noise	< 25		< 25		< 25		dBA
Cooling	Natural Connection						
Operating Temperature Range	-40 to +40 / -40 to +50 ³						
Protection Rating	NEMA 4X (inverter with Safety Switch)						

¹ Inverter with Revenue Grade Meter P/N: SE3000H-US0008NCA, Inverter with Revenue Grade Production and Consumption Meter P/N: SE3000H-US0008N4. For consumption metering, current transformers should be ordered separately. SE3000H-US0008N4-12 or SE3000H-US0008N4-20 with per box.
² Full power up to at least 50°C / 122°F. For power de-rating information refer to: https://www.solar-edge.com/sites/default/files/temperature-de-rating-note-na.pdf

How to Enable Consumption Monitoring

By simply wiring current transformers through the inverter's existing AC conduits and connecting them to the service panel, homeowners will gain full insight into their household energy usage helping them to avoid high electricity bills



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RoHS

Single Phase Inverter with HD-Wave Technology for North America

SE3000H-US / SE3800H-US / SE5000H-US / SE6000H-US / SE7600H-US / SE10000H-US / SE11400H-US

MODEL NUMBER	SE3000H-US	SE3800H-US	SE5000H-US	SE6000H-US	SE7600H-US	SE10000H-US	SE11400H-US
Rated AC Power Output	3000	3800 @ 240V 3300 @ 208V	5000	6000 @ 240V 5000 @ 208V	7600	10000	11400 @ 240V 10000 @ 208V
Maximum AC Power Output	3000	3800 @ 240V 3300 @ 208V	5000	6000 @ 240V 5000 @ 208V	7600	10000	11400 @ 240V 10000 @ 208V
AC Output Voltage Min.-Nom.-Max. (240 - 240 - 264V)	✓	✓	✓	✓	✓	✓	✓
AC Output Voltage Min.-Nom.-Max. (183 - 208 - 229)	✓	✓	✓	✓	✓	✓	✓
AC Frequency (Nominal)	59.3 - 60 - 60.3 ¹						
Maximum Continuous Output Current @240V	12.5	16	21	25	32	42	47.5
Maximum Continuous Output Current @208V	-	16	-	24	-	-	48.5
Power Factor	1, Adjustable - 0.85 to 0.85						
GFD Threshold	1						
Utility Monitoring, Islanding Protection, Country Configurable Thresholds	Yes						
INPUT							
Maximum DC Power @240V	4650	5900	7750	9300	11800	15500	17650
Maximum DC Power @208V	-	5100	-	7750	-	-	15500
Transformerless, Ungrounded	Yes						
Maximum Input Voltage	480						
Nominal DC Input Voltage	380						
Maximum Input Current @240V ²	8.5	10.5	13.5	16.5	20	27	30.5
Maximum Input Current @208V ²	-	9	-	13.5	-	-	27
Max. Input Short Circuit Current	45						
Reverse-Polarity Protection	Yes						
Ground-Fault Isolation Detection	600k Ω Sensitivity						
Maximum Inverter Efficiency	99	99.2					99
CEC Weighted Efficiency	99	99.2					99 @ 240V 98.5 @ 208V
Nighttime Power Consumption	< 2.5						

¹ For other regional settings please contact local support.
² A higher current source may be used, the inverter will limit its input current to the value stated.

SOLAR INVERTER
SCALE: N.T.S

Single Phase Inverter with HD-Wave Technology for North America

SE3000H-US / SE3800H-US / SE5000H-US / SE6000H-US / SE7600H-US / SE10000H-US / SE11400H-US



12-25 YEAR WARRANTY

INVERTERS

Optimized installation with HD-Wave technology

- Specifically designed to work with power optimizers
- Record-breaking 99% weighted efficiency
- Quick and easy inverter commissioning directly from a smartphone using the SolarEdge SetApp
- Fixed voltage inverter for longer strings
- Integrated arc fault protection and rapid shutdown for NEC 2014, NEC 2017 and NEC 2020 per article 690.11 and 690.12
- UL1741 SA certified, for CPUC Rule 21 grid compliance
- Small, lightweight, and easy to install both outdoors or indoors
- Built-in module-level monitoring
- Optional: Faster installations with built-in consumption metering (1% accuracy) and production revenue grade metering (0.5% accuracy, ANSI C12.20)

solaredge.com **solar**edge

REVISIONS		
NO.	DATE	DESCRIPTION

SEAL

GMEPE ENGINEERS

20430 Rancho Pkwy., 8, Ste 120
Lake Forest, CA 92650
Tel: 949-267-9000

PROJECT NAME: **EARTH & IVY**
8280 BROADWAY, LEMON GROVE, CA 91845

SHEET TITLE: **SOLAR CUTSHEET**

DRAWN: **GMEP**
CHECKED: **GMEP**
DATE: **03/13/23**
SCALE: **AS NOTED**
JOB NO.: **22-652**
SHEET

SO-3.2

1.4.1 Planning your SWH installations

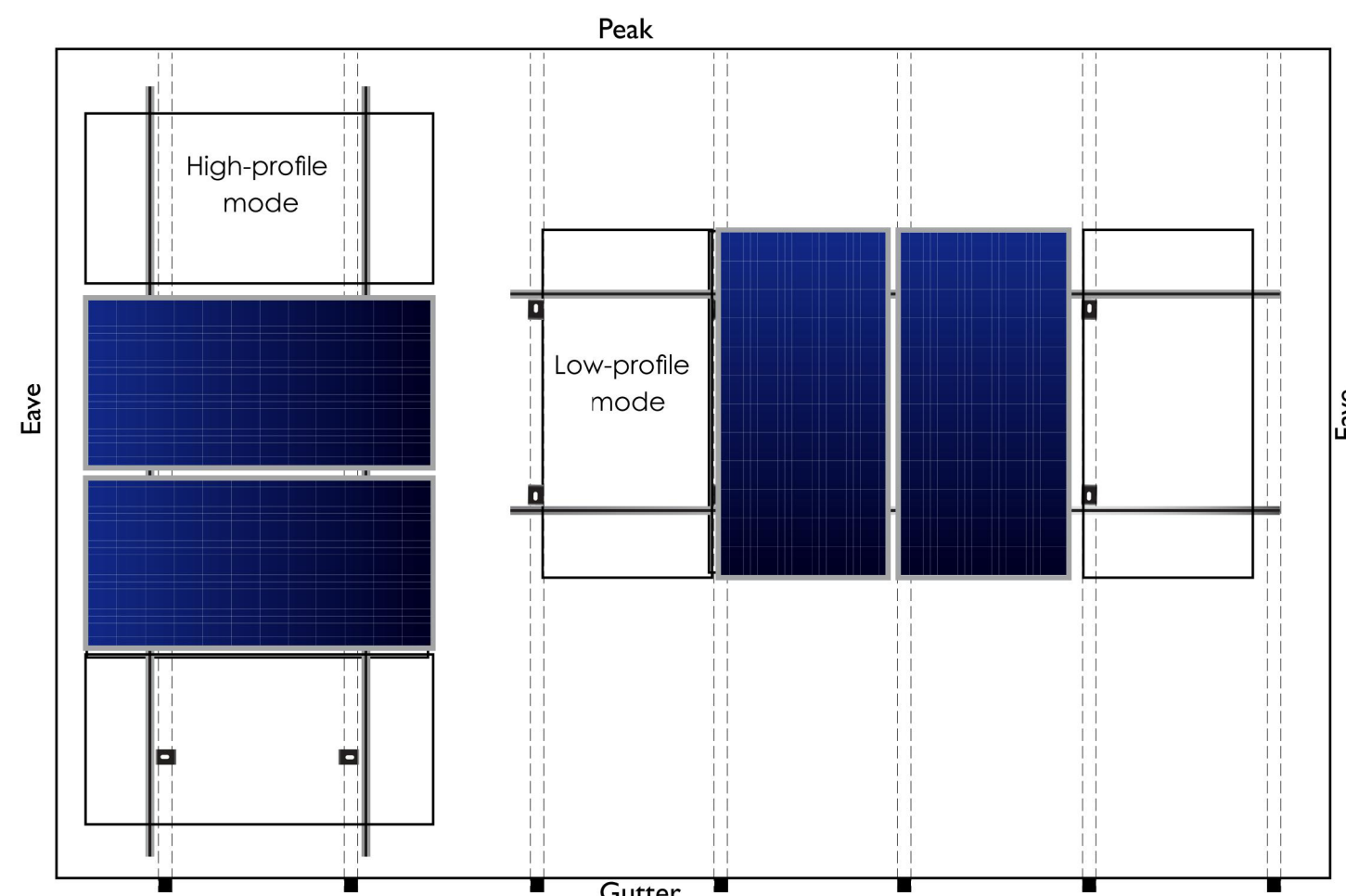
The installation can be laid out with rails parallel to the rafters or perpendicular to the rafters. Note that SWH rails make excellent straight edges for doing layouts. Center the installation area over the structural members as much as possible. Leave enough room to safely move around the array during installation. Some building codes require minimum clearances around such installations, and the user should be directed to also check 'The Code'.

The width of the installation area equals the length of one module.

The length of the installation area is equal to:

- the total width of the modules,
• plus 1/4 inch for each space between modules for self-grounding mid clamp
• plus 3 inches (1 1/2 inches for each pair of self-grounding end clamps).

Figure 6. Rails may be placed parallel or perpendicular to rafters.



Rail cantilever/overhang span shall NOT exceed 25% of footing attachment spacing

1.2 SWH Solar Racking Components

ROOF ATTACHMENT OPTIONS

Standoff [1.4.3], pg. 8
Flashed L Feet [1.4.5], pg. 10
Tile Strut [1.4.4], pg. 9
Roof Bar [1.4.6], pg. 11
Roof Hook [1.4.7], pg. 12

Installer supplied materials:
• Waterproof roofing sealant/caulking
• Roof flashing (when required)

Table 11: Lag- pull-out (withdrawal) capacities (lbs) in typical roof lumber (ASD)

Table with 3 columns: Species, Specific gravity, 1/2" lag screw specifications per inch thread depth. Includes species like Douglas Fir, Hem, Spruce, etc.

1.2 SWH SOLAR RACKING COMPONENTS

INTEGRATED BONDING PER UL 2703

Standard Rail, Ecolite Rail, Rail Splice Bar-For Standard Rail Only, Self Grounding Splice Plate, L-Bracket. Includes Grounding Components: Grounding Bolt, Grounding Lug, Bonding Jumper, Self Grounding Mid Clamp, Self Grounding End Clamp, Grounding Clips, Mid Clamp, End Clamp.

Installer supplied materials:
• Waterproof roofing sealant/caulking
• Roof flashing

All SWH end and mid clamps are intended for MULTIPLE USES at same or different module frame locations

SWH grounding washer and clip are intended for SINGLE USE ONLY. Functionality may be compromised if reused.

1.4.4 Tile Strut Installation

12-step diagram showing the process of installing a tile strut on a roof, from selecting a tile to final tightening.

NOTE: Water and debris runs through the lowest point. Always attach threaded rod at the peak of the tile.

1.4.3 Layout out standoffs

Standoffs (Figure 9) are used to increase the height of the array above the surface of the roof. Pair each standoff with a flashing to seal the lag bolt penetrations to the roof.

Figure 10. Layout with rails perpendicular to rafters

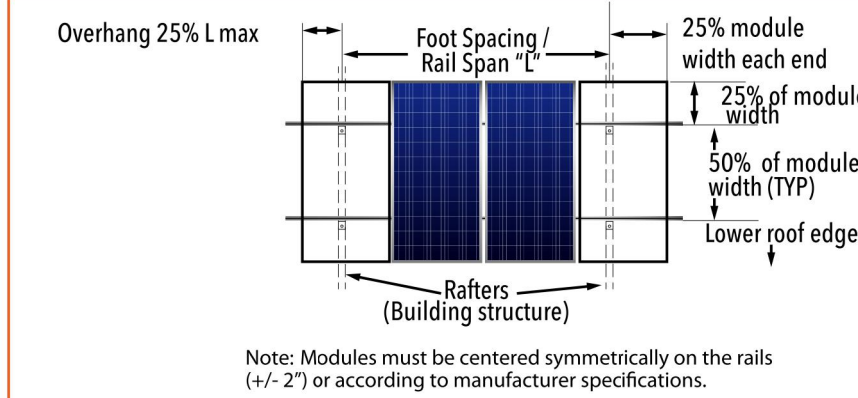


Figure 11. Layout with rails parallel to rafters

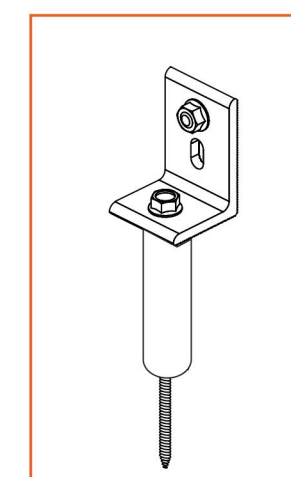
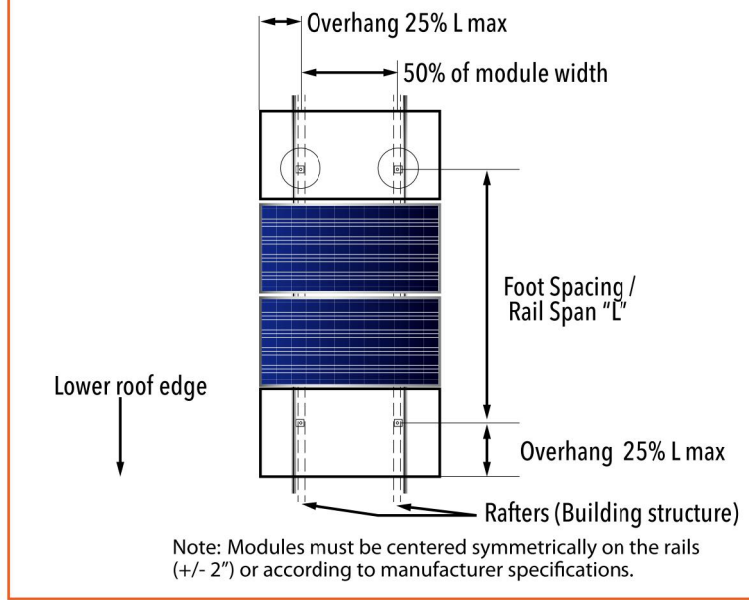


Figure 9. Standoff in conjunction with an L-Bracket.

If multiple high-profile rows are to be installed adjacent to each other, it may not be possible for each row to be centered above the rafters.

Installing Standoffs:

Drill 3/16 inch pilot holes through the underlayment into the center of the rafters at each standoff location.

SWH aluminum standoffs (1" O.D.) are designed for collared flashings. Install and seal flashings and standoffs using standard building practices or as the company providing roofing warranty directs.

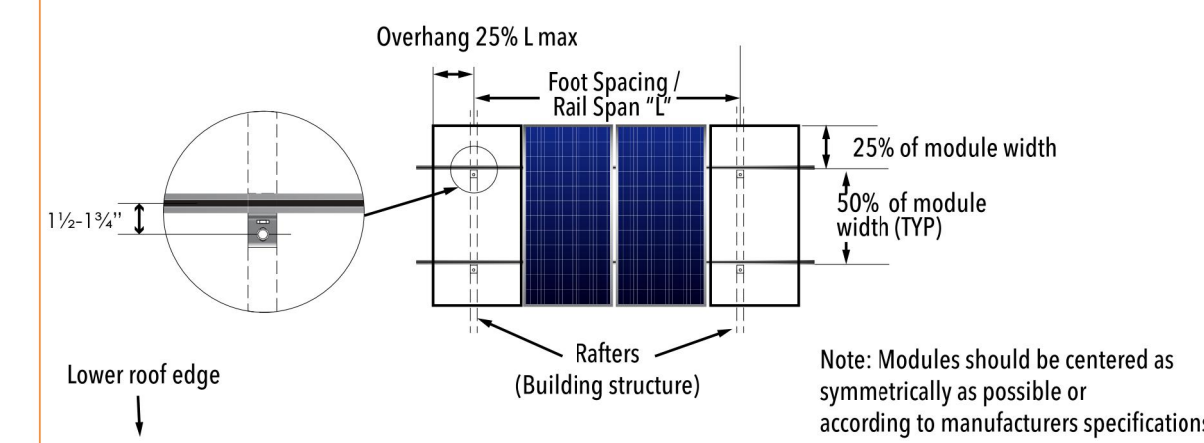
1.4.2 Laying out L-brackets

L-Brackets can be used for attachment through existing roofing material, such as asphalt shingles or sheathing to the building structure.

Use Figure 7 or 8 below to locate and mark the position of the L-bracket lag screw holes within the installation area.

If multiple high profile rows are to be installed adjacent to one another, it is not likely that each row will be centered above the rafters.

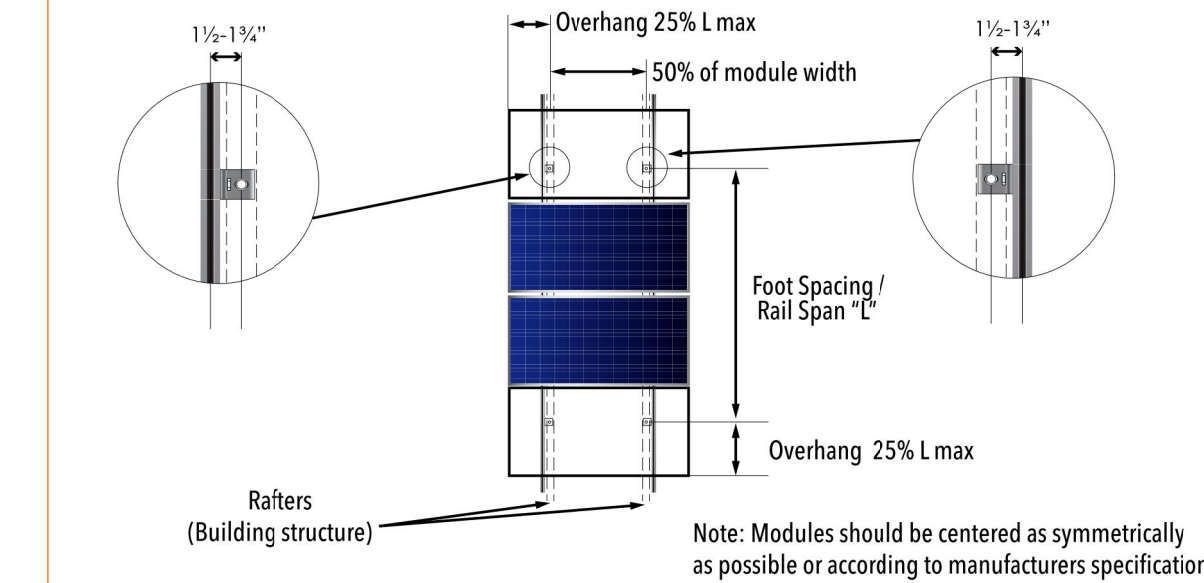
Figure 7. Layout with rails perpendicular to rafters.



Installing L-bracket:

Drill 3/16" pilot holes through the roof into the center of the rafter at each L-bracket lag screw hole location. Squirt sealant into the hole, and on the shafts of the lag screws. Seal the underside of the L-bracket with a suitable sealant.

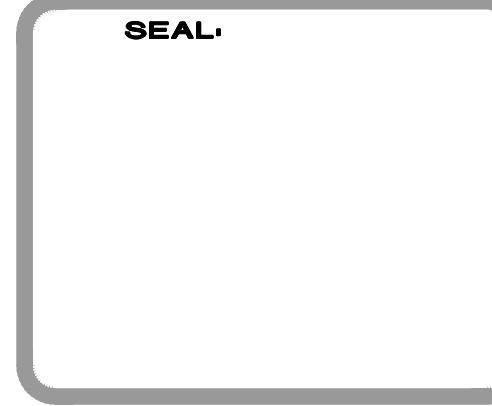
Figure 8. Layout with rails parallel to rafters



REVISIONS

NO. DATE DESCRIPTION

SEAL



20430 Rancho Pkwy., Ste. 810
Lake Forest, CA 92630
Tel. 949-267-9006

PROJECT NAME: EARTH & IVY
8280 BROADWAY,
LEMON GROVE, CA 91845

SHEET TITLE: SOLAR RACKING INSTALLATION

DRAWN: GMEP
CHECKED: GMEP
DATE: 03/13/23
SCALE: AS NOTED
JOB NO.: 22-652
SHEET

SO-3.2

From: Chris Williams <chris@xmgmedia.com>

Sent: Tuesday, April 4, 2023 6:42 AM

To: liana lebaron <lianalebaron@gmail.com>

Cc: Lydia Romero <lromero@lemongrove.ca.gov>; Bill Chopyk <bchopyk@lemongrove.ca.gov>; Michael Fellows <mfellows@lemongrove.ca.gov>; Racquel Vasquez <rvasquez@lemongrove.ca.gov>

Subject: Re: 8280 Broadway Progress Set

Ms. Lebaron,

Thank you for your email. My initial and only request for an extension was made in writing to Development Service Director Mr. Fellows on March 20, 2023. Well before the expiration of my permit on April 19, 2023. In addition, I requested a public hearing date for April 18, 2023, and was told by staff via email that the agenda was already full. The denial to have my extension on April 18, 2023, agenda put me at a significant disadvantage in comparison to the other MMD CUP's that received staff's recommendation for approval for an extension.

In contrast, Conditional Use Permit CUP - 180- 0002 for 6859 Federal Boulevard made an initial extension request in writing on September 1, 2019. This was only three days prior to their CUP expiration date on September 4, 2019. The meeting date to hear the Conditional Use Permit appears to have been on October 1, 2019, which would have been after their permit expired. With that said, staff recommended a time extension approval of one year to "allow the applicant to obtain a building permit, satisfy remaining conditions of approval, and commence operations."

CUP-170-0001 for the 6470 Federal Blvd permit expired on June 19, 2019, and had a meeting date for the extension request on June 18, 2019. Staff recommended approval for the extension request to "allow the applicant to complete the permitted tenant improvements, satisfy remaining conditions, and commence operations.

Please find the staff reports that recommended approval for time extensions for CUP -170-0001 and CUP- 180- 10002 attached to this email. I am respectfully asking the city council to allow me to obtain a building permit, complete the permitted tenant improvements, satisfy remaining conditions of approval, and commence operations.

Additionally, the owner of 6859 Federal Blvd was later indicted in the following months after their extension was granted and received favor from city staff and council to change ownership before commencing operations. I have made a public record request for more information on the matter, but I have yet to receive a complete response to records from the staff.

<https://www.justice.gov/usao-sdca/pr/cannabis-processing-firm-and-managers-plead-guilty-illegal-transportation-hazardous>

Sincerely,
Chris Williams

On Thu, Mar 30, 2023, 7:28 PM liana lebaron <lianalebaron@gmail.com> wrote:

Thank you for the email Mr. Williams.

When did you ask for your initial extension? And further...Did you submit a written request asking for an extension?

On Thursday, March 30, 2023, Chris Williams <chris@xmgmedia.com> wrote:

Ms. Romero,

Good morning. I hope all is well. I understand that Mr. Fellows is out on paternity leave.

Congratulations to him and his family on the new bundle of joy. The interim director, Mr. Chopyk, and I were going back and forth regarding the public hearing, municipal codes, and the significant progress we have made with the CUP. Unfortunately, during the conversation, I received an out-of-office reply from Mr. Chopyk. I have concerns that vital information for the hearing will not be considered in his absence due to time constraints. The email from Mr. Chopyk states he will not return to the office until April 3, 2023. This is only one day before the public hearing. With Mr. Chopyk out and the hearing so close, I figured you would be the next best person to contact. So with that said, please find our progress set below. It is a dropbox link that will show significant activity has been made. I'd like to make sure this information is shared with the public at the hearing.

In addition, I was attempting to seek clarification of the municipal code. 17.28.020 Application Procedures published on the city's website clearly state that as the permittee, I may file a written request *anytime* prior to the expiration of the permit. The Development Service Director may grant the initial extension. Can you please clarify, why based on the municipal code, a public hearing and filing fee were necessary for my initial extension request for the CUP?

K. *Time Extensions*. At any *time* prior to the expiration of approvals or permits subject to this title, the permittee for such approval or permit may file a written request for an *extension of time*. The development services director may grant an initial *extension* of the term of the permit.

Here is a link to the municipal code for

reference: https://library.qcode.us/lib/lemon_grove_ca/pub/municipal_code/item/title_17-chapter_17_28-17_28_020

Please let me know that this email was received and you were able to access the dropbox link showing significant activity has been made. I understand that Mr. Chopyk is out, so can you also confirm that the information and documentation within the dropbox link will be included in the staff report for the hearing? If you have any questions or concerns, please do not hesitate to contact me. Make it a great day Ms. Romero.

Respectfully,

Chris Williams
C:619 847 8264

----- Forwarded message -----

From: **Margit Whitlock** <margit@4designs.com>
Date: Mon, Mar 27, 2023 at 7:09 PM
Subject: 8280 Broadway Progress Set
To: Christopher Williams <chris@xmgmedia.com>

Evening Chris

In the link below you will find our progress set of construction documents. This set at 95%. I will leave it up to you if you would like to apply for building permits and ask the city to redline any of their concerns. Please keep in mind the progress set has yet to be coordinated between disciplines. Our principal structural engineer had covid and months of complications, so please ask for an extension of the CUP based on unforeseen circumstances.

<https://www.dropbox.com/s/uqjo7d6eu5azgmo/Earth%2BIvy%20full%20progress%20set%203.16.23.pdf?dl=0>

MEW

MARGIT E. WHITLOCK AIA, LEED AP
PRINCIPAL / CREATIVE DIRECTOR
ARCHITECTURAL CONCEPTS, INC.
[3958 FIRST AVE.](#)
[SAN DIEGO, CA 92103](#)
T: 619-531-0110 #102
E: MARGIT@4DESIGNS.COM
W: WWW.4DESIGNS.COM
[DESIGN: INTELLIGENCE MADE VISIBLE](#)

The sender has requested a read receipt. If you do not wish to provide one, [click here](#).

AUSTIN LEGAL GROUP
LAWYERS
3990 OLD TOWN AVE, STE A-101
SAN DIEGO, CA 92110
LICENSED IN
CALIFORNIA, ARIZONA & HAWAII
TELEPHONE
(619) 924-9600
FACSIMILE
(619) 881-0045

Writer's Email:
gaustin@austinlegalgroup.com

April 4, 2023

City Council
City of Lemon Grove
3232 Main Street,
Lemon Grove, CA 91945

VIA EMAIL

**RE: April 4, 2023 City Council Meeting - Agenda Item No. 3
Opposition to Time Extension Request for CUP-200-0001
Proposed MMD at 8280 Broadway**

Dear City Council:

Austin Legal Group submits this opposition letter on behalf of our clients, Rita Hirmez and Sabah Toma, with respect to Pick Axe Holdings LLC's ("Pick Axe" or "Applicant") request for a time extension of the expiration date for CUP-200-001 ("CUP"), a medical marijuana dispensary ("MMD") to be located at 8280 Broadway, Lemon Grove, CA 91945 (the "Extension Request").

As detailed below, the Extension Request must be denied because it is impossible for the Applicant to complete the CUP's conditions of approval prior to its April 19, 2023 expiration. The City of Lemon Grove ("City") has given the Applicant years and special concessions to process the CUP. More specifically, (1) the Applicant has failed to meet the CUP conditions necessary to prevent CUP expiration pursuant to Lemon Grove Municipal Code ("LGMC") Section 17.28.020(J)(2)(b)(i) and cannot meet these conditions prior to CUP expiration; (2) the Applicant has failed to make significant progress towards MMD operations; and (3) if approved, Pick Axe owner Chris Williams will continue to manipulate the City's permitting process in bad faith preventing future redevelopment within the City. Given this, the City Council should follow City Staff's recommendation to deny this Extension Request. This letter is expressly intended to be part of the administrative record.

BACKGROUND

For three and a half years, Pick Axe has failed to finalize and use its CUP as required pursuant to the LGMC. For three and a half years, Pick Axe has asked the City to sanction its failure. Pick Axe is back asking the City for yet another year when it has already had years. The following timeline illustrates Pick Axe's gamesmanship with regard to this CUP application.

- October 2019: Pick Axe submitted the first of its three Minor Use Permit (“MUP”) requests for an early separation findings for a MMD use at this location (“First MUP”).¹
- November 4, 2019: City approved First MUP with an expiration date of November 4, 2020.
- November 4, 2020: First MUP expired and Pick Axe failed to submit a CUP application during this time.
- November 30, 2020: Pick Axe submitted a CUP application which was significantly incomplete.
- December 23, 2020: City provided Pick Axe with a Notice of Incomplete letter stating that Pick Axe failed to provide the required materials needed for the City to review the application.²
- In December 2020: Pick Axe submitted its second request for early separation findings (“Second MUP”).
- January 13, 2021: City approved the Second MUP with an expiration date of January 13, 2022.
- November 16, 2021: Pick Axe submitted its third request for early separation findings (“Third MUP”). At this time, **almost 11 months later**, Pick Axe had ignored the City’s December 23, 2020 Notice of Incomplete letter. LGMC Section 17.28.020(J)(1) provides that a CUP application expires after a continuous 12-month period of inactivity.
- November 22, 2021: **Six days short of the CUP application’s expiration date** (i.e. November 30, 2021), Pick Axe gamed the City’s application expiration requirements by submitting an incomplete response to the City’s December 23, 2020 Notice of Incomplete letter solely to prevent the expiration of its CUP application.
- December 6, 2021: Pick Axe submitted additional, but still incomplete, CUP application materials to the City.
- December 21, 2021: City issued its second Notice of Incomplete to Pick Axe.³
- March 21, 2022: Despite missing several application items, the City issued a Notice of Complete for the Pick Axe CUP application and a hearing was set for April 19, 2022.⁴ The City’s rationale was to allow Pick Axe to move forward so long as those items were provided to the City within the CUP’s 1-year term. The missing application items included a **traffic analysis, parking study, and complete architectural plans**, all of which were required from other cannabis CUP applicants PRIOR to their respective CUP hearing.

¹ The City allows land use applicants subject to separation requirements to apply for an “early separation findings” via the City’s MUP process to determine whether the proposed use is compliant with the City’s separation requirements at the time of the MUP request. The approved MUP is valid for one year and prevents other applicants from obtaining a conflicting land use approval during that one-year period. The LGMC prevents dispensaries from being located within 1,000 feet of one another. (LGMC Section 17.32.090(B))

² See Exhibit A – December 23, 2020 Notice of Incomplete.

³ See Exhibit B – December 21, 2021 Notice of Incomplete.

⁴ Our office filed a timely appeal of the Community Development Director’s decision to deem the Pick Axe Application complete. However, the City rejected the appeal on its belief that such a decision was “non-appealable.”

- April 19, 2022: City Council approved CUP-200-001 at the April 19, 2022 City Council hearing. At that hearing, City Council received and accepted Community Development Director Bill Chopyk's rationale that if the City approved the CUP application, CUP-200-001 would have a 1-year expiration date. **Director Chopyk explained that the Applicant would have to perform and exercise CUP-200-001 by submitting BUILDING PERMIT PLANS within a year.**
- March 22, 2023: Applicant filed a Time Extension application for CUP-200-001. The application falsely asserted that Pick Axe "has made significant progress toward satisfaction of all applicable requirements of the Conditional Use Permit."⁵ **At this time, over 11 months later, Mr. Williams failed to provide any of the materials required by the CUP's conditions of approval.**
- March 30, 2023: Applicant, in a last-ditch effort, submitted an email to City Manager Lydia Romero with a DropBox link to show the "significant activity" made under the CUP. This email was sent just weeks before CUP approval expiration (i.e. April 19, 2023), and the materials provided therein do not meet ANY of the required CUP conditions of approval.⁶ **This is the same manipulative behavior illustrated by Mr. Williams on November 22, 2021 described above.**

DISCUSSION

A. PICK AXE HAS FAILED TO MEET THE CONDITIONS NECESSARY TO PREVENT CUP EXPIRATION.

Section 17.28.020(J) of the LGMC specifies the expiration standards for land use applications and approvals. The expiration date for conditional use permit approvals is:

“(i) Twelve months from the *effective date* of the *decision*, unless construction and/or use in reliance has commenced or as otherwise stated in the conditions of approval.”⁷

“*Effective date*” means the “date at which a decision becomes final.”⁸ “*Decision*” means “the written approval, denial, conditional approval, or other determination.”⁹ On April 19, 2022, the Lemon Grove City Council made its final approval determination for this CUP application and April 19, 2022 is the effective date of this CUP. Accordingly, Pick Axe must meet at least one of the requirements listed in LGMC Section 17.28.020(J)(2)(b)(i) to prevent CUP expiration on April 19, 2023. Pick Axe has failed to do so.

1. No construction has commenced under the CUP.

The LGMC does not define the term “construction.” Black's Law Dictionary defines “construction” as “the act of building by combining or arranging parts or elements; the thing so built.”¹⁰ Pick Axe is not in the act of building by combining or arranging parts or elements as it has not commenced any construction for its proposed MMD use through today's date.

⁵ See Exhibit C – Pick Axe Time Extension Application.

⁶ See Exhibit D – Architect Analysis detailing each COA Pick Axe has failed to meet under CUP-200-001.

⁷ LGMC Section 17.28.020(J)(2)(b)(i).

⁸ LGMC Section 17.03.080.

⁹ LGMC Section 17.03.080.

¹⁰ Black's Law Dictionary (11th ed. 2019).

Prior to MMD operations, Pick Axe is required to complete several tenant and public improvements at or near the site, including, but not limited to: (i) interior remodeling, including the removal of walls and doors and construction of new walls and doors; (ii) mechanical, electrical, and plumbing upgrades; (iii) demolition of the northeast portion of the existing roof; (iv) installation of a new vaulted roof structure; (v) installation of new parking curbs and gutters; and (vi) Broadway street improvements. Pick Axe has not started work for any of these improvements and cannot commence work on any of these improvements because a building permit application has yet to be submitted for such work and thus no lawful construction could possibly occur prior to April 19, 2023. Because it is impossible for Pick Axe commence construction prior to the CUP's April 19, 2023 expiration, this condition cannot be met and cannot be considered as a factor to Pick Axe's Extension Request.

2. No use in reliance of the MMD CUP has been established by Pick Axe.

"Use" is defined as "the purpose for which land or a building or structure is arranged, designed, or intended to be used, or for which it is or may be used, occupied or maintained."¹¹ The Pick Axe CUP approves operation of a medical marijuana dispensary *use* at the 8280 Broadway. Pick Axe has yet to move into the 8280 Broadway building and commence any construction which means Pick Axe is not and cannot be using 8280 Broadway as contemplated by the CUP. Quality Towing & Recovery continues to operate an automobile towing and roadside assistance *use* at 8280 Broadway. There have never been medical marijuana activities at 8280 Broadway meaning no *use* activities permitted under this CUP. Because there is no *use* in reliance of the CUP by Pick Axe, this condition has not been met and cannot be considered to support the Extension Request.

3. Pick Axe has failed to meet the City's stated expiration condition for the CUP.

Pursuant to its authority under the LGMC, City staff established a specified expiration condition for CUP-200-001. Condition of Approval No. 8 requires that Pick Axe meet all of the CUP conditions of approval by April 19, 2023, or the CUP expires.

"8. This Conditional Use Permit expires April 19, 2023 (or such longer period as may be approved by the City Council of the City of Lemon Grove prior to said expiration date) **unless all requirements of this Conditional Use Permit have been met prior to said expiration date.**"¹²

At this time, Pick Axe has not met any of the CUP conditions of approval including the traffic study, parking study and submittal of a building permit application.¹³ Pick Axe attempts to divert the City's attention from this express CUP expiration requirement by emailing City Manager Romero just 2.5 working days before the April 4, 2023 City Council hearing with a DropBox link of its "progress set of construction documents." This last minute document dump is insufficient to overcome the CUP's express conditions of approval.

Pick Axe's DropBox "submittal" is inconsistent with LGMC Section 17.28.020(D) which provides that a building permit application must be submitted to the Development Services Department on the prescribed City forms, with the applicable fees, and all required materials necessary to show that the proposed improvements comply with applicable law. Pick Axe's email meets none of these express

¹¹ LGMC Section 17.03.080.

¹² See Exhibit E – CUP-200-001 COA No. 8.

¹³ See Exhibit D – Architect Analysis detailing each COA Pick Axe has failed to meet under CUP-200-001.

submittal requirements and demonstrates Pick Axe's continuous non-compliance with the City's rules while simultaneously asking the City for yet another year of delay.

In sum, in three and a half years, Pick, Axe has not performed a traffic analysis, a parking study, submitted code compliance complete architectural plans, commenced construction, or used 8280 Broadway as a MMD. Pick Axe cannot comply with any of these requirements in the next two weeks prior to its April 19, 2023 CUP expiration. In light of Pick Axe's failure to meet at least one of the conditions necessary to prevent CUP-200-0001 from expiring, the CUP shall expire on April 19, 2023 and the Extension Request should be denied.

B. THE EXTENSION REQUEST SHOULD BE DENIED AS PICK AXE HAS FAILED TO MAKE SIGNFICANT PROGRESS TOWARDS MMD OPERATIONS.

Section 17.28.020(K) of the LGMC provides the extension standards for the City's land use permits and approvals. At any time prior to the expiration of an approval, the permittee is permitted to file a request for an extension of time. The LGMC provides that the City MAY approve an initial extension request. **The City's approvals of extension requests are discretionary, not mandatory.** This allows City staff and City Council to review each extension request on a case-by-case basis.

Prior to revoking an issued CUP, the local decision-making body must determine whether the permittee has acquired a vested property right in the permit.¹⁴ **A permittee has a vested property right in the permit if the permittee has performed substantial work and incurred substantial liabilities in good faith reliance upon the permit.**¹⁵ Contrarily, if a permittee does nothing beyond obtaining the permit, or fails to comply with reasonable terms or conditions expressed therein, a vested right does not exist, and the proper authorities may revoke the permit.¹⁶

1. Pick Axe has not performed substantial work nor incurred substantial liabilities under this CUP.

Pick Axe's Extension Request asks for an additional year, or April 19, 2024, on the false assertion that it has made significant progress towards project development. A factual review of the Project demonstrates this is untrue. As of March 22, 2023 (the filing date of Applicant's Extension Request), Pick Axe had not provided the City a single document pursuant to the CUP. Eight days later, on March 30, 2023, Pick Axe emailed its "progress set of construction plans" to the City Manager. A layman's cursory review of the "construction plans" shows the plans (i) were not created for building permit application purposes as the sheets are labeled "NOT FOR CONSTRUCTION" and (ii) are outdated as the plans reference the 2019 California Building Code which is no longer the applicable building code. Pick Axe has done nothing more than "plan dump" non-building permit sheets via email 2.5 working days before its Extension Request hearing in order to make an argument it has made progress toward its conditions of approval.

These circumstances are significantly different than the City Council's previously-approved MMD CUP extensions for: (1) The Boulevard at 6470 Federal Boulevard (CUP-170-0001), and (2) Wellgreens at 6859 Federal Boulevard (CUP-180-0002). Both of these MMD applicants had demonstrated compliance with at least some of their COAs prior to CUP expiration, including submittal of building permit applications, building permit issuance, and landscape plan reviews. Pick Axe is not in the same or similarly-situated position as The Boulevard and Wellgreens applicants. Pick Axe has yet

¹⁴ *Bauer v. City of San Diego* (1999) 75 Cal.App.4th 1281, 1294.

¹⁵ *Avco Community Developers, Inc. v. South Coast Regional Com.* (1976) 17 Cal.3d 785, 791.

¹⁶ *Goat Hill Tavern v. City of Costa Mesa* (1992) 6 Cal.App.4th 1519, 1522.

again engaged in minimal effort to argue maximum effort. This effort does nothing to establish vested rights, shows Pick Axe has not complied with the conditions of approval, and the City should exercise its discretion to deny Extension Request and revoke the CUP.

C. PICK AXE CONTINUES TO MANIPULATE THE CITY’S PERMITTING PROCESS IN BAD FAITH.

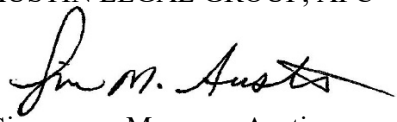
The purpose of a local ordinance’s automatic expirations of use permits when work is not commenced or a use established is to prevent the holding of land for future purposes when “the permittee has no good faith intent to presently commence upon the proposed use.”¹⁷ The City has expended numerous resources and time entertaining Mr. Williams’ gamesmanship of this CUP and his other cannabis projects, including the 6915-6935 North Ave MMD Project (CUP-180-0001) which was denied by City Council based on Pick Axe’s failure to provide complete CUP application materials (an application process lasting just under four years).¹⁸

Mr. Williams’ modus operandi is to lock up City properties with no intention of developing them in a timely manner. An approval of this Extension Request allows Mr. Williams to lock up the 8280 Broadway location, and all potential cannabis retail development within a 1000’ foot radius, for approximately 4.5 years (October 2019 to April 2024) with zero guarantee that Pick Axe will actually fulfill the CUP obligations. Mr. Williams’ behavior has deprived the City significant tax dollars and redevelopment opportunities in an area where revitalization is desired. For the benefit of the City and its residents, the Extension Request should be denied.

CONCLUSION

In light of the foregoing, we respectfully request that City Council follow Staff’s recommendation and deny Pick Axe’s Extension Request.

Sincerely,
AUSTIN LEGAL GROUP, APC


Gina M. Austin, Esq.

¹⁷ *Morgan v. County of San Diego* (1971) 19 Cal.App.3d 636, 641.

¹⁸ See April 20, 2021 City of Lemon Grove City Council Staff Report for Item No. 2 - Public Hearing to Consider Conditional Use Permit Application CUP-180-0001, <https://www.lemongrove.ca.gov/home/showpublisheddocument/10571/637541077321930000>. Pick Axe has since filed a lawsuit with the San Diego County Superior Court with respect to this CUP denial claiming a violation of due process rights. See Case No. 37-2021-00030444-CU-CR-CTL.

Exhibit A

December 23, 2020 Notice of Incomplete



CITY OF LEMON GROVE "Best Climate On Earth"
Community Development Department

December 23, 2020

Pick Axe Holdings, LLC
Attn: Chris Williams
8260 Broadway
Lemon Grove, CA 91945

Mattar Family Trust of 1990
4395 Alta Mira Drive
La Mesa, CA 91941

RE: Notice of Incomplete for Conditional Use Permit Application CUP-200-0001 for a proposed Medical Marijuana Dispensary at 8280 Broadway, Lemon Grove (APN: 499-200-22-00).

Mr. Williams,

The purpose of this letter is to inform you that your request to establish a Medical Marijuana Dispensary (MMD) at 8280 Broadway (CUP-200-0001), submitted on November 30, 2020, has been deemed incomplete in accordance with Government Code Section 65943 because the application did not include the required materials listed in the attached MMD Submittal Checklist. Please note that all required materials listed in the attached MMD Submittal Checklist are needed for applicable City Departments and Divisions to review your application, provide comments, and determine if your application is complete.

When you are prepared to submit the requested materials, please contact me to schedule an appointment. Once all required materials are received, the City will continue to process your request. If you have any questions related to this incomplete letter, please contact me at 619-825-3805 or at aortuno@lemongrove.ca.gov.

Sincerely,

Arturo Ortuño
Assistant Planner

Attachment: MMD Submittal Checklist

CC: CUP-200-0001, Project File
Noah Alvey, Community Development Manager



PLANNING PERMIT SUBMITTAL CHECKLIST (MEDICAL MARIJUANA DISPENSARY)

Development Services Department / Planning Division
 3232 Main Street, Lemon Grove, CA 91945
 Phone: 619-825-3805 Fax: 619-825-3818
www.lemongrove.ca.gov

Consult with a planner to check the items required for your initial submittal. Thereafter, submit all of the items required with your planning permit application. Include this form completed and signed with the submittal. Applications deficient of any checked items may prohibit your submittal. Titles, Sections and Chapters referenced re from the Lemon Grove Municipal Code (LGMC) unless otherwise noted.		OFFICE USE ONLY	
		COMPLETE	INCOMPLETE
PLAN PREPARATION GUIDELINES			
<input checked="" type="checkbox"/>	Submit <u>8</u> sets of plans folded to 8 1/2 X 11.		
<input checked="" type="checkbox"/>	First sheet shall clearly state scope of work for entire project, including renovated landscape areas, and existing building(s) size(s) and land use(s).		
<input checked="" type="checkbox"/>	All plans shall be drawn on uniform sheets.		
<input checked="" type="checkbox"/>	Development plans shall be prepared by an architect or civil engineer licensed to practice in the State of California.		
<input checked="" type="checkbox"/>	All plans/maps shall be clearly labeled with sheet title, project name and project location.		
<input checked="" type="checkbox"/>	Completed application forms and fees.		
<input checked="" type="checkbox"/>	All plans shall be clear, scaled to a standard architect's or engineer's scale (1"=16' prohibited), and legible.		
<input checked="" type="checkbox"/>	All plan sheets (site, floor plans, elevations, landscape, grading, etc.) shall be consistent with each other.		
SITE PLAN			
<input checked="" type="checkbox"/>	Full compliance with Title 17 is required. This includes minimum parking, loading space, and landscape requirements.		
<input checked="" type="checkbox"/>	Clearly state scope of work for entire project, including renovated landscape areas, and existing building(s) size(s) and land use(s).		
<input checked="" type="checkbox"/>	Date of preparation and/or revisions.		
<input checked="" type="checkbox"/>	Precise legal description.		
<input checked="" type="checkbox"/>	North arrow oriented towards the top of the sheet and a legend identifying any symbols.		
<input checked="" type="checkbox"/>	Property line and dimensions.		
<input checked="" type="checkbox"/>	A vicinity map showing the precise location of the project. Show nearest cross streets on all sides of the project site, with approximate distances from the site.		
<input checked="" type="checkbox"/>	Show adjacent streets (distance between property line and centerline of streets).		
<input checked="" type="checkbox"/>	Street cross-sections.		
<input checked="" type="checkbox"/>	Right-of-way width, including existing width and area proposed to be dedicated.		
<input checked="" type="checkbox"/>	Dimensions and nature of all easements, labeled with recordation number.		
<input checked="" type="checkbox"/>	Existing topography on site with drainage flow lines, including natural ground (contours), trees, and drainage courses.		
<input checked="" type="checkbox"/>	Conceptual grading. Use San Diego Regional Standard Drawings for grading specifications.		
<input checked="" type="checkbox"/>	Street improvements (existing & proposed) fronting the property, including curbs, gutter, sidewalks, water lines, sewer lines, utility poles, fire hydrants, and street lights. Use San Diego Regional Standard Drawings for street specifications. A street dedication, street improvements, and overhead utility grounding may be required. Please reference Chapter 12.10		

<input checked="" type="checkbox"/>	Utility locations.		
<input checked="" type="checkbox"/>	Location and dimensions of existing and proposed buildings and structures.		
<input checked="" type="checkbox"/>	Improvements, property boundaries, and Map #s within 100 feet of the subject site.		
<input checked="" type="checkbox"/>	Parking layout with labeled stall size and location, aisles, driveway approaches, curb cuts, pedestrian access, and utility vehicle access.		
<input checked="" type="checkbox"/>	Handicap parking spaces and loading zones.		
<input checked="" type="checkbox"/>	Location, height, and materials of walls and fences (existing and proposed).		
<input checked="" type="checkbox"/>	Location of refuse areas, including wall and fence heights, and materials.		
<input checked="" type="checkbox"/>	Location of any outdoor storage areas and screening devices.		
<input checked="" type="checkbox"/>	Required and proposed setback dimensions and building separations.		
<input checked="" type="checkbox"/>	Conceptual landscape & irrigation labeled with irrigation location and type, plant species, size, and location, and ground cover type and depth below grade in compliance with Chapter 18.44. Location of all existing and proposed trees. Identify whether the trees are to be preserved, relocated or removed. Use San Diego Regional Standard Drawings for specifications.		
<input checked="" type="checkbox"/>	Label and dimension all surface improvements (e.g., walkways, driveways, patios, landscape areas). Note where existing topography is sloped or flat with drainage flow arrows.		
	A tabular summary including the following:		
<input checked="" type="checkbox"/>	Gross and net acreage.		
<input checked="" type="checkbox"/>	Gross floor area per building or unit and total floor area for all buildings.		
<input checked="" type="checkbox"/>	Proposed density (dwelling units per net acre for residential subdivisions and floor area ratio for commercial and industrial developments).		
<input checked="" type="checkbox"/>	Lot Coverage Ratio (percentage of site covered by all buildings and structures).		
<input checked="" type="checkbox"/>	Pervious Surface Coverage Ratio (post and pre-development percentage of lot covered by pervious surfaces).		
<input checked="" type="checkbox"/>	Required and proposed number of parking spaces, (covered, uncovered, and handicapped accessible, as applicable).		
FLOOR PLAN			
<input checked="" type="checkbox"/>	Interior layout (labeled) and dimensions of all levels.		
<input checked="" type="checkbox"/>	Finished floor elevation of ground floors.		
<input checked="" type="checkbox"/>	Proposed demolition, provide square feet to be demolished.		
<input checked="" type="checkbox"/>	Location of all openings (windows and doors).		
ROOF PLAN			
<input checked="" type="checkbox"/>	Dimensions of roof overhang(s).		
<input checked="" type="checkbox"/>	Location of rooftop equipment and screening.		
EXTERIOR ELEVATIONS			
<input checked="" type="checkbox"/>	Illustrative elevations of all sides of all buildings and structures.		
<input checked="" type="checkbox"/>	Proposed and existing roof and siding materials labeled on each sheet of the elevations. Note if roof and siding materials will match existing buildings on-site.		
<input checked="" type="checkbox"/>	Proposed and existing building colors labeled on each sheet of the elevations.		
<input checked="" type="checkbox"/>	Heights of all structures (measured from average finished grade to peak of roof). Show finish floor MSL, finish pad MSL, finished grade, average finished grade, spot elevations within 5' of building footprint and dimensions to highest points of structure.		
<input checked="" type="checkbox"/>	Conceptual sign locations, sizes and type.		
<input checked="" type="checkbox"/>	Roof top equipment and screening treatment for rooftop equipment.		
<input checked="" type="checkbox"/>	Cross sections and architectural details.		
ADDITIONAL REQUIREMENTS			
<input checked="" type="checkbox"/>	Environmental Initial Study application.		

<input checked="" type="checkbox"/>	Interior/Exterior site photographs.		
<input checked="" type="checkbox"/>	Photo Simulation/Perspective Drawing: A photo simulation or perspective drawing may be required in addition to photos.		
<input checked="" type="checkbox"/>	View/Line of Sight Study: A view/line of sight study may be required to show the project has adequate line of sight for vehicular circulation. This study shall be prepared and stamped by a licensed civil engineer.		
<input checked="" type="checkbox"/>	Preliminary title report and copies of recorded documents listed in Schedule B and easements plotted on an APN map.		
<input checked="" type="checkbox"/>	Chain of Title		
<input checked="" type="checkbox"/>	Copy of County Assessor Building Construction Records		
<input checked="" type="checkbox"/>	Licensed Land Survey		
<input checked="" type="checkbox"/>	Phase I and II Environmental Assessments		
<input type="checkbox"/>	Biological Assessment		
<input type="checkbox"/>	Cultural Resource Assessment		
<input type="checkbox"/>	Air Quality Study		
<input checked="" type="checkbox"/>	Parking Study		
<input checked="" type="checkbox"/>	STORMWATER BMPS. Intake Forms I-1, I-2, and I-3 must be filled out as applicable to the project. Projects requiring submittal of Form I-1 only are required to submit a complete Form I-1. Projects requiring submittal of Form I-2 require Construction Stormwater BMP Notes and Permanent Stormwater BMP Notes on their site plan. Projects requiring submittal of Form I-3 must provide a Storm Water Quality Management Plan and for projects without a Grading Plan, a separate Construction BMP Plan is required (pre- and post-construction impervious area is required to be shown on the plans).		
<input checked="" type="checkbox"/>	Geotechnical Study		
<input checked="" type="checkbox"/>	Acoustical Analysis/Noise Study		
<input checked="" type="checkbox"/>	Traffic Analysis		
<input checked="" type="checkbox"/>	Conceptual Grading Plan. Use San Diego Regional Standard Drawings for grading specifications.		
<input checked="" type="checkbox"/>	Conceptual Landscape & Irrigation Plans labeled with irrigation location and type, plant species, size, and location, and ground cover type and depth below grade in compliance with Chapter 18.44. Location of all existing and proposed trees. Identify whether the trees are to be preserved, relocated or removed. Use San Diego Regional Standard Drawings for specifications.		
<input checked="" type="checkbox"/>	Other materials as required (Reference Chapter 17.32 of the LGMC for further details): <ul style="list-style-type: none"> ✓ Completed City business license application (City of Lemon Grove Form) ✓ Dispensary Operations Manual and Standards including transaction and employee handling instructions and curriculum ✓ Employee training manual ✓ Live Scan background checks for all directors, employees, and volunteers submitted on a form provided by the City of Lemon Grove with appropriate fees paid. ✓ Names and contact information for dispensary director and community liaison ✓ Names and contact information for all officers of any LLC with any ownership interest or operational interest in the proposed medical marijuana dispensary ✓ Lighting plan ✓ Fire flow analysis ✓ Waste disposal plan ✓ A weapons storage and use plan ✓ Architect investigation and scope of work including requirements for proper ventilation to prevent mold and reduce odors to below a level of significance. Facility shall be in full compliance with Title 15 of the Municipal Code. ✓ State Board of equalization seller's permit 		
	*Continued to Next Page		

- ✓ A letter indicating any hazardous materials to be used or stored on site.
- ✓ A letter detailing security provisions and how the applicable Building and Fire Code requirements will be achieved for emergency ingress and egress.
- ✓ Completed and signed Medical Marijuana Source Agreements for each cultivator source (City of Lemon Grove Form)
- ✓ If the owners or operators of a MMD are a Limited Liability Company (LLC), corporation or trust, then copies of the recorded documents establishing the entity and affiliation documents including the names and addresses of all officers and designated signatories of the legal entities shall be provided. Include Articles of Incorporation, the most recent Statement of Information, Bylaws and Operating Agreements. Additional non-person entities referenced therein will require the same documentation.
- ✓ Other materials may be required upon submittal as stated below:

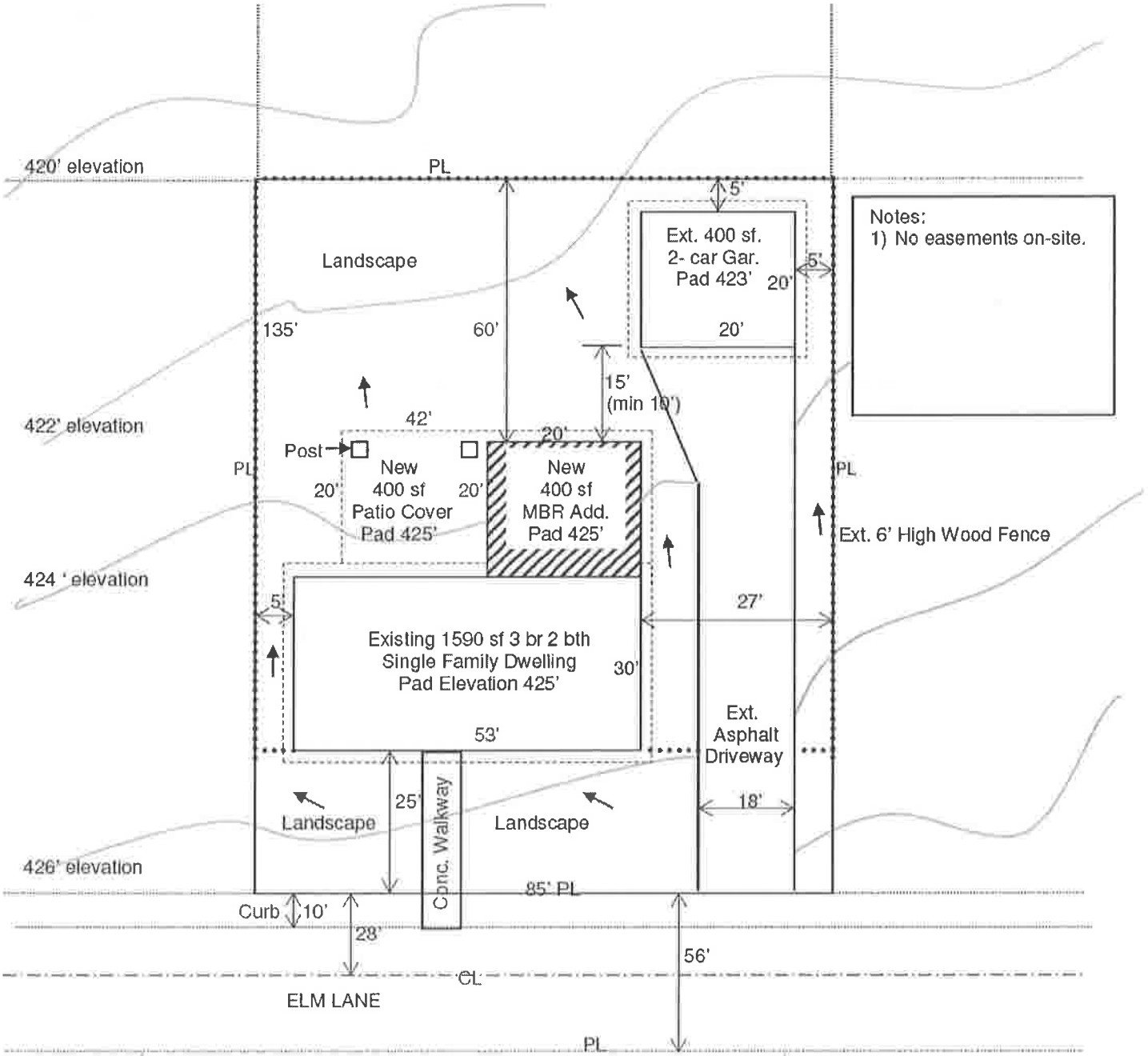
Plan corrections and additional materials may be required based upon further review of the application submittal.

DECLARATION
 I hereby certify that the statements furnished in this application and in the supplemental materials present the data and information required for this project to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge. In addition, I grant permission to the City of Lemon Grove to reproduce submitted materials, including but not limited to plans, exhibits, photographs, and studies for distribution to staff, Planning Commission, City Council and other agencies in order to process this application.

Signature: _____ **Date:** _____

Name (print or type): _____

SAMPLE SITE PLAN



SITE ADDRESS:
APN:

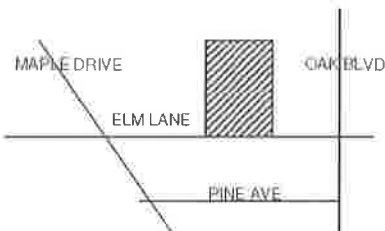
EXISTING CONDITIONS: 1590 sf SFR w/
400 sf 2-car garage

SCOPE OF WORK: 400 sf MBR Addition
and 400 sf Patio Cover

OWNER:
NAME, MAILING ADDRESS, PHONE, EMAIL

PREPARED BY:
NAME, MAILING ADDRESS, PHONE, EMAIL

VICINITY MAP
NO SCALE



Scale 1"=50'

SAMPLE BUILDING ELEVATION

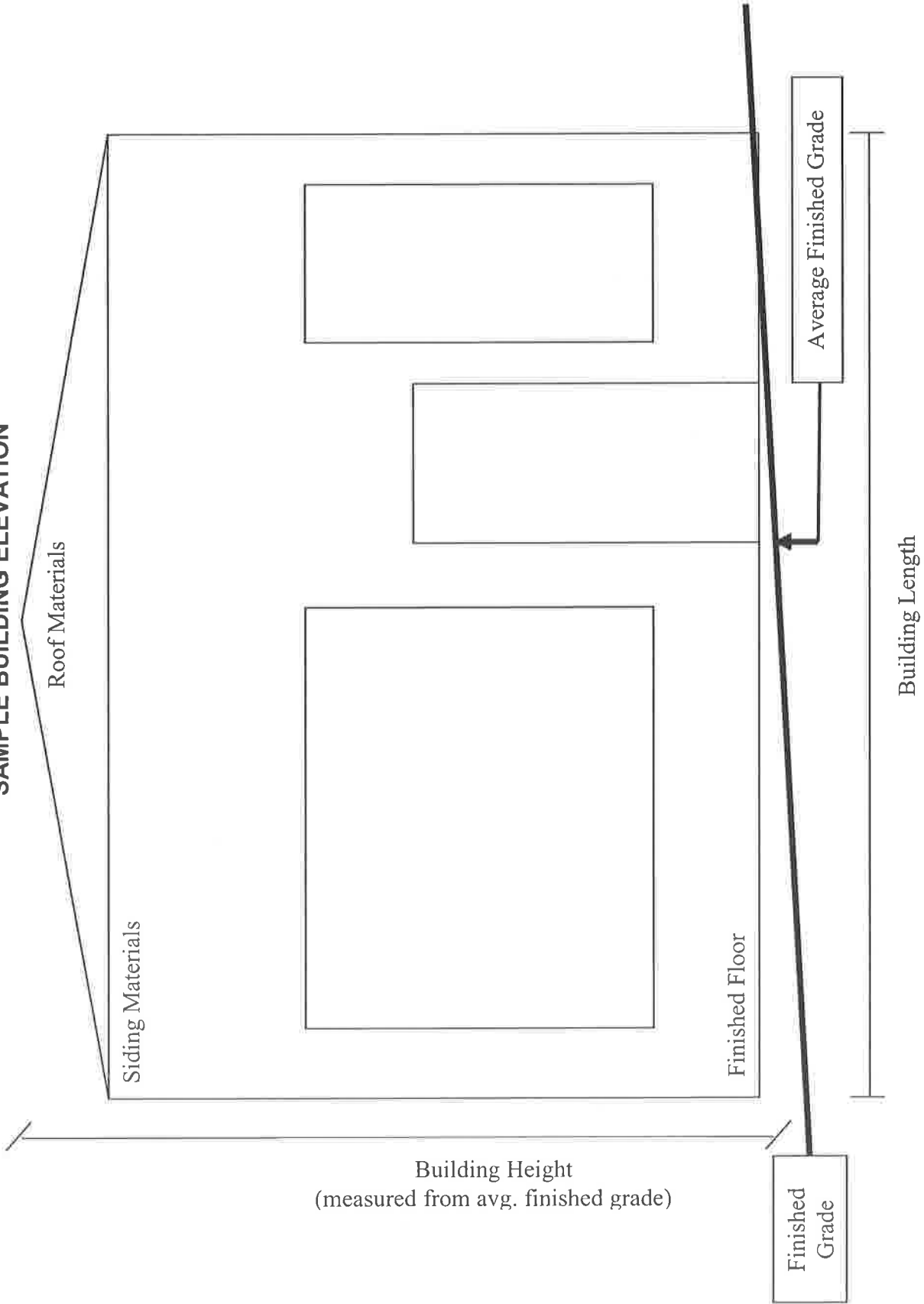


Exhibit B

December 21, 2021 Notice of Incomplete



CITY OF LEMON GROVE "Best Climate On Earth"
Community Development Department

December 21, 2021

Pick Axe Holdings, LLC
Attn: Chris Williams
8260 Broadway
Lemon Grove, CA 91945

Mattar Family Trust of 1990
4395 Alta Mira Drive
La Mesa, CA 91941

RE: Notice of Incomplete for Conditional Use Permit Application CUP-200-0001 for a proposed Cannabis Dispensary at 8280 Broadway, Lemon Grove

Mr. Williams,

The purpose of this letter is to inform you that your request to establish a Cannabis Dispensary at 8280 Broadway (CUP-200-0001) remains incomplete in accordance with Government Code Section 65943. On November 22, 2021, staff received plans for the proposed Cannabis Dispensary, but not the additional information requested in the December 23, 2020 incomplete notice.

On December 6, 2021, staff received an electronic submittal that included an Operations Manual, associated technical studies, and additional information. The items received with the electronic submittal are currently being evaluated for completeness and a determination will be made in accordance with Government Code 65943 by January 5, 2022.

If you have any questions related to this incomplete letter, please contact Arturo Ortuno at 619-825-3805 or at aortuno@lemongrove.ca.gov.

Sincerely,



Noah Alvey
Community Development Manager

Attachment: Notice of Incomplete – December 23, 2020

CC: CUP-200-0001, Project File

Exhibit C

Pick Axe Time Extension Application filed March 22, 2023



PLANNING PERMIT APPLICATION

Development Services Department / Planning Division
3232 Main Street, Lemon Grove, CA 91945
Phone: 619-825-3805 Fax: 619-825-3818
www.lemongrove.ca.gov

APPLICATION REQUEST- SELECT ALL THAT APPLY - (SUBJECT TO OTHER PERMIT REQUIREMENTS)

- | | | | |
|-------------------------------------|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | Zoning Clearance (ZC) | <input type="checkbox"/> | Tentative Parcel Map (TPM) - 4 or fewer lots |
| <input type="checkbox"/> | Pre-Application (PA) | <input type="checkbox"/> | Certificate of Compliance (CC) |
| <input type="checkbox"/> | Minor Use Permit (MUP) | <input type="checkbox"/> | Zoning Amendment (ZA) |
| <input checked="" type="checkbox"/> | Conditional Use Permit (CUP) | <input type="checkbox"/> | Specific Plan Amendment (SPA) |
| <input type="checkbox"/> | Planned Development Permit (PDP) | <input type="checkbox"/> | General Plan Amendment (GPA) |
| <input type="checkbox"/> | Minor Modification (MM) | <input type="checkbox"/> | Modification of _____ |
| <input type="checkbox"/> | Variance (VA) | <input checked="" type="checkbox"/> | Time Extension for <u>CUP-200-0001</u> |
| <input type="checkbox"/> | Boundary Adjustment/Lot Merger (BA) | <input type="checkbox"/> | Appeal of _____ |
| <input type="checkbox"/> | Tentative Map (TM) - 5 or more lots | <input type="checkbox"/> | Substantial Conformance Review of _____ |
| <input type="checkbox"/> | Other | | |

APPLICANT:	Pick Axe Holdings LLC	PHONE:	619-466-1384
ADDRESS:	8260 Broadway	FAX:	
	Lemon Grove CA 91945	EMAIL:	chris@xmamedia.com

PROPERTY OWNER:	Mattar Family Trust of 1990	PHONE:	619-466-1384
ADDRESS:	4395 Alta Mira Drive	FAX:	
	La Mesa CA 91941	EMAIL:	

CONTACT PERSON:	Christopher Williams	PHONE:	619-466-1384
ADDRESS:	8260 Broadway	FAX:	
	Lemon Grove, CA 91945	EMAIL:	chris@xmamedia.com

*If applicant or property owner is a trust, partnership, or corporation, please attach record(s) of ownership listing all trustees, partners, or officers, as applicable.

PROJECT NAME: Earth & Ivy Dispensary

PROJECT ADDRESS: 8286 Broadway

ASSESSOR PARCEL #: 499-200-22-00 SITE ACREAGE:

DETAILED DESCRIPTION OF PROPOSED PROJECT USE, STRUCTURE, AND IMPROVEMENT:

PickAxe Holdings LLC. has made significant progress toward satisfaction of all applicable requirements of the Conditional Use Permit. The applicant is requesting a time extension of one year. The applicant expects to add more to this request after the PRA is fulfilled.

CITY OF LEMON GROVE

MAR 22 2023

COMMUNITY DEVELOPMENT

APPLICANT CERTIFICATION:

I hereby certify that the statements furnished in this application and in the supplemental materials present the data and information required for this project to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge. In addition, I grant permission to the City of Lemon Grove to reproduce submitted materials, including but not limited to plans, exhibits, photographs, and studies for distribution to staff, Planning Commission, City Council and other agencies in order to process this application.

Signature: *[Signature]* Date: _____
Name (please print): *Christopher Williams* Phone: *(619) 847 8264*

CONSENT BY PROPERTY OWNER

If applicant is other than property owner, owner must sign consent to filing. Attach additional sheets if necessary. If property owner is a corporation or trust, a designee authorization letter is required.

I/We, as the owner(s) of the subject property, consent to the filing of this application. We further consent and hereby authorize City representative(s) to enter upon my property for the purpose of examining and inspecting the property in preparation of any reports and/or required environmental review for the processing of the application.

Signature: *[Signature]* Date: _____
Name (please print): *Doris Mattar* Phone: *619 466 1389*

Signature: _____ Date: _____
Name (please print): _____ Phone: _____

Note: This application being signed under penalty of perjury and does not require notarization.

TO BE COMPLETED BY PLANNING STAFF

APPLICATION PROCESSING: *TIME EXTENSION FOR CUP-200-0001*
FILE #(s): *CUP-200-0001* ACTION: _____
DATE: *3/22/2023* APPROVED DISAPPROVED
FEES: *\$500* RECEIPT #: *286202* CONDITIONALLY APPROVED (See Below)
ZONE: *Heavy Commercial (HC)* LAND USE DESIGNATION: _____
COMMENTS and/or CONDITIONS: _____

CITY OF LEMON GROVE
MAR 22 2023
COMMUNITY DEVELOPMENT

Exhibit D

Architect Analysis



8280 BROADWAY – PLAN REVIEW

8280 BROADWAY, LEMON GROVE, CA 91945

Tuesday, April 4, 2023

Dear Austin Legal Group,

Per your request, our office has conducted a review of Pick Axe's March 30th, 2023 email materials against the Lemon Grove Municipal Code and CUP-200-0001 conditions of approval. Below please find the: (1) Information not provided on the plans but required by LGMC; (2) Additional items not provided but required per the Lemon Grove "Plans Required for Building Permits"; and (3) Missing items per the CUP Conditions of Approval.

Information not provided on the plans – Required by LGMC:

Title Sheet (A0.0):

- "Applicable codes" is referencing the 2019 not the 2022 Code Version
- A parking count is provided, but not parking calculations or reference to Lemon Grove Municipal Code for required parking.
- Year built info is missing
- The Title 24 ADA Compliance Document not provided
- Missing Setback calculations
- Unclear information per section 11 "Deferred Approvals", struck out as "Not In Use" however,
- Missing maximum building heights

CALGREEN Notes - 1 (A0.4-1):

- Using and referencing 2019 CALGreen Building Standards Code – Effective date to begin using 2022 CALGreen Building Code: January 1, 2023.



Egress/Exiting & Accessibility Plan (A0.5):

- Exiting sign symbol or keynote not provided for proposed illuminated exit signs.
- Sheet Keynotes (Section #2) missing information for keynotes #4-5.
- Section #13 "Egress/Exiting Calculations & Notes", last note provided states "Exit Signs Provided", yet this is *inconsistent* with Sheet Keynote #2, stating that "NO EXIT SIGNAGE REQUIRED THIS PROJECT AS OCCUPANT LOAD IS UNDER 50 OCCUPANTS TOTAL".

Site Plan (A1.0):

- Existing site plan not provided
- Location or distance to the nearest fire hydrant not provided (only shown on vicinity map in A0.0)
- The driveway curb-cut is not referencing standard drawings. The drive way is lacking general information to determine if it complies or not.
- How is the demo'd driveway being replaced? No reference to standard drawings or back to Civil Improvement Plan sheets.
- The site plan is not showing street trees. Site plan is inconsistent with the landscape plan
- Missing callouts/ symbols for exterior luminaires per C4.0, L-1, L-3
 - o Missing structural details for luminaire footings

Accessibility Details (CA) Accessibility Plan (A0.3-3):

- Enlarged Site Accessible Parking (Section 12)
 - o Missing dimensions for the front setback (20'-0).
 - o Proposed bicycle rack not shown on enlarged site plan, per keynote #7 on A1.0-1.

New Roof Plan (A1.4):

- No Legend provided
- Missing reference to new proposed wood-framed roof-mounted parapet canopy.



- No Rooftop equipment screening proposed to cover the new 2 ton Heat Pump Unit proposed on M-2.0, assuming the proposed wood-framed parapet canopy is not enough screening.

Exterior Elevations (A2.0):

- Finish Floor Elevations not provided.
- Exterior Materials Legend missing information per each proposed material.
- Missing callout for Tempered glass for proposed exterior doors/windows.
- Missing screening for rooftop mounted equipment.
- Missing maximum building height dimensions.
- Missing building/ address number on the façade(s) fronting the property/pedestrian sidewalks.

Reflected Ceiling Plan (A2.1):

- Proposed security camera locations provided, however, proposed security camera count (interior/exterior) not provided on sheet or on a separate proposed security plan.

Title 24 Forms (T-24.0):

- T-24.0 sheets do not reference the 2022 version of code.

Structural Package (SN-1):

- Structural Plan and structural calculations were prepared and list the 2019 CBC (page SN-1) with is not the current building code in the state of California. All these structural plans and calculations must be re-done to meet the current 2022 CBC structural requirements.

Additional Items Required Per The Lemon Grove “Plans Required for Building Permits”:



- The project does not provide an exterior photometric plan or structural footing details for the proposed luminaires proposed in sheets C4.0, L-1, L-3.
- Have structural calculations been provided as part of the submittal? They are required per the Lemon Grove submittal requirements.
- Proposed Security Plan is not provided, nor the location of proposed security camera locations.
- **Forms required** at time of submittal:
 - I-1, I-2 for BMP measures.
- Per Checklist Requirement of Conceptual Landscaping and Irrigation Plan, "the Lemon Grove Municipal Code Water Efficient Landscape Ordinance requires that landscaping and irrigation implement water saving measures to encourage greater water conservation."
 - There is limited information in the Landscape sheets, L-1 – L-4, to determine the irrigation calculations or projected Gallons Per Year proposed, in order to determine if any water saving measures will be proposed as part of this submittal.
- Submittal package must include the Civil engineer's estimate cost of construction work.

Per CUP Conditions of Approval, the following are missing:

- Condition 2.e: "A Heartland Fire & Rescue hazardous materials questionnaire and delayed egress statement shall be submitted with the building permit application for review."
- Condition 2.f: "The applicant shall provide a letter detailing the security provisions for the dispensary and how the applicable Building and Fire Code requirements will be achieved for emergency ingress and egress."
- Condition 2.f: "The plan shall indicate... botanical and common names of all plant materials, number, size, and location of all plantings; all irrigation lines including valves and back-flow devices."
 - Sheets L-1 through L-4 are missing a planting/symbol legend



DESIGN | DEVELOPMENT

- Sheets L-1 through L-4 are missing a planting schedule for the proposed plant materials per Condition 2.f above.
- Condition 2.p: "A photometric lighting plan shall be provided with final lighting design. Lighting shall be installed to adequately light the exterior and interior of the dispensary premises and conform with Section 17.24.080."
 - No photometric lighting plan included in plan set.
- Condition 3.i: "Submit for Traffic Control Permit for all work affecting vehicular or pedestrian traffic within the right-of-way on Broadway."
 - Has this application been submitted?
- Condition 4.r: "Street numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations so as to be plainly visible and legible from the street or roadway fronting the property..."
 - Street number/ building number not shown on the proposed exterior elevation sheets A3.2.

DocuSigned by:
Diana Cruz
8C50F133CC8A405...

Diana Cruz, Drafter – TECHNE

Exhibit E

CUP-200-001 COA No. 8

7. The terms and conditions of the Conditional Use Permit shall be binding upon the permittee and all persons, firms, and corporations having an interest in the property subject to this Conditional Use Permit and the heirs, executors, administrators, successors, and assigns of each of them, including municipal corporations, public agencies, and districts.
8. This Conditional Use Permit expires April 19, 2023 (or such longer period as may be approved by the City Council of the City of Lemon Grove prior to said expiration date) unless all requirements of this Conditional Use Permit have been met prior to said expiration date.

PASSED AND ADOPTED on April 19, 2022 the City Council of the City of



CITY OF LEMON GROVE

CITY COUNCIL STAFF REPORT

Item No. 4
Meeting Date: April 4, 2023
Submitted to: Honorable Mayor and Members of the City Council
Department: Public Works
Staff Contact: Izzy Murguia, Public Works Director
imurguia@lemongrove.ca.gov
Item Title: **Acceptance of the Sidewalk Master Plan**

Recommended Action: Adopt a resolution (Attachment A) accepting the Sidewalk Master Plan and provide comments and direction to staff as appropriate.

Summary: On May 17, 2022, the Council awarded a professional services agreement to Chen Ryan Associates (CR Associates) for civil engineering services to develop a Sidewalk Master Plan (SMP) and right-of-way inventory. The SMP aims to support the City's efforts to improve sidewalks by providing a prioritized list of improvements and avenues to apply for funding for new sidewalk facilities.

Discussion: The City currently contains approximately 60 miles of public sidewalk system. Management of a public sidewalk system requires significant resources. One of the challenges facing the City's ability to develop a comprehensive sidewalk maintenance program is the lack of accurate sidewalk inventory and condition assessment information. For these reasons, staff was authorized to execute a comprehensive public sidewalk inventory and condition assessment project where the data collected and analyzed during the year long process could then be used to develop a public sidewalk management program. As a result, on May 17, 2022, the Council awarded a professional services agreement to Chen Ryan Associates (CR Associates) for civil engineering services to develop a SMP (Attachment B) and right-of-way inventory. The SMP project had has four objectives and are as follows:

1. Inventory the public sidewalk network within the City;
2. Assess the condition of the existing public sidewalk network within the City;
3. Build a foundation that, in the future, would allow the use of the City's maintenance management system, Cityworks, to track the public sidewalk assets and generate work orders for repairs and additions; and

4. Identify potential funding sources and provide recommended emergency repairs and additions to be programmed into the City's Capital Improvement Program (CIP).

The SMP project began with an inventory survey which involved walking the public sidewalks and collecting data with global positioning system (GPS) devices. The survey also included identifying boundaries of the City's right-of-way. The survey data was digitized in GIS format to be incorporated into the City's existing GIS system. The inventory phase identified approximately 60 miles of sidewalks.

The second phase of the project consisted of performing a condition assessment of each sidewalk segment, which was completed in July 2022. The assessment included identifying, classifying and photographing sidewalk defects and ADA compliance of curb ramps. The condition assessment identified over 4,200 defects, with an approximate remedy cost of \$4.5 million. Defects consist of vertical faults, spalling, horizontal faults, obstructions, cracking, ponding, cleanliness issues, and sloping. The data was also captured in GIS format to be incorporated into the City's asset management system, City Works.

The third phase of the project consisted of developing datasets to be incorporated into Cityworks, with the end goal of generating work orders. The purpose of the datasets is to provide the required attributes to provide the required fields to identify, cost and prioritize the existing sidewalk defects.

The fourth phase of the project included a sidewalk funding analysis for funding sidewalk improvements including ADA improvements and pedestrian safety. This phase identified potential funding sources that City staff could develop project packages to align with available state funding resources.

The SMP successfully analyzed the public concrete structures, assessed their deficiencies, and is ready for integration into the City's asset management program. The plan will help the City proactively plan out repairs and funding rather than react to complaints or emergencies as they happen. The SMP results are available to be integrated into the City's existing GIS and Cityworks systems, allowing for the City to continue to modify and update the corrected inventory, and proactively plan improvements into the future.

Next Steps: Pending the Council's approval of the SMP and overall direction, the Council's input will provide the guidance necessary to ensure the timely development of the City's CIP, which will be brought before Council at an upcoming meeting. Following approval of the SMP, staff will begin utilizing the data to develop the FY 2022-23 Sidewalk Annual Sidewalk Repair Project and apply for upcoming grant funding opportunities.

Environmental Review:

- Not subject to review Negative Declaration
 Categorical Exemption, Section | Mitigated Negative Declaration

Fiscal Impact: There is no fiscal impact associated with receiving this report.

Public Notification: None.

Staff Recommendation: Adopt a resolution (Attachment A) accepting the Sidewalk Master Plan and provide comments and direction to staff as appropriate.

Attachments:

Attachment A – Resolution

Attachment B – Sidewalk Master Plan

RESOLUTION NO. 2023-_____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMON GROVE,
CALIFORNIA, ACCEPTING THE SIDEWALK MASTER PLAN**

WHEREAS, the Council has identified the development of a Sidewalk Master Plan as a high priority project; and

WHEREAS, on May 17, 2022, the Council awarded a professional services agreement to Chen Ryan Associates (CR Associates) to complete the Sidewalk Master Plan;

WHEREAS, the Sidewalk Master Plan identifies and prioritizes areas where access improvements are needed and where pedestrian infrastructure is missing or in need of repair or upgrading; and

WHEREAS, the Sidewalk Master Plan will guide staff in future maintenance and budgeting efforts and enhance grant opportunities by identifying existing deficient and providing a prioritized list of needed improvements; and

WHEREAS, the City Council has reviewed and accepted the report.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lemon Grove, California hereby:

1. Accepts the final Sidewalk Master Plan.
2. Authorizes the City Manager or her designee to manage the project and close out process.

PASSED AND ADOPTED on April 4, 2023, the City Council of the City of Lemon Grove, California, adopted Resolution No. _____, passed by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Racquel Vasquez, Mayor

Attest:

Deborah Harrington, Interim City Clerk

Approved as to Form:

Kristen Steinke, City Attorney



City of Lemon Grove

Sidewalk Master Plan and Right-of-Way Inventory

Prepared by



WOOD RODGERS

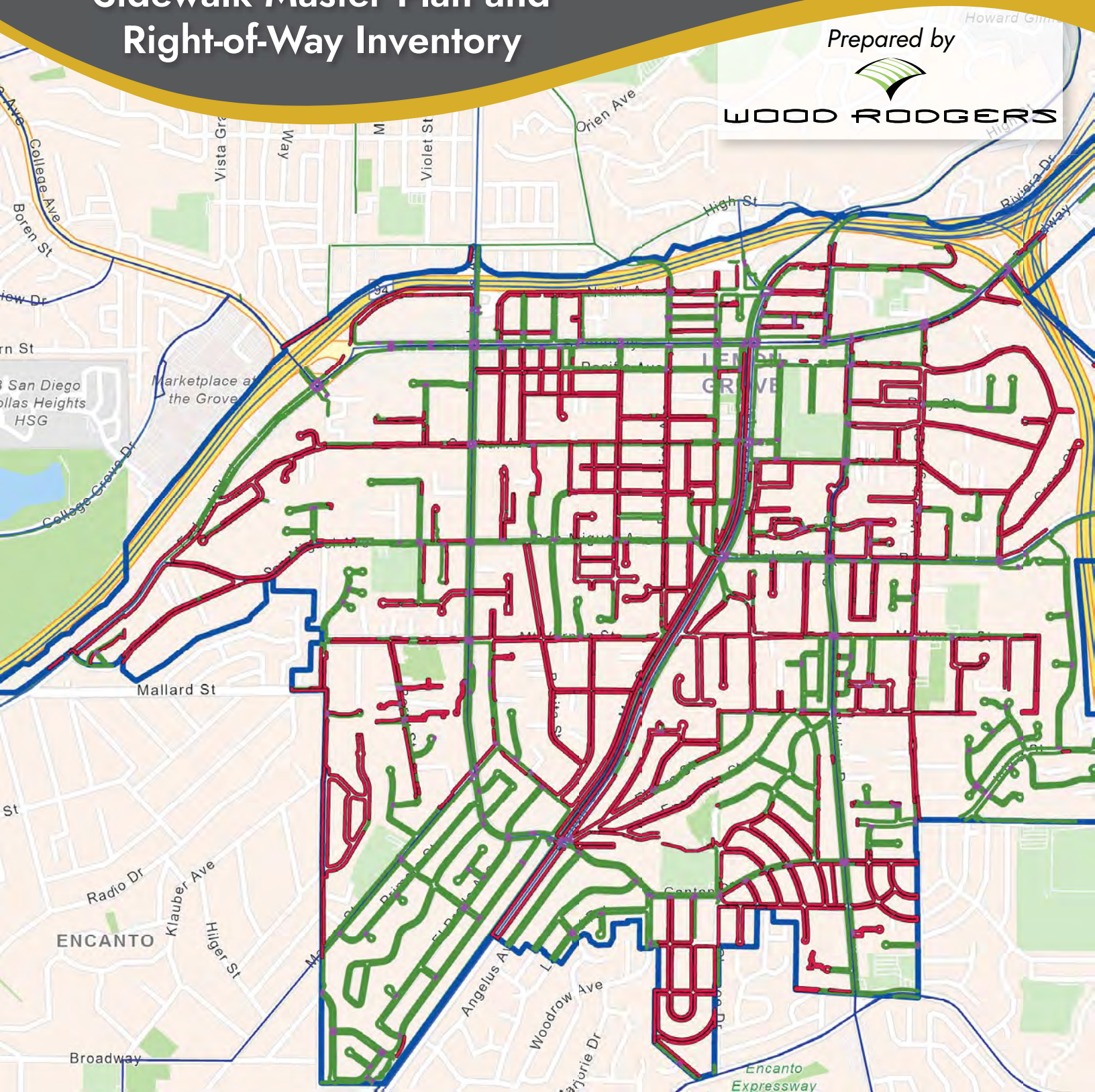


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1.0 INTRODUCTION

1.1 BACKGROUND

As part of the City of Lemon Grove’s efforts to address the repair, replacement, and expansion of the City’s physical infrastructure, this plan aims to identify and assess and update the public concrete inventory. This inventory includes sidewalks, driveways, cross-gutters, and excludes curb and gutter. The City currently contains approximately 100 total miles of road network which have the potential to have sidewalks based on current City standards. The City realized that the maintenance and management of a 100-mile public sidewalk system requires significant resources, so this plan has been developed to identify, prioritize, fund, and develop work orders to significantly improve the City’s current process.

One of the largest issues inhibiting the City’s ability to develop a comprehensive sidewalk maintenance program was the lack of accurate sidewalk inventory and condition assessment information. Therefore, City staff was authorized to execute a comprehensive public sidewalk inventory and condition assessment project where the data collected and analyzed during the project could then be used to develop a public sidewalk management program. This Sidewalk Master Plan (SMP) aims to support the City’s efforts to improve sidewalks by providing a prioritized list of improvements and avenues to apply for funding.

1.2 OBJECTIVES

The objectives identified for the public sidewalk inventory and condition assessment project were refined during the first phase of the project. In phase I of the project many different options were discussed and analyzed to ensure that the final objectives met the City’s needs. The final objectives for the project were as follows:

- Inventory the public sidewalk network within the City;
- Assess the condition of the existing public sidewalk network within the City;
- Build a foundation that, in the future, would allow the use of the City’s maintenance management system, Cityworks, to track the public sidewalk assets and generate workorders for repairs and additions;
- Identify potential funding sources and provide recommended emergency repairs and additions to be programmed into the City’s Capital Improvement Program (CIP).



1.3 SCOPE OF SERVICES

The scope of services for the public sidewalk inventory analysis project included the following tasks and deliverables:

- Define objectives and goals in an initial phase of the project;
- Develop and document a public sidewalk inventory and condition assessment plan;
- Develop a process by which the Cityworks maintenance management system can be used to track public sidewalk inventory and future maintenance activities;
- Field inventory public sidewalk segments within the City;
- Assess the condition of every public sidewalk segment within the City and provide a rating score that is dependent on defect type and defect severity;
- Field inventory every public sidewalk approach or endpoint and assess preliminary ADA compliance status;
- Analyze public sidewalk condition and endpoint data to determine the current state of the public sidewalk network;
- Develop recommendations for the maintenance and new construction needs within the City’s public sidewalk network;
- Develop policy and funding recommendations that the City can use to manage the public sidewalk management program.

1.4 ABBREVIATIONS AND KEY WORDS

Abbreviation	Description
ADA	Americans with Disabilities Act
ESRI	Environmental Systems Research Institute
GIS	Geographic Information System
GPS	Global Positioning System
SMP	Sidewalk Master Plan



2.0 EXISTING PUBLIC SIDEWALK ASSESSMENT

The first step to make decisions related the City’s public sidewalk program fiscal policy was to develop an accurate sidewalk inventory and condition assessment. The following chapter describes the methods used to obtain the condition of the City’s public sidewalks as well as the final inventory and assessment results.

The inventory process began by developing a data structure and schema that allow for efficient data collection as well as seamless integration into the City’s existing systems, such as GIS and the Cityworks maintenance management system. Once the data structure was defined, the public sidewalk inventory was completed in two phases. The first phase, inventory survey was through desktop analysis and the second phase, condition assessment, involved walking the public sidewalks and collecting data with global positioning system (GPS) devices.

2.1 PHASE I: INVENTORY SURVEY

The format and structure of the sidewalk data was developed to allow the City to import the data into their existing GIS system and work with it in the same way as other facilities such as roads, storm drains, or water mains. The City’s GIS platform is built on Environmental Systems Research Institute (ESRI) software and uses the enterprise geodatabase structure to store the mapping and attribute information. Therefore, an ESRI data storage schema was used for the sidewalk inventory data. Refer to Appendix B for the fields and definitions in the study’s schema.

The sidewalks were then digitized in GIS using a multi-step process which included extracting potential sidewalk areas using the existing parcel boundaries and the City’s right-of-way file to generate parcel frontage areas. While this data was being generated, a third-party product was purchased from Ecopia Tech which provided data extracted using machine learning including the sidewalk centerlines and crosswalks with attributes including width. Both datasets were combined to create a layer that includes all frontage areas with an attribute to differentiate which areas have sidewalk and which do not. This layer was then reviewed using GIS aerial imagery and Google Street View to verify sidewalk locations and horizontally correct sidewalk centerlines. An example of the public sidewalk centerlines used in this study can be seen in Figure 2-1. After the inventory survey phase **roughly 60 miles of sidewalks were identified.**



Figure 2-1: Sidewalk Centerline



The City’s ariel imagery paired with the use of Google Street View allowed for an efficient review of where the public sidewalks would start and stop as well as if there was a cross gutter or a curb ramp. Sidewalk Endpoints, Sidewalk Curb Ramps, and Cross Gutters were also added during this phase and can be seen in Figure 2-2. Exhibit 1 in Appendix A displays the sidewalk centerlines and gaps citywide.

Figure 2-2: Features During Desktop Analysis



2.2 PHASE II: CONDITION ASSESSMENT

The condition assessment consisted of walking each segment of the public sidewalk within the City of Lemon Grove and identifying, classifying, and photographing sidewalk defects and ADA compliance of the curb ramps. One person field crews were outfitted with a set of data collection tools that allowed them to not only verify the accuracy of the sidewalk centerlines but also collect new sidewalk data, collect exact locations of sidewalk defects, classify sidewalk defects, and collect digital photography documenting the findings.

The field crews used Apple iPhones and iPads enabled with cellular service loaded with ESRI Collector Application (Collector App) to geographically collect the sidewalk defects in real time in the field. Each defect was visually identified by the field crew and the following steps were taken:

- A point feature was added to the collector application that was GPS located to the correct location;
- The defect was classified as described in the Condition Assessment Criteria section;
 - Where necessary, the magnitude of vertical or horizontal faults was measured using a tape measurer;
 - Where necessary, the extents of the defects were measured using a tape measurer;
- A photograph was taken of the defect directly within the Collector App;
- Sidewalk endpoints were identified and classified;
- Curb ramps were walked and visually assessed for approximation of ADA compliance.

To maintain data integrity, domains were created for all attributes to be generated in the field. The domains provide a selectable list of appropriate responses for each field attribute ensuring the field crew maintains a consistent approach to data collection and ensures future usability of the results.

Once field personnel were completed each day, the data from that day's field effort was backed up and loaded to a database in the office. The office database was an enterprise Microsoft SQL Server database that matched the platform within the City's GIS. The enterprise database was checked daily for data validity and accuracy. Any data discrepancies were flagged and checked by field personnel. After all data accuracy and validity issues were addressed the condition assessment data was ready for use within the analysis phase of the project.

The existing public sidewalk condition assessment field effort was **completed in July of 2022** and included data for every public sidewalk segment as of that date. A total of approximately 60 miles of public sidewalk centerline was inventoried during the field effort and **over 4,200 defects were identified**. The complete map of identified defects can be found in Exhibit 2 in Appendix A.



2.2.1 CONDITION ASSESSMENT PROCESS

The sidewalk defects and curb ramp data points were intentionally populated with the data required so that each defect could be categorized, scored, prioritized, and so that estimated repair or replacement costs could be assigned. Through research, review, and discussions with City staff, lists of the typical defect categories and sidewalk end point classifications were developed. Table 2-1 and Figure 2-3 provide the definitions and photographic examples of the different defect categories.

During the project the use of parcel frontage segments to consolidate the defects was considered; however, the reduction in detail of the collected data was decided to be unnecessary.

Table 2-1: Public Sidewalk Defect Categories

Defect Category	Description	Score
Vertical Fault	Vertical offsets in the sidewalk. Severity measured in ½ - 1", 1 – 3" and > 3" increments.	6, 8, 10*
Horizontal Fault	Horizontal gaps or openings of 2" or greater in the sidewalk	8
Obstructions	Any obstructions that restrict the operating width of the sidewalk to less than 36"	6
Spalling	Surface deterioration of ¼" or greater on the sidewalk	5
Cracking	Four or more surface cracks in a sidewalk panel	5
Cross Slope	Greater than a 1 in 12 cross slope on sidewalk	5
Ponding	Standing water or evidence of standing water on sidewalk	2
Cleanliness	Excessive debris and/or poor cleanliness on sidewalk	2

*Heights less than 0.5" were deemed as low severity faults and are not included in this study.



Figure 2-3 Public sidewalk Defect Category Examples



Vertical Fault



Spalling



Horizontal Fault



Obstruction





Cracking



Ponding



Cross Slope



Cleanliness



In addition to the defect categories used to assess the condition of the sidewalk segments, each sidewalk end point was categorized. A sidewalk end point was defined as any termination point of a sidewalk segment. End points included scenarios such as an approach to the intersection of a street surface, a commercial driveway, a gap, and a tee. The end points were grouped into categories based on what type it was. While in the field, personnel would make sure that the sidewalk endpoints were located accurately and correctly described the type of endpoint. The sidewalk curb ramps were visually assessed to see if they do not meet, somewhat meet, or potentially fully meet ADA compliance. This was based off if the curb ramps had no truncated domes or stripes along the sidewalk. Table 2-2 lists the different end point categories and Table 2-3 lists the different ADA compliance statuses with the associated score.

Table 2-2: Public Sidewalk End Point Categories

End Point Category	Description
Intersection	Sidewalk intersects the roadway surface
Commercial Driveway	Sidewalk intersects a commercial driveway that is not at the same elevation as the sidewalk
Gap	Sidewalk ends with no appropriate termination structure such as an approach
Tee	Sidewalk intersects another sidewalk

Table 2-3: Public Sidewalk Curb Ramp ADA Compliance Status

Compliance Status	Description
Not ADA Compliant	Curb ramp structure does not meet or approximate ADA compliance requirements
Some ADA Compliance	Curb ramp structure that approximates ADA compliance requirements
Meets Initial ADA Compliance	Curb ramp structure visually appear to meet ADA compliance requirements*

*All necessary measurements of slope, width, etc. were not taken to determine complete ADA compliance.

Figure 2-4 provides photographic examples of the different types of end points that were collected on the public sidewalk network. Figure 2-5 provides photographic examples of the different ADA compliances statuses that were collected for the curb ramps on the public sidewalk network.



Figure 2-4 Public Sidewalk Curb Ramp ADA Compliance Status Examples



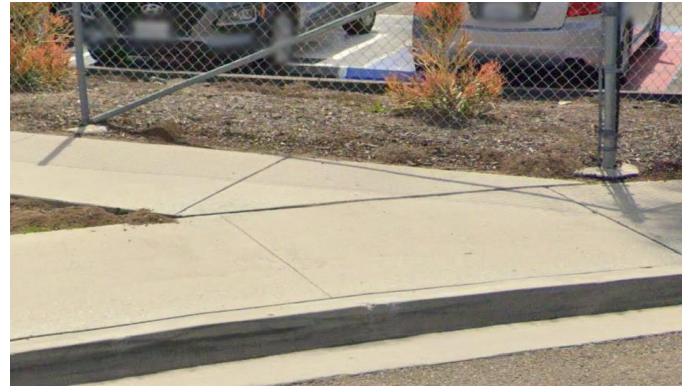
Gap End Point



Commercial Driveway End Point



Intersection End Point



Tee End Point



Figure 2-5 Public Sidewalk Curb Ramp ADA Compliance Status Examples



Not ADA Compliant



Some ADA Compliance



Meets Initial ADA Compliance

2.2.2 CONDITION ASSESSMENT RESULTS

The following tables and figures show the final defect and curb ramp condition assessment results for the existing public sidewalk.

Table 2-4: Curb Ramp ADA Compliance Statistics

Compliance Status	Count of Occurrences	Percent of Total
Not ADA Compliant	57	8.7%
Some ADA Compliance	393	60.1%
Meets Initial ADA Compliance	204	31.2%
Totals	654	100%

Table 2-5: Sidewalk Defect Condition Statistics

Defect Category	Count of Occurrences	Percent of Total
Vertical Fault	1002*	23.6%*
Horizontal Fault	64	1.5%
Spalling	2070	48.9%
Obstructions	83	2.0%
Cracking	593	14.0%
Cross Slope	16	0.4%
Ponding	18	0.4%
Cleanliness	391	9.2%
Totals	4237	100%

*Includes all magnitudes of vertical faults

As noted in section 2.2.1, the vertical fault defects were broken down into three different severities based on the magnitude of the vertical fault. Table 2-6 shows the detailed breakdown of the approximately one thousand vertical faults that were found on the public sidewalk network.

Table 2-6: Vertical Defect Statistics Breakdown

Vertical Fault Magnitude	Count of Occurrences	Percent of Total
½” – 1” Offset	876	87.4%
1” – 3” Offset	124	12.4%
> 3” Offset	2	0.2%
Totals	1002	100%

The walkability of the sidewalk is most important when looking at the defects. The team found that the walkability was hindered most when it came to vertical faults. Table 2-6 demonstrates that a vast majority of the vertical faults across the public sidewalk network are less than one inch in severity. While the half to one-inch vertical faults are important measures for the public sidewalk network, they do not significantly impact the overall usability of the sidewalk. Additionally, other defects such as cracks and spalling don't greatly inhibit the usability of the sidewalk. The vertical faults that were above one inch provided the biggest problem and made the walkability of the sidewalk worse. To determine what needs to be repaired or replaced we analyzed the defect type along with the length of the defect.



2.3 PHASE III: DATA ASSESSMENT/MANAGEMENT

The project team worked closely with the City to evaluate the uses of the data in current maintenance practices and in developing and/or improving these practices in the future. The GIS datasets were developed not only to store the data but have been developed with the end goal of generating work orders in the City’s current asset management software (Cityworks). This process including meeting with the City’s GIS consultant (Miller Spatial) to ensure a seamless transition from GIS to Cityworks. It was decided that the continued use of Cityworks to develop work orders for sidewalk defects will be used. Thus, the approach of the SMP was to provide the required attributes to identify, cost and prioritize the existing sidewalk defects. The project team worked closely with the City to develop the following opinions of probable construction costs, prioritization, and work order process.

2.3.1 SIDEWALK DEFECT OPINION OF PROBABLE CONSTRUCTION COST

The defects identified in the condition assessment phase of the SMP were used to identify the probable solution for each defect type. For the identified defects, the solutions were identified as shown in Table 2-7 as either clean, repair, or replace. The project team then worked closely with the City to develop a unit cost list for the sidewalk solutions and additions based on recent local construction costs and bids. Table 2-8 displays the unit costs for the various defect solutions and additions.

Table 2-7: Defect Solutions

Defect Category	Description	Solution
Vertical Fault: 0.5 - 1 in	Vertical offsets in the sidewalk. Severity measured ½ - 1”	Repair
Vertical Fault: 1 - 3 in	Vertical offsets in the sidewalk. Severity measured 1 – 3”	Replace
Vertical Fault: >3 in	Vertical offsets in the sidewalk. Severity measured > 3”	Replace
Horizontal Fault	Horizontal gaps or openings of 2” or greater in the sidewalk	Repair
Spalling	Surface deterioration of ¼” or greater on the sidewalk	Replace
Obstructions	Any obstructions that restrict the operating width of the sidewalk to less than 36”	Remove
Cracking	Four or more surface cracks in a sidewalk panel	Replace
Cross Slope	Greater than a 1 in 12 cross slope on sidewalk	Replace
Ponding	Standing water or evidence of standing water on sidewalk	Repair
Cleanliness	Excessive debris and/or poor cleanliness on sidewalk	Clean



Table 2-8: Defect Opinion of Probable Construction Costs

Solution	Type	Unit	Unit Cost (\$)
Ped Ramp	G-27 thru G-30*	E.A.	5,000
Driveway Ramps	G-14*	S.F.	20
Sidewalk	Removal & Replace G-7*	S.F.	15
New Sidewalk	G-7*	S.F.	25
Sidewalk Repair		L.F.	150

*The details for this solution type can be found in the 2018 San Diego Regional Standard Drawings Book.

In GIS the solution types and unit costs were applied as attributes and used along with the individual defect width and length to calculate the opinion of probable construction cost for each defect. The width attribute was provided as part of the Ecopia Tech deliverable and was reviewed to be roughly accurate but does have some discrepancies. The defect length was collected in the field for defects extending multiple sidewalk segments and for defects only on one segment the length was assumed to be four feet. **The total opinion of probable construction cost to remedy the 4,237 identified defects is approximately \$4.5 million dollars in 2022.** Unit costs added during this project are static and should be adjusted annually in Cityworks to account for inflation. Potential funding solutions are identified in section 4.0 of this report.

2.3.2 SIDEWALK DEFECT PRIORITIZATION

The prioritization of sidewalk defects was decided by the City to be done on a per defect basis. The scoring of each defect was developed on a 1–10 scale based on the potential of the defect to inhibit the use the sidewalk. The scores are displayed in Table 2-9 with the highest score of ten being given to the vertical faults greater than three inches. The lowest scores are given to the defects that are presumed to be nuisance defects and not likely to inhibit the use of the sidewalk. The sidewalk scores have been applied as an attribute to the GIS dataset and will be used in Cityworks to prioritize the work order development. Exhibit 3 in Appendix A displays a heatmap of the prioritized defects citywide.

It should be noted that even if there is a defect present, the available right-of-way must be considered when proposing new sidewalk improvements or additions. In some cases, there is not enough space in the public right-of-way to install new sidewalk or the private owner of the parcel would have to give up frontage for the improvement. The right-of-way length GIS file created as part of the Walkability Study and discussed in section 1.6 of that supplemental document can help with the identification of locations that have limited right-of-way for sidewalk improvements.



Table 2-9: Defect Scoring

Defect Category	Description	Score
Vertical Fault: >3 in	Vertical offsets in the sidewalk. Severity measured > 3”	10
Vertical Fault: 1 - 3 in	Vertical offsets in the sidewalk. Severity measured 1 – 3”	8
Horizontal Fault	Horizontal gaps or openings of 2” or greater in the sidewalk	8
Vertical Fault: 0.5 - 1 in	Vertical offsets in the sidewalk. Severity measured ½ - 1”	6
Obstructions	Any obstructions that restrict the operating width of the sidewalk to less than 36”	6
Spalling	Surface deterioration of ¼” or greater on the sidewalk	5
Cracking	Four or more surface cracks in a sidewalk panel	5
Cross Slope	Greater than a 1 in 12 cross slope on sidewalk	5
Ponding	Standing water or evidence of standing water on sidewalk	2
Cleanliness	Excessive debris and/or poor cleanliness on sidewalk	2

2.3.3 SIDEWALK WORK ORDER DEVELOPMENT

It was decided that all sidewalk defect work orders will be generated on a per defect basis in Cityworks and that it will be the responsibility of those involved to identify efficiencies by combining neighboring defects when appropriate.



3.0 DATA MAINTENANCE POLICIES AND PROCEDURES

The data maintenance policies and procedures were developed based on multiple conversations with City staff about how to populate, verify, store, and use the GIS data from this project. As stated previously, the data is using the same systems as the City and can be integrated into the existing GIS and Cityworks programs. The efforts of this plan focus on overhauling the existing sidewalk data and give planning level recommendations. Future work can utilize the results from this study and the supplemental Walkability Study to further design and implement recommendations or create other bundled projects based on available funds.



4.0 PUBLIC SIDEWALK FUNDING ANALYSIS

There are several options for funding sidewalk improvements including ADA improvements and pedestrian safety. Targeting multiple funding sources and combining these sidewalk improvements with other multimodal projects will help expedite project implementation. It is recommended that the City develop project packages that align with available state funding sources based on prioritization with a focus on combining the sidewalk improvements with larger corridor or active transportation projects. Larger projects that serve both bike and pedestrian improvements as well as connectivity to transit tells a more compelling story to be competitive for these larger grant funds. Standalone sidewalk improvement projects are harder to fund with state and federal funding sources and are typically accomplished through local funding sources such as local tax measures, regional funding through SANDAG, local road maintenance funding, general fund, private development impact fees or imposed project mitigation, or other local funding sources. Combining the sidewalk improvements with larger, more diverse projects allows for local funding to be used as a match to leverage state and federal funding spreading the local funds out to accomplish larger segments of sidewalk improvements.

SANDAG is currently in the process of developing a Sustainable Communities Plan. It is highly recommended that the City coordinate with SANDAG and other regional partners to incorporate sections of the proposed sidewalk improvements into larger regional projects to help expedite implementation. Leveraging SANDAG's planning efforts will also help the City become eligible for state funding sources as described below.

In addition to the regional funding opportunities through SANDAG, below are state sources that the City could target with the assumption that the sidewalk improvements would be combined with other bike and pedestrian safety enhancements as well as ADA improvements, transit projects, or larger corridor improvement projects. Connectivity to schools and transit, disadvantaged areas, or areas with health concerns are also important aspects to make a project more competitive for funding.

Potential state funding sources:

- **California Active Transportation Program (ATP)** (<https://dot.ca.gov/programs/local-assistance/fed-and-state-programs/active-transportation-program>)
 - Call for projects in March
 - Typical awards range from \$2M to \$10M
 - More competitive when serving a broad range of active transportation users:
 - Safe Routes to School



- Connections to community services
 - Combined with bicycle improvements
 - Safety enhancements included for pedestrian crossings and intersection improvements
 - ADA enhancements included
 - Transit Connections
- Competitive projects are developed from an Active Transportation Plan with a focus on public outreach, more specifically to disadvantages areas of the community
- **Clean California Grant Program** (<https://cleancalifornia.dot.ca.gov/local-grants/local-grant-program>);
 - Call for projects in January
 - Typical awards range from \$1M to \$5M
 - More competitive with bicycle improvements, ADA, pedestrian safety, and beautification elements
- **SB1 - Solutions for Congested Corridors Program** (<https://catc.ca.gov/programs/sb1/solutions-for-congested-corridors-program>);
 - Call for projects in August
 - Typical awards range from \$2M to \$10M for smaller cities (few awards)
 - Project Criteria: safety; congestion; accessibility; economic development, job creation and retention; air pollution and greenhouse gas emission reductions; efficient land use; level of matching funds; and the ability to complete the project in a timely manner.
 - Project was developed from a comprehensive multimodal corridor plan

Federal funding sources will be highly competitive and will require the sidewalk improvements to be tied together with a much larger roadway or corridor improvement project. Most of the sidewalk improvements would not be competitive for these funding sources. Potential Options for Federal Funding include:

- Federal Transit Administration (FTA) funding could be used if the project closed a gap or improved pedestrian safety and access to transit facilities. Coordination with San Diego Metro Transit System (MTS) and SANDAG would be recommended to review opportunities for partnering on larger regional transit projects where sidewalk and pedestrian enhancements could be incorporated.
- FHWA offers the Rebuilding American Infrastructure with Sustainability and Equity (RAISE) and Infrastructure for Rebuilding America (INFRA) programs that may include bike and pedestrian improvements. Coordination with SANDAG would be required to determine if any portions of the sidewalk improvements could be included with a larger regional project to be competitive.



5.0 CONCLUSIONS

The City of Lemon Grove Sidewalk Master Plan successfully analyzed the public concrete structures, assessed their deficiencies, and is ready for integration into the City's asset management program. The plan will help the City proactively plan out repairs and funding rather than react to complaints or emergencies as they happen. This report is supplementary to the GIS deliverable which provides all the data collected throughout the project and is available for input into Cityworks asset management program.

This study digitized roughly 60 miles of sidewalks, 65 miles of sidewalk gaps, and had field crews walk all 60 miles of sidewalks to identify, classify, and photograph over 4,000 existing defects. The defects were then prioritized, assigned solutions, and opinions of probable construction costs were calculated. The total opinion of probable construction cost for the 4,237 defects totals just over \$4.5 million dollars. The plan also provides supplemental data in the Walkability Study that is intended to be used by the City to further prioritize the repairs and additions of sidewalks citywide.

By maintaining and updating this dataset, the City can continue to improve the public sidewalks, improving the space for all. The plan's results are available to be integrated into the City's existing GIS and Cityworks systems, allowing for the City to continue to modify and update the corrected inventory, and proactively plan improvements into the future.

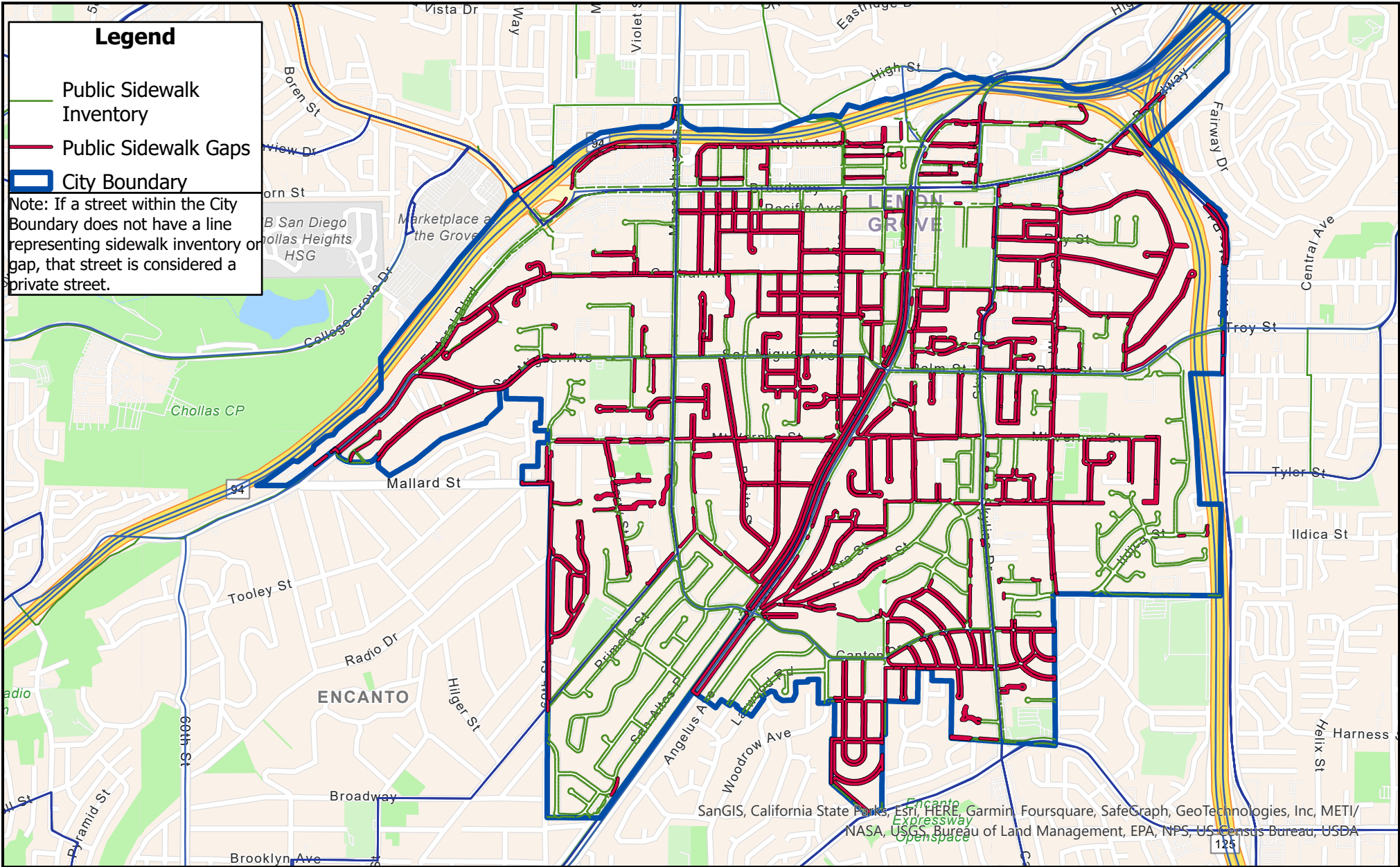


6.0 Appendix

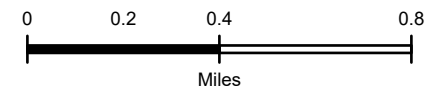
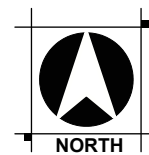
- A. Exhibits
- B. Schema
- C. Walkability Study

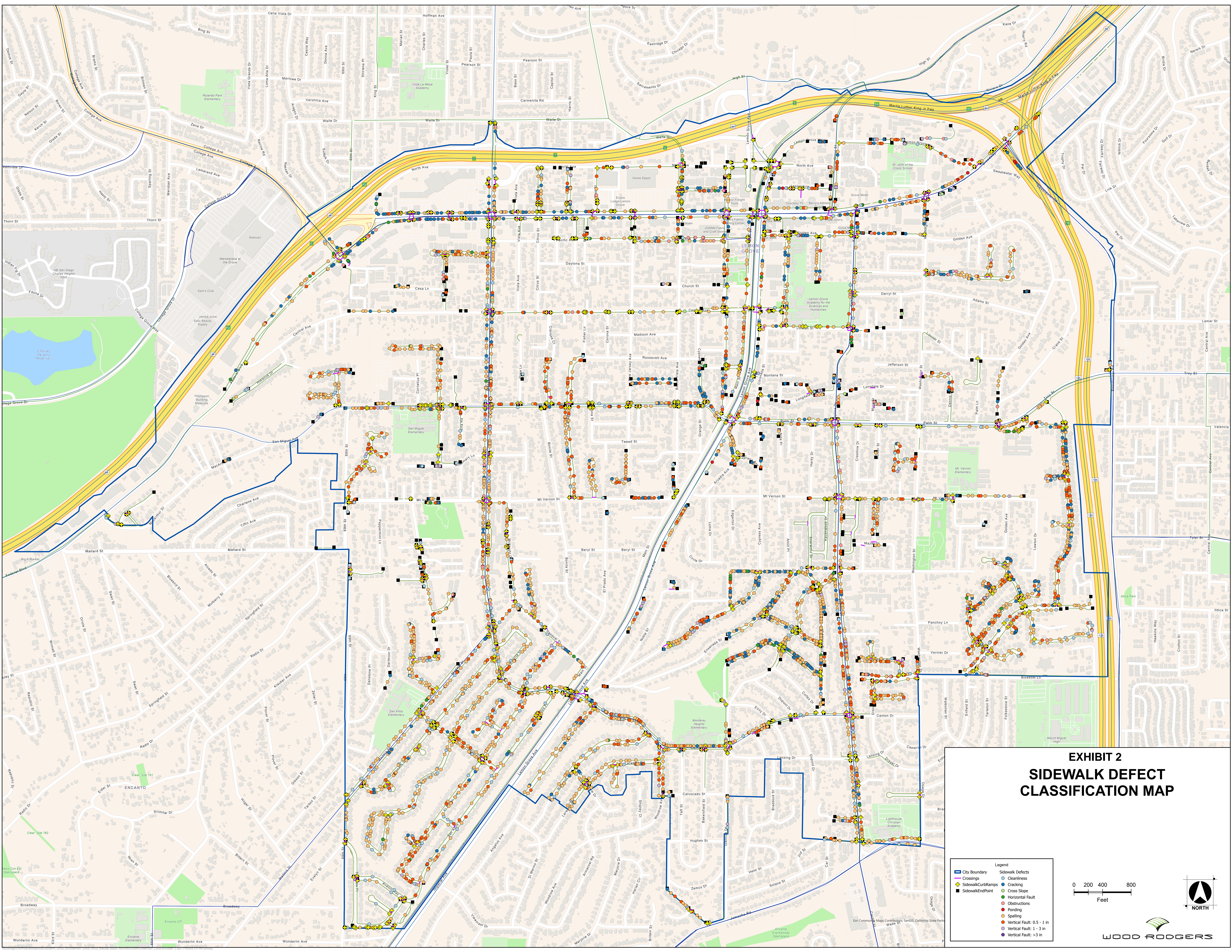


A. Exhibits



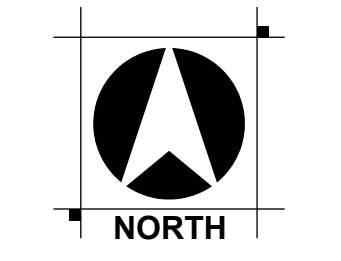
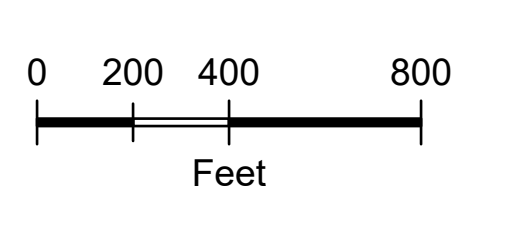
**EXHIBIT 1
LEMON GROVE
SIDEWALK CENTERLINES
AND GAPS MAP**

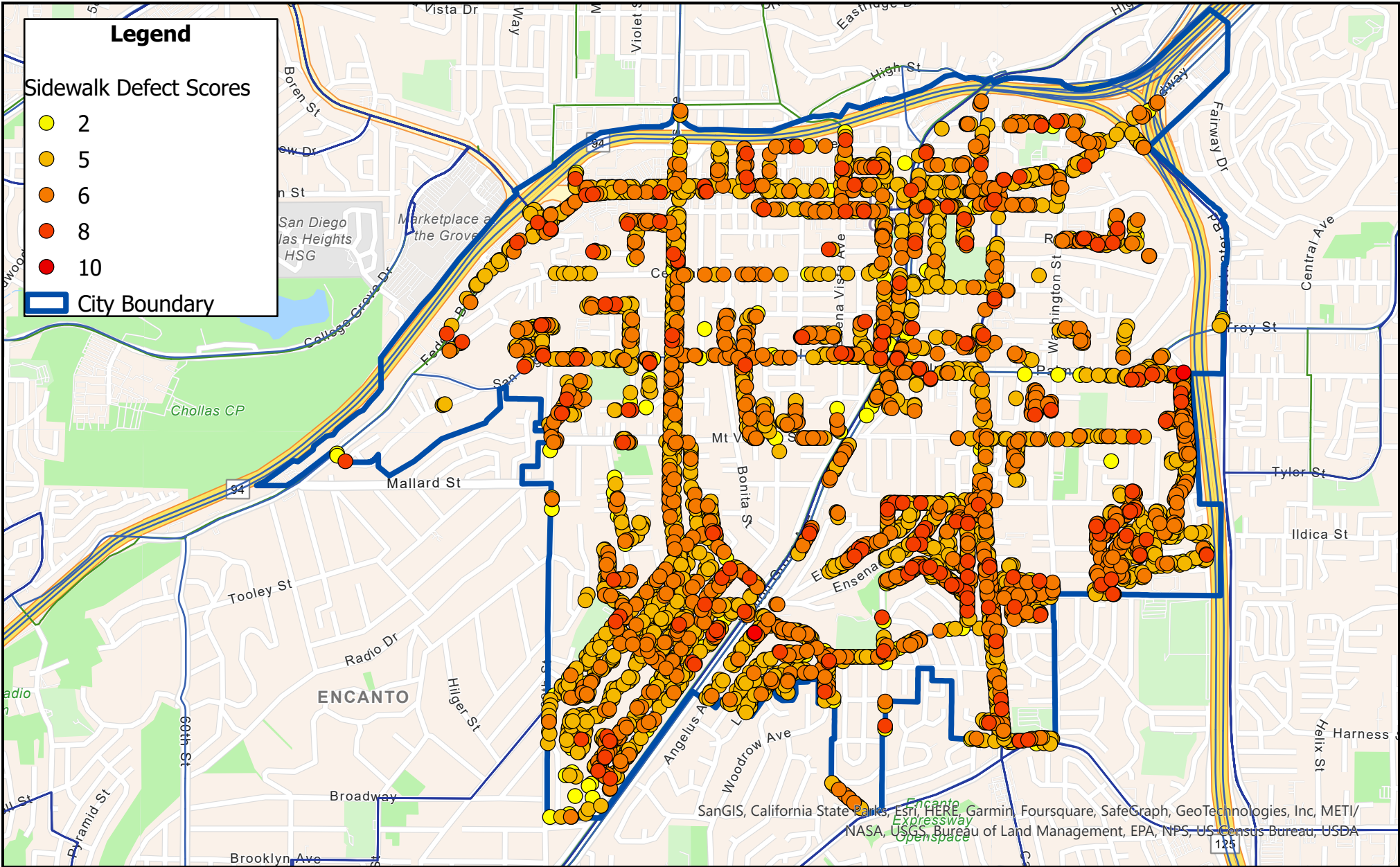




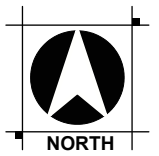
**EXHIBIT 2
SIDEWALK DEFECT
CLASSIFICATION MAP**

- | Legend | |
|--------|----------------------------|
| | City Boundary |
| | Crossings |
| | Sidewalk/Curb/Ramps |
| | Sidewalk/EndPoint |
| | Cleanliness |
| | Cracking |
| | Cross Slope |
| | Horizontal Fault |
| | Obstructions |
| | Ponding |
| | Spalling |
| | Vertical Fault: 0.5 - 1 in |
| | Vertical Fault: 1 - 3 in |
| | Vertical Fault: > 3 in |





**EXHIBIT 3
LEMON GROVE
SIDEWALK ASSESSMENT
DEFECT HEAT MAP**



SanGIS, California State Parks, Esri, HERE, Garmin, Foursquare, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

B. Schema

DATE 1/20/2023
PROJECT: Lemon Grove Sidewalk Master Plan
LOCATION: Lemon Grove
SUBJECT: Sidewalk Master Plan and Right-of-Way Inventory
Feature: Assessment Points

Field Name	Description
OBJECTID *	GIS generated unique ID
Facility Type	Field input to define whether the condition assessment was on the sidewalk or a curb ramp
Defect Type	Field input to define defects of cracking, cleanliness, spalling, obstructions, cross slope, ponding, vertical fault (1/2 -1", 1-3", and >3"), horizontal fault
Defect Length	Field input to define the length of the defect if the picture doesn't capture it all
Solution	Auto populated using the combination of defect type and length of defect
Cost	Auto populated based on the solution type and local bid history
Score	Auto populated based on the scoring criteria
Priority	Empty field for future detail to be added
created_user	Person who created the point
created_date	When the point was created
last_edited_user	Last person to edit the point
last_edited_date	Last time the point was edited
Condition	Empty field for future detail to be added
ADA Compliance	Empty field for future detail to be added
OLDGLOBAL	Superseded global ID
APN	Assessor's parcel number
APN_8	Assessor's parcel number 8-digit value
OWN_NAME1	Owner on record of parcel
SITUS_JURI	Parcel's jurisdiction
SITUS_STRE	Parcel's street name
SITUS_SUFF	Parcel's street name suffix
SITUS_ADDR	Parcel's street address number
SHAPE *	Point in GIS
GlobalID *	GIS ID to keep uniqueness across replicas, automatically assigned
PIC_URL	URL of assessment picture
Defect Width	Width of defect
SurveyedDate	Date of field survey
Surveyor	Field surveyor email

DATE 1/20/2023
PROJECT: Lemon Grove Sidewalk Master Plan
LOCATION: Lemon Grove
SUBJECT: Sidewalk Master Plan and Right-of-Way Inventory
Feature: SidewalkCurbRamps

Field	Description
OBJECTID *	GIS generated unique ID
GlobalID *	GIS ID to keep uniqueness across replicas, automatically assigned
Facility Identifier	Empty field for future identification to be added
Ramp Type	Empty field for future detail to be added
Detectable Warning	Empty field for future detail to be added
Width	Empty field for future detail to be added
Slope	Empty field for future detail to be added
Install Date	Empty field for future detail to be added
Condition	Empty field for future detail to be added
Owned By	Empty field for future detail to be added
Managed By	Empty field for future detail to be added
created date	When the point was created
created user	Person who created the point
last_edited_date	Last time the point was edited
last_edited_user	Last person to edit the point
SHAPE *	Point in GIS
ADA Compliance	Level of compliance each curb ramp is either meets, some, or none compliance
Defect Type	Field input to define defects of cracking, cleanliness, spalling, obstructions, cross slope, ponding, vertical fault (1/2 -1", 1-3", and >3"), or horizontal fault
Defect Length	Empty field for future detail to be added

DATE 1/20/2023
PROJECT: Lemon Grove Sidewalk Master Plan
LOCATION: Lemon Grove
SUBJECT: Sidewalk Master Plan and Right-of-Way Inventory
Feature: Sidewalk_Gaps

Field	Description
OBJECTID *	GIS generated unique ID
Shape *	Polyline
GlobalID *	GIS ID to keep uniqueness across replicas, automatically assigned
Facility Identifier	Empty field for future identification to be added
Surface Type	Empty field for future detail to be added
ADA Compliant	Empty field for future detail to be added
Condition	Empty field for future detail to be added
Width	Empty field for future detail to be added
Install Date	Empty field for future detail to be added
Owned By	Empty field for future detail to be added
Managed By	Empty field for future detail to be added
created_date	When the point was created
created_user	Person who created the point
last_edited_date	Last time the point was edited
last_edited_user	Last person to edit the point
APN	Empty field for future detail to be added
Sidewalk	Marks if a sidewalk is a sidewalk or not
Curb and Gutter	Marks if a sidewalk has a curb and gutter
Length	Length in miles
Curb Height	Empty field for future detail to be added
Issue	Empty field for future detail to be added
Comment	Empty field for future detail to be added
Evaluated	Notes that gaps were not evaluated because the sidewalk doesn't exist
Shape_Length	GIS geometry of polyline

DATE **1/20/2023**
PROJECT: **Lemon Grove Sidewalk Master Plan**
LOCATION: **Lemon Grove**
SUBJECT: **Sidewalk Master Plan and Right-of-Way Inventory**
Feature: **Sidewalk_Inventory**

Field	Description
OBJECTID *	GIS generated unique ID
CateTitle	Defines entity as sidewalk
WIDTH	Sidewalk width length in meters
WIDTH FEET	Sidewalk width length in feet
Surveyed	Notes if the sidewalk was surveyed in the field or not
RouteID	Empty field for future detail to be added
StreetOwner	Field input to define private or public
APN	Assessor's parcel number
APN_8	Assessor's parcel number 8-digit value
OWN_NAME1	Owner on record of parcel
SITUS_JURI	Parcel's jurisdiction
SITUS_STRE	Parcel's street name
SITUS_SUFF	Parcel's street name suffix
SITUS_ADDR	Parcel's street address number
Shape *	GIS geometry of polyline
Curb Height	Field input to define height of curb
Curb and Gutter	Field input to define yes or no
Width	Width of sidewalk during field survey
Surface Type	Field input to define concrete, asphalt, or paver
Shape.STLength()	GIS geometry of polyline

DATE 1/20/2023
PROJECT: Lemon Grove Sidewalk Master Plan
LOCATION: Lemon Grove
SUBJECT: Sidewalk Master Plan and Right-of-Way Inventory
Feature: Crossings

Field	Description
OBJECTID *	GIS generated unique ID
SHAPE *	Polyline
Material	Field input to define concrete or asphalt
GlobalID *	GIS ID to keep uniqueness across replicas, automatically assigned
created_user	Person who created the point
created_date	When the point was created
last_edited_user	Last person to edit the point
last_edited_date	Last time the point was edited
Crosswalk	Field input to define yes or no
Cross Gutter	Field input to define yes or no

DATE 1/20/2023
PROJECT: Lemon Grove Sidewalk Master Plan
LOCATION: Lemon Grove
SUBJECT: Sidewalk Master Plan and Right-of-Way Inventory
Feature: SidewalkEndPoint

Field Name	Description
OBJECTID *	GIS generated unique ID
EndPointType	Field input to define intersection, commercial driveway, gap, and tee
SHAPE *	Point in GIS
GlobalID *	GIS ID to keep uniqueness across replicas, automatically assigned
created_user	Person who created the point
created_date	When the point was created
last_edited_user	Last person to edit the point
last_edited_date	Last time the point was edited

C. Walkability Study

1.0 WALKABILITY STUDY

As part of the City of Lemon Grove’s Sidewalk Master Plan, this Citywide Walkability Study serves to provide data and analysis concerning the walkability of the City and provide additional data to assist in the prioritization of sidewalk improvements and additions citywide.

1.1 Public Facilities with High Pedestrian Traffic

Key points of interest where pedestrians might frequent were gathered to identify areas with a high potential of pedestrian traffic. These features, known as pedestrian attractors, include schools, government buildings, transportation stops, civic facilities (libraries, museums, post offices), shopping centers, and parks. Based on guidance from the April 2015 City of San Diego Final Draft Pedestrian Master Plan (PMP), the features were classified into seven (7) pedestrian attractor types and a 0.25 mile diameter buffer was applied to each of these attractors. Each buffer was assigned a score, as seen in Table 1. The 0.25 mile diameter was deemed a walkable distance based on the San Diego PMP and pedestrians would potentially walk longer because of the turns necessary to take in a grid neighborhood.

Table 1: Pedestrian Attractor Score

Pedestrian Attractor	Attractor Score
Parks & Recreation (excluding non-useable open space)	1
Middle School	2
Neighborhood Civic Facilities (Libraries, Post Office & Religious Facilities)	2
Retail	2
Elementary School (Including Private)	3
Transit Stop (<1,000 boardings per day)	3
Major Transit Stop (>1,000 boardings per day)	4

The scores of the attractor buffer were summed based on their overlapping boundaries and can be seen in the attached heat map. The overlapping zones have scores ranging from 1-35. The higher scored zones occur where multiple pedestrian attractors have overlapping buffers. The highest score of 35 occurs at the intersections of Golden Ave and School Ln, and Pacific Ave and Main St where there are overlapping buffers of transit stops, major transit stops, retail, parks, civic facilities, and middle and elementary schools.

1.2 Safe Routes to School

Schools identified for this task are Montgomery Heights Elementary, Saint John of the Cross, Mount



Vernon Elementary, San Altos Elementary, Lemon Grove Academy for the Sciences and Humanities, San Miguel Elementary, Christian Creative Learning Academy, Shiloh Christian Academy, and Lighthouse Christian Academy.

The existing safe routes to school street sections were flagged and the sidewalk inventory was assessed around these locations. The locations had sidewalks present so the focus of this exercise was to identify the deficiencies around a walkable space around sites. Using the same 0.25 mile buffers as in Task 10, sidewalk deficiencies and gaps around each school were identified and quantified below.

Table 2: Defects Around Safe Routes to School

Defect Type	School									Totals
	Christian Creative Learning Academy	Lemon Grove Academy for the Sciences & Humanities	Lighthouse Christian Academy	Montgomery Heights Elementary	Mount Vernon Elementary	Saint John of the Cross	San Altos Elementary	San Miguel Elementary	Shiloh Christian Academy	
Cleanliness	7	4	8	3	5	3	11	3	2	46
Cracking	22	32	7	2	4	4	3	1	0	75
Cross Slope	2	1	0	0	0	0	0	0	0	3
Horizontal Fault	1	2	0	0	1	0	2	0	0	6
Obstructions	0	0	4	0	1	1	0	1	1	8
Ponding	0	2	0	0	0	0	0	0	0	2
Spalling	27	676	16	8	35	31	57	31	12	893
Vertical Fault 0.5 - 1 in	17	15	10	3	8	8	16	6	19	102
Vertical Fault 1 - 3 in	4	4	2	1	4	4	1	1	0	21
Vertical Fault > 3 in	0	0	0	0	0	0	0	0	0	-
Total Gaps (Linear Feet)	8,157	6,825	1,349	3,424	238	4,150	2,203	904	6,991	34,241

Based on the number of total defects and sidewalk gaps, the following recommendations and conclusions can be made:

- The total defects due to spalling greatly out way all the other defects.
- San Altos Elementary along with Lemon Grove Academy for Sciences and Humanities are the top two school zones that have the most defects in the sidewalk.
- The sidewalk gaps are very large during certain schools such as the Christian Creative Learning Academy and Shiloh Christian Academy.

This information is available through the GIS datasets and helped inform the traffic count locations.



1.3 Pedestrian Traffic Counts

Traffic counts were performed on December 15, 2022, from 7-9 am and 2-4 pm. The locations of interest are based on their proximity to pedestrian attractors and schools as well as the condition of the sidewalks around the locations.

The intersections chosen can be seen in the attached exhibit and include:

1. Grove St and Lester Ave
2. New Jersey Ave and Central Ave
3. Kempf St and Lincoln St
4. Washington St and Mt Vernon St
5. The intersection of Lemon Grove Ave, El Dora St, Massachusetts Ave, and Canton Dr.

Locations 3, and 4 are within the 0.25 mile buffer zone of schools and Locations 2 and 5 are near schools. Location 1 is in an area with a high volume of homeless people and minimal sidewalks. Total counts for vehicles, adult pedestrians, child pedestrians, and bikes can be found attached to this study, and a summary of the cars and pedestrians can be found below in Table 3.

Table 3: Pedestrian Count Summary

Intersection	Vehicles		Pedestrians	
	AM	PM	AM	PM
1. Grove St and Lester Ave	734	823	28	29
2. New Jersey Ave & Central Ave	806	1,104	21	24
3. Kempf St & Lincoln St	1,483	1,596	31	72
4. Washington St & Mt Vernon St	871	734	18	26
5. Lemon Grove Ave & El Dora St & Massachusetts Ave & Canton Dr	2,686	3,200	46	41

Based on the findings of this traffic count, the following recommendations and conclusions can be drawn:

- There is a high volume of children that are walking at the same time as high volume of cars around the middle school. Expanded sidewalks could create a safer environment.
- Mt Vernon Elementary does not have many pedestrians but does have a lot of car traffic. Expanded sidewalks could facilitate more pedestrian traffic.
- Positively, pedestrians seem to be using sidewalk infrastructure if it exists. If there is a crosswalk on one side of the street, a higher number of pedestrians will use that over the non-crosswalk side. However, it seems that when there are no crosswalks, the pedestrians will cross the street from the side where sidewalks exist.
- There are some intersections with the large number of pedestrians walking on a street.



1.4 Streets to be Designated as Rural or Urban Development Zones

Streets will be designated as rural or urban based on the land use of the adjacent properties. The Lemon Grove General Plan states that land use categories were developed according to the permitted density/intensity. The maximum amount of development that can occur within each land use category is shown in Table CD-1 of the Lemon Grove General Plan, 1996. According to the Lemon Grove General Plan, residential densities below 14 units per acre usually consist of detached separated houses while greater densities consist of attached units, such as duplexes, apartments, and condos.

The City of San Diego uses similar land use categories. According to the City of San Diego General Plan, the City has primarily two tiers of land:

- Proposition ‘A’ Lands (Managed Growth Initiative) – characterized by very low-density, residential, open space, natural resource-based park, and agricultural uses;
- Urbanized Lands – Characterized by older, recently developed, and developing communities at urban and suburban levels of density and intensity.

The definition of urban and rural land is not stated in the Lemon Grove General Plan or the City of San Diego General Plan. Therefore, it is recommended that a land use of low-density residential, parks, and open space be defined as rural, while land use such as medium/high density residential, commercial, and industrial be defined as urban.

This table quantifies the defect types and total gaps per roadway classification. This data was collected using ArcGIS Pro, where we designated each roadway, a classification based off its cross section. By doing that we were able to create a buffer on each different roadway classification and use the data of the sidewalk gaps and sidewalk defects to see how many there were in each roadway classification.



Table 4: Defects Along Streets to be Designated as Rural or Urban Development Zones

Defect Type	Roadway Classification					Totals
	Four-Lane-Major	Class I Collector	Class II Collector	Class III Collector	Residential/Local Collector	
Cleanliness	21	0	68	56	246	391
Cracking	118	0	77	70	328	593
Cross Slope	4	0	1	3	8	16
Horizontal Fault	12	0	10	5	37	64
Obstructions	5	0	28	13	37	83
Ponding	7	0	1	1	9	18
Spalling	145	0	347	233	1345	2,070
Vertical Fault 0.5 - 1 in	59	0	125	132	560	876
Vertical Fault 1 - 3 in	10	0	11	13	90	124
Vertical Fault > 3 in	0	0	0	0	2	2
Total Gaps (Linear Feet)	13,340	1,010	10,451	62,121	234,352	321,275

Based on the number of total defects and sidewalk gaps, the following recommendations and conclusions can be made:

- The number of defects in the sidewalk and the total gaps in the sidewalk are both very high.
- Residential areas have a significantly higher amount of sidewalk defects and gaps than any other roadway type.
- Spalling is tremendously higher than any other sidewalk defect.

1.5 Ultimate Street Design Criteria

Based on conversations with City staff and review of neighboring community roadway cross-section updates, the attached roadway classifications and associated cross-sections were provided as a potential update to relocate the parkway strip to between the curb and sidewalk. See attached for exhibit of cross-sections for the recommended update to the general plan approved cross sections.

1.6 Update City's Proposed Ultimate Right-of-Way

This section along with the supplemental GIS feature classes provide an approach in which the City can use to collect and file right-of-way (ROW) data as it is collected. The attached Right-of-Way Length Map uses the available GIS data to approximate the existing ROW length from each parcel line to the road centerline.



The user needs the following to update the data:

- ESRI ArcMap or ArcPro
- LemonGrove_ParcelsPolylines_ROW (GIS feature class)
- APN number of the parcel in which they are going to be updating the ROW extents

First the Map will need to be opened and the “LemonGrove_ParcelsPolylines_ROW” feature class will need to be referenced into the map. Once that is open the user can proceed with the following:

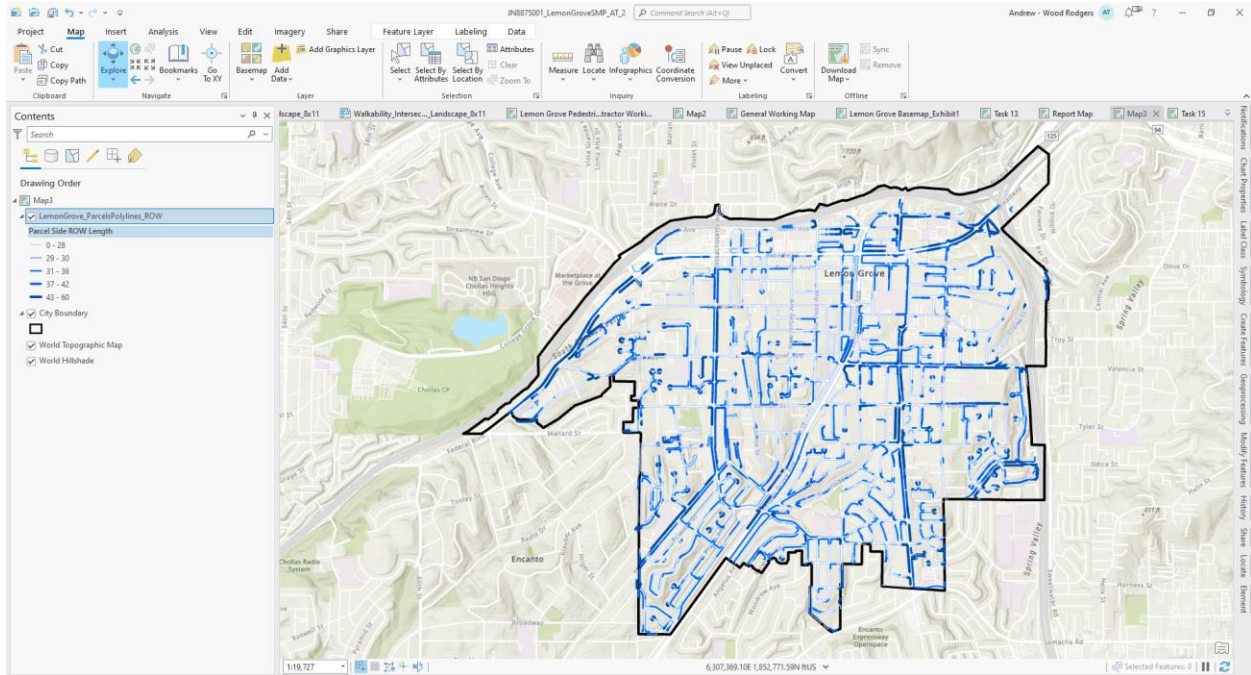


Figure 1: Example ESRI ArcPro Map for User Updates

- Using the Select By Attributes function, the user will search the “LemonGrove_ParcelsPolylines_ROW” dataset for the APN number they are working on.



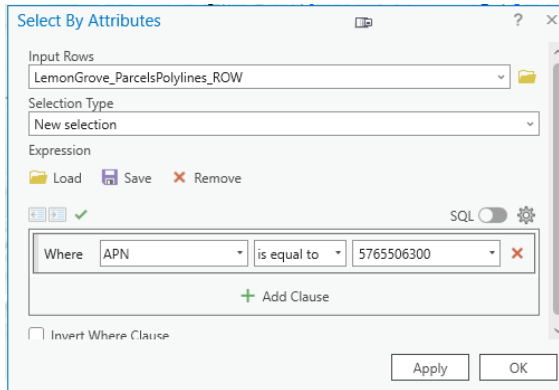


Figure 2: Example APN Search

- The user can then view the current ROW approximation.

WEdge	Shape_Length	Shape_Length	Parcel Side ROW Length	Updated ROW Length	Source of Updated Le...	User who Entered Up...	Date the Update was Entered	Update Reference Doc...
1	-1	54.81258	60.000181	55	<Null>	<Null>	<Null>	<Null>

Figure 3: Example Current ROW Length

- The user can then update the following fields with the new data.
 - Updated ROW Length
 - Source of Updated Length
 - User who Entered Update
 - Date the Update was Entered
 - Update Reference Document
- As the ROW lengths and documents are recorded the file will become more accurate and will eventually provide a true ROW feature for the City.
-



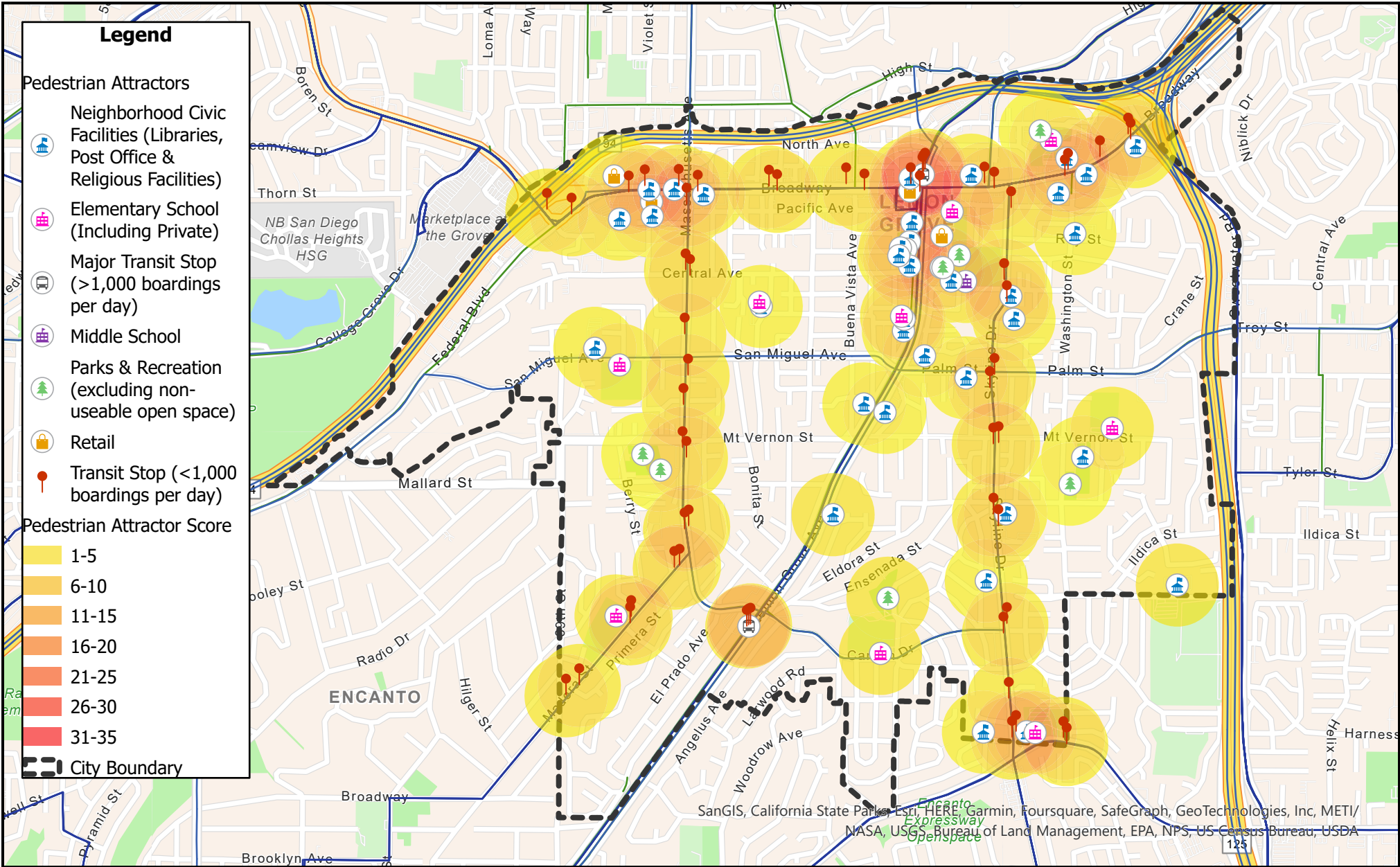
2.0 Attachments

1. Pedestrian Traffic Map
2. Safe Routes to School Map
3. Pedestrian Count Intersection Map
4. Traffic Count Results
5. Roadway Classifications Map
6. Urban and Rural Cross Section Exhibit
7. City Right-of-Way Heatmap



Pedestrian Traffic Map

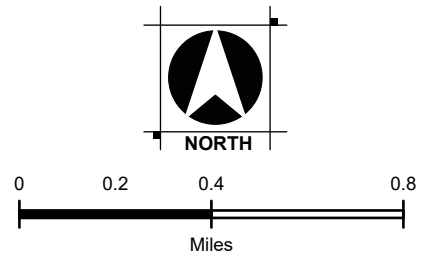




LEMON GROVE PEDESTRIAN TRAFFIC MAP

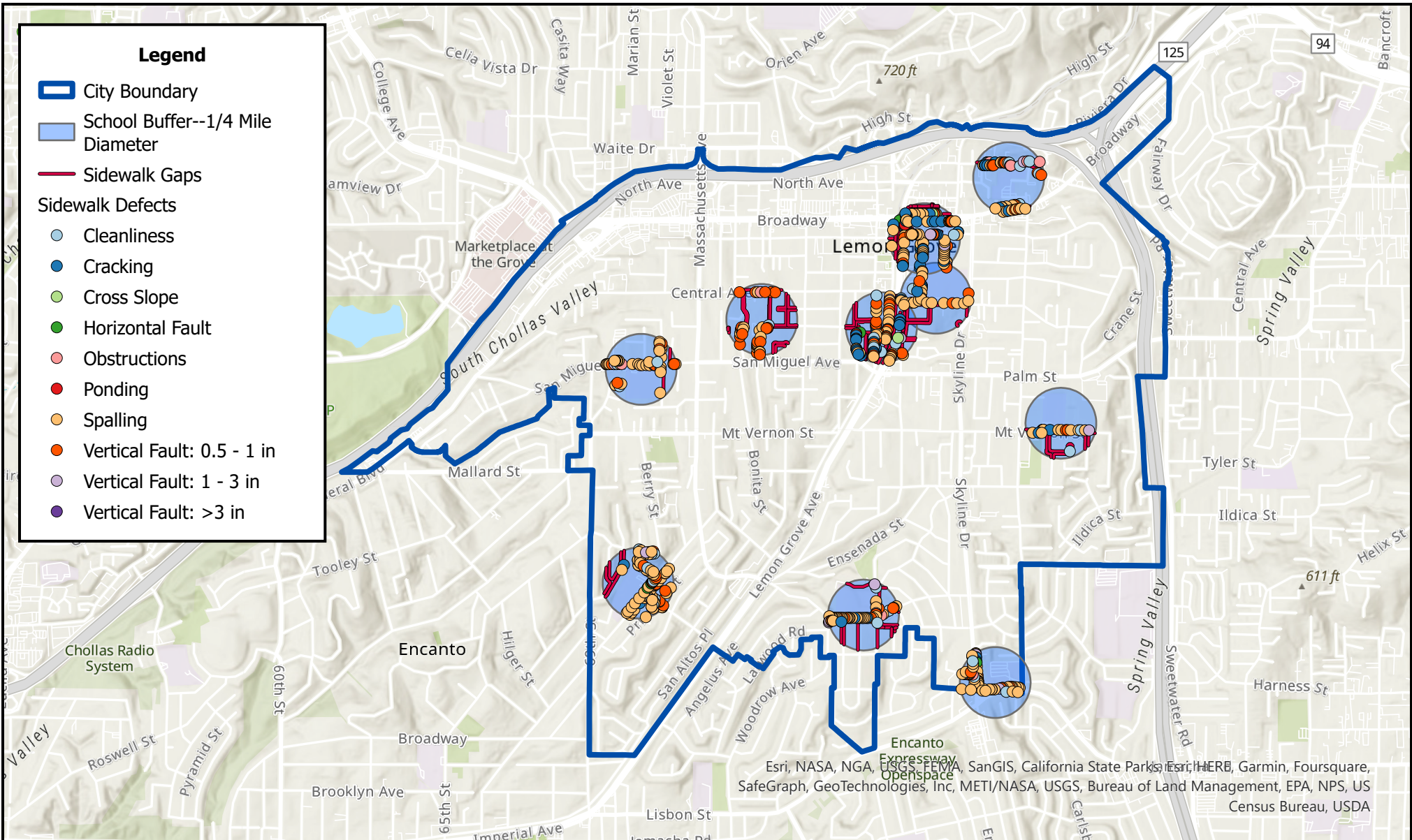


Pedestrian Attractor	Attractor Score
Parks & Recreation (excluding non-useable open space)	1
Middle School	2
Neighborhood Civic Facilities (Libraries, Post Office & Religious Facilities)	2
Retail	2
Elementary School (Including Private)	3
Transit Stop (<1,000 boardings per day)	3
Major Transit Stop (>1,000 boardings per day)	4

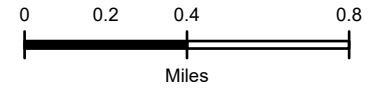
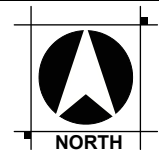


Safe Routes to School Map



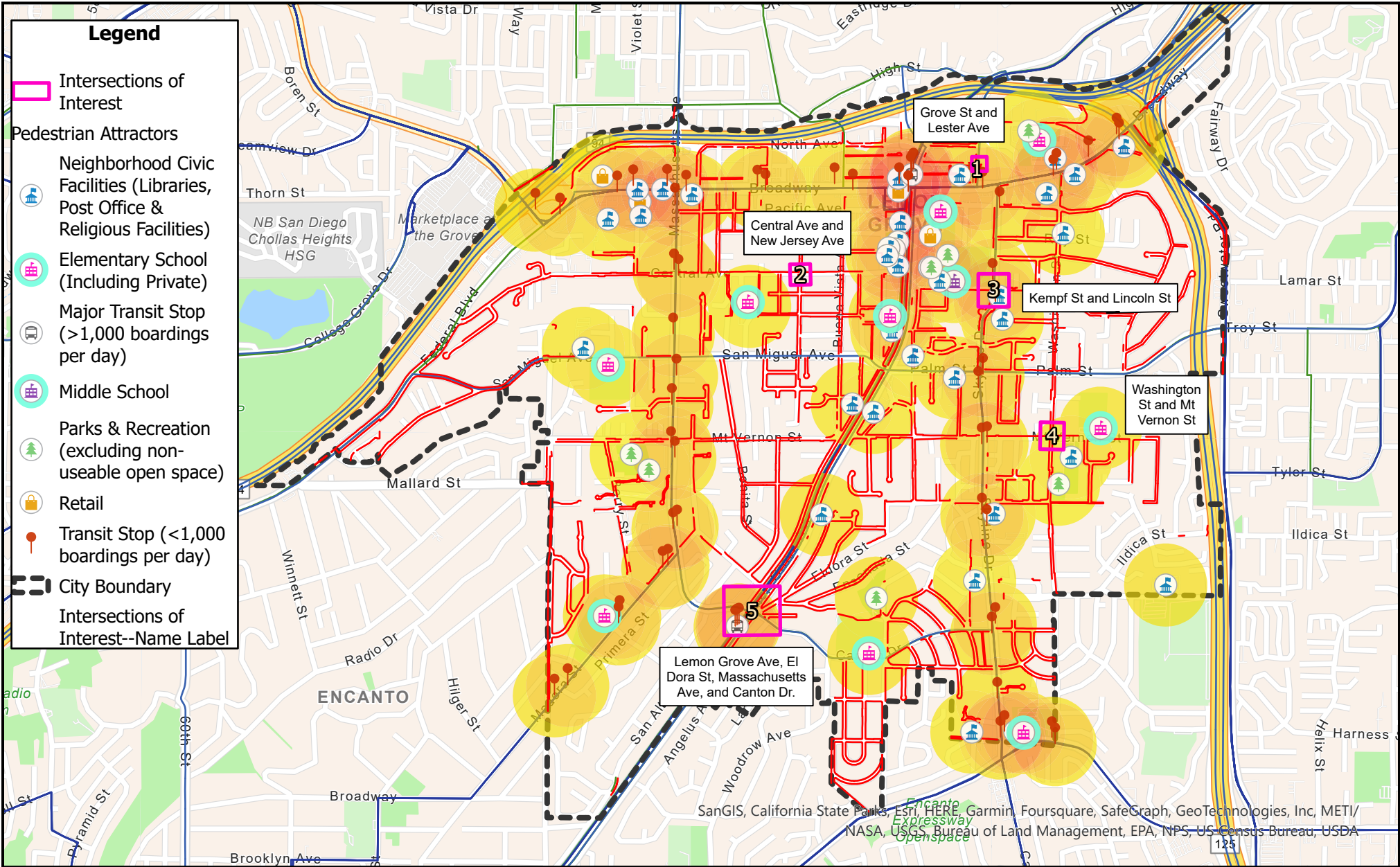


**LEMON GROVE
SAFE ROUTES TO SCHOOL MAP**

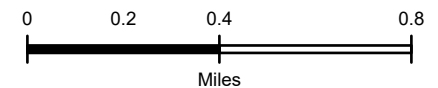
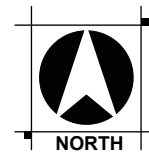


Pedestrian Count Intersection Map





LEMON GROVE PEDESTRIAN COUNT INTERSECTIONS MAP



Traffic Count Results



National Data & Surveying Services Intersection Turning Movement Count

Location: Grove St & Lester Ave
City: Lemon Grove
Control: 1-Way Stop(EB)

Project ID: 22-040220-001
Date: 12/15/2022

Data - Totals

NS/EW Streets:		Grove St				Grove St				Lester Ave				Lester Ave				
AM		NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
		0	1	0	0	0	1	0	0	0	1	0	0	0	0	0	0	TOTAL
		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
7:00 AM		3	48	0	0	0	8	2	0	0	0	0	0	0	0	0	61	
7:15 AM		6	62	0	0	0	11	2	0	0	0	3	0	0	0	0	84	
7:30 AM		3	72	0	0	0	13	1	0	1	0	1	0	0	0	0	91	
7:45 AM		3	86	1	0	0	24	3	0	1	0	2	0	0	1	0	121	
8:00 AM		1	69	0	0	0	38	0	0	0	0	7	0	0	0	0	115	
8:15 AM		8	64	0	0	0	23	0	0	1	0	7	0	0	0	0	103	
8:30 AM		2	50	0	0	0	18	0	0	0	0	6	0	0	0	0	76	
8:45 AM		5	45	0	1	1	16	2	1	1	0	11	0	0	0	0	83	
TOTAL VOLUMES :		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :		31	496	1	1	1	151	10	1	4	0	37	0	0	0	1	0	734
		5.86%	93.76%	0.19%	0.19%	0.61%	92.64%	6.13%	0.61%	9.76%	0.00%	90.24%	0.00%	0.00%	0.00%	100.00%	0.00%	
PEAK HR :		07:30 AM - 08:30 AM																TOTAL
PEAK HR VOL :		15	291	1	0	0	98	4	0	3	0	17	0	0	0	1	0	430
PEAK HR FACTOR :		0.469	0.846	0.250	0.000	0.000	0.645	0.333	0.000	0.750	0.000	0.607	0.000	0.000	0.000	0.250	0.000	0.888
		0.853				0.671				0.625				0.250				
PM		NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
		0	1	0	0	0	1	0	0	0	1	0	0	0	0	0	0	TOTAL
		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
2:00 PM		2	30	0	1	0	29	0	0	2	0	14	0	1	0	0	0	79
2:15 PM		3	32	0	0	0	33	0	0	0	0	11	0	0	0	0	0	79
2:30 PM		2	41	0	1	0	54	3	0	2	0	13	0	0	0	0	0	116
2:45 PM		2	47	0	1	0	32	5	0	5	0	15	0	0	0	0	0	107
3:00 PM		5	61	0	0	0	39	0	0	0	0	12	0	0	0	0	0	117
3:15 PM		2	41	0	0	2	51	0	0	1	0	11	0	0	0	1	0	109
3:30 PM		3	42	0	0	0	48	1	0	5	0	19	0	0	0	1	0	119
3:45 PM		4	36	1	0	1	44	0	0	2	0	7	0	1	0	1	0	97
TOTAL VOLUMES :		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :		23	330	1	3	3	330	9	0	17	0	102	0	2	0	3	0	823
		6.44%	92.44%	0.28%	0.84%	0.88%	96.49%	2.63%	0.00%	14.29%	0.00%	85.71%	0.00%	40.00%	0.00%	60.00%	0.00%	
PEAK HR :		02:45 PM - 03:45 PM																TOTAL
PEAK HR VOL :		12	191	0	1	2	170	6	0	11	0	57	0	0	0	2	0	452
PEAK HR FACTOR :		0.600	0.783	0.000	0.250	0.250	0.833	0.300	0.000	0.550	0.000	0.750	0.000	0.000	0.000	0.500	0.000	0.950
		0.773				0.840				0.708				0.500				

National Data & Surveying Services Intersection Turning Movement Count

Location: Grove St & Lester Ave
City: Lemon Grove
Control: 1-Way Stop(EB)

Project ID: 22-040220-001
Date: 12/15/2022

Data - Bikes

NS/EW Streets:	Grove St				Grove St				Lester Ave				Lester Ave								
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND								
	0	1	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	TOTAL
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU					
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	2
7:30 AM	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU					TOTAL
APPROACH %'s :	0	2	0	0	0	1	1	0	0	0	0	0	0	0	0	0					4
PEAK HR :	07:30 AM - 08:30 AM																TOTAL				
PEAK HR VOL :	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0					2
PEAK HR FACTOR :	0.000	0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000					0.250
				0.250																	
PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND								
	0	1	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	TOTAL
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU					
2:00 PM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
2:15 PM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:45 PM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30 PM	0	1	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	3
3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU					TOTAL
APPROACH %'s :	0	2	0	0	0	3	0	0	1	0	0	0	0	0	0	0					6
PEAK HR :	02:45 PM - 03:45 PM																TOTAL				
PEAK HR VOL :	0	2	0	0	0	1	0	0	1	0	0	0	0	0	0	0					4
PEAK HR FACTOR :	0.000	0.500	0.000	0.000	0.000	0.250	0.000	0.000	0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.000					0.333
				0.500				0.250				0.250									

National Data & Surveying Services Intersection Turning Movement Count

Location: Grove St & Lester Ave
City: Lemon Grove

Project ID: 22-040220-001
Date: 12/15/2022

Data - Total Peds

NS/EW Streets:	Grove St		Grove St		Lester Ave		Lester Ave		
AM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		TOTAL
	EB	WB	EB	WB	NB	SB	NB	SB	
7:00 AM	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0
7:30 AM	1	1	0	3	0	3	0	0	8
7:45 AM	0	0	0	4	0	8	1	0	13
8:00 AM	0	0	0	0	1	0	0	0	1
8:15 AM	0	0	1	0	1	0	0	0	2
8:30 AM	0	0	0	0	1	0	0	0	1
8:45 AM	0	0	0	0	2	0	0	1	3
TOTAL VOLUMES :	1	1	1	7	5	11	1	1	28
APPROACH %'s :	50.00%	50.00%	12.50%	87.50%	31.25%	68.75%	50.00%	50.00%	
PEAK HR :	07:30 AM - 08:30 AM								TOTAL
PEAK HR VOL :	1	1	1	7	2	11	1	0	24
PEAK HR FACTOR :	0.250	0.250	0.250	0.438	0.500	0.344	0.250	0	0.462
	0.250		0.500		0.406		0.250		

PM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		TOTAL
	EB	WB	EB	WB	NB	SB	NB	SB	
2:00 PM	0	0	0	0	0	2	0	0	2
2:15 PM	0	0	0	0	0	1	0	1	2
2:30 PM	0	0	0	0	0	1	1	0	2
2:45 PM	0	0	0	0	5	0	0	0	5
3:00 PM	1	0	0	0	0	0	1	0	2
3:15 PM	0	0	2	0	3	2	0	0	7
3:30 PM	0	0	0	0	1	0	0	0	1
3:45 PM	0	0	0	0	1	5	0	2	8
TOTAL VOLUMES :	1	0	2	0	10	11	2	3	29
APPROACH %'s :	100.00%	0.00%	100.00%	0.00%	47.62%	52.38%	40.00%	60.00%	
PEAK HR :	02:45 PM - 03:45 PM								TOTAL
PEAK HR VOL :	1	0	2	0	9	2	1	0	15
PEAK HR FACTOR :	0.250	0	0.250	0	0.450	0.250	0.250	0	0.536
	0.250		0.250		0.550		0.250		

National Data & Surveying Services Intersection Turning Movement Count

Location: Grove St & Lester Ave
City: Lemon Grove

Project ID: 22-040220-001
Date: 12/15/2022

Data - Peds_Adults

NS/EW Streets:	Grove St		Grove St		Lester Ave		Lester Ave			
AM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		TOTAL	
	EB	WB	EB	WB	NB	SB	NB	SB		
	7:00 AM	0	0	0	0	0	0	0	0	
	7:15 AM	0	0	0	0	0	0	0	0	
	7:30 AM	1	1	0	2	0	2	0	0	6
	7:45 AM	0	0	0	1	0	2	0	0	3
	8:00 AM	0	0	0	0	1	0	0	0	1
	8:15 AM	0	0	1	0	1	0	0	0	2
	8:30 AM	0	0	0	0	1	0	0	0	1
	8:45 AM	0	0	0	0	2	0	0	1	3
TOTAL VOLUMES :	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL	
APPROACH %'s :	1	1	1	3	5	4	0	1	16	
PEAK HR :	07:30 AM - 08:30 AM								TOTAL	
PEAK HR VOL :	1	1	1	3	2	4	0	0	12	
PEAK HR FACTOR :	0.250	0.250	0.250	0.375	0.500	0.500			0.500	
	0.250		0.500		0.750					

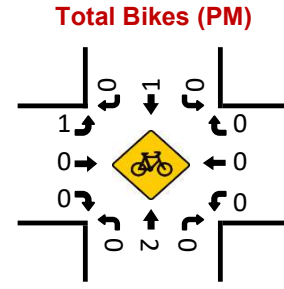
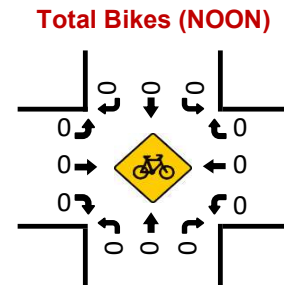
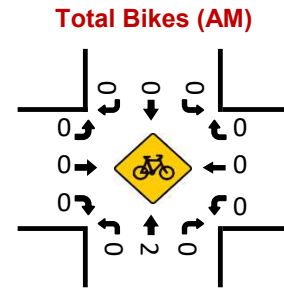
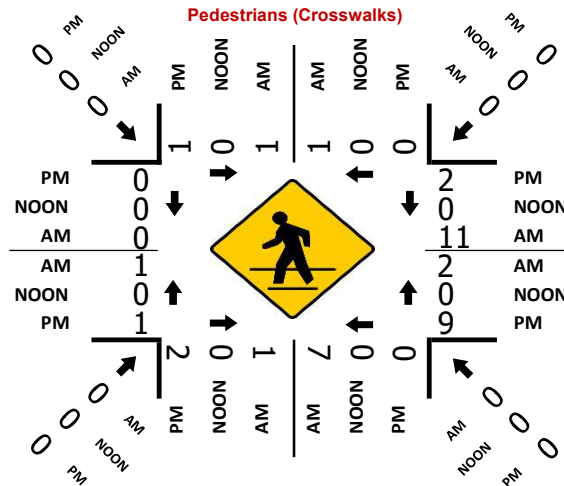
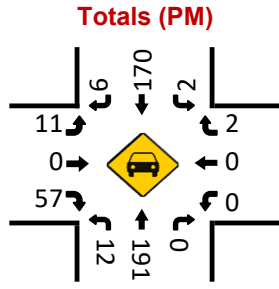
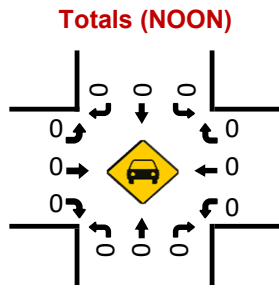
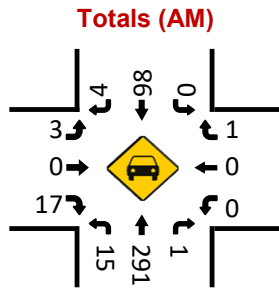
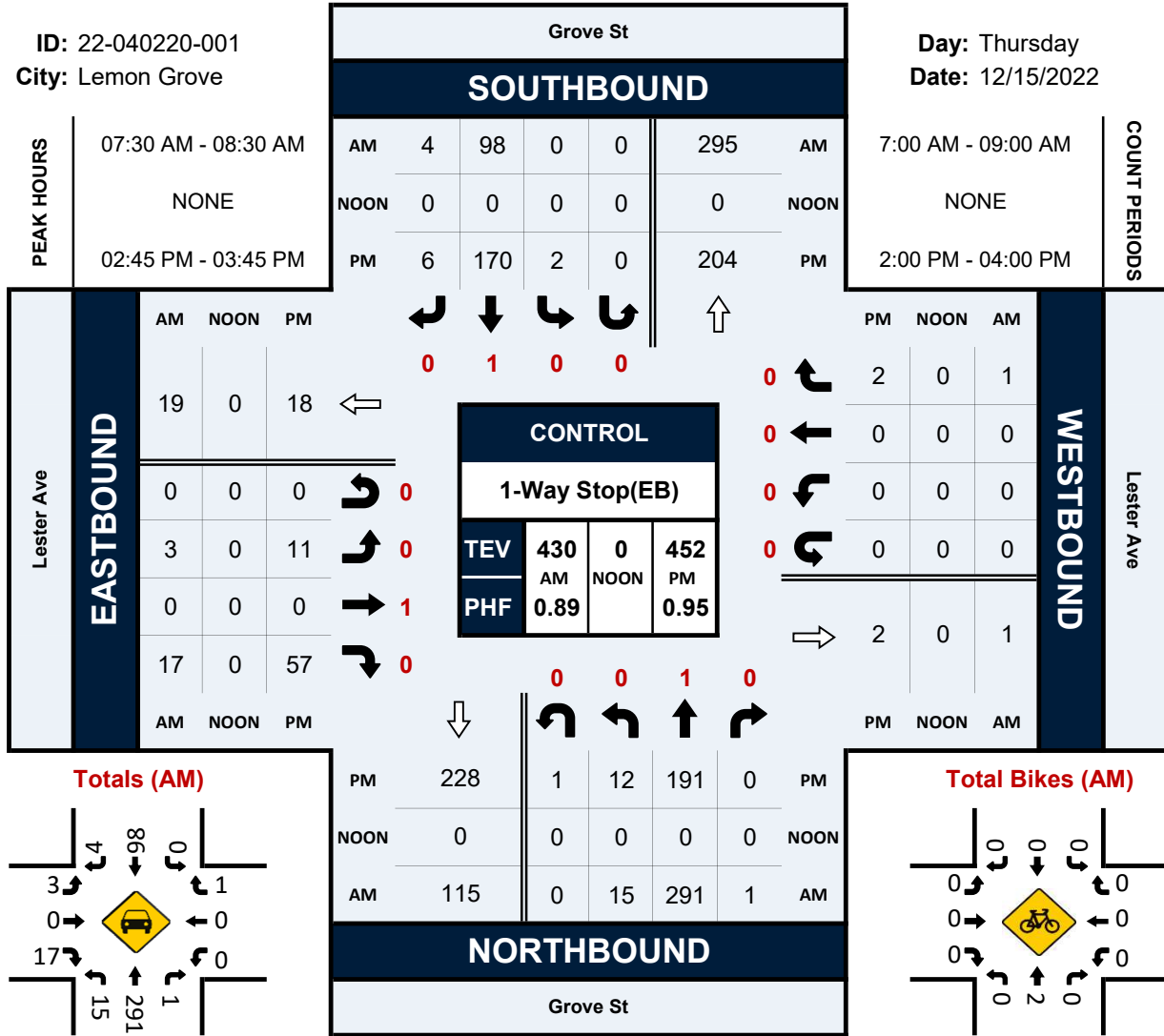
PM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		TOTAL	
	EB	WB	EB	WB	NB	SB	NB	SB		
	2:00 PM	0	0	0	0	2	0	0	2	
	2:15 PM	0	0	0	0	1	0	1	2	
	2:30 PM	0	0	0	0	1	0	0	1	
	2:45 PM	0	0	0	0	1	0	0	1	
	3:00 PM	0	0	0	0	0	0	0	0	
	3:15 PM	0	0	0	0	3	1	0	0	4
	3:30 PM	0	0	0	0	1	0	0	0	1
	3:45 PM	0	0	0	0	1	2	0	1	4
TOTAL VOLUMES :	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL	
APPROACH %'s :	0	0	0	0	6	7	0	2	15	
PEAK HR :	02:45 PM - 03:45 PM								TOTAL	
PEAK HR VOL :	0	0	0	0	5	1	0	0	6	
PEAK HR FACTOR :					0.417	0.250			0.375	
					0.375					

Grove St & Lester Ave

Peak Hour Turning Movement Count

ID: 22-040220-001
City: Lemon Grove

Day: Thursday
Date: 12/15/2022



National Data & Surveying Services Intersection Turning Movement Count

Location: New Jersey Ave & Central Ave
City: Lemon Grove
Control: 4-Way Stop

Project ID: 22-040220-002
Date: 12/15/2022

Data - Totals

NS/EW Streets:	New Jersey Ave				New Jersey Ave				Central Ave				Central Ave				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	1 NT	0 NR	0 NU	0 SL	1 ST	0 SR	0 SU	0 EL	1 ET	0 ER	0 EU	0 WL	1 WT	0 WR	0 WU	
7:00 AM	2	8	2	0	2	7	5	0	4	9	0	0	0	17	6	0	62
7:15 AM	1	24	4	0	6	4	2	0	0	12	3	0	0	18	10	0	84
7:30 AM	3	14	3	0	2	12	3	0	4	27	1	0	3	24	7	0	103
7:45 AM	5	25	9	0	5	11	4	0	2	40	3	0	4	26	5	0	139
8:00 AM	7	24	9	0	10	3	4	0	3	39	0	0	9	36	9	0	153
8:15 AM	2	19	1	0	5	7	2	0	3	17	2	0	5	19	5	0	87
8:30 AM	6	6	2	0	7	13	2	0	8	18	1	0	2	19	7	0	91
8:45 AM	2	5	3	0	5	15	3	0	6	21	2	0	2	17	6	0	87
TOTAL VOLUMES :	NL 28	NT 125	NR 33	NU 0	SL 42	ST 72	SR 25	SU 0	EL 30	ET 183	ER 12	EU 0	WL 25	WT 176	WR 55	WU 0	TOTAL 806
APPROACH %'s :	15.05%	67.20%	17.74%	0.00%	30.22%	51.80%	17.99%	0.00%	13.33%	81.33%	5.33%	0.00%	9.77%	68.75%	21.48%	0.00%	
PEAK HR :	07:30 AM - 08:30 AM																TOTAL
PEAK HR VOL :	17	82	22	0	22	33	13	0	12	123	6	0	21	105	26	0	482
PEAK HR FACTOR :	0.607	0.820	0.611	0.000	0.550	0.688	0.813	0.000	0.750	0.769	0.500	0.000	0.583	0.729	0.722	0.000	0.788
	0.756				0.850				0.783				0.704				
PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	1 NT	0 NR	0 NU	0 SL	1 ST	0 SR	0 SU	0 EL	1 ET	0 ER	0 EU	0 WL	1 WT	0 WR	0 WU	
2:00 PM	1	9	3	0	7	16	3	0	7	22	5	0	5	19	6	0	103
2:15 PM	4	13	1	0	10	22	4	0	7	37	4	0	4	22	4	0	132
2:30 PM	2	23	2	0	11	15	6	0	4	43	3	0	0	26	8	0	143
2:45 PM	4	14	4	0	19	18	4	0	2	51	8	0	3	33	4	0	164
3:00 PM	3	11	3	0	15	16	4	0	5	44	5	0	7	35	8	0	156
3:15 PM	2	15	4	0	11	18	3	0	4	41	4	0	8	31	6	0	147
3:30 PM	0	9	3	0	18	25	4	0	6	27	6	0	6	29	7	0	140
3:45 PM	1	9	2	0	9	23	3	0	3	34	2	0	3	24	6	0	119
TOTAL VOLUMES :	NL 17	NT 103	NR 22	NU 0	SL 100	ST 153	SR 31	SU 0	EL 38	ET 299	ER 37	EU 0	WL 36	WT 219	WR 49	WU 0	TOTAL 1104
APPROACH %'s :	11.97%	72.54%	15.49%	0.00%	35.21%	53.87%	10.92%	0.00%	10.16%	79.95%	9.89%	0.00%	11.84%	72.04%	16.12%	0.00%	
PEAK HR :	02:30 PM - 03:30 PM																TOTAL
PEAK HR VOL :	11	63	13	0	56	67	17	0	15	179	20	0	18	125	26	0	610
PEAK HR FACTOR :	0.688	0.685	0.813	0.000	0.737	0.931	0.708	0.000	0.750	0.877	0.625	0.000	0.563	0.893	0.813	0.000	0.930
	0.806				0.854				0.877				0.845				

National Data & Surveying Services Intersection Turning Movement Count

Location: New Jersey Ave & Central Ave
City: Lemon Grove
Control: 4-Way Stop

Project ID: 22-040220-002
Date: 12/15/2022

Data - Bikes

NS/EW Streets:	New Jersey Ave				New Jersey Ave				Central Ave				Central Ave				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	1 NT	0 NR	0 NU	0 SL	1 ST	0 SR	0 SU	0 EL	1 ET	0 ER	0 EU	0 WL	1 WT	0 WR	0 WU	
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	1	0	0	0	0	0	0	0	0	1	0	0	2
7:30 AM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	2
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
8:00 AM	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
8:30 AM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	0	2	0	0	1	0	2	0	0	1	0	0	2	1	1	0	10
	0.00%	100.00%	0.00%	0.00%	33.33%	0.00%	66.67%	0.00%	0.00%	100.00%	0.00%	0.00%	50.00%	25.00%	25.00%	0.00%	
PEAK HR :	07:30 AM - 08:30 AM																TOTAL
PEAK HR VOL :	0	2	0	0	0	0	1	0	0	1	0	0	1	0	1	0	6
PEAK HR FACTOR :	0.000	0.250	0.000	0.000	0.000	0.000	0.250	0.000	0.000	0.250	0.000	0.000	0.250	0.000	0.250	0.000	0.750
	0.250				0.250				0.250				0.500				
PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
0 NL	1 NT	0 NR	0 NU	0 SL	1 ST	0 SR	0 SU	0 EL	1 ET	0 ER	0 EU	0 WL	1 WT	0 WR	0 WU		
2:00 PM	0	1	0	0	0	0	0	1	1	0	0	0	0	0	1	0	4
2:15 PM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
2:30 PM	0	1	0	0	0	0	0	0	1	0	0	0	1	0	0	0	3
2:45 PM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
3:00 PM	0	0	0	0	0	3	0	0	0	0	0	0	0	0	1	0	4
3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30 PM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	0	2	0	0	0	4	2	1	2	0	0	0	1	2	2	0	16
	0.00%	100.00%	0.00%	0.00%	0.00%	57.14%	28.57%	14.29%	100.00%	0.00%	0.00%	0.00%	20.00%	40.00%	40.00%	0.00%	
PEAK HR :	02:30 PM - 03:30 PM																TOTAL
PEAK HR VOL :	0	1	0	0	0	3	1	0	1	0	0	0	1	0	1	0	8
PEAK HR FACTOR :	0.000	0.250	0.000	0.000	0.000	0.250	0.250	0.000	0.250	0.000	0.000	0.000	0.250	0.000	0.250	0.000	0.500
	0.250				0.333				0.250				0.500				

National Data & Surveying Services Intersection Turning Movement

Count

Location: New Jersey Ave & Central Ave
City: Lemon Grove

Project ID: 22-040220-002
Date: 12/15/2022

Data - Total Peds

NS/EW Streets:	New Jersey Ave		New Jersey Ave		Central Ave		Central Ave		
AM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		TOTAL
	EB	WB	EB	WB	NB	SB	NB	SB	
7:00 AM	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	1	0	0	0	0	0	1
7:30 AM	1	1	1	0	0	0	0	0	3
7:45 AM	0	0	4	0	0	0	0	0	4
8:00 AM	1	1	5	0	0	0	1	0	8
8:15 AM	0	1	0	3	0	0	0	0	4
8:30 AM	1	0	0	0	0	0	0	0	1
8:45 AM	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	EB 3	WB 3	EB 11	WB 3	NB 0	SB 0	NB 1	SB 0	TOTAL 21
APPROACH %'s :	50.00%	50.00%	78.57%	21.43%			100.00%	0.00%	
PEAK HR :	07:30 AM - 08:30 AM								TOTAL 19
PEAK HR VOL :	2	3	10	3	0	0	1	0	0.594
PEAK HR FACTOR :	0.500	0.750	0.500	0.250			0.250	0.250	

PM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		TOTAL
	EB	WB	EB	WB	NB	SB	NB	SB	
2:00 PM	0	1	0	0	0	0	0	1	2
2:15 PM	0	0	1	0	0	0	0	0	1
2:30 PM	1	0	1	0	0	0	0	0	2
2:45 PM	1	1	0	0	0	0	0	0	2
3:00 PM	0	0	0	6	1	0	0	0	7
3:15 PM	0	1	1	1	0	0	0	1	4
3:30 PM	0	1	1	2	0	0	1	1	6
3:45 PM	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	EB 2	WB 4	EB 4	WB 9	NB 1	SB 0	NB 1	SB 3	TOTAL 24
APPROACH %'s :	33.33%	66.67%	30.77%	69.23%	100.00%	0.00%	25.00%	75.00%	
PEAK HR :	02:30 PM - 03:30 PM								TOTAL 15
PEAK HR VOL :	2	2	2	7	1	0	0	1	0.536
PEAK HR FACTOR :	0.500	0.500	0.500	0.292	0.250	0.250	0.250	0.250	

National Data & Surveying Services Intersection Turning Movement

Count

Location: New Jersey Ave & Central Ave
City: Lemon Grove

Project ID: 22-040220-002
Date: 12/15/2022

Data - Peds_Adults

NS/EW Streets:	New Jersey Ave		New Jersey Ave		Central Ave		Central Ave		
AM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
	7:00 AM	0	0	0	0	0	0	0	0
	7:15 AM	0	0	1	0	0	0	0	1
	7:30 AM	0	1	0	0	0	0	0	1
	7:45 AM	0	0	1	0	0	0	0	1
	8:00 AM	1	0	1	0	0	0	1	3
	8:15 AM	0	1	0	1	0	0	0	2
	8:30 AM	0	0	0	0	0	0	0	0
	8:45 AM	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
APPROACH %'s :	1	2	3	1	0	0	1	0	8
APPROACH %'s :	33.33%	66.67%	75.00%	25.00%			100.00%	0.00%	
PEAK HR :	07:30 AM - 08:30 AM								TOTAL
PEAK HR VOL :	1	2	2	1	0	0	1	0	7
PEAK HR FACTOR :	0.250	0.500	0.500	0.250			0.250		0.583
	0.750		0.750				0.250		

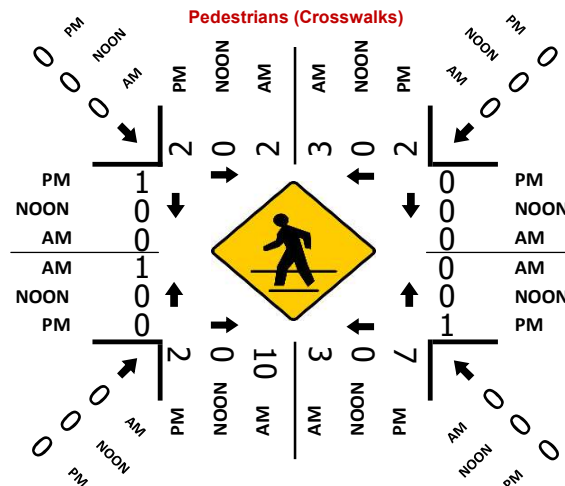
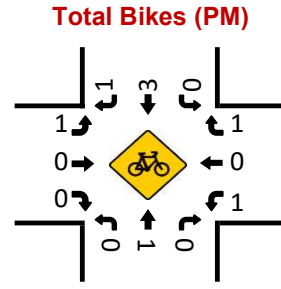
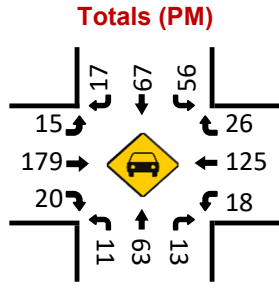
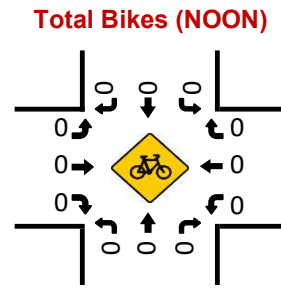
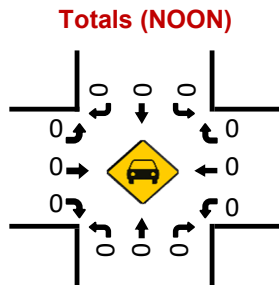
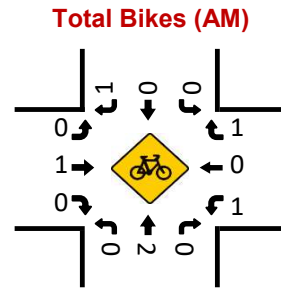
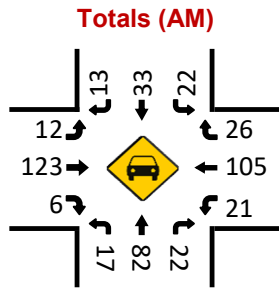
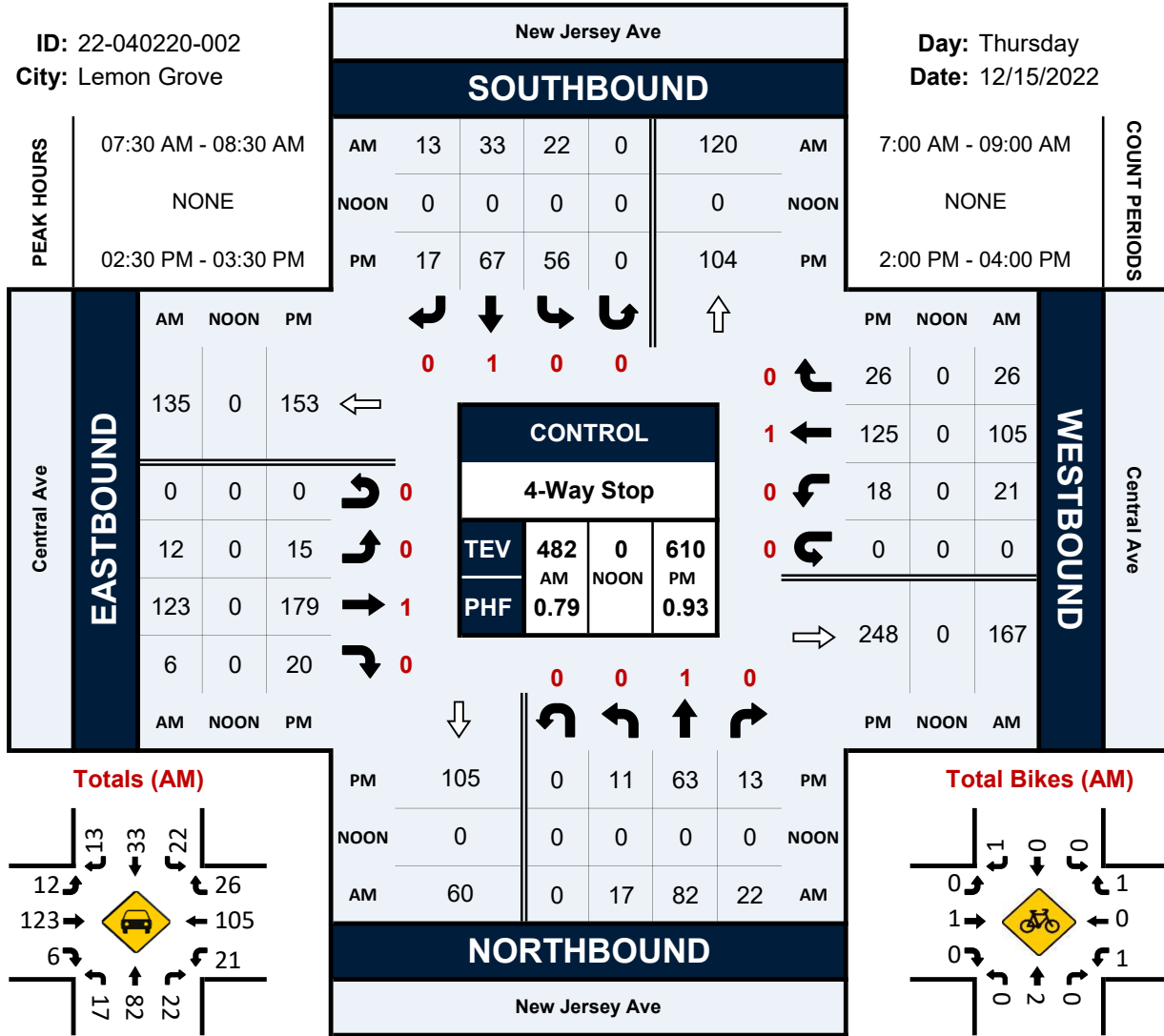
PM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
	2:00 PM	0	1	0	0	0	0	1	2
	2:15 PM	0	0	1	0	0	0	0	1
	2:30 PM	0	0	1	0	0	0	0	1
	2:45 PM	1	0	0	0	0	0	0	1
	3:00 PM	0	0	0	1	0	0	0	1
	3:15 PM	0	0	0	1	0	0	0	1
	3:30 PM	0	1	1	0	0	0	1	3
	3:45 PM	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
APPROACH %'s :	1	2	3	2	0	0	0	2	10
APPROACH %'s :	33.33%	66.67%	60.00%	40.00%			0.00%	100.00%	
PEAK HR :	02:30 PM - 03:30 PM								TOTAL
PEAK HR VOL :	1	0	1	2	0	0	0	0	4
PEAK HR FACTOR :	0.250		0.250	0.500					1.000
	0.250		0.750						

New Jersey Ave & Central Ave

Peak Hour Turning Movement Count

ID: 22-040220-002
City: Lemon Grove

Day: Thursday
Date: 12/15/2022



National Data & Surveying Services Intersection Turning Movement Count

Location: Kempf St/Skyline Dr & Lincoln St
City: Lemon Grove
Control: 4-Way Stop

Project ID: 22-040220-003
Date: 12/15/2022

Data - Totals

NS/EW Streets:	Kempf St/Skyline Dr				Kempf St/Skyline Dr				Lincoln St				Lincoln St				TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
AM	1	1	0	0	1	1	0	0	0	1	0	0	0	1	0	0	TOTAL
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
7:00 AM	12	59	0	0	0	11	2	0	1	1	3	0	0	4	2	0	95
7:15 AM	26	71	2	0	1	20	11	0	4	7	8	0	0	14	5	0	169
7:30 AM	23	86	0	0	0	19	6	0	1	7	13	0	2	8	2	0	167
7:45 AM	41	95	1	0	2	27	8	0	9	9	21	0	1	18	2	0	234
8:00 AM	84	80	1	0	3	48	36	0	4	14	22	0	1	30	8	0	331
8:15 AM	33	72	1	0	4	47	9	0	3	8	29	0	0	12	4	0	222
8:30 AM	12	60	1	0	3	28	2	0	2	7	16	0	2	5	5	1	144
8:45 AM	10	47	0	0	1	39	1	0	5	6	8	0	0	3	1	0	121
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
	241	570	6	0	14	239	75	0	29	59	120	0	6	94	29	1	1483
APPROACH %'s :	29.50%	69.77%	0.73%	0.00%	4.27%	72.87%	22.87%	0.00%	13.94%	28.37%	57.69%	0.00%	4.62%	72.31%	22.31%	0.77%	
PEAK HR :	07:30 AM - 08:30 AM																TOTAL
PEAK HR VOL :	181	333	3	0	9	141	59	0	17	38	85	0	4	68	16	0	954
PEAK HR FACTOR :	0.539	0.876	0.750	0.000	0.563	0.734	0.410	0.000	0.472	0.679	0.733	0.000	0.500	0.567	0.500	0.000	0.721
	0.783				0.601				0.875				0.564				
PM	1	1	0	0	1	1	0	0	0	1	0	0	0	1	0	0	TOTAL
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
2:00 PM	16	45	0	0	2	39	4	0	2	12	26	0	0	3	5	0	154
2:15 PM	24	40	2	0	3	40	5	0	5	10	18	0	1	8	2	0	158
2:30 PM	29	50	1	0	6	51	10	0	5	11	27	0	2	14	6	0	212
2:45 PM	28	48	2	0	6	55	21	0	7	16	23	0	1	12	4	0	223
3:00 PM	20	49	1	0	8	74	7	0	7	21	45	0	3	11	8	0	254
3:15 PM	14	49	0	0	3	70	6	0	10	11	31	0	1	3	2	0	200
3:30 PM	16	58	1	0	9	61	7	0	4	18	25	0	2	5	4	0	210
3:45 PM	15	52	1	0	7	57	4	0	3	11	22	0	1	7	5	0	185
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
	162	391	8	0	44	447	64	0	43	110	217	0	11	63	36	0	1596
APPROACH %'s :	28.88%	69.70%	1.43%	0.00%	7.93%	80.54%	11.53%	0.00%	11.62%	29.73%	58.65%	0.00%	10.00%	57.27%	32.73%	0.00%	
PEAK HR :	02:30 PM - 03:30 PM																TOTAL
PEAK HR VOL :	91	196	4	0	23	250	44	0	29	59	126	0	7	40	20	0	889
PEAK HR FACTOR :	0.784	0.980	0.500	0.000	0.719	0.845	0.524	0.000	0.725	0.702	0.700	0.000	0.583	0.714	0.625	0.000	0.875
	0.909				0.890				0.733				0.761				

National Data & Surveying Services Intersection Turning Movement Count

Location: Kempf St/Skyline Dr & Lincoln St
City: Lemon Grove
Control: 4-Way Stop

Project ID: 22-040220-003
Date: 12/15/2022

Data - Bikes

NS/EW Streets:	Kempf St/Skyline Dr				Kempf St/Skyline Dr				Lincoln St				Lincoln St				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	1 NL	1 NT	0 NR	0 NU	1 SL	1 ST	0 SR	0 SU	0 EL	1 ET	0 ER	0 EU	0 WL	1 WT	0 WR	0 WU	
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 AM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
7:45 AM	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
8:00 AM	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0	0	2
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	1	1	0	0	0	0	1	0	1	0	0	0	0	1	0	0	5
APPROACH %'s :	50.00%	50.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	
PEAK HR :	07:30 AM - 08:30 AM																TOTAL
PEAK HR VOL :	1	1	0	0	0	0	0	0	1	0	0	0	0	1	0	0	4
PEAK HR FACTOR :	0.250	0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.000	0.000	0.000	0.250	0.000	0.000	0.500
	0.500								0.250				0.250				
PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
1 NL	1 NT	0 NR	0 NU	1 SL	1 ST	0 SR	0 SU	0 EL	1 ET	0 ER	0 EU	0 WL	1 WT	0 WR	0 WU		
2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:15 PM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15 PM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
3:30 PM	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1
3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	0	1	0	0	0	1	0	0	1	0	0	0	0	0	0	0	3
APPROACH %'s :	0.00%	100.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0	0	0	0	
PEAK HR :	02:30 PM - 03:30 PM																TOTAL
PEAK HR VOL :	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
PEAK HR FACTOR :	0.000	0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250
	0.250																

National Data & Surveying Services Intersection Turning Movement

Count

Location: Kempf St/Skyline Dr & Lincoln St
City: Lemon Grove

Project ID: 22-040220-003
Date: 12/15/2022

Data - Total Peds

NS/EW Streets:	Kempf St/Skyline Dr		Kempf St/Skyline Dr		Lincoln St		Lincoln St		
AM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		TOTAL
	EB	WB	EB	WB	NB	SB	NB	SB	
7:00 AM	0	0	0	0	0	0	0	0	0
7:15 AM	0	3	0	0	2	0	0	0	5
7:30 AM	0	2	0	0	1	0	1	0	4
7:45 AM	2	4	0	0	1	1	3	0	11
8:00 AM	0	1	0	0	0	0	4	2	7
8:15 AM	0	1	0	0	0	0	0	0	1
8:30 AM	0	3	0	0	0	0	0	0	3
8:45 AM	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
APPROACH %'s :	2	14	0	0	4	1	8	2	31
PEAK HR :	12.50%	87.50%			80.00%	20.00%	80.00%	20.00%	
PEAK HR VOL :	07:30 AM - 08:30 AM								TOTAL
PEAK HR FACTOR :	2	8	0	0	2	1	8	2	23
	0.250	0.500			0.500	0.250	0.500	0.250	0.523
	0.417				0.375		0.417		

PM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		TOTAL
	EB	WB	EB	WB	NB	SB	NB	SB	
2:00 PM	0	0	0	0	0	0	0	0	0
2:15 PM	0	0	0	0	0	0	0	0	0
2:30 PM	0	0	0	0	0	0	0	0	0
2:45 PM	5	1	0	0	0	0	0	0	6
3:00 PM	28	2	0	0	0	10	0	12	52
3:15 PM	2	1	0	0	1	1	0	2	7
3:30 PM	0	0	0	0	0	2	1	0	3
3:45 PM	0	1	1	0	1	0	0	1	4
TOTAL VOLUMES :	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
APPROACH %'s :	35	5	1	0	2	13	1	15	72
PEAK HR :	87.50%	12.50%	100.00%	0.00%	13.33%	86.67%	6.25%	93.75%	
PEAK HR VOL :	02:30 PM - 03:30 PM								TOTAL
PEAK HR FACTOR :	35	4	0	0	1	11	0	14	65
	0.313	0.500			0.250	0.275		0.292	0.313
	0.325				0.300		0.292		

National Data & Surveying Services Intersection Turning Movement

Count

Location: Kempf St/Skyline Dr & Lincoln St
City: Lemon Grove

Project ID: 22-040220-003
Date: 12/15/2022

Data - Peds_Adults

NS/EW Streets:	Kempf St/Skyline Dr		Kempf St/Skyline Dr		Lincoln St		Lincoln St		
AM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		TOTAL
	EB	WB	EB	WB	NB	SB	NB	SB	
	7:00 AM	0	0	0	0	0	0	0	0
	7:15 AM	0	2	0	0	1	0	0	3
	7:30 AM	0	0	0	0	0	0	1	1
	7:45 AM	1	1	0	0	0	1	1	4
	8:00 AM	0	0	0	0	0	0	2	4
	8:15 AM	0	0	0	0	0	0	0	0
	8:30 AM	0	1	0	0	0	0	0	1
	8:45 AM	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
APPROACH %'s :	1	4	0	0	1	1	4	2	13
APPROACH %'s :	20.00%	80.00%			50.00%	50.00%	66.67%	33.33%	
PEAK HR :	07:30 AM - 08:30 AM								TOTAL
PEAK HR VOL :	1	1	0	0	0	1	4	2	9
PEAK HR FACTOR :	0.250	0.250				0.250	0.500	0.250	0.563
	0.250				0.250		0.375		

PM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		TOTAL
	EB	WB	EB	WB	NB	SB	NB	SB	
	2:00 PM	0	0	0	0	0	0	0	0
	2:15 PM	0	0	0	0	0	0	0	0
	2:30 PM	0	0	0	0	0	0	0	0
	2:45 PM	0	1	0	0	0	0	0	1
	3:00 PM	1	1	0	0	0	0	0	2
	3:15 PM	1	1	0	0	1	0	0	3
	3:30 PM	0	0	0	0	0	0	0	0
	3:45 PM	0	0	1	0	0	0	0	1
TOTAL VOLUMES :	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
APPROACH %'s :	2	3	1	0	1	0	0	1	8
APPROACH %'s :	40.00%	60.00%	100.00%	0.00%	100.00%	0.00%	0.00%	100.00%	
PEAK HR :	02:30 PM - 03:30 PM								TOTAL
PEAK HR VOL :	2	3	0	0	1	0	0	0	6
PEAK HR FACTOR :	0.500	0.750			0.250				0.500
	0.625				0.250				

National Data & Surveying Services Intersection Turning Movement

Count

Location: Kempf St/Skyline Dr & Lincoln St
City: Lemon Grove

Project ID: 22-040220-003
Date: 12/15/2022

Data - Peds_Kids

NS/EW Streets:	Kempf St/Skyline Dr		Kempf St/Skyline Dr		Lincoln St		Lincoln St			
AM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		TOTAL	
	EB	WB	EB	WB	NB	SB	NB	SB		
	7:00 AM	0	0	0	0	0	0	0		0
	7:15 AM	0	1	0	0	1	0	0		2
	7:30 AM	0	2	0	0	1	0	0		3
	7:45 AM	1	3	0	0	1	0	2		7
	8:00 AM	0	1	0	0	0	0	2		3
	8:15 AM	0	1	0	0	0	0	0		1
	8:30 AM	0	2	0	0	0	0	0		2
8:45 AM	0	0	0	0	0	0	0	0		
TOTAL VOLUMES :	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL	
APPROACH %'s :	1	10	0	0	3	0	4	0	18	
PEAK HR :	07:30 AM - 08:30 AM								TOTAL	
PEAK HR VOL :	1	7	0	0	2	0	4	0	14	
PEAK HR FACTOR :	0.250	0.583			0.500		0.500		0.500	
	0.500				0.500		0.500			

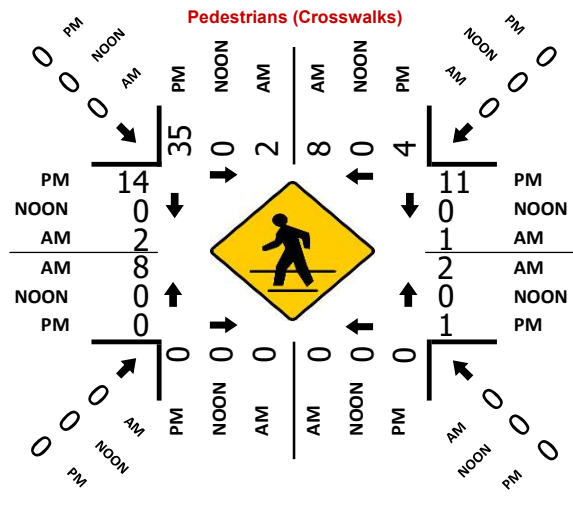
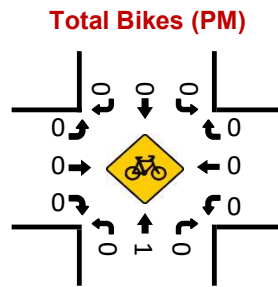
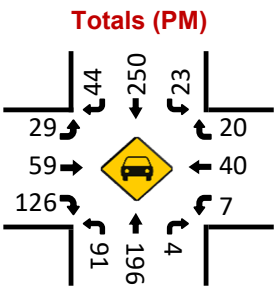
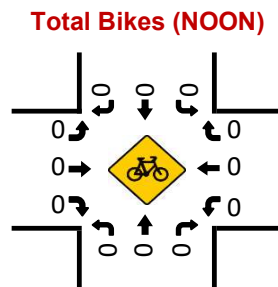
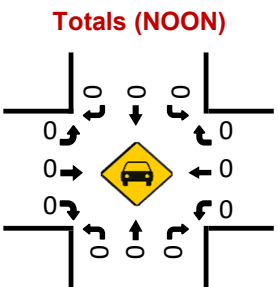
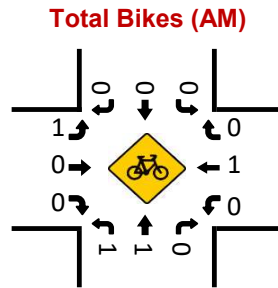
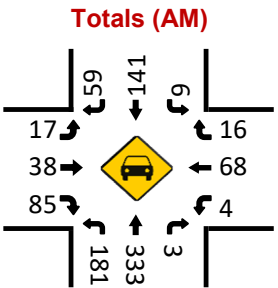
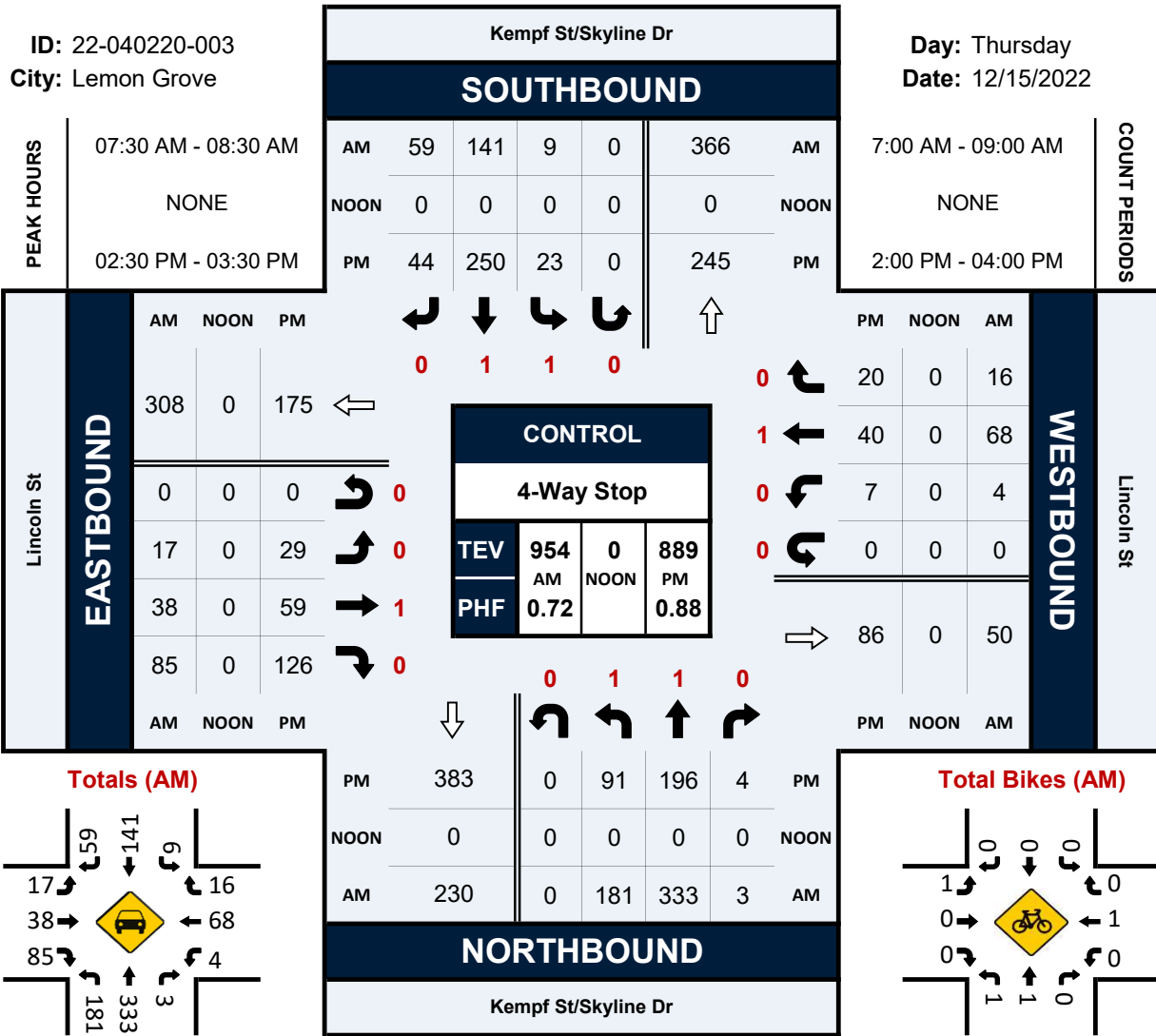
PM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		TOTAL
	EB	WB	EB	WB	NB	SB	NB	SB	
2:00 PM	0	0	0	0	0	0	0	0	0
2:15 PM	0	0	0	0	0	0	0	0	0
2:30 PM	0	0	0	0	0	0	0	0	0
2:45 PM	5	0	0	0	0	0	0	0	5
3:00 PM	27	1	0	0	0	10	0	12	50
3:15 PM	1	0	0	0	0	1	0	2	4
3:30 PM	0	0	0	0	0	2	1	0	3
3:45 PM	0	1	0	0	1	0	0	0	2
TOTAL VOLUMES :	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
APPROACH %'s :	33	2	0	0	1	13	1	14	64
PEAK HR :	02:30 PM - 03:30 PM								TOTAL
PEAK HR VOL :	33	1	0	0	0	11	0	14	59
PEAK HR FACTOR :	0.306	0.250				0.275		0.292	0.295
	0.304				0.275		0.292		

Kempf St/Skyline Dr & Lincoln St

Peak Hour Turning Movement Count

ID: 22-040220-003
City: Lemon Grove

Day: Thursday
Date: 12/15/2022



National Data & Surveying Services Intersection Turning Movement Count

Location: Washington St & Mt Vernon St
City: Lemon Grove
Control: 4-Way Stop

Project ID: 22-040220-004
Date: 12/15/2022

Data - Totals

NS/EW Streets:		Washington St				Washington St				Mt Vernon St				Mt Vernon St								
AM		NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND								
		0	1	0	0	0	1	0	0	0	1	0	0	0	1	0	0	0	1	0	0	TOTAL
		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU					
7:00 AM		1	11	1	0	9	2	0	0	4	13	2	0	0	15	16	0					74
7:15 AM		2	8	3	0	5	4	1	0	3	11	1	0	1	5	8	0					52
7:30 AM		2	12	4	0	30	7	4	0	8	25	0	0	1	14	26	0					133
7:45 AM		1	12	24	0	59	4	1	0	12	49	1	0	14	39	35	0					251
8:00 AM		1	19	7	0	25	8	6	0	6	18	0	0	12	37	47	0					186
8:15 AM		2	8	2	0	13	10	1	0	5	14	2	0	2	5	4	0					68
8:30 AM		0	11	2	0	5	6	3	0	3	7	1	0	4	7	19	0					68
8:45 AM		0	9	2	0	5	3	3	0	1	6	1	0	1	3	5	0					39
TOTAL VOLUMES :		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL				
APPROACH %'s :		9	90	45	0	151	44	19	0	42	143	8	0	35	125	160	0	871				
PEAK HR :		07:30 AM - 08:30 AM																TOTAL				
PEAK HR VOL :		6	51	37	0	127	29	12	0	31	106	3	0	29	95	112	0	638				
PEAK HR FACTOR :		0.750	0.671	0.385	0.000	0.538	0.725	0.500	0.000	0.646	0.541	0.375	0.000	0.518	0.609	0.596	0.000	0.635				
		0.635				0.656				0.565				0.615								
PM		NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND								
		0	1	0	0	0	1	0	0	0	1	0	0	0	1	0	0					
		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL				
2:00 PM		0	7	4	0	25	7	2	0	1	17	2	0	3	5	4	0	77				
2:15 PM		3	16	12	0	31	4	4	0	7	18	1	0	11	38	42	0	187				
2:30 PM		3	11	4	0	16	12	4	0	7	9	2	0	8	32	23	1	132				
2:45 PM		1	9	0	0	6	8	3	0	8	2	1	0	1	11	13	0	63				
3:00 PM		0	7	2	0	10	13	3	0	3	10	2	0	0	7	7	0	64				
3:15 PM		0	10	0	0	11	5	2	0	1	7	3	1	3	11	15	0	69				
3:30 PM		2	7	2	0	6	14	6	0	2	8	6	1	1	5	9	0	69				
3:45 PM		3	17	0	0	8	18	4	0	5	6	2	0	0	4	6	0	73				
TOTAL VOLUMES :		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL				
APPROACH %'s :		12	84	24	0	113	81	28	0	34	77	19	2	27	113	119	1	734				
PEAK HR :		02:00 PM - 03:00 PM																TOTAL				
PEAK HR VOL :		7	43	20	0	78	31	13	0	23	46	6	0	23	86	82	1	459				
PEAK HR FACTOR :		0.583	0.672	0.417	0.000	0.629	0.646	0.813	0.000	0.719	0.639	0.750	0.000	0.523	0.566	0.488	0.250	0.614				
		0.565				0.782				0.721				0.527								

National Data & Surveying Services Intersection Turning Movement Count

Location: Washington St & Mt Vernon St
City: Lemon Grove
Control: 4-Way Stop

Project ID: 22-040220-004
Date: 12/15/2022

Data - Bikes

NS/EW Streets:	Washington St				Washington St				Mt Vernon St				Mt Vernon St								
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND								
	0	1	0	0	0	1	0	0	0	1	0	0	0	1	0	0	0	1	0	0	TOTAL
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU					
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU					TOTAL
APPROACH %'s :	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0.00%	100.00%	0.00%	0.00%	1
PEAK HR :	07:30 AM - 08:30 AM																				TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0					1
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.000			0.250		0.250
PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND								
	0	1	0	0	0	1	0	0	0	1	0	0	0	1	0	0	0	1	0	0	TOTAL
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU					
2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15 PM	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45 PM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU					TOTAL
APPROACH %'s :	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0.00%	0.00%	100.00%	0.00%	2
PEAK HR :	02:00 PM - 03:00 PM																				TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					0
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000					

National Data & Surveying Services Intersection Turning Movement

Count

Location: Washington St & Mt Vernon St
City: Lemon Grove

Project ID: 22-040220-004
Date: 12/15/2022

Data - Total Peds

NS/EW Streets:	Washington St		Washington St		Mt Vernon St		Mt Vernon St		
AM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		TOTAL
	EB	WB	EB	WB	NB	SB	NB	SB	
7:00 AM	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	2	1	0	0	0	1	4
7:30 AM	0	0	0	1	1	0	0	0	2
7:45 AM	0	0	0	1	0	0	2	0	3
8:00 AM	0	0	0	0	0	0	1	0	1
8:15 AM	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	1	3	0	0	0	2	6
8:45 AM	0	0	0	0	1	1	0	0	2
TOTAL VOLUMES :	0	0	3	6	2	1	3	3	18
APPROACH %'s :			33.33%	66.67%	66.67%	33.33%	50.00%	50.00%	
PEAK HR :	07:30 AM - 08:30 AM								TOTAL
PEAK HR VOL :	0	0	0	2	1	0	3	0	6
PEAK HR FACTOR :			0.500	0.500	0.250	0.250	0.375	0.375	0.500

PM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		TOTAL
	EB	WB	EB	WB	NB	SB	NB	SB	
2:00 PM	0	0	1	1	1	0	0	0	3
2:15 PM	0	0	1	5	0	1	0	0	7
2:30 PM	0	0	0	0	0	1	0	0	1
2:45 PM	0	0	0	1	0	1	1	0	3
3:00 PM	0	0	0	0	0	0	4	0	4
3:15 PM	0	0	0	0	1	1	0	0	2
3:30 PM	0	0	1	0	0	0	0	1	2
3:45 PM	0	0	0	0	1	1	1	1	4
TOTAL VOLUMES :	0	0	3	7	3	5	6	2	26
APPROACH %'s :			30.00%	70.00%	37.50%	62.50%	75.00%	25.00%	
PEAK HR :	02:00 PM - 03:00 PM								TOTAL
PEAK HR VOL :	0	0	2	7	1	3	1	0	14
PEAK HR FACTOR :			0.500	0.350	0.250	0.750	0.250	0.250	0.500

National Data & Surveying Services Intersection Turning Movement Count

Location: Washington St & Mt Vernon St
City: Lemon Grove

Project ID: 22-040220-004
Date: 12/15/2022

Data - Peds_Adults

NS/EW Streets:	Washington St		Washington St		Mt Vernon St		Mt Vernon St			
AM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		TOTAL	
	EB	WB	EB	WB	NB	SB	NB	SB		
	7:00 AM	0	0	0	0	0	0	0	0	
	7:15 AM	0	0	2	1	0	0	1	4	
	7:30 AM	0	0	0	1	1	0	0	2	
	7:45 AM	0	0	0	1	0	0	2	3	
	8:00 AM	0	0	0	0	0	0	1	1	
	8:15 AM	0	0	0	0	0	0	0	0	
	8:30 AM	0	0	1	3	0	0	0	1	5
	8:45 AM	0	0	0	0	0	1	0	0	1
TOTAL VOLUMES :	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL	
APPROACH %'s :	0	0	3	6	1	1	3	2	16	
PEAK HR :	07:30 AM - 08:30 AM								TOTAL	
PEAK HR VOL :	0	0	0	2	1	0	3	0	6	
PEAK HR FACTOR :			0.500	0.500	0.250	0.250	0.375	0.375	0.500	

PM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		TOTAL
	EB	WB	EB	WB	NB	SB	NB	SB	
2:00 PM	0	0	1	1	1	0	0	0	3
2:15 PM	0	0	1	1	0	1	0	0	3
2:30 PM	0	0	0	0	0	1	0	0	1
2:45 PM	0	0	0	1	0	0	1	0	2
3:00 PM	0	0	0	0	0	0	3	0	3
3:15 PM	0	0	0	0	1	1	0	0	2
3:30 PM	0	0	1	0	0	0	0	1	2
3:45 PM	0	0	0	0	0	0	1	1	2
TOTAL VOLUMES :	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
APPROACH %'s :	0	0	3	3	2	3	5	2	18
PEAK HR :	02:00 PM - 03:00 PM								TOTAL
PEAK HR VOL :	0	0	2	3	1	2	1	0	9
PEAK HR FACTOR :			0.500	0.750	0.250	0.500	0.250	0.250	0.750

National Data & Surveying Services Intersection Turning Movement

Count

Location: Washington St & Mt Vernon St
City: Lemon Grove

Project ID: 22-040220-004
Date: 12/15/2022

Data - Peds_Kids

NS/EW Streets:	Washington St		Washington St		Mt Vernon St		Mt Vernon St		
AM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		TOTAL
	EB	WB	EB	WB	NB	SB	NB	SB	
7:00 AM	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	1	1
8:45 AM	0	0	0	0	1	0	0	0	1
TOTAL VOLUMES :	0	0	0	0	1	0	0	1	2
APPROACH %'s :					100.00%	0.00%	0.00%	100.00%	
PEAK HR :	07:30 AM - 08:30 AM								TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0
PEAK HR FACTOR :									

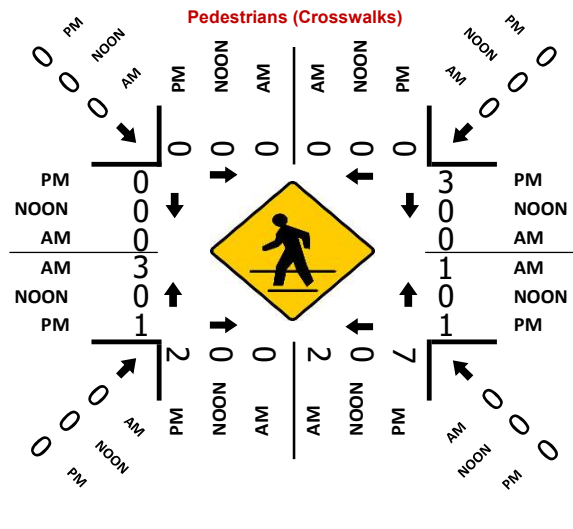
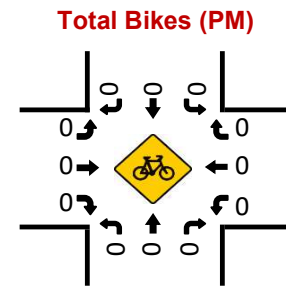
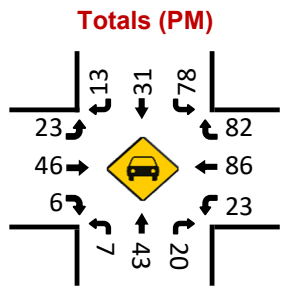
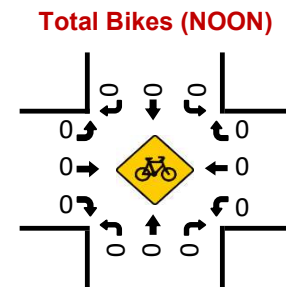
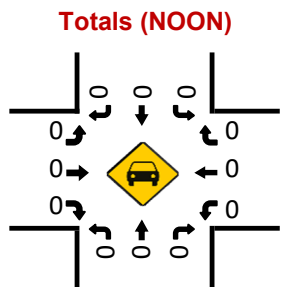
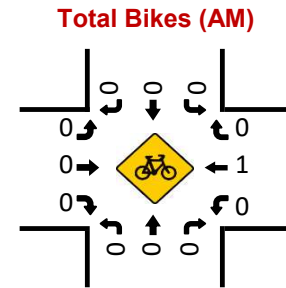
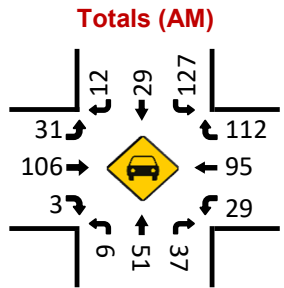
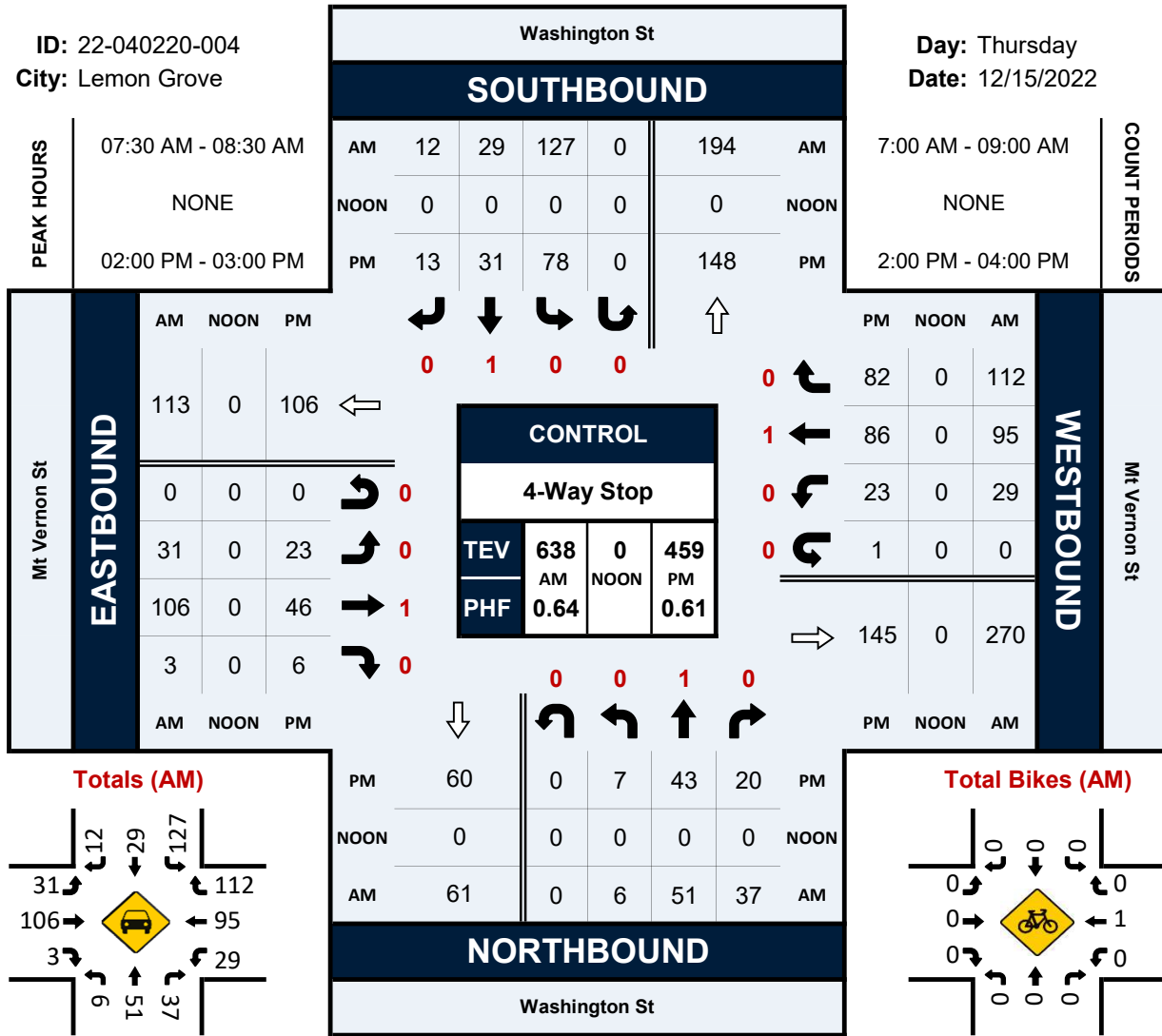
PM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		TOTAL
	EB	WB	EB	WB	NB	SB	NB	SB	
2:00 PM	0	0	0	0	0	0	0	0	0
2:15 PM	0	0	0	4	0	0	0	0	4
2:30 PM	0	0	0	0	0	0	0	0	0
2:45 PM	0	0	0	0	0	1	0	0	1
3:00 PM	0	0	0	0	0	0	1	0	1
3:15 PM	0	0	0	0	0	0	0	0	0
3:30 PM	0	0	0	0	0	0	0	0	0
3:45 PM	0	0	0	0	1	1	0	0	2
TOTAL VOLUMES :	0	0	0	4	1	2	1	0	8
APPROACH %'s :			0.00%	100.00%	33.33%	66.67%	100.00%	0.00%	
PEAK HR :	02:00 PM - 03:00 PM								TOTAL
PEAK HR VOL :	0	0	0	4	0	1	0	0	5
PEAK HR FACTOR :			0.250	0.250	0.250	0.250			0.313

Washington St & Mt Vernon St

Peak Hour Turning Movement Count

ID: 22-040220-004
City: Lemon Grove

Day: Thursday
Date: 12/15/2022



National Data & Surveying Services Intersection Turning Movement Count

Location: Lemon Grove Ave/EI Dora St & Massachusetts Ave/Canton Dr
City: Lemon Grove
Control: Signalized

Project ID: 22-040220-005
Date: 12/15/2022

Data - Totals

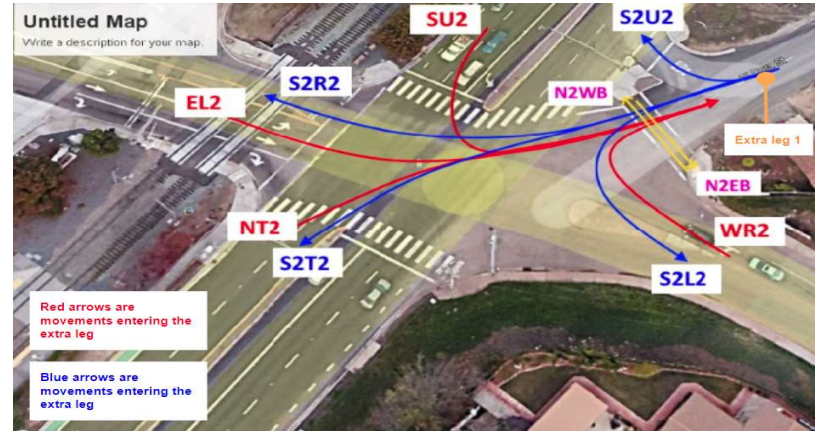
NS/EW Streets:	Lemon Grove Ave/EI Dora St					Lemon Grove Ave/EI Dora St					Massachusetts Ave/Canton Dr					Massachusetts Ave/Canton Dr									
AM	NORTHBOUND					SOUTHBOUND					EASTBOUND					WESTBOUND					SOUTHBOUND2				TOTAL
	1 NL	2 NT	0 NR	0 NU	0 NT2	1 SL	2 ST	0 SR	0 SU	0 SU2	1 EL	1 ET	1 ER	0 EU	0 EL2	0.5 WL	0.5 WT	1 WR	0 WU	0 WR2	0 S2L2	0 S2T2	0 S2R2	0 S2U2	
7:00 AM	23	53	1	0	2	2	22	7	0	2	11	21	13	0	1	3	54	17	0	2	0	1	16	7	258
7:15 AM	22	61	3	0	2	1	43	7	0	0	16	29	27	0	3	2	51	12	0	1	0	2	3	6	291
7:30 AM	30	93	6	0	0	5	24	16	1	0	9	25	32	0	3	7	57	16	0	1	0	3	6	6	340
7:45 AM	36	108	3	0	1	5	45	17	0	1	29	42	28	0	3	1	65	21	0	3	0	3	7	6	424
8:00 AM	29	122	5	0	0	11	46	45	0	1	31	38	27	0	2	3	59	18	0	3	0	2	4	8	454
8:15 AM	18	76	5	0	2	9	49	19	0	2	16	45	33	0	10	5	48	14	0	2	0	1	7	5	366
8:30 AM	19	68	3	0	1	5	27	8	0	0	13	31	28	0	5	1	47	16	0	2	0	2	6	1	283
8:45 AM	24	51	2	0	1	7	34	16	1	2	17	30	27	0	2	2	37	7	0	1	0	1	4	4	270
TOTAL VOLUMES :	NL	NT	NR	NU	NT2	SL	ST	SR	SU	SU2	EL	ET	ER	EU	EL2	WL	WT	WR	WU	WR2	S2L2	S2T2	S2R2	S2U2	TOTAL
APPROACH %'s :	23.10%	72.64%	3.22%	0.00%	1.03%	9.38%	60.42%	28.13%	0.42%	1.67%	21.95%	40.34%	33.23%	0.00%	4.48%	4.15%	72.32%	20.93%	0.00%	2.60%	0.00%	13.51%	47.75%	38.74%	2686
PEAK HR :	07:30 AM - 08:30 AM																				TOTAL				
PEAK HR VOL :	113	399	19	0	3	30	164	97	1	4	85	150	120	0	18	16	229	69	0	9	0	9	24	25	1584
PEAK HR FACTOR :	0.785	0.818	0.856	0.000	0.375	0.682	0.837	0.539	0.250	0.500	0.685	0.833	0.909	0.000	0.450	0.571	0.881	0.821	0.000	0.750	0.000	0.750	0.857	0.781	0.872

PM	NORTHBOUND					SOUTHBOUND					EASTBOUND					WESTBOUND					SOUTHBOUND2				TOTAL
	1 NL	2 NT	0 NR	0 NU	0 NT2	1 SL	2 ST	0 SR	0 SU	0 SU2	1 EL	1 ET	1 ER	0 EU	0 EL2	0.5 WL	0.5 WT	1 WR	0 WU	0 WR2	0 S2L2	0 S2T2	0 S2R2	0 S2U2	
2:00 PM	21	55	2	0	3	10	44	19	1	1	9	51	37	0	9	2	37	11	0	2	0	0	6	2	322
2:15 PM	24	56	3	0	1	14	58	22	0	2	18	56	37	0	10	3	35	9	0	1	1	2	3	5	360
2:30 PM	27	59	4	0	2	18	75	26	1	2	21	62	42	0	9	4	37	11	0	2	0	1	2	5	410
2:45 PM	24	63	5	0	1	21	82	32	2	1	19	58	43	0	8	5	39	8	0	3	0	2	4	6	426
3:00 PM	25	74	4	0	1	24	87	34	3	1	17	50	44	0	7	7	42	13	0	4	0	1	8	7	453
3:15 PM	30	84	5	0	3	15	65	18	1	2	16	56	50	0	7	5	42	16	0	2	0	2	3	5	427
3:30 PM	25	64	2	0	1	21	48	10	0	0	12	74	56	0	4	4	39	18	0	1	0	3	6	3	391
3:45 PM	26	75	5	0	2	12	53	19	0	0	12	74	41	0	7	1	63	9	0	1	0	2	5	4	411
TOTAL VOLUMES :	NL	NT	NR	NU	NT2	SL	ST	SR	SU	SU2	EL	ET	ER	EU	EL2	WL	WT	WR	WU	WR2	S2L2	S2T2	S2R2	S2U2	TOTAL
APPROACH %'s :	26.03%	68.30%	3.87%	0.00%	1.80%	16.00%	60.66%	21.33%	0.95%	1.07%	12.20%	47.34%	34.45%	0.00%	6.00%	6.51%	70.17%	19.96%	0.00%	3.36%	1.14%	14.77%	42.05%	42.05%	3200
PEAK HR :	02:30 PM - 03:30 PM																				TOTAL				
PEAK HR VOL :	106	280	18	0	7	78	309	110	7	6	73	226	179	0	31	21	160	48	0	11	0	6	17	23	1716
PEAK HR FACTOR :	0.883	0.833	0.900	0.000	0.583	0.813	0.888	0.809	0.583	0.750	0.869	0.911	0.895	0.000	0.861	0.750	0.952	0.750	0.000	0.688	0.000	0.750	0.531	0.821	0.947

Explanations for extra leg 1 movements

Movements entering the extra leg
NT2 Movements coming from NB on Lemon Grove entering into the Extra Leg 1 (EI Dora St)
SU2 Movements coming from SB on Lemon Grove entering into the Extra Leg 1 (EI Dora St)
EL2 Movements coming from EB on Lemon Massachusetts Ave entering into the Extra Leg 1 (EI Dora St)
WR2 Movements coming from WB on Lemon Canton Dr entering into the Extra Leg 1 (EI Dora St)

Movements exiting the extra leg
S2T2 Movements exiting from Extra Leg 1 (EI Dora St) entering into Lemon Grove Ave heading SB
S2U2 Movements exiting from Extra Leg 1 (EI Dora St) entering into Lemon Grove Ave heading NB
S2L2 Movements exiting from Extra Leg 1 (EI Dora St) entering into Canton Dr heading EB
S2R2 Movements exiting from Extra Leg 1 (EI Dora St) entering into Massachusetts Ave heading WB



National Data & Surveying Services Intersection Turning Movement Count

Location: Lemon Grove Ave/El Dora St & Massachusetts Ave/Canton Dr
City: Lemon Grove
Control: Signalized

Project ID: 22-040220-005
Date: 12/15/2022

Data - Bikes

NS/EW Streets:	Lemon Grove Ave/El Dora St					Lemon Grove Ave/El Dora St					Massachusetts Ave/Canton Dr					Massachusetts Ave/Canton Dr															
AM	NORTHBOUND					SOUTHBOUND					EASTBOUND					WESTBOUND					SOUTHBOUND2					TOTAL					
	1 NL	2 NT	0 NR	0 NU	0 NT2	1 SL	2 ST	0 SR	0 SU	0 SU2	1 EL	1 ET	1 ER	0 EU	0 EL2	0.5 WL	0.5 WT	1 WR	0 WU	0 WR2	0 S2L2	0 S2T2	0 S2R2	0 S2U2							
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
7:15 AM	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	1
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
TOTAL VOLUMES :	NL	NT	NR	NU	NT2	SL	ST	SR	SU	SU2	EL	ET	ER	EU	EL2	WL	WT	WR	WU	WR2	S2L2	S2T2	S2R2	S2U2	TOTAL						
APPROACH %'s :	0	1	0	0	0	0	0	2	0	0	0	0	0	0	0	0	2	1	0	0	0	3	2	0	11						
	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	66.67%	33.33%	0.00%	0.00%	0.00%	60.00%	40.00%	0.00%							
PEAK HR :	07:30 AM - 08:30 AM																														
PEAK HR VOL :	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	1	0	0	0	1	0	0	4						
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.250	0.000	0.000	0.000	0.250	0.000	0.000	0.500						

PM	NORTHBOUND					SOUTHBOUND					EASTBOUND					WESTBOUND					SOUTHBOUND2					TOTAL
	1 NL	2 NT	0 NR	0 NU	0 NT2	1 SL	2 ST	0 SR	0 SU	0 SU2	1 EL	1 ET	1 ER	0 EU	0 EL2	0.5 WL	0.5 WT	1 WR	0 WU	0 WR2	0 S2L2	0 S2T2	0 S2R2	0 S2U2		
2:00 PM	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
2:15 PM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
2:30 PM	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
2:45 PM	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
3:00 PM	0	0	0	0	0	0	1	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	2
3:15 PM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
3:30 PM	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	NL	NT	NR	NU	NT2	SL	ST	SR	SU	SU2	EL	ET	ER	EU	EL2	WL	WT	WR	WU	WR2	S2L2	S2T2	S2R2	S2U2	TOTAL	
APPROACH %'s :	0	3	0	0	0	1	3	0	0	0	0	2	0	1	0	0	0	0	0	0	0	0	0	0	10	
	0.00%	100.00%	0.00%	0.00%	0.00%	25.00%	75.00%	0.00%	0.00%	0.00%	0.00%	66.67%	0.00%	33.33%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%		
PEAK HR :	02:30 PM - 03:30 PM																									
PEAK HR VOL :	0	1	0	0	0	1	2	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	6
PEAK HR FACTOR :	0.000	0.250	0.000	0.000	0.000	0.250	0.500	0.000	0.000	0.000	0.000	0.250	0.000	0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.750	

National Data & Surveying Services Intersection Turning Movement Count

Location: Lemon Grove Ave/El Dora St & Massachusetts Ave/Canton Dr
City: Lemon Grove

Project ID: 22-040220-005
Date: 12/15/2022

Data - Total Peds

NS/EW Streets:	Lemon Grove Ave/El Dora St		Lemon Grove Ave/El Dora St		Massachusetts Ave/Canton Dr		Massachusetts Ave/Canton Dr				TOTAL
	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		NORTH LEG 2		
	EB	WB	EB	WB	NB	SB	NB	SB	EB	WB	
AM											
7:00 AM	0	2	0	0	0	0	1	2	0	0	5
7:15 AM	0	1	1	2	0	0	0	2	0	0	6
7:30 AM	0	1	1	1	0	0	0	0	0	0	3
7:45 AM	0	2	1	1	0	2	0	3	0	0	9
8:00 AM	2	1	0	2	0	0	1	1	0	0	7
8:15 AM	0	1	0	1	0	0	0	2	0	1	5
8:30 AM	1	0	1	2	0	0	1	0	0	0	5
8:45 AM	1	0	2	1	0	0	0	0	2	0	6
TOTAL VOLUMES :	4	8	6	10	0	2	3	10	2	1	46
APPROACH %'s :	33.33%	66.67%	37.50%	62.50%	0.00%	100.00%	23.08%	76.92%	66.67%	33.33%	
PEAK HR :	07:30 AM - 08:30 AM										TOTAL
PEAK HR VOL :	2	5	2	5	0	2	1	6	0	1	24
PEAK HR FACTOR :	0.250	0.625	0.500	0.625		0.250	0.250	0.500	0.250	0.250	0.667
	0.583		0.875		0.250		0.583		0.250		
PM											
2:00 PM	0	0	0	1	0	0	0	0	0	2	3
2:15 PM	0	2	0	1	0	1	0	2	0	0	6
2:30 PM	1	1	0	1	1	1	1	1	0	2	9
2:45 PM	0	0	1	1	0	0	0	2	1	1	6
3:00 PM	0	0	1	0	0	0	0	0	0	0	1
3:15 PM	1	0	2	1	1	0	1	0	0	0	6
3:30 PM	0	0	3	1	1	1	0	0	1	0	7
3:45 PM	1	0	0	1	0	0	1	0	0	0	3
TOTAL VOLUMES :	3	3	7	7	3	3	3	5	2	5	41
APPROACH %'s :	50.00%	50.00%	50.00%	50.00%	50.00%	50.00%	37.50%	62.50%	28.57%	71.43%	
PEAK HR :	02:30 PM - 03:30 PM										TOTAL
PEAK HR VOL :	2	1	4	3	2	1	2	3	1	3	22
PEAK HR FACTOR :	0.500	0.250	0.500	0.750	0.500	0.250	0.500	0.375	0.250	0.375	0.611
	0.375		0.583		0.375		0.625		0.500		

National Data & Surveying Services Intersection Turning Movement Count

Location: Lemon Grove Ave/El Dora St & Massachusetts Ave/Canton Dr
City: Lemon Grove

Project ID: 22-040220-005
Date: 12/15/2022

Data - Peds_Adults

NS/EW Streets:	Lemon Grove Ave/El Dora St		Lemon Grove Ave/El Dora St		Massachusetts Ave/Canton Dr		Massachusetts Ave/Canton Dr				TOTAL
	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		NORTH LEG 2		
	EB	WB	EB	WB	NB	SB	NB	SB	EB	WB	
AM											
7:00 AM	0	1	0	0	0	0	1	1	0	0	3
7:15 AM	0	1	0	1	0	0	0	2	0	0	4
7:30 AM	0	1	1	1	0	0	0	0	0	0	3
7:45 AM	0	0	1	1	0	2	0	1	0	0	5
8:00 AM	0	1	0	2	0	0	0	1	0	0	4
8:15 AM	0	0	0	1	0	0	0	1	0	1	3
8:30 AM	1	0	1	1	0	0	1	0	0	0	4
8:45 AM	0	0	1	1	0	0	0	0	2	0	4
TOTAL VOLUMES :	1	4	4	8	0	2	2	6	2	1	30
APPROACH %'s :	20.00%	80.00%	33.33%	66.67%	0.00%	100.00%	25.00%	75.00%	66.67%	33.33%	
PEAK HR :	07:30 AM - 08:30 AM										TOTAL
PEAK HR VOL :	0	2	2	5	0	2	0	3	0	1	15
PEAK HR FACTOR :		0.500	0.500	0.625		0.250		0.750		0.250	0.750
	0.500		0.875		0.250		0.750		0.250		
PM											
2:00 PM	0	0	0	1	0	0	0	0	0	2	3
2:15 PM	0	2	0	0	0	0	0	2	0	0	4
2:30 PM	0	1	0	1	0	0	1	1	0	2	6
2:45 PM	0	0	0	0	0	0	0	1	1	1	3
3:00 PM	0	0	0	0	0	0	0	0	0	0	0
3:15 PM	1	0	1	1	0	0	1	0	0	0	4
3:30 PM	0	0	3	1	1	1	0	0	1	0	7
3:45 PM	1	0	0	1	0	0	1	0	0	0	3
TOTAL VOLUMES :	2	3	4	5	1	1	3	4	2	5	30
APPROACH %'s :	40.00%	60.00%	44.44%	55.56%	50.00%	50.00%	42.86%	57.14%	28.57%	71.43%	
PEAK HR :	02:30 PM - 03:30 PM										TOTAL
PEAK HR VOL :	1	1	1	2	0	0	2	2	1	3	13
PEAK HR FACTOR :	0.250	0.250	0.250	0.500			0.500	0.500	0.250	0.375	0.542
	0.500		0.375				0.500		0.500		

National Data & Surveying Services Intersection Turning Movement Count

Location: Lemon Grove Ave/El Dora St & Massachusetts Ave/Canton Dr
City: Lemon Grove

Project ID: 22-040220-005
Date: 12/15/2022

Data - Peds_Kids

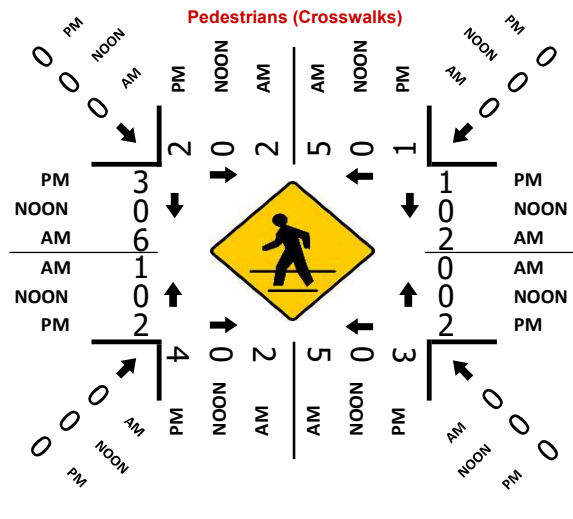
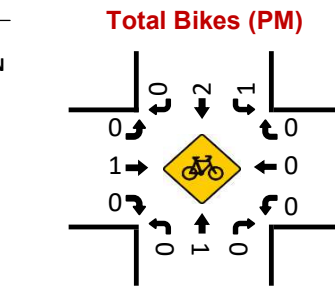
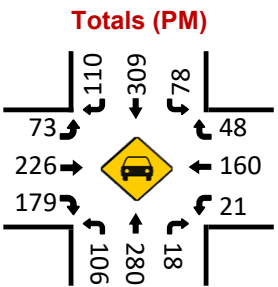
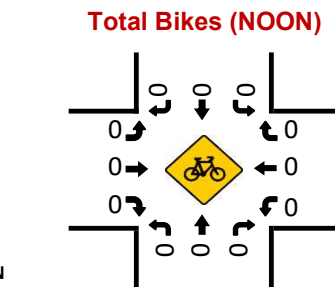
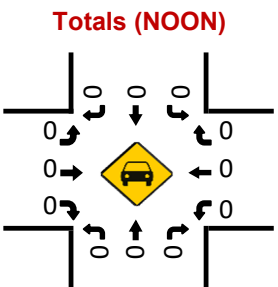
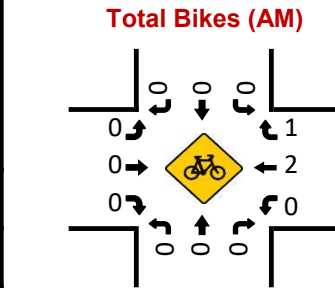
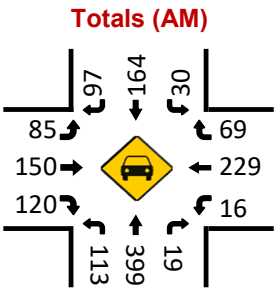
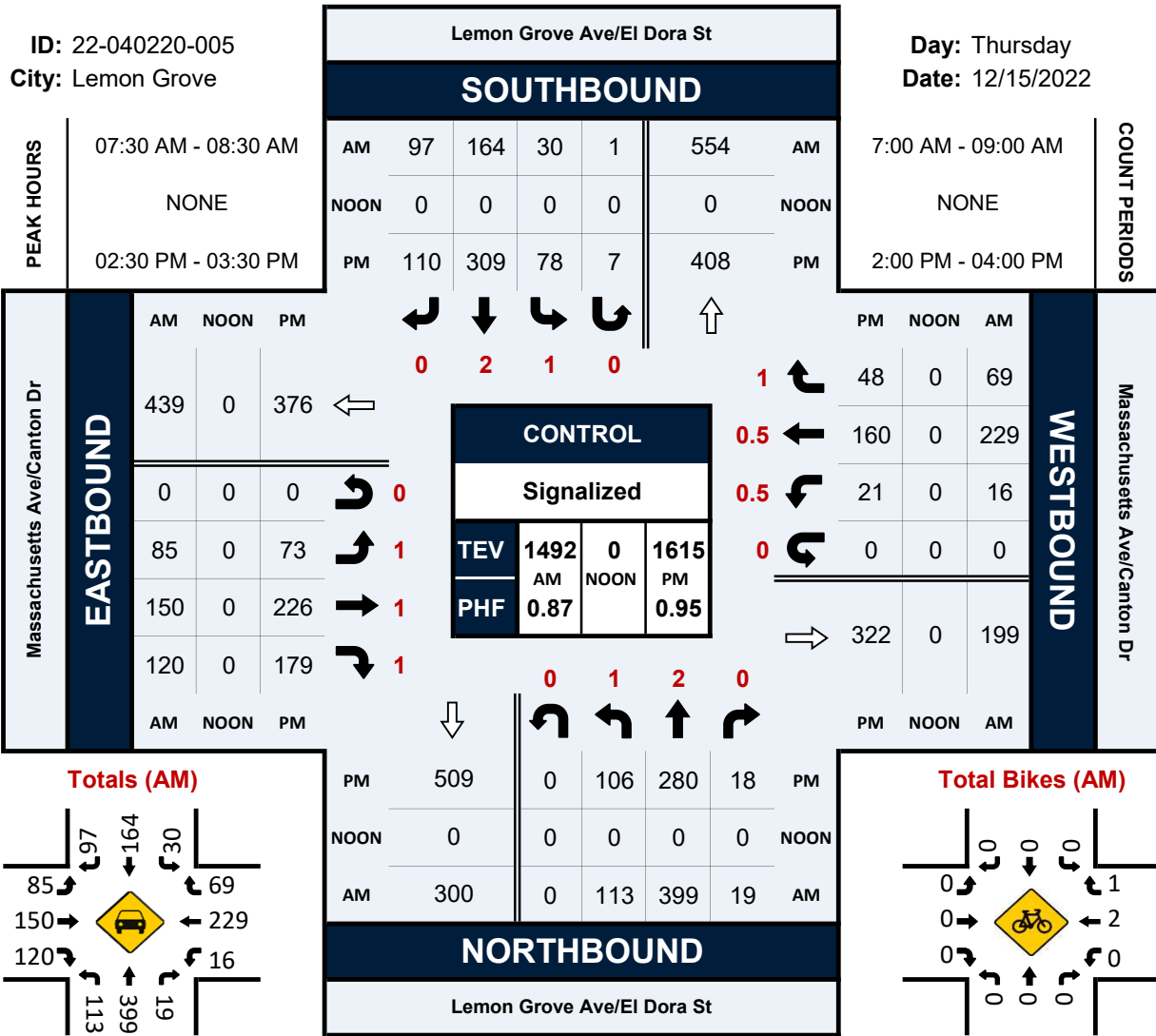
NS/EW Streets:	Lemon Grove Ave/El Dora St		Lemon Grove Ave/El Dora St		Massachusetts Ave/Canton Dr		Massachusetts Ave/Canton Dr				TOTAL
	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		NORTH LEG 2		
	EB	WB	EB	WB	NB	SB	NB	SB	EB	WB	
AM											
7:00 AM	0	1	0	0	0	0	0	1	0	0	2
7:15 AM	0	0	1	1	0	0	0	0	0	0	2
7:30 AM	0	0	0	0	0	0	0	0	0	0	0
7:45 AM	0	2	0	0	0	0	0	2	0	0	4
8:00 AM	2	0	0	0	0	0	1	0	0	0	3
8:15 AM	0	1	0	0	0	0	0	1	0	0	2
8:30 AM	0	0	0	1	0	0	0	0	0	0	1
8:45 AM	1	0	1	0	0	0	0	0	0	0	2
TOTAL VOLUMES :	3	4	2	2	0	0	1	4	0	0	16
APPROACH %'s :	42.86%	57.14%	50.00%	50.00%			20.00%	80.00%			
PEAK HR :	07:30 AM - 08:30 AM										TOTAL
PEAK HR VOL :	2	3	0	0	0	0	1	3	0	0	9
PEAK HR FACTOR :	0.250	0.375					0.250	0.375			0.563
	0.625						0.500				
PM											
2:00 PM	0	0	0	0	0	0	0	0	0	0	0
2:15 PM	0	0	0	1	0	1	0	0	0	0	2
2:30 PM	1	0	0	0	1	1	0	0	0	0	3
2:45 PM	0	0	1	1	0	0	0	1	0	0	3
3:00 PM	0	0	1	0	0	0	0	0	0	0	1
3:15 PM	0	0	1	0	1	0	0	0	0	0	2
3:30 PM	0	0	0	0	0	0	0	0	0	0	0
3:45 PM	0	0	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	1	0	3	2	2	2	0	1	0	0	11
APPROACH %'s :	100.00%	0.00%	60.00%	40.00%	50.00%	50.00%	0.00%	100.00%			
PEAK HR :	02:30 PM - 03:30 PM										TOTAL
PEAK HR VOL :	1	0	3	1	2	1	0	1	0	0	9
PEAK HR FACTOR :	0.250		0.750	0.250	0.500	0.250		0.250			0.750
	0.250		0.500		0.375		0.250				

Lemon Grove Ave/El Dora St & Massachusetts Ave/Canton Dr

Peak Hour Turning Movement Count

ID: 22-040220-005
City: Lemon Grove

Day: Thursday
Date: 12/15/2022









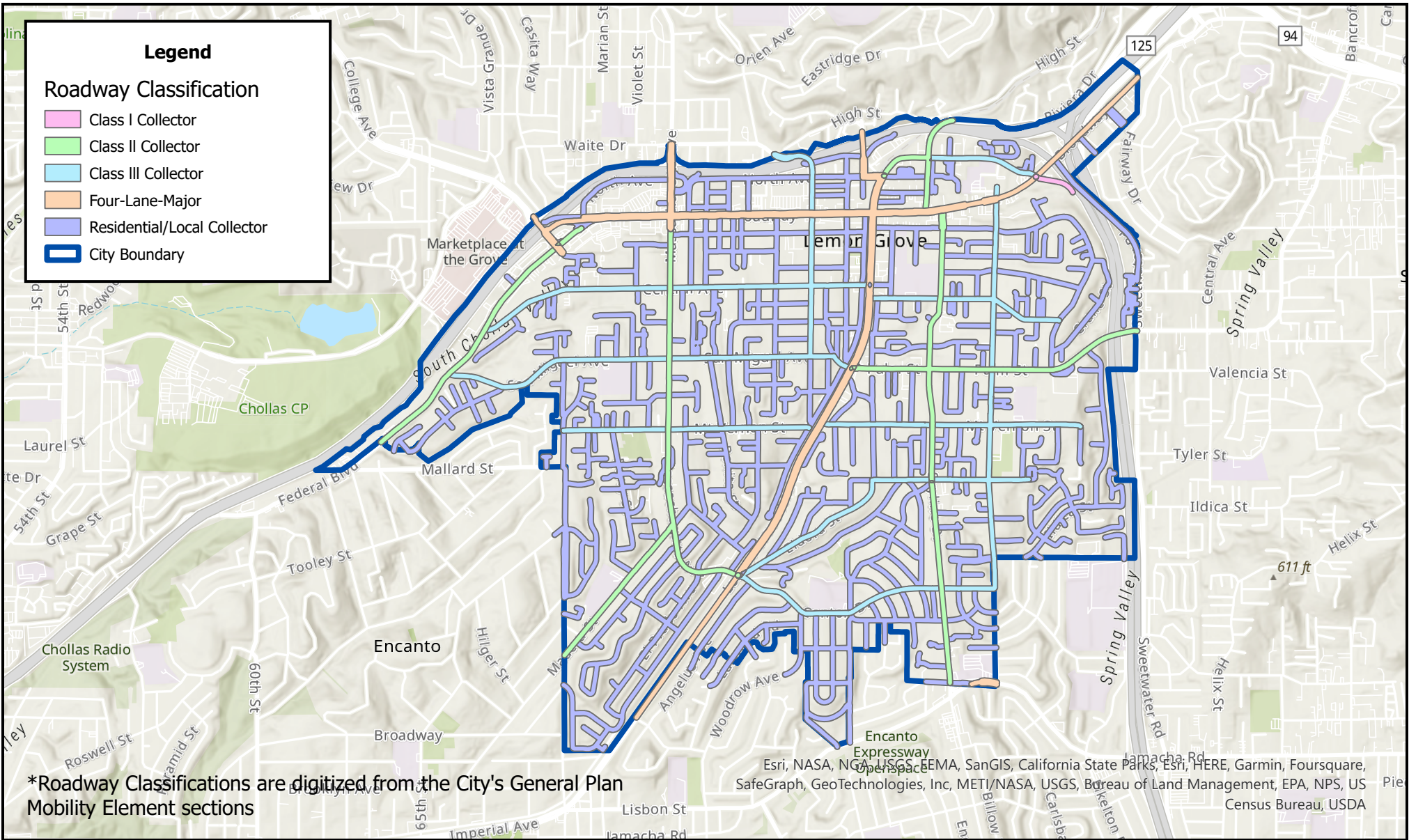
Roadway Classifications Map



Legend

Roadway Classification

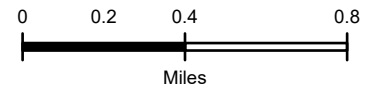
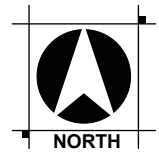
-  Class I Collector
-  Class II Collector
-  Class III Collector
-  Four-Lane-Major
-  Residential/Local Collector
-  City Boundary



*Roadway Classifications are digitized from the City's General Plan Mobility Element sections

Esri, NASA, NOAA, USGS, FEMA, SanGIS, California State Parks, Esri, HERE, Garmin, Foursquare, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

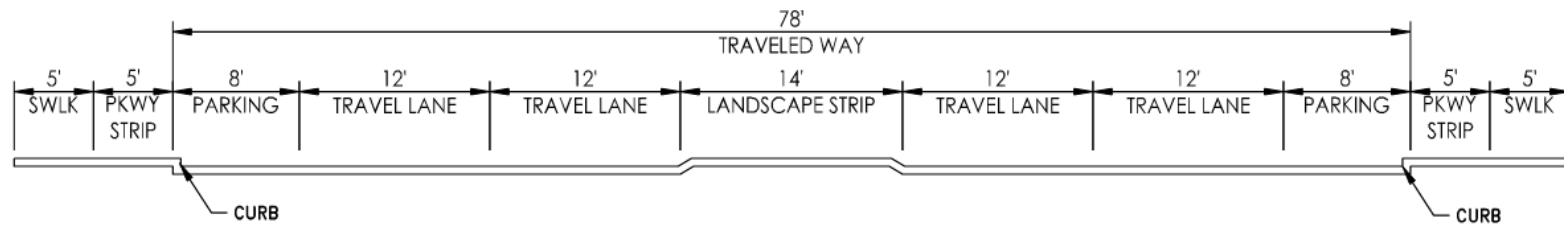
LEMON GROVE ROADWAY CLASSIFICATIONS



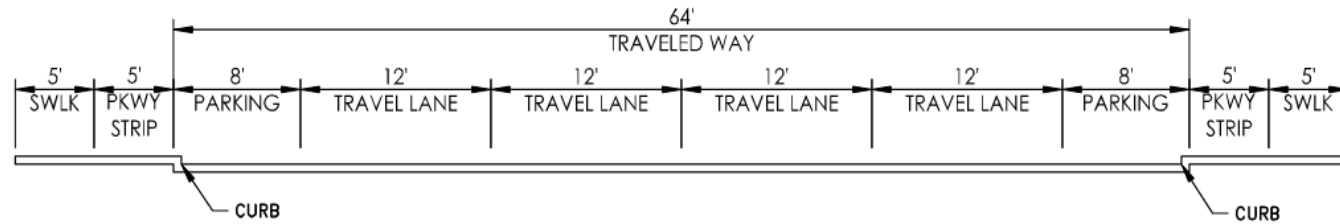
Urban and Rural Cross Section Exhibit



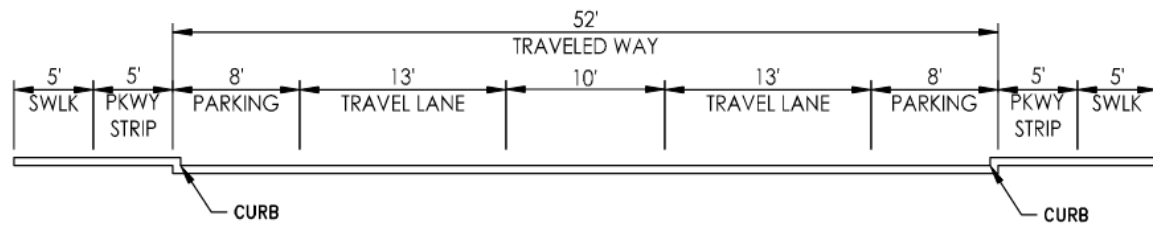
Urban and Rural Cross Sections



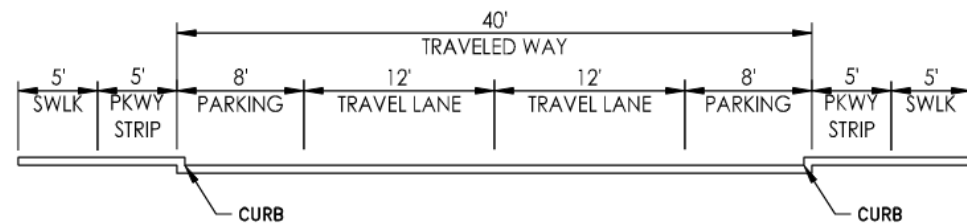
FOUR-LANE MAJOR



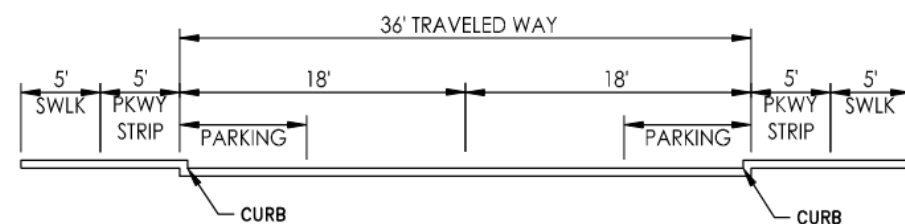
CLASS I COLLECTOR



CLASS II COLLECTOR



CLASS III COLLECTOR



RESIDENTIAL

Descriptions

These cross-sections are updated from the City's General Plan Mobility Element sections to relocate the parkway between the curb and sidewalk.

Four-Lane Major: A four-lane divided roadway with access and parking controlled as necessary to maintain flow. Primary function is to provide mobility; access is secondary.

Class I Collector: A four-lane undivided road intended to provide access between major roads and local or residential streets; parking controlled as necessary.

Class II Collector: A two-lane roadway with a center turn lane to allow for safe access to and from adjacent properties; parking is typically allowed.

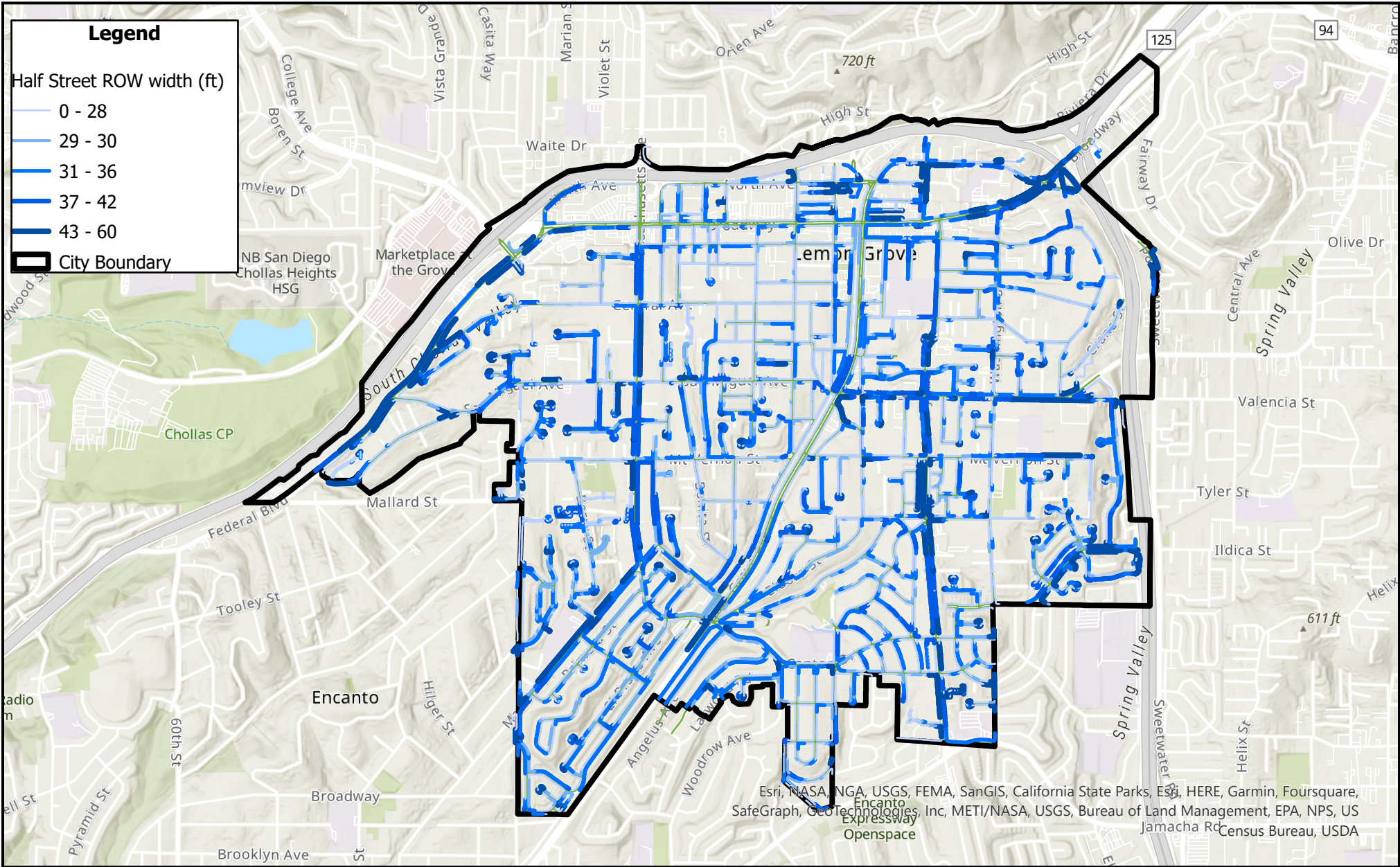
Class III Collector: A two-lane undivided road. The main function is to provide access to adjacent properties and distribute traffic to and from higher class roadways; parking is typically allowed.

Residential: A two-lane undivided road. The main function is to provide access to neighborhoods; parking is typically allowed.

Note: Total Right-of-Way can vary depending on whether parking and/or sidewalk strip is provided.

City Right-of-Way Heatmap





**LEMONGROVE
RIGHT-OF-WAY WIDTH MAP**

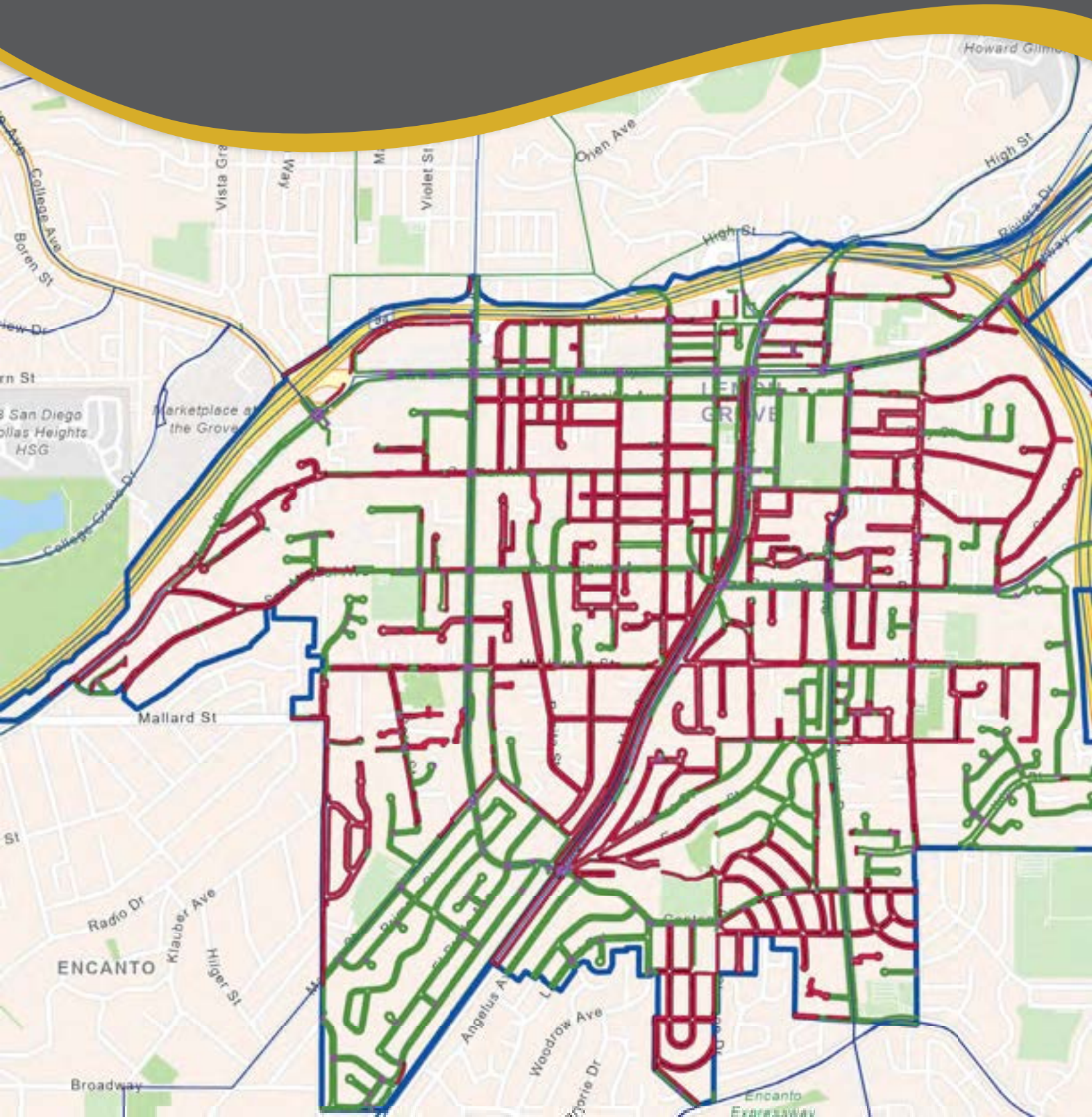




NORTH



Miles





CITY OF LEMON GROVE

CITY COUNCIL STAFF REPORT

Item No. 5
Meeting Date: April 4, 2023
Submitted to: Honorable Mayor and Members of the City Council
Department: Public Works
Staff Contact: Izzy Murguia, Public Works Director
imurguia@lemongrove.ca.gov
Item Title: **Acceptance of the Pavement Management Program Report**

Recommended Action: Adopt a resolution (Attachment A) accepting the Pavement Management Program report and provide comments and direction to staff as appropriate.

Summary: On October 4, 2022, the Council awarded a professional services agreement to Nichols Consulting Engineers (NCE) to update the Pavement Management Program (PMP). The PMP was last updated in 2018 and has been used to establish a prioritization of streets receiving treatment in the City's street network. In March 2023, NCE completed the draft report. Since that time, City and NCE staff have worked together to revise the draft report to produce the final product (Attachment B). The PMP summarizes the results of the most recent update, and its purpose is to help educate staff and the Council about the current condition of the pavement network and the impact of various funding scenarios on future network conditions.

Background: The City of Lemon Grove last updated its PMP in 2018. Since then staff used the schedule and treatment types called for in the PMP to make up the list of streets treated as part of its annual Street Rehabilitation Capital Improvement Project (CIP). Similar to the process followed in 2018, an update to the PMP will evaluate the condition of the street network to calculate a new Pavement Condition Index (PCI) in order to prepare a five-year plan to repair the City's street network.

On October 4, 2022, the Council awarded a professional services agreement to Nichols Consulting Engineers (NCE) to update the PMP. In March 2023, NCE completed the draft report. Since that time, City and NCE staff have worked together to revise the draft report to produce the final product.

Discussion: One of the most difficult tasks that a Public Works Department is charged with is to accurately forecast the rate of pavement deterioration over time. There are several variables that come into play that degrade street segments faster than others, such as:

- Age (since the age of many streets is unknown and pavements degrade at an exponentially faster rate as they age);
- Adequacy of drainage;
- Quality of the original construction; and
- Traffic volumes (which includes the percentage of heavy vehicular travel).

For these reasons staff continues to re-evaluate pavement conditions to ensure that the pavement system is rehabilitated in the most cost-effective manner possible. Furthermore, the type of treatment is a critical component of the PMP because matching the best treatment with the current condition of the street segment is vital to prolonging the street system. The intent is to select and schedule the pavement's needed treatment before the pavement deteriorates to a point where the next, more aggressive, and costly treatment is required. The focus is trying to do the right treatment at the right time to the right pavement.

Objectives of the PMP: NCE identified four objectives when completing the PMP update. Staff listed the objectives with a brief description below.

1. *Implementation* – Assist the City with creating and implementing a PMP by inventorying the street sections and creating a document that will allow strategic decisions to be made by the Council.
2. *Inspections* – Perform walking inspections of the entire street network determine the overall pavement condition.
3. *Strategies* – Discuss and recommend the appropriate maintenance and rehabilitation (M&R) strategies.
4. *Budgetary Analysis* – Based on all known and estimated funding sources, create a budget analysis that will treat the existing system. Additionally determine what the M&R funding needs are of the City.

PMP Update Process: In November 2022, NCE performed a walking inspection of the entire street network, which consisted of approximately 70 centerline miles of streets of which 10.8 miles are arterials, 17.6 miles are collectors, 41.1 miles are residential, 0.5 miles are parking lots. After the inspection, NCE concluded that the City's weighted (by area) PCI is 58. This is a fair condition.

Next, NCE reviewed the M&R strategies with City staff. This process specifically focused on the selection of appropriate and most effective treatments such as slurry seals or overlays and determining an accurate unit cost. City staff provided unit costs based on recent bid information that the City and other surrounding agencies have recently received. Once M&R alternatives were established, NCE entered the information into StreetSaver, a pavement management system, for a five-year budgetary analysis based on the amount of funds the City anticipates to receive as well as what it would take to achieve set PCI goals.

In discussions with NCE, City staff concluded that there should be three funding scenarios that account for PCI goals and deferred maintenance costs during the next five-year period. Three alternative budget scenarios were performed to illustrate the impacts of different funding levels in a five-year analysis period.

1. *Scenario 1: City's Budget* (\$1.16 million to \$1.26 million): Scenario 1 evaluates the City's pavement conditions utilizing the City's existing budget during the five-year analysis period. With a street M&R budget of \$6.04 million over the analysis period, the network PCI is expected to decrease from 58 to 52 and the deferred maintenance will increase from \$41.16 million to \$55.31 million by Fiscal Year 2027-2028. By the end of the analysis period, 50.9 percent of the streets will be in the "Good" condition category, 6.9 percent will be in the in "Fair" condition category while 42.2 percent will be in "Poor" or "Very Poor" condition categories.
2. *Scenario 2 (NCE Recommended)*: Scenario 2 evaluates increasing the network PCI by one point per year. In this scenario, the City will need to spend approximately \$2.32 million to \$4.50 million annually over the next five years. An assumption was made to spend \$1.16 million in the first year on roads that had a PCI of less than 25. This scenario will increase the City's PCI to an average pavement condition of 63 and increase the portion of the network in "Good" condition. The deferred maintenance would remain almost the same at approximately \$41.61 million. This scenario will require an average annual budget of approximately \$3.81 million which is \$2.61 million more than the City's existing budget of \$1.16-1.26 million per year.
3. *Scenario 3: Achieve a PCI of 70*: Approximately \$26.5 million over the analysis period is required to achieve a citywide average PCI of 70. The deferred maintenance will decrease to \$31.9 million by Fiscal Year 2027-28. At the end of the analysis period, 76.1 percent of the streets will be in the "Good" condition category, 4.4 percent will be in the "Fair" condition category, while 19.5 percent will be in "Poor" or "Very Poor" condition categories.

City staff recommends a hybrid approach of Scenario 1 and Scenario 2. With budget constraints in mind, it is recommended the Council consider increasing its current funding level of \$1.16-1.26 million per year during the analysis period by three to five percent to keep up with inflation as well as general construction cost escalation. Additionally, it is recommended the Council allocate one-time funds, when available, to address streets requiring more intensive rehabilitation (e.g., streets with a PCI less than 25). Staff will also be bringing to the Council a request for FY 23-24 to consider additional personnel in order to implement a more robust and aggressive maintenance and rehabilitation program (e.g., crack sealing, minor overlays, dig-outs, skin patching) to ensure roadway sections do not deteriorate such that they would require expensive rehabilitation.

Next Steps: Pending the Council’s approval of the PMP and overall direction, the Council’s input will provide the guidance necessary to ensure the timely development of the City’s five-year road capital improvement plan (CIP), which will be brought before Council at an upcoming meeting. Following approval of the PMP, staff will delve deeper into the PMP findings and recommendations and incorporate engineering analysis on recommended street treatments to ensure proposed repairs/treatments are reflective of actual conditions.

Environmental Review:

- Not subject to review
- Negative Declaration
- Categorical Exemption, Section |
- Mitigated Negative Declaration

Fiscal Impact: There is no fiscal impact associated with receiving this report.

Public Notification: None.

Staff Recommendation: Adopt a resolution (Attachment A) accepting the Pavement Management Program report and provide comments and direction to staff as appropriate.

Attachments:

Attachment A – Resolution

Attachment B – Pavement Management Program Report

RESOLUTION NO. 2023-____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMON GROVE,
CALIFORNIA, ACCEPTING THE PAVEMENT MANAGEMENT PROGRAM
REPORT**

WHEREAS, in 2018 the City Council approved the City's pavement management program; and

WHEREAS, the pavement management program is an analysis of the street network which generates a pavement condition index; and

WHEREAS, on October 4, 2022, the City awarded a professional services agreement to Nichols Consulting Engineers (NCE) to update the PMP; and

WHEREAS, NCE identified four objectives to include in the final PMP report that included inventorying of street sections, performing walking inspections of all street segments, recommending appropriate maintenance and rehabilitation strategies, and use estimated funding sources to complete a budget analysis; and

WHEREAS, in March 2023, NCE completed and submitted the final report to the City; and

WHEREAS, the City Council has reviewed and accepted the report.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lemon Grove, California hereby:

1. Accepts the final Pavement Management Program Report.
2. Authorizes the City Manager or her designee to manage the project and close out process.

PASSED AND ADOPTED on April 4, 2023, the City Council of the City of Lemon Grove, California, adopted Resolution No. _____, passed by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Racquel Vasquez, Mayor

Attest:

Deborah Harrington, Interim City Clerk

Approved as to Form:

Kristen Steinke, City Attorney



Pavement Management Program 2023 Update

Final Report

March 2023



Fountain Valley, CA
17050 Bushard St. Suite 200
Fountain Valley, CA 92708



City of Lemon Grove

3232 Main Street
Lemon Grove, CA 91945



Collaboration. Commitment. Confidence.SM

Final Report
Pavement Management Program 2023 Update
Lemon Grove, CA

March 2023

Prepared for:

City of Lemon Grove
3232 Main Street,
Lemon Grove, CA 91945

Prepared by:

NCE
17050 Bushard St. #200
Fountain Valley, CA 92708
(714) 848-8837

NCE Project No. 605.04.30

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Executive Summary

The City of Lemon Grove (City) has worked with Nichols Consulting Engineers, Chtd. (NCE) to update their pavement management program (PMP) every five years over the last few years. This report summarizes the results of the most recent update, and its purpose is to help educate policy makers about the current condition of the pavement network and the impact of various funding scenarios on future network conditions.

The City's pavement network consists of 148.1 lane miles of streets, of which 16.4 percent are arterial, 29.0 percent are collector, 53.7 percent are residential, and 0.9 percent parking lots. Overall, the City's pavement network is currently in "Fair" condition with an average pavement condition index (PCI) of 58. Approximately, 57.4 percent of the network is in "Good" or "Fair" condition and 42.6 percent is in "Poor" or "Very Poor" condition.

Functional Class	Centerline Mileage	Lane Miles	# of Sections	Sum of Area (FF)	% Pavement Area	Weighted Average PCI
Arterial	10.8	24.2	68	2,021,081	16.4%	65
Collector	17.6	42.5	96	3,576,718	29.0%	56
Residential/Local	41.1	81.4	315	6,643,758	53.7%	56
Parking Lots	N/A	N/A	7	113,040	0.9%	54
Grand Total	69.5	148.1	486	12,354,597	100.00%	58

Three alternative budget scenarios were performed to illustrate the impacts of different funding levels in a five-year analysis period. The following table lists each scenario with its corresponding five-year budget and the PCI at the end of the analysis period for the respective grouping as well as the total network.

Scenario	Description	5-Year Budget (\$M)	Fiscal Year 27/28 PCI
1	Existing Budget	\$1.16 to \$1.26 annually	52
2	Increase by 1 PCI point per year	\$2.32 to \$4.50 annually	63
3	Improve Network PCI to 70	\$5.30 annually	70

NCE recommends Scenario 2, which would increase the City's PCI to an average pavement condition of 63 and increase the portion of the network in "Good" condition. In total over the next 5 years, Scenario 2 would require the City to invest \$19.03 million (\$13.0 million more than the City's current budget).



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1 Introduction and Background

NCE was selected by the City of Lemon Grove to perform an update of its Pavement Management Program (PMP). The City's last update was performed by NCE in 2018 using the StreetSaver® software. StreetSaver® is a web-based pavement and asset management software that assists agencies in maintaining an inventory database, tracking inspection and maintenance data, monitoring current conditions, and analyzing performance predictions. The goal of this project is to update the PMP with current pavement conditions and to perform funding analyses. The results of the funding analyses will help inform and educate policy makers on funding levels needed to maintain the pavement network.

Broadly, a "... *pavement management system is designed to provide objective information and useful data for analysis so that ... managers can make more consistent, cost-effective, and defensible decisions related to the preservation of a pavement network.*"¹ In other words, a PMP is designed to assist cities with answering questions such as:

- What does the City's street network consist of and what are the street conditions?
- How will the condition of the City's maintained streets respond over time under the existing funding level?
- What maintenance and rehabilitation (M&R) strategies exist to improve the current street conditions?
- What is the backlog of M&R work that should be done to achieve the City's pavement condition goal?
- What are the future M&R needs?
- What are the street repair priorities?
- How much funding is needed to maintain or improve the current street conditions?

For the 2023 update, the City's entire street network was inspected via walking inspection method as outlined in the "modified" ASTM D6433².

1.1 STUDY OBJECTIVES

The objectives of this study were to:

- Implement a PMP to assist the City with inventorying its street sections and assist policy makers in making decisions regarding street maintenance.

¹ AASHTO "Guidelines for Pavement Management Systems". American Association of State Highway and Transportation Officials, Washington DC, July 1990.

² ASTM. "ASTM D6433." Standard Practice for Roads and Parking Lots Pavement Condition Index Inspections.



- Perform pavement condition inspections of the City’s maintained street network and determine the overall PCI.
- Develop appropriate M&R strategies.
- Perform budgetary analysis and determine the M&R funding needs.

Finally, this report links the recommended repair program costs to the City’s current and projected budget alternatives to improve the overall network condition. It also assesses the adequacy of existing revenues to meet the recommended maintenance needs, and maximizes the return from expenditures by:

- Recommending a multi-year street M&R program;
- Developing a preventive maintenance program; and
- Selecting streets for the most cost-effective repairs.

1.2 SCOPE OF WORK

The scope of work included performing pavement condition inspections on the entire City’s maintained street network as per the protocols described in ASTM D6433². The inspections were completed in November of 2022 using a walking inspection method.

Note that the condition inspections did not address non-pavement issues such as traffic, safety and street hazards, geometric issues, drainage issues, or immediate maintenance needs. As part of this task, a Quality Control Plan was developed and implemented. A copy is included in Appendix A.

Upon completion of the data collection activities, NCE reviewed M&R strategies with the City staff. This included the selection of appropriate treatments such as surface seals or overlays, and the determination of unit costs. The unit costs are based on recent bid tabs from the City and surrounding agencies and include the related construction, engineering, and design costs. Once appropriate M&R alternatives are defined, they were entered into the StreetSaver[®] decision tree for budgetary analyses.

Similar to the 2018 PMP report, NCE performed a budget needs analysis using an analysis period of five years with an annual inflation rate of 3 percent. The StreetSaver[®] software analyzed M&R requirements for each street section and calculated the total M&R effort over the analysis period under different funding levels. The purpose of a five-year plan is to prepare and recommend a five-year plan to assist the City in its Capital Improvement Plan (CIP) preparation.



2 Network Summary & Pavement Condition

The City of Lemon Grove is responsible for the repair and maintenance of approximately 69.5 centerline miles of streets of which 10.8 miles are arterials, 17.6 miles are collectors, and 41.1 miles are residential. Street pavements are one of the City's most valuable assets, and the replacement value is estimated to be approximately \$126.7 million, which was calculated by combining each street section's projected reconstruction cost. It should be noted, this estimated cost does not include the value of other non-pavement street components, such as curb and gutters, sidewalks, drainage etc.

The PCI is a measurement of pavement grade or condition and ranges from 0 to 100. The pavement condition is primarily affected by the climate, traffic loads and volumes, construction materials and age. For example, a newly constructed street will have a PCI of 100, while a street that is near the end of its service life will generally have a PCI of 25 or less. The service life of a street also depends primarily on traffic loads and volumes. For instance, an arterial such as Lemon Grove Avenue that may see an abundance of heavy-truck traffic could have a service life of 15 to 20 years while a residential street such as Lansing Drive, with a trash truck service once or twice a week, may have a longer service life (25 to 30 years). Some of the distresses manifested by a pavement as it ages are:

Asphalt Concrete (AC) Pavement:

- Alligator (Fatigue) Cracking*
- Block Cracking
- Depression
- Longitudinal/Transverse Cracking
- Patching and Utility Cut Patching
- Rutting*
- Raveling
- Weathering

Portland Cement Concrete (PCC) Pavement:

- Corner Break*
- Divided Slab*
- Durability Cracking*
- Patching (Large and Small)
- Linear Cracking
- Spalling (Corner and Joint)
- Scaling/Map Cracking/Crazing

*Indicates load-related distresses

A more detailed description of each distress type is available in the "modified" ASTM D6433² and photographs of some common distresses are shown in the following figures. Figure 1 and Figure 2 shows generic examples of common distresses found in AC and PCC pavement, respectively.



Figure 1. Common Distresses for AC Pavements



Alligator Cracking



Block Cracking



Bumps and Sags



Patching



Potholes



Raveling

Note: Photos are not from the City of Lemon Grove.



Figure 2. Common Distresses for PCC Pavements



Patching



Linear Cracking



Scaling



Divided Slab



Blowup



Spalling

Note: Photos are not from the City of Lemon Grove.

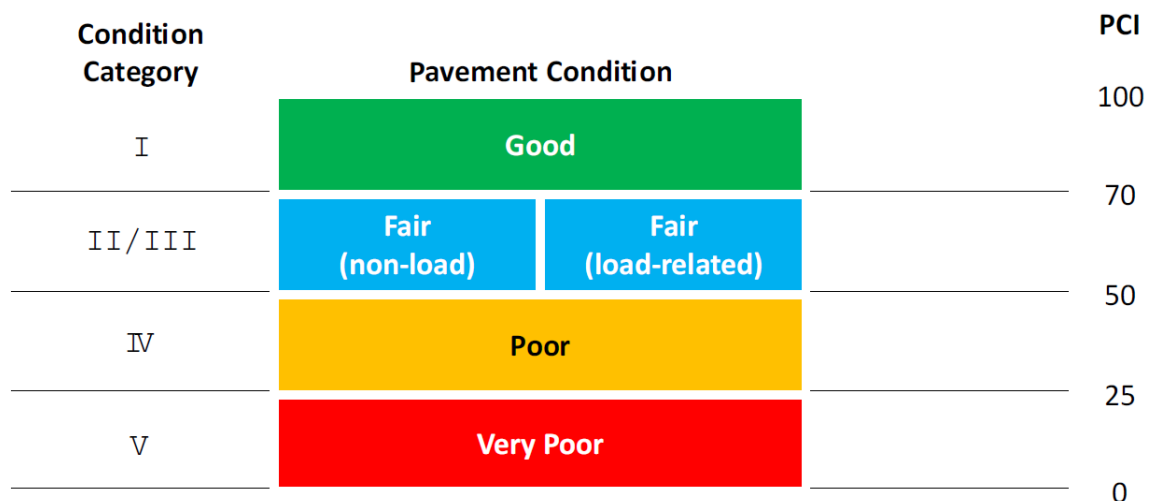


The definitions of the pavement condition categories and PCI ranges are identified in Table 1 and Figure 3. As noted below, streets in a “Fair” condition includes streets with both non-load related (block cracking, weathering or raveling) and load related (alligator cracking, rutting) distresses. Since the appropriate treatments for these conditions are different, they are separated into distinct categories and generally, streets with load-related distress are more expensive to repair. The two categories of a “Fair” condition pavement are identified by II (non-load related) and III (load related) and further explained in Table 1 below. StreetSaver® will assign the appropriate treatments and costs to streets identified within each category.

Table 1. Pavement Condition Categories

Condition Category		PCI	Pavement Description
(I)	Good	70-100	Pavements which have no surface distress or minimal surface distress which may include some hairline longitudinal/transverse cracks and/or weathering. The pavement structure is sound and minor oxidation may occur.
(II)	Fair, Non-Load	50-69	Pavements which have a significant level of distress that are predominantly non-load related such as longitudinal/transverse cracks, bleeding, block cracking, weathering, and raveling, etc. The pavement structure is sound, and some oxidation has occurred.
(III)	Fair, Load-Related	50-69	Pavements which have a significant level of distress that are predominantly load related such as alligator cracking and minor rutting, etc. The pavement structure is becoming deficient (minimal base failure).
(IV)	Poor	25-49	The pavement has moderate to severe surface distresses. Extensive weathering or raveling, block cracking, and load-related distresses such as alligator cracking, rutting, and potholes may occur.
(V)	Very Poor	0-24	The pavement has severe weather-related distress as well as large quantities of load-related distresses. The pavement is nearing the end of its service life.

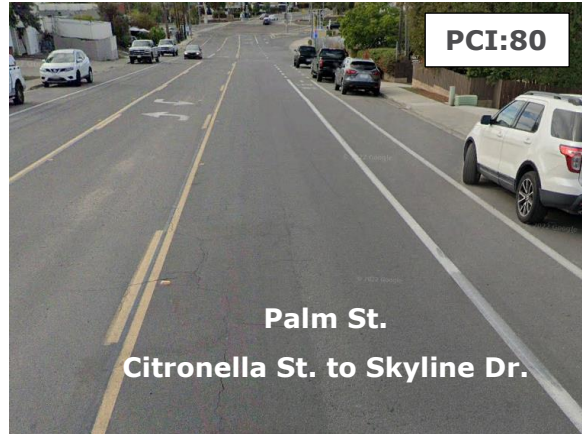
Figure 3. Pavement Condition Categories





The photographs in Figure 4 illustrate the City's AC streets and show a range of PCIs.

Figure 4. Examples of AC Streets with Different PCIs.





The City’s average weighted (by area)³ PCI is 58; this is considered to be in a “Fair” condition. The average network PCI shows a two-point drop since 2018. However, the average PCI does not completely describe the City’s pavement network. As shown in Table 2, the average PCI of arterial streets improved by 3 points, but the average PCI of residential and collector streets dropped 3-4 points since 2018. A better representation of the overall network condition includes a breakdown by the functional class as shown in Table 2.

Table 2. Network Summary Statistics

Functional Class	# of Sections	Centerline Miles	Pavement Area (sf)	Pavement Area (%)	Weighted Average PCI 2022/2023	Weighted Average PCI 2017/2018
Arterial	68	10.8	2,021,081	16.4%	65	62
Collector	96	17.6	3,576,718	29.0%	56	59
Residential /Local	315	41.1	6,643,758	53.7%	56	60
Parking Lots	7	N/A	113,040	0.9%	54	74
Total	486	69.5	12,354,597	100.0%	58	60

Table 3 shows the distribution of pavements as a percentage of the entire network by functional class and condition category. For example, 26.1 percent of the network consists of residential pavements in “Good” condition. Figure 5 depicts the same distribution of pavements as a percentage of each functional class by category. More than half (57.4 percent) of the City’s streets are in “Good” or “Fair” condition, while 42.6 percent are in either a “Poor” or a “Very Poor” condition. Appendix B contains the PCI listing for all streets in the City.

Table 3. Pavement Condition Breakdown by Functional Classification

Condition Category	PCI Range	Percent of Entire Network (%)				
		Arterial	Collector	Residential /Local	Parking Lot	Total
Good	70-100	8.4	13.3	26.1	0.4	48.2
Fair	50-69	0.8	2.4	6.0	0.0	9.2
Poor	25-49	5.4	4.8	9.2	0.5	19.9
Very Poor	<25	1.8	8.5	12.4	0.0	22.7
Total		16.4	29.0	53.7	0.9	100.00

³ The weighted average PCI is a result of multiplying the area of each street section by the PCI of that section, totaling all sections together, and then dividing by the total area of the network area or functional classification.



Figure 5. Pavement Network Breakdown by Condition Category

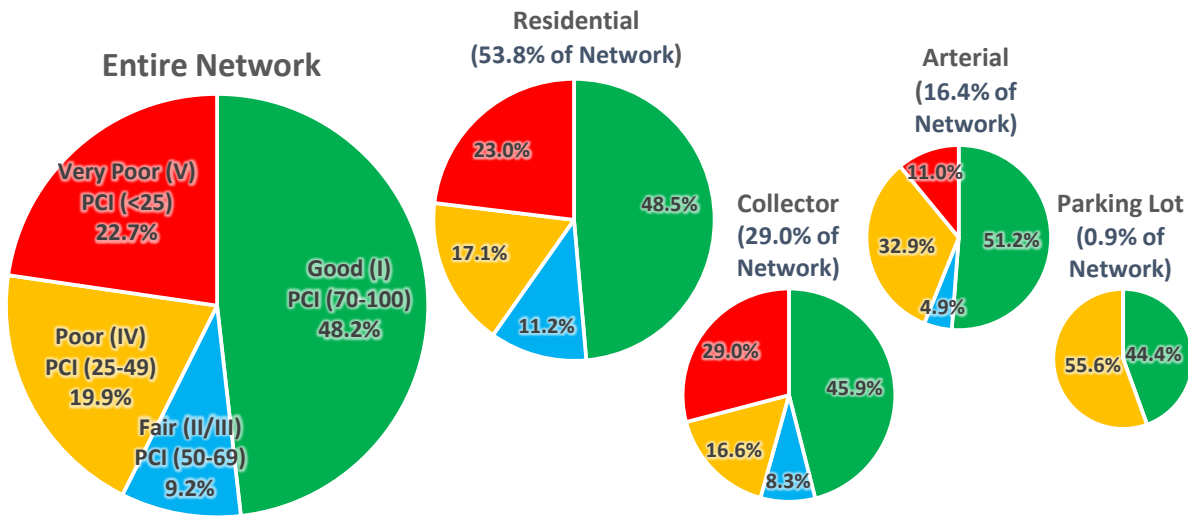
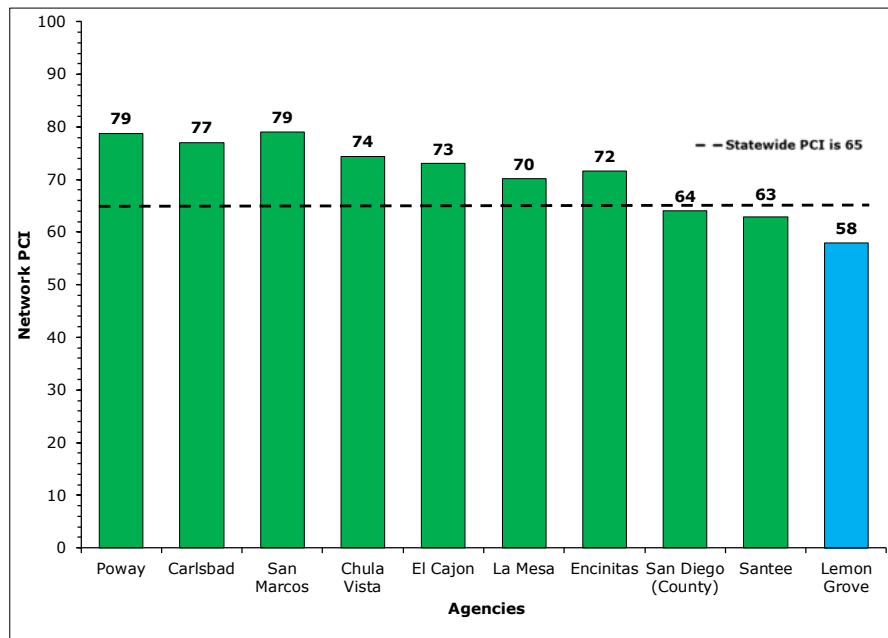


Figure 6 illustrates PCI comparisons between Lemon Grove and the surrounding agencies using information gathered from the 2022 California Statewide Local Streets and Roads Needs Assessment.

Figure 6. PCI Comparison with Other Agencies



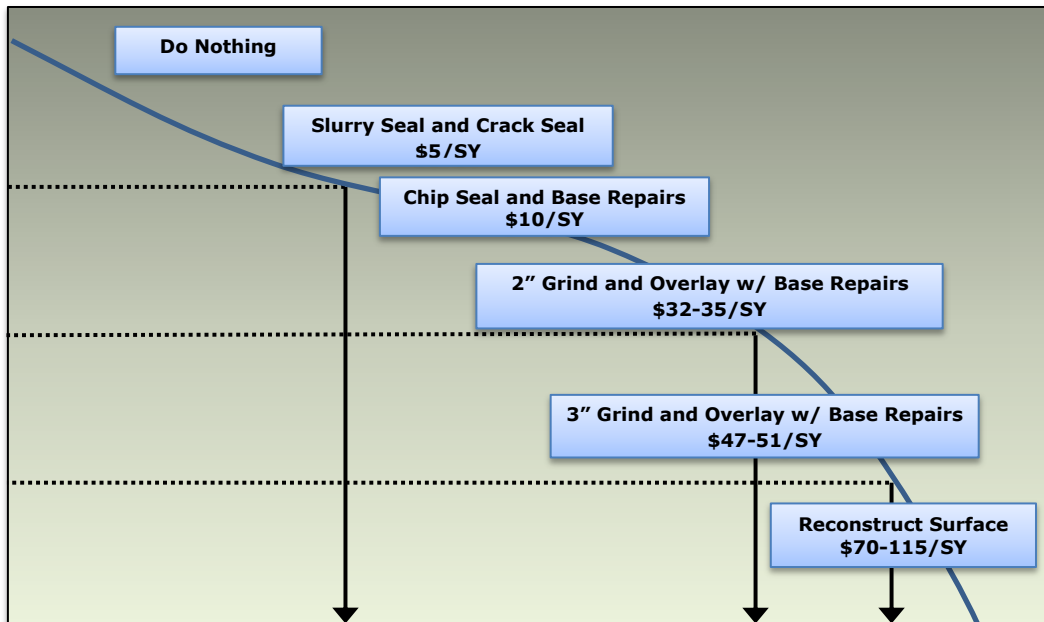
3 Maintenance and Rehabilitation Strategies

In meetings with the City staff, alternative treatment approaches were discussed based on the underlying philosophy of keeping good streets in good condition while also rehabilitating and reconstructing poor streets as allowed by the available budget.

Preventive maintenance treatments such as slurry seals or chip seals are suitable for pavements in the "Good" and "Fair" condition categories and should be applied every five to seven years if the pavement condition is appropriate. Slurry sealing is a process where an asphalt emulsion is mixed with fine aggregate and additives and placed in a thin layer to seal, fill, and renew pavement surfaces and protect it against moisture and the sun. Crack seals and minor localized repairs may be incorporated if needed. ***It should be noted that the roads having recent surface treatments (i.e., slurry seals) were likely to show a high PCI immediately following application since all the distresses would be covered up underneath the surface treatment. However, the resulting PCI deterioration rate would also be higher because of the treatment's shorter service life (5-7 years).***

When the pavement condition deteriorates to lower PCIs, grind and overlays and surface reconstruction treatments should be performed and these are considered "rehabilitation or reconstruction" treatments. In addition, localized base repairs are commonly used as preparatory work prior to overlays.

Figure 7 illustrates that pavement maintenance follows the old colloquial saying of "pay now or pay more later". History has shown that it costs less to maintain streets in good condition than to repair streets that have failed. By letting pavements deteriorate, a street that once costs \$5 per square yard (SY) to seal may, in a few years, costs as much as \$115 per SY to reconstruct.

Figure 7. Cost of Maintaining Pavements over Time.

The pavement deterioration curve shown in Figure 7 by the blue line also describes how pavements deteriorate over time. In general, arterials will be expected to have a service life of 20 years, while those for residential streets may exceed 30 years.

The 2023 PMP update followed the same strategy as the 2018 update where no treatment was recommended for street sections with a PCI of 90 or above. This will allow for some cost savings as the City would not have to slurry seal streets that are still in excellent condition and the savings could be used towards overlay work if needed. Arterial streets will continue to be treated on a five-year maintenance cycle based on the rehabilitation needs and funding availability.

The M&R decision tree (shown in Appendix C) serves as a basis for the various funding scenarios. As noted earlier, the M&R decision tree was developed based on NCE's discussion with the City staff. It determines when a street section should be treated, the type of treatment, and the cost of treatment. The budget analysis results shown in this report are a result of treatments as determined by the decision tree.

It should also be noted that the decision tree shall be re-evaluated during the preparation of the CIP budget by using project level analysis to ensure that the treatment is appropriate and cost effective.

4 Budget Analyses

Based on the principle that it costs less to maintain streets in good condition than it does to repair those that have failed, cost-effective PMPs employ strategies that eliminate the deferred maintenance and then maintain the network with on-going preventive maintenance. Such strategies bring the network condition to an optimal PCI that can be maintained over time.

The first step in developing such a cost-effective strategy is to scope the total maintenance budget needs of the network:

- **Budget Needs (unconstrained budget)** – The City’s maintenance budget needs amount to a total of \$44.37 million over the next five years. In this hypothetical scenario, if the City were to financially commit to this expenditure the network PCI would increase from 58 to 84 by FY 2027/28.

Having determined the five-year maintenance needs of the City’s street network, the next step in developing a cost-effective M&R strategy is to conduct a “what if” analysis. Using the StreetSaver® budget scenario module, the impacts of the City’s budget can be evaluated. This module seeks to answer the following questions:

If funding is constrained, what is the most cost-effective way to spend the funds? What are the consequences on the PCI and deferred maintenance? Which streets will be prioritized for repairs and when will they be repaired?

The next step is to conduct alternative budget scenario analyses. In consultation with the City, three funding scenarios were selected for analysis and performed using StreetSaver®:

- **Scenario 1: City's Existing Budget (\$1.16 million to \$1.26 million annually)** – The City’s projected annual paving budget is between \$1.16 million to \$1.26 million over the next five years. At this funding level, the network PCI will decrease from 58 to 52 over the next five years. Furthermore, the deferred maintenance will increase from \$41.23 million to \$55.31 million in FY 2027/28.
- **Scenario 2: Increase by 1 point a year after spending 1.16M the first year on roads with PCI <25 (\$2.32 million to \$4.50 million per year)** – The City would need to spend between \$2.32 million to \$4.50 million per year on street rehabilitation and preventive maintenance projects in order to increase the PCI by one point a year after spending half of the first year’s budget (\$1.16 million) on the rehab of streets having PCI less than 25. The deferred maintenance will increase slightly from \$41.23 million to \$41.55 million in FY 2027/28.

- **Scenario 3: Improve PCI to 70 (\$5.3 million per year)** – In order to improve the network PCI from 58 to 70 over the next five years, the City would need to spend approximately \$26.50 million over the five years between fiscal year 2023/24 and 2027/28. As a result, the deferred maintenance will also decrease to \$31.89 million by FY 2027/28.

The budget needs analysis and budget scenarios are presented in the following subsections. The detailed results of the budget needs analysis are provided in Appendix D. The detailed results of the budget scenarios are provided in Appendix E.

4.1 BUDGET NEEDS ANALYSIS

Once the pavement condition and the appropriate maintenance treatments have been determined, then it is possible to establish the funding needs for the City's streets. Simplistically, the StreetSaver® program seeks to answer the following questions:

If funding is not a constraint, how much money is needed to bring the pavement condition to a state of good repair?

StreetSaver® will determine the amount of funding required for each street in the network to achieve an optimal level based on the policy established in the decision tree. For each street section, the software projects the PCI value without treatment, assigns the applicable treatments, and calculates the costs of the treatment(s) over the analysis period by multiplying the unit cost by the pavement section area. This procedure uses section description data, PCI values, and the established decision tree.

Based on the strategies outlined in the decision tree, StreetSaver® determines the appropriate treatment needed for each street section, when it should receive that next treatment, as well as the cost of treatment. Pavement begins to deteriorate immediately after treatment and as a result, subsequent preventive maintenance may be required per the decision tree.

StreetSaver® calculates total budget needs of approximately \$44.37 million over the next five years at an annual inflation rate of three percent. If the City had sufficient funds and followed this funding strategy as recommended by the program, the average PCI will increase to the mid-80s. In essence, the maintenance needs summarized in Table 4 illustrates the level of expenditures required to improve the pavement condition to a state of good repair⁴.

⁴ "State of good repair" describe an overall network condition where most pavements are in the "Good" condition category and typically require preventative maintenance (e.g., crack sealing and surface seals) to maintain this network condition.

Table 4. Summary Results for Budget Needs Analysis

Fiscal Year	Current	23/24	24/25	25/26	26/27	27/28	Total
Budget Needs (\$M)	NA	41.23	0.76	1.15	1.18	0.06	44.37
Rehabilitation (\$M)	NA	41.16	0.45	0.86	0.25	0.05	42.77
Preventive Maintenance (\$M)	NA	0.09	0.30	0.29	0.93	0.01	1.59
Treated PCI	58	91	88	86	86	84	NA
Untreated PCI/Do Nothing	58	57	54	51	49	47	NA

Since it is less expensive to maintain good streets than poor streets, the budget needs module aims to place all street sections in a "Good" condition category. As a result, the total budget needs are "front-loaded", as it is cheaper to repair the streets in the first year than in subsequent years due to the effect of deferring maintenance and inflation. After front-loading \$41.23 million (the City's deferred maintenance in the first year), most streets would be in "Good" condition. However, the condition of these streets will continue to degrade until it eventually reaches a point where another treatment is needed. This principle is reflected in the result of Table 4 as the PCI gradually drops from 91 to 84 by the end of the analysis period.

Although very few agencies can afford this "front-loaded" approach, it highlights the next treatments each street section needs and becomes a reference point for the other funding scenarios.

Of the \$44.37 million in the five-year maintenance needs, approximately \$1.59 million is programmed for preventive maintenance, while roughly \$42.77 million is allocated for more costly rehabilitation and reconstruction treatments over the next five years.

Budget needs also correlate to deferred maintenance, which is pavement preservation and rehabilitation activities that are needed but cannot be performed due to lack of funding. Essentially, deferred maintenance is the deficit derived from budget needs after the City exhausts its available budget. Shrinking budgets have forced many cities and counties to defer much needed pavement maintenance activities. By deferring these activities, not only does the frequency of resident complaints about the condition of the pavement network increase, but the cost to repair these streets rises as well.

It should be noted that the prediction models in StreetSaver® may result in a more conservative performance because the impacts of the use of newer and more cost-effective technologies are not included. For example, if improved materials are utilized (e.g., asphalt-binder with rubber or polymers), the actual performance of these treatments may be under-stated by the models. However, if the City continues to assess the pavement conditions regularly, the prediction of future conditions will continue to improve.

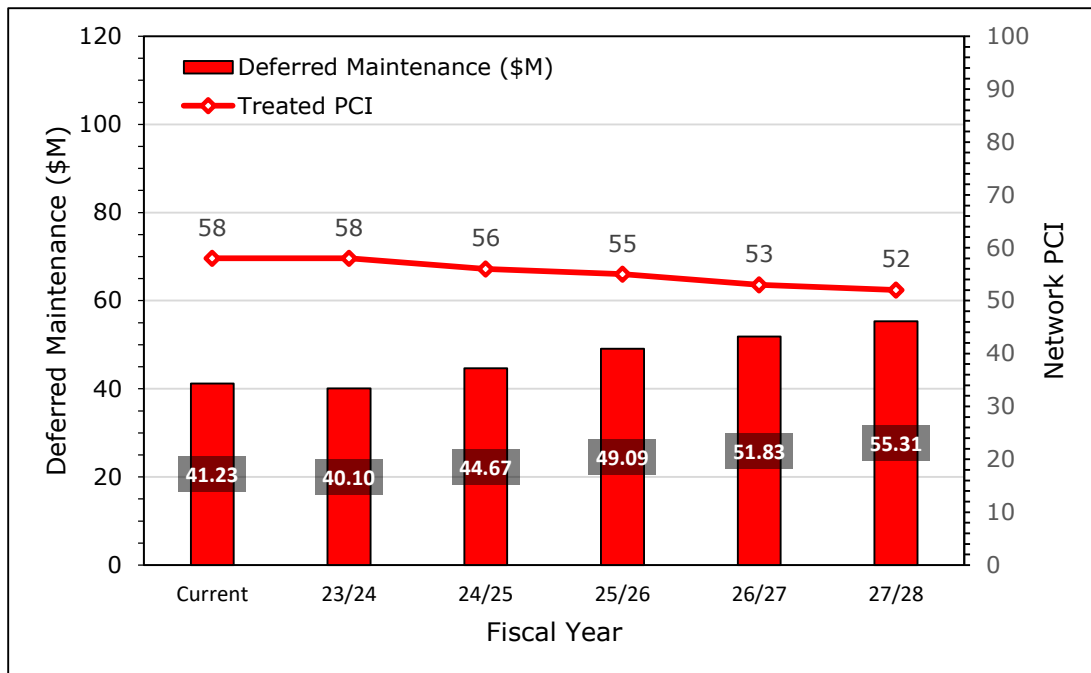
4.2 SCENARIO 1: CITY’S EXISTING BUDGET (\$1.16M TO \$1.26M ANNUALLY)

The five-year projected annual paving budget of between \$1.16 million and \$1.26 million. At this funding level, the network PCI will show a five-point drop, from 58 to 52, by the end of the analysis period. The deferred maintenance will increase by 34 percent, from \$41.16 million to \$55.31 million over the next five years. By the end of the analysis period, 50.9 percent of the streets will be in the “Good” condition category, 6.9 percent will be in the in “Fair” condition category while 42.2 percent will be in “Poor” or “Very Poor” condition categories. Table 5 and Figure 8 summarize the results from Scenario 1.

Table 5. Summary Results for Scenario 1

Fiscal Year	Current	23/24	24/25	25/26	26/27	27/28	Total
Budget (\$M)	NA	1.16	1.19	1.20	1.23	1.26	6.04
Rehabilitation (\$M)	NA	1.06	0.88	0.91	0.30	1.24	4.4
Preventive Maintenance (\$M)	NA	0.06	0.30	0.29	0.93	0.01	1.6
Deferred Maintenance (\$M)	41.23	40.10	44.67	49.09	51.83	55.31	NA
Network PCI	58	58	56	55	53	52	NA

Figure 8. PCI vs Deferred Maintenance for Scenario 1



4.3 SCENARIO 2: INCREASE BY 1 PCI POINT PER YEAR (\$2.32M TO \$4.50M ANNUALLY)

To increase the network PCI by one point per year, the City will need to spend approximately \$2.32 million to \$4.50 million annually over the next five years. In this scenario, an assumption was made to spend \$1.16 million in the first year on roads that had a PCI of less than 25. In this case, the deferred maintenance will slightly increase to \$41.61 million by FY 2027/28. At the end of the analysis period, 67.3 percent of the streets will be in the “Good” condition category, 4.4 percent will be in the in “Fair” condition category, while 28.2 percent will be in “Poor” or “Very Poor” condition categories. Table 6 and Figure 9 summarize the results from Scenario 2.

Table 6. Summary Results for Scenario 2

Fiscal Year	Current	23/24	24/25	25/26	26/27	27/28	Total
Budget (\$M)	NA	2.32	4.15	4.50	4.30	3.80	19.03
Rehabilitation (\$M)	NA	2.28	3.79	4.18	3.39	3.74	17.45
Preventive Maintenance (\$M)	NA	0.04	0.36	0.32	0.91	0.06	1.58
Deferred Maintenance (\$M)	41.23	38.91	40.51	41.53	40.98	41.61	NA
Network PCI	58	59	60	61	62	63	NA

Figure 9. PCI vs Deferred Maintenance for Scenario 2

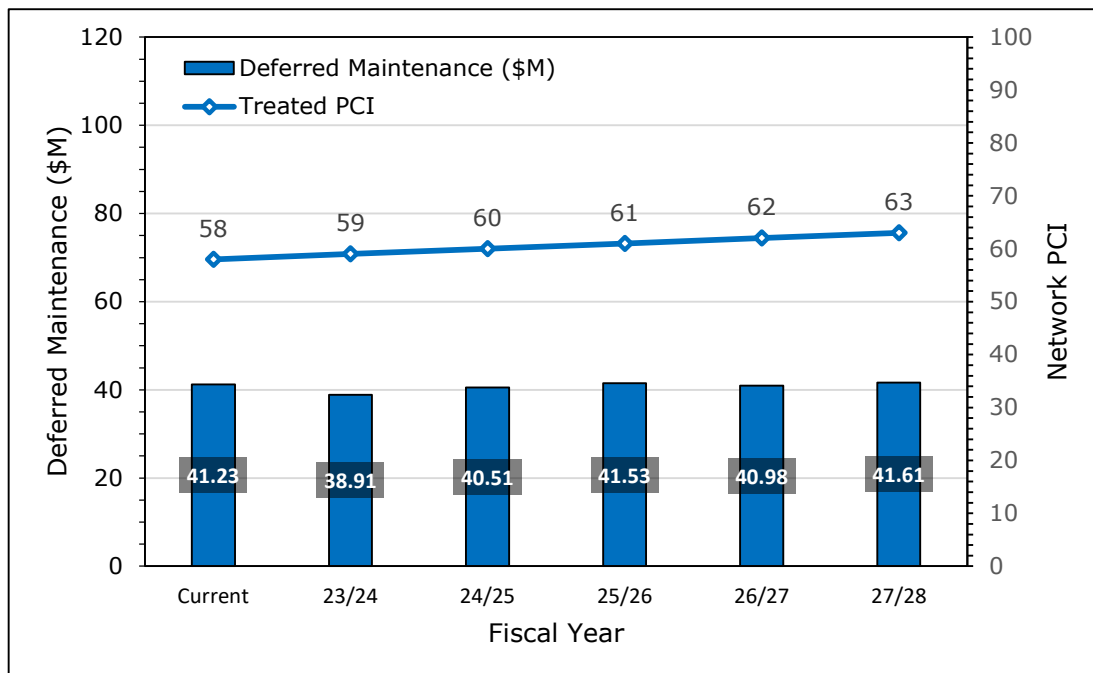


Table 7 shows a breakdown by functional class for streets that have PCI less than 25. As shown in the table, a total of 16.0 miles of the network fall in the “Very Poor” category. Specifically, 1.2 miles are arterials, 4.9 miles are collectors, and 9.8 miles are residential/local streets that have a PCI value below 25. As mentioned above, Scenario 2 targeted these roads by spending \$1.16 million to perform the required rehabilitation in the first year. However, this amount was sufficient to perform the necessary rehabilitation on only 1.6 percent of the roads that have PCI less than 25. Following the decision tree, \$29.03 million is the funding required to treat all roads with PCI less than 25. A list of the streets below PCI 25 are included in Appendix B. Please note, streets with PCI less than 25 require reconstruction of the pavement structure (as per the decision tree), but it is recommended to carry out pavement evaluation and design before finalizing the rehabilitation treatment for any of these streets.

Table 7. Summary of Sections with PCI less than 25

Functiona l Class	Miles	Area (sf)	# of Sections	Network (%)	Unit Cost ⁵ (\$/SY)	Mill and Overlay Cost (\$M)
Arterial	1.2	225,777	7	1.8	120	3.01
Collector	4.9	1,053,686	22	8.5	115	13.46
Residential /Local	9.8	1,591,159	76	12.9	71	12.55
Total	16.0	2,870,622	105	23.2	N/A	29.03

⁵ Fully loaded unit cost (including engineering costs) for reconstruction of the pavement structure per the decision tree

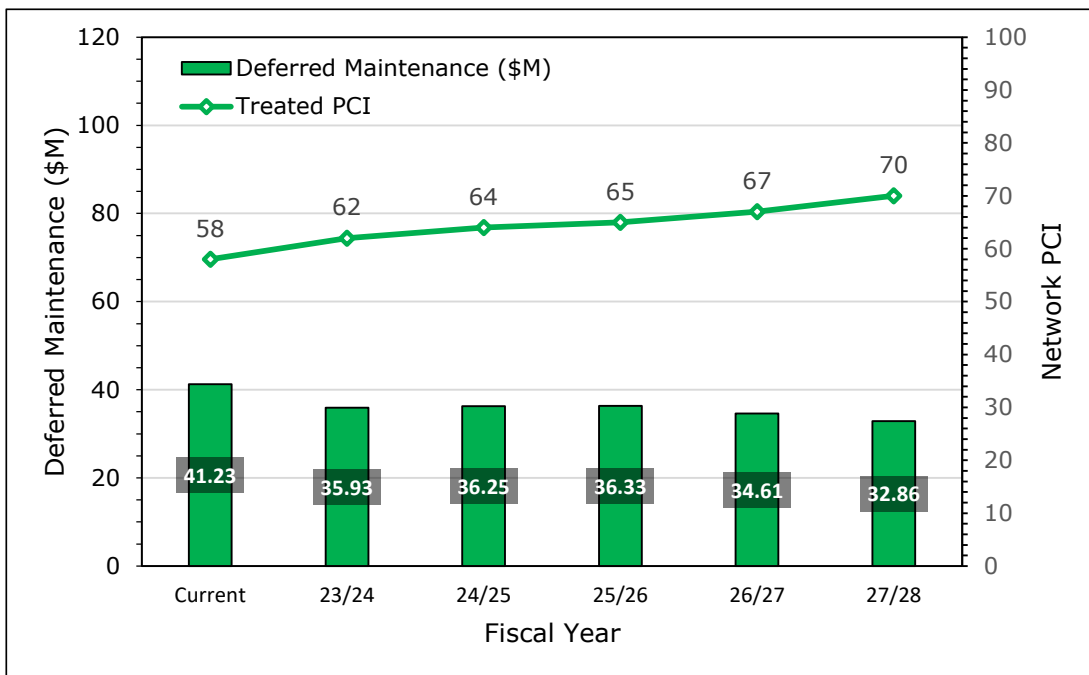
4.4 SCENARIO 3: INCREASE PCI BY 5 POINTS

Approximately 5.3 million annually is required to improve the citywide average PCI to 70 over the next five years. The deferred maintenance will decrease to \$31.9 million by FY 2027/28. At the end of the analysis period, 76.1 percent of the streets will be in the "Good" condition category, 4.4 percent will be in the in "Fair" condition category, 1.5 percent will be in the in "Fair" condition category, while 19.5 percent will be in "Poor" or "Very Poor" condition categories. Table 8 and Figure 10 summarize the results from Scenario 3.

Table 8. Summary Results for Scenario 3

Fiscal Year	Current	23/24	24/25	25/26	26/27	27/28	Total
Budget (\$M)	NA	5.30	5.30	5.30	5.30	5.30	26.50
Rehabilitation (\$M)	NA	5.26	5.03	5.03	4.40	5.20	24.76
Preventive Maintenance (\$M)	NA	0.04	0.27	0.27	0.90	0.10	1.74
Deferred Maintenance (\$M)	41.23	35.93	36.25	36.33	34.61	32.86	NA
Network PCI	58	62	64	65	67	70	NA

Figure 10. PCI vs Deferred Maintenance for Scenario 3



4.5 SCENARIOS COMPARISON

Figure 11 compares the resulting PCIs for each of the scenarios. The City’s current annual budget is insufficient to maintain the current pavement condition over the next five years in “Fair” condition. Scenario 2 illustrates that annual budget between \$2.32 million and \$4.50 million will be required in order to increase the PCI by one point per year over the next five years after spending \$1.16 million of the streets that have PCI less than 25 on for the first year. Scenario 3 illustrates that the City would need to spend approximately \$5.30 million annually over the next five years in order to increase the network PCI to 70. Finally, the impact of no funding is shown as a reference. A tabular list of selected sections for Scenario 1 can be found in Appendix F. GIS maps showing the City’s current PCI condition as well as the selected sections for Scenario 1 are included in Appendix G. Figure 12 below compares the deferred maintenance for the three scenarios discussed in this report.

Figure 11. Comparison of Annual PCI by Scenario

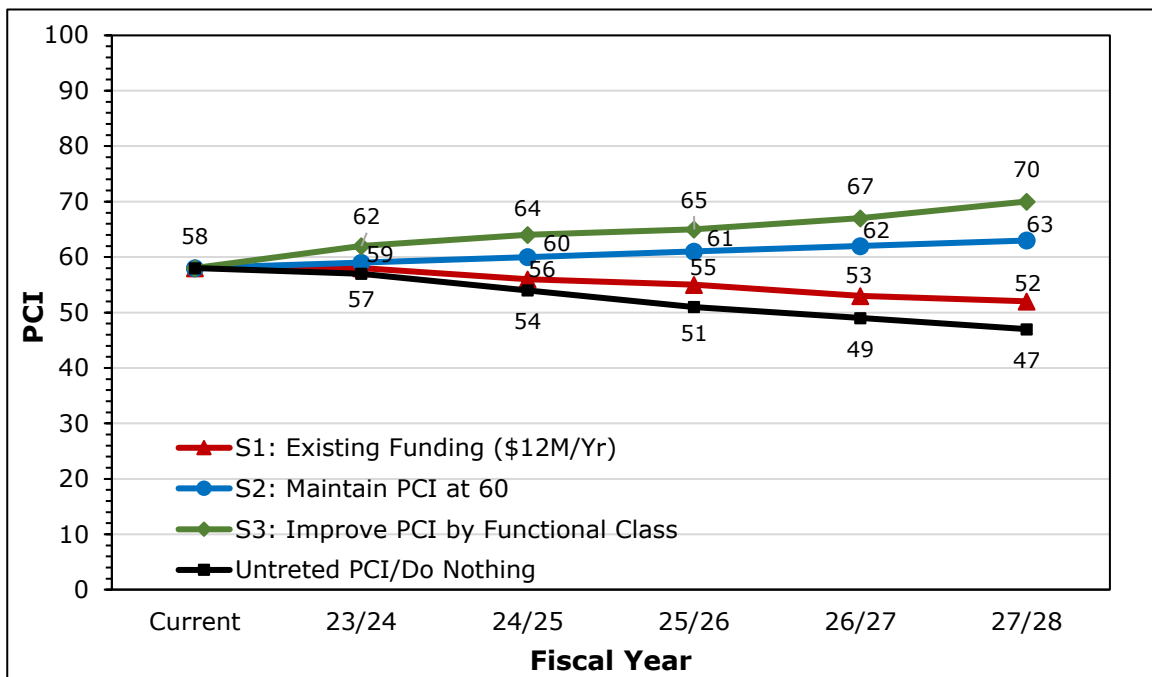


Figure 12. Comparisons between Scenarios

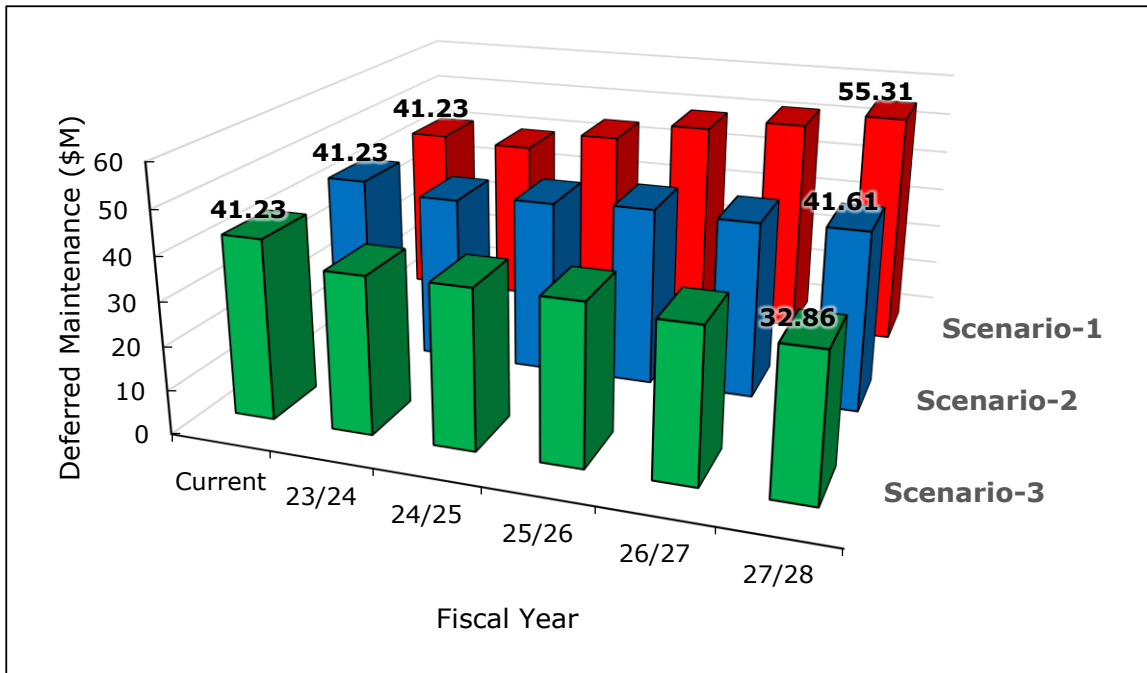
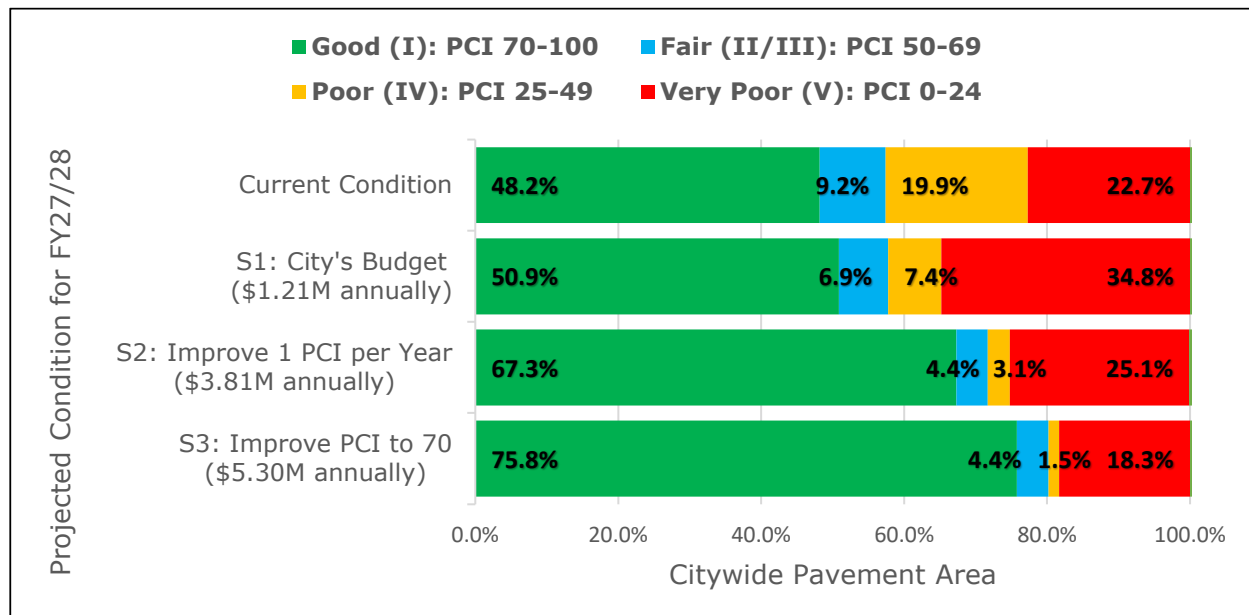


Figure 13 below compares the change in the pavement condition distribution for each of the budget scenarios. Currently, approximately 42.6 percent of the street network falls into "Poor" or "Very Poor" condition category. In Scenario 1, the amount of "Poor" and "Very Poor" streets will remain about the same at 42.2 percent. As the funding increases in Scenarios 2 and 3, the amount of "Poor" and "Very Poor" streets will decrease to 28.2 percent and 19.8 percent, respectively.

Figure 13. Pavement Network Condition Breakdown for Budget Scenarios



5 Conclusions and Recommendations

The City of Lemon Grove has a substantial investment in its street network, with an estimated replacement cost of more than \$126.7 million. Overall, the network is in a "Fair" condition with a citywide average PCI of 58. Currently, half of the City's streets are in the good condition category. On the other hand, 42.6 percent of the City's streets fall in either the "Poor" or "Very Poor" condition category. Three scenarios were evaluated. Scenario 1 consisted in using the City's existing budget which ranges from \$1.16 million to \$1.26 million per year, this will result in a decrease in the network PCI to 52, a "Fair" condition, while also increasing the deferred maintenance to \$55.45 million over the next five years. Scenario 2 aimed to increase the PCI by 1 point every year. The estimated budget needed for this scenario is approximately \$2.32 million to \$4.50 million per year. Similarly, a budget of approximately \$5.3 per year is required to increase the PCI to 70 after five years.

5.1 RECOMMENDED SCENARIO

The primary goal of a PMS should be to offer users a safe and functional pavement network without unduly increasing the maintenance burden in the future. With that in mind, the recommended scenario for the City is Scenario 2. This scenario will increase the City's PCI to an average pavement condition of 63 and increase the portion of the network in "Good" condition. The deferred maintenance would remain almost the same at approximately \$41.61 million. This scenario will require an average annual budget of approximately \$3.81 million which is \$2.61 million (~200 percent) more than the City's existing budget of \$1.16-1.26 million per year.

If the City cannot increase their annual budget as required in Scenario 2, then it is recommended that the City consider increasing its current funding level of \$1.16-1.26 million (Scenario 1) by approximately 3 to 5 percent annually to keep up with inflation as well as general construction cost escalation.

5.2 PAVEMENT FUNDING

If sufficient funding is unavailable for street M&R, the average PCI is expected to decrease, and the deferred maintenance or unfunded backlog will increase. The higher deferred maintenance will result in increased future costs as more capital-intensive treatments (such as reconstruction) will be required. Repairs are deferred until less expensive treatments (such as surface seals or overlays) are no longer effective.

It should be noted that a significant unknown is the future cost of rehabilitation; with the volatility in oil prices which affects the cost of asphalt, we would recommend that the City carefully monitor future construction costs and be ready to adapt to large increases if necessary.

5.3 PAVEMENT MAINTENANCE STRATEGIES

Since 42.6 percent of the network is in “Poor” or “Very Poor” condition, it is important to have a robust and aggressive maintenance and rehabilitation program to ensure these roadway section do not deteriorate such that they would require expensive rehabilitation such as reconstruction. For the 57.4 percent of the City’s vehicular street network which are either in the “Good” or “Fair” condition categories, it is important to preserve these good pavements. For the roadways in “Good” or “Fair” condition, NCE recommends that the City maintain a well-funded preventive maintenance program, utilizing treatments such as slurry seals while increasing funding for rehabilitation at the same time.

5.4 RE-INSPECTION STRATEGIES

To make appropriate management decisions based on current data, NCE recommends that the City perform pavement condition inspections on arterials and collectors every 2 years and on residential at least every 4 to 5 years. Additionally, since StreetSaver[®] and other prediction models do not yet consider the effect of specialized materials such as asphalt-binders with rubber or polymers, the actual performance of City pavements may not be fully modeled in the analysis. For this additional reason, NCE recommends regular pavement condition surveys to ensure model accuracy and relevance.

5.5 MAINTENANCE AND REHABILITATION DECISION TREE

Considering the recent volatility in oil prices and curb ramp requirements, the future cost of construction is unknown and unpredictable. NCE therefore recommends that the City annually review and update the M&R treatment strategies and associated unit costs to reflect current construction techniques and changing costs. This will ensure that the results for the budget analyses are reliable and as accurate as possible.

5.6 NEXT STEPS

To summarize, we recommend that the City consider the following steps:

- Establish a well-funded preventive maintenance program.
- More robust and aggressive preservation program.
- Use the established M&R decision tree as a guideline in developing the CIP plan.
- Carry out pavement evaluation and design for streets requiring rehabilitation and reconstruction.

- Reach out to the effected constituents about the anticipated benefits from the new treatment approach.
- As maintenance treatments change, the City should seek alternative treatments in order to “stretch” the dollar.
- Review and update the M&R decision tree and associated unit costs annually.
- To address the gap between the City’s existing funding and the recommended scenario, NCE recommends the City pursue additional funding sources. Potential funding sources:

Federal Funding Sources

- American Rescue Plan Act (ARPA)
- Community Development Block Grants (CDBG)
- Congestion Mitigation and Air Quality Improvement Program (CMAQ)
- Federal Emergency Management Agency (FEMA)
- Highway Safety Improvement Program (HSIP)
- Bipartisan Infrastructure Investment and Jobs Act (IIJA)
- Regional Surface Transportation Program (RSTP)
- Surface Transportation Program (STP)
- Secure Rural Schools and Community Self-Determination Act

State Funding Sources

- Active Transportation Program (ATP), which now includes the Bicycle Transportation Account (BTA) and Safe Routes to Schools (SR2S)
- AB 2766 (vehicle surcharge)
- CalRecycle grants
- State Transportation Improvement Program (STIP)
- State Water Resource Control Board
- Transportation Development Act (TDA)
- Traffic Safety Fund
- Transportation Uniform Mitigation Fee (TUMF)
- Vehicle License Fees (VLF)

Local/Regional Funding Sources

- Development impact fees
- Flood Control Districts
- General funds
- Local sales tax measures
- Parcel/property taxes
- Solid waste funds
- Traffic impact fees
- Traffic safety/circulation fees
- Transportation mitigation fees
- Transient Occupancy Taxes (TOT)
- Underground impact fees
- Utilities (e.g., stormwater, water, wastewater enterprise funds)
- Various assessment districts (lighting, maintenance, flood control, community facilities)
- Vehicle registration fees
- Vehicle code fines

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Appendix A

QUALITY CONTROL PLAN (QCP)

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Quality Control Plan

2022 Citywide Pavement Management Program / PMP

11/04/2022



Fountain Valley, CA
17050 Bushard St.
Suite 200
Fountain Valley, CA 92708



City of Lemon Grove

3232 Main Street
Lemon Grove, CA 91945

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Appendix C1 Resumes of Field Inspectors



1. Introduction

The need for quality control is paramount when performing data collection in any field, as it is essential for accurate planning, analysis, and design. NCE's *Quality Assurance Management Plan* (QAMP) affirms that:

NCE is dedicated to achieving technical and management excellence and to delivering professional engineering and environmental services that meet or exceed our clients' needs. NCE's Quality Assurance/Quality Control (QA/QC) Program is designed to achieve these goals. This QA Management Plan (QAMP) describes NCE's QA Program, which is based on four principles: client satisfaction, employee participation, problem prevention, and continuous quality improvements.

NCE's QAMP establishes minimum quality standards for performance and procedures for assuring that our clients receive quality service. It requires the participation of employees at every level. It encourages Project Managers and technical staff to take pride in their work and to assume responsibility for ensuring that the work is done correctly the first time. The QAMP is designed to reduce the incidence of quality-related and, where necessary, results in corrective actions and modification of work procedures to minimize the incidence of future problems.

NCE has also prepared detailed and specific quality control plans (QCPs) for projects; the most notable example is for the **Long-Term Pavement Performance (LTPP) – Western Regional Support Contract** for the Federal Highway Administration (FHWA). This is a 150-page document that covers data collection on highways, including deflection, profile, pavement distresses, traffic, maintenance and rehabilitation history, materials testing and sampling as well as document control.

1.1. Objectives

This document constitutes a formal QCP for the City of Lemon Grove. It was prepared in November 4, 2022. The QCP focuses on data collection issues as part of the pavement management update. Specifically, it is intended for the 2022/23 Pavement Management Update. The focus is on the collection of network-level pavement distress data. As defined by the National Cooperative Highway Research Program Synthesis 401 *Quality Management of Pavement Data Collection*, "Network-level data collection involves collection of large quantities of pavement condition data, which is often converted to individual condition indices or aggregated into composite condition indices."

1.2. Structure

The following components are addressed in this QCP:

- Condition inspection procedures,
- Data collection accuracy requirements,
- Inspector qualifications and experience, and
- Safety procedures.



2. Quality Control Plan

2.1. Condition Inspection Procedures

The governing document for performing condition surveys for the City of Lemon Grove is "MODIFIED" ASTM D6433. Eight asphalt concrete (AC) distresses and seven Portland cement concrete (PCC) distresses are included in this protocol. The following distresses are collected for each pavement type.

AC Pavements

1. Alligator (fatigue) cracking
2. Block cracking
3. Distortions
4. Longitudinal and transverse cracking
5. Patching and utility cut patching
6. Rutting and depressions
7. Raveling
8. Weathering

PCC Concrete (Jointed) Pavements

1. Corner breaks
2. Divided slab
3. Faulting
4. Linear cracking (longitudinal, transverse, and diagonal cracks)
5. Patching and utility cuts
6. Scaling, map cracking, and crazing
7. Spalling

Any exceptions to the ASTM procedures will be discussed with the City before any inspections are performed. Exceptions are usually related to distresses or situations that are not covered in the manuals. Examples include slippage cracks, roller check marks, or edge cracking on streets with no curbs and gutters. Others include the raveling of surface seals or surveying the open-graded AC mixes. Any modifications will be documented and submitted to the City for approval.

All distress or condition inspections are performed as walking inspections, and a minimum 10% sampling rate is utilized. Field crew is typically a certified technician for lower-volume roads and additional technicians will join the inspection team when surveying on higher-volume facilities such as arterials. The sample units for this project will be based upon the length and width of the street sections. This data will be collected to match the existing management sections of StreetSaver®.

2.2. Data Collection Accuracy Requirements

The accuracy required for data collection has two components, both of which are further described in the following paragraphs.

- Re-inspections
- PCI comparisons with past inspections

2.2.1 Re-Inspection "Check"

At least 5% of all inspections are randomly re-inspected by other team members. A different inspector will review these sites and determine the revised pavement distress measurements.



If the initial inspection is determined to be inaccurate, the original inspector is given refresher training before being allowed to continue with any further inspections. Should the data be inaccurate for a certain day, all the data for that day will be re-inspected following refresher training to ensure accuracy.

Acceptability Criteria

At the time of re-inspection, the actual distresses will be re-inspected and verified, and any corrections made, if necessary. Distress types and severities must be the same and re-measured quantities must be within $\pm 10\%$ of the original measured quantity.

If corrections are required on more than 10% of the re-inspected sample units, then an additional 5% will be re-inspected. This will continue until more than 95% of the re-inspected sections meet the acceptability criteria.

2.2.2 PCI Comparisons with Past Inspections

As another level of quality control, the new PCIs are compared with the previous PCIs. If they differ by more than ± 10 PCI points, these sections are automatically flagged for further investigation.

If PCI Increases 10 points:

The section is investigated to see if maintenance and rehabilitation (M&R) activities have been performed since the last inspection but have not been recorded. This can only be resolved with feedback from the City. Typical M&R activities that may have occurred include:

- Crack sealing – changes medium- or high-severity cracking to low-severity.
- Patching – alligator cracking has been removed and patched, so that the resultant PCI is increased.
- Surface seals.
- Overlay.

Therefore, an up-to-date M&R history file in the StreetSaver® database is desirable, both for historical accuracy as well as to provide additional quality control.

If PCI Decreases 10 points:

The section is checked to see if the average deterioration rate (usually 3 to 4 points per year) is exceeded. If the drop in PCI is within the acceptable range, no further action is required. If the drop is more than the acceptable range, a re-inspection will be performed. The default performance curves in the pavement management software form the basis for acceptability.



2.3. Inspector Qualifications and Experience

All NCE's inspectors are required to attend formal training on condition distress inspections. For example, any of NCE's inspectors working on the LTPP project are required to attend a week-long training workshop every year to maintain their certifications. The Regional Transportation Commission (RTC) of Washoe County requires inspectors to be calibrated prior to performing any work using the ASTM D6433 protocols (also known as the pavement management inspections).

For pavement management (or ASTM D6433) inspections, NCE's inspectors attend the distress training conducted by the Metropolitan Transportation Commission (MTC). After the formal training, technicians work with an experienced inspector before they are allowed to work on their own. Within the first month of working on their own, up to 20% of their work is checked weekly. Any necessary corrections are made immediately.

Finally, NCE conducts a one-day training and calibration workshop for all NCE staff involved with data collection. This is conducted once a year. The following table lists the inspectors assigned to this project and their most recent training date.

Inspector Name	Date of Distress Training	Training Conducted by:
Joseph De Leon	November 1, 2022	Lisa K. Senn
Franc Escobedo	November 1, 2022	Lisa K. Senn

Resumes of technicians utilized on this project are included in Appendix A1.



3. Safety Procedures

NCE administers a health and safety program in compliance with the Nevada Occupational Safety and Health Act (Section 618.383) and California Occupational Safety and Health Administration (OSHA) Title VIII, Section 3203. The program is documented in NCE's *Workplace Safety Program Manual*, which can be provided upon request.

Generally, the safety procedures include:

- Inspectors wear a Class 2 safety vest at all times.
- Flashing beacons are placed on all vehicles utilized for inspections.
- Stopped vehicles are to be parked at locations away from moving traffic (nearby parking, shoulders etc.).
- For higher volume streets, inspectors usually use the sidewalk, and move in the face of traffic when conducting survey. This will furnish them with more time and provides them with better chances in escaping a dangerous situation involving incoming vehicles.

On streets where there is a high volume of traffic or high speeds, additional measures may be necessary, such as:

- Inspections occur during off-peak periods or on weekends.
- An additional inspector attends to watch out for traffic.
- Traffic flaggers are provided in extreme cases.

In extreme cases where it is not possible to walk on the pavement surface, inspections will be performed from sidewalks or raised medians. However, this is extremely rare for city or county roads/streets; this is most often encountered on state highways, and lane closures are the most likely option in that circumstance.

All NCE inspectors are required to take online safety programs annually as administered by "Click Safety." These classes include:

- Workzone Traffic Safety Tips for Construction.
- Cal Heat Illness Prevention for all Industry Workers.
- Cal Person Protective Equipment for Construction.



Resumes of Field Inspectors



Franc Escobedo – Senior Field Technician

Franc has more than 22 years of experience as a pavement management technician for NCE. He has performed numerous pavement condition inspections throughout California, Idaho and Washington. His experience includes distress collection across various pavement management systems, including the Metropolitan Transportation Commission StreetSaver®, PAVER™, Cartographs, and Hansen systems. Additionally, Franc has completed both the OCTA PAVER™, and MTC “Distress Identification” courses for both asphalt concrete and portland cement pavements and now assists with the training of agency staff on both courses.

Franc performs all activities relating to pavement data collection using hardcopy forms or tablets. As part of the quality control process, he performs cross-checks of data in the PMS database. He regularly performs quality control checks of field collected data and pavement maintenance history to ensure that PMS databases are accurate and up-to-date. During this process, he generates detailed reports that are necessary to perform his cross-checks of the collected data.

Representative Projects

County of Orange Program Management System Updates Orange County, CA

Engineering Technician. Pavement distress surveyor. Scope includes verifying the road inventory for a road network (674 centerline miles), surveying the roads using ASTM D6433-11 protocols, updating the maintenance history, developing maintenance strategies, performing multiple budget scenarios, linking to a GIS shapefile, developing a seven-year work plan, and preparing reports. Concurrent with the pavement condition survey, mobile data collection units gathered high-resolution 360-degree geo-referenced right-of-way street level digital imagery along with 3D point cloud data. Assets collected included markings, signs, curb ramps, signals, and drainage features. Work provided from 2009-2020. Project cost: \$2.3 million

Pavement Management Inspection Various Cities and Counties

- | | | | |
|----------------|-----------------|-----------------|---------------------|
| Agoura Hills | East Palo Alto | Monterey | Santa Monica |
| Ada County, ID | El Centro | Monterey County | Seal Beach |
| Agoura Hills | Elk Grove | Moreno Valley | Siskiyou County |
| Aliso Viejo | Encinitas | Mountain View | Sonoma County |
| Antioch | Fairfield | Napa County | South Lake Tahoe |
| Auburn, WA | Fremont | Newport Beach | Stanislaus County |
| Anaheim | Fresno County | Oakland | Stanton |
| Bakersfield | Fullerton | Orange | State of Nevada |
| Baldwin Park | Hayward | Orange County | State of Oregon |
| Bell | Highland | Oxnard | State of Washington |
| Brentwood | Hillsborough | Pacific Grove | Thousand Oaks |
| Buena Park | Humboldt County | Palm Springs | Torrance |
| Burbank | Inyo County | Poway | Tulare |
| Camarillo | La Habra | Redwood City | Tuolumne County |



Education

Computer Operations Program, Computer Learning Center, Los Angeles, CA, 1983-84
Network Engineering & Administrative Program Computer Learning Center, Anaheim, CA, 1997
Certified Network Administration
Computer Learning Center, Anaheim, CA 1997

Registrations/Certifications

MTC StreetSaver® Rater Certification Program (expires November 2023)
OCTA PAVER Certification (expires 2023)

Joined NCE 2004

Years of Experience 22 years



- | | | | |
|---------------------|------------------------|-----------------------------|------------------------|
| Campbell | Lake Forest | Richmond | Tustin |
| Carmel | Las Vegas | Rogue River National Forest | Umpqua National Forest |
| Carson | Lemon Grove | San Bruno | Vallejo |
| Chula Vista | Livermore | San Clemente | Vernon |
| Commerce | Mammoth Lakes | San Diego County | Vista |
| Contra Costa County | Manhattan Beach | San Francisco | Walnut Creek |
| Corona | Marina | San Marino | West Covina |
| Cudahy | Marin County | San Mateo County | West Sacramento |
| Cypress | Martinez | San Ramon | Whittier |
| Dana Point | Mendocino County | Santa Barbara | Yorba Linda |
| Diamond Bar | Milpitas | Santa Cruz | |
| Dinuba | Mission Viejo | Santa Cruz County | |
| Downey | Mono County | Santa Maria | |

As-Needed Pavement Condition Survey Services, APE15117

City and County of San Francisco, CA

Engineering Technician. Pavement distress surveyor. Since 2016, NCE performed condition surveys on almost 1,000 centerline miles of streets. A particular challenge in 2016 and 2017 was the change in distress protocols when weathering and raveling were split into two different distresses; this resulted in an increase of the PCI, further confirmed by a research study. Project cost: \$868,796.

Pavement Management System Updates

City of Berkeley, CA

Engineering Technician. Pavement distress surveyor. NCE is updating StreetSaver® and providing a five-year paving plan for 2018 – 2022. For the first four years the City will select streets for treatment based on criteria identified under Measure M. Project cost: \$49,900.

Pavement Management Update

Sonoma County, CA

Engineering Technician. Pavement distress surveyor. The scope included updating existing pavement management system annually, developing pavement treatment strategies, conducting budgetary analysis, and providing non-pavement needs assessment. Project cost: \$823,981.

As-Needed Pavement Engineering Services, San Francisco International Airport (SFIA)

City and County of San Francisco, CA

Engineering Technician. Pavement distress surveyor. Since 2011, NCE has provided on-call pavement consultant services on a very complex airfield environment under tight security, conducted forensic analysis on the PCC apron areas, and implemented the PAVER™ PMS. NCE performed the pavement designs for Runway 10R-28L, Plot 40, and Plot 12, determined the structural adequacy and performed mechanistic pavement designs using FAARFIELD for Runways 1L/19R and Taxiways E, F, and L. Determined the ACN/PCN for all runways and taxiways. NCE conducted forensic analysis on a new taxiway exhibiting premature large-scale reflective block cracking and rutting at Boarding Area A and dimpling of Taxiways B and M. NCE designed a high stability asphalt concrete mix to solve this problem. Updated the PAVER™ Airport PMS and performed automated distress surveys as per ASTM D5340. Digital images were collected, and the information was used to update SFIA’s GIS and asset management system. Prepared final reports on the funding and maintenance needs for the next 20 years for the Federal Aviation Administration. NCE is currently providing similar pavement services to SFIA as a subconsultant through 2022. Project cost: \$1.2 million.



Joseph DeLeon – Senior Field Technician

Joseph joined NCE in 2017 as a pavement management technician and is experienced in collecting distress data for pavement management systems. Apart from conducting field inspections, he has performed all functions related to data collection and is an active participant in the quality control process. As part of this process, he performs cross-checks of data in the PMP database. Joseph has performed quality control checks of field collected data and pavement maintenance history to ensure that PMP databases are accurate and up-to-date. During this process, he generates detailed reports, needed to help perform his cross-checks of the data collected.



Education

Mendocino College

Registrations/Certifications

MTC StreetSaver® Rater
Certification Program

(expires 2023)

OCTA PAVER Certification
(expires 2023)

Joined NCE

2017

Years of Experience

5 years

Representative Projects

Automated Survey / Control Sections

City of San Clemente, CA

Field Technician. Drove automated rig to conduct automated survey on residential roads and arterials in San Clemente, followed by inspection of control sections.

Orange County Automated Survey

City of Dana Point, County of Orange, CA

Field Technician. Drove automated rig to conduct automated survey on residential roads and collectors in Dana Point, Las Flores, North Tustin and Rossmoor.

Automated Survey / Control Sections

City of Manhattan Beach, CA

Field Technician. Drove automated rig to conduct automated survey on residential roads and arterials in Manhattan Beach, followed by inspection of control sections.

Pavement Management Systems

City of Newport Beach, CA

Field Technician. Collecting distress data for AC/PCC surfaces according to the ASTM19/20 system. Conducted windshield inspections on residential, collector and alleyways in Newport Beach.

Distress Data Quality Control

City of West Covina, CA

Field Technician. Collecting distress data for AC/PCC surfaces according to the ASTM19/20 system. Conducted quality control on arterials and collectors in West Covina.

Pavement Management System

City of Santa Barbara, CA

Field Technician. Collecting distress data for AC/PCC surfaces according to the ASTM19/20 system. Inspected residential, collector and urban arterial streets in Santa Barbara.

Pavement Management System

City of Buena Park, CA

Field Technician. Responsible for collecting distress data for AC/PCC surfaces according to the ASTM19/20 system. Inspected urban arterials and residential streets in Buena Park.



Pavement Management Systems

City of Downey, CA

Field Technician. Collecting distress data for AC/PCC surfaces according to the ASTM19/20 system. Inspected residential, collector and urban arterial streets in Downey.

Pavement Management System

City of El Cajon, CA

Field Technician. Responsible for collecting distress data for AC/PCC surfaces according to the ASTM19/20 system. Inspected urban arterials and residential streets in El Cajon.

Pavement Management System

City of King City, CA

Field Technician. Collecting distress data for AC/PCC surfaces according to the MTC8 system. Inspected residential, collector and arterial streets in Pacific Grove.

Pavement Management System

City of Pacific Grove, CA

Field Technician. Responsible for collecting distress data for AC/PCC surfaces according to the MTC8 system. Inspected residential and collector streets in Pacific Grove.

Pavement Management System

City of San Buenaventura, CA

Field Technician. Responsible for collecting distress data for AC/PCC surfaces according to the MTC8 system. Inspected urban collectors and arterials and residential roads in Ventura.

Pavement Management Systems

City of Santa Ana, CA

Field Technician. Collecting distress data for AC/PCC surfaces according to the ASTM19/20 system. Inspected residential and collector streets as part of a full network update for Santa Ana.

Pavement Management Systems

City of South Gate, CA

Field Technician. Collecting distress data for AC/PCC surfaces according to the ASTM19/20 system. Inspected residential, collector and urban arterial streets in South Gate.

Pavement Management Systems

City of Stanton, CA

Field Technician. Collecting distress data for AC/PCC surfaces according to the ASTM19/20 system. Inspected urban arterials in Stanton.

Pavement Management System

City of Torrance, CA

Field Technician. Responsible for collecting distress data for AC/PCC surfaces according to the ASTM19/20 system. Inspected urban arterials in Torrance.

Pavement Management Systems

City of Ventura, CA

Field Technician. Collecting distress data for AC/PCC surfaces according to the ASTM19/20 system. Inspected residential, collector and urban arterial streets in Ventura

Appendix B

SECTION PCI LISTING

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#	Street Name	Street ID	Section ID	Beg Location	End Location	Lanes	Functional Class	Length (ft)	Width (ft)	Area (sf)	Surface Type	PCI Date	Inspected PCI
1	69TH STREET	69THST	0100	MT VERNON ST	MALLARD ST	2	Collector	662	27	17,874	AC	11/30/2022	67
2	69TH STREET	69THST	0150	MALLARD ST	DAVENTRY ST	2	Collector	1195	25	29,875	AC	11/30/2022	31
3	69TH STREET	69THST	0200	DAVENTRY ST	DARTMOOR DR	2	Collector	1246	26	32,396	AC	11/30/2022	23
4	69TH STREET	69THST	0300	DARTMOOR DR	MADERA ST	2	Collector	1107	25	27,675	AC	11/30/2022	≤10
5	69TH STREET	69THST	0400	MADERA ST	EVELYN ST	2	Residential/Local	486	20	9,720	AC/AC	11/22/2022	76
6	ACACIA STREET	ACACST	0100	GOLDEN AV	S CDS	2	Residential/Local	644	33	21,252	AC/AC	11/30/2022	16
7	ADAMS STREET	ADAMST	0100	WASHINGTON ST	GOLDEN AV	2	Residential/Local	1620	23	37,260	AC	11/30/2022	47
8	ALAN COURT	ALANCT	0100	N CDS	ELKHORN ST	2	Residential/Local	168	29	4,872	AC	12/12/2022	40
9	ALBERDI DRIVE	ALBEDR	0100	EL PRADO AV	SAN ALTOS PL	2	Residential/Local	350	34	11,900	AC/AC	11/22/2022	83
10	ALFORD STREET	ALFOST	0100	BROADWAY	PACIFIC AV	2	Residential/Local	307	30	9,210	AC	11/22/2022	28
11	ALFORD STREET	ALFOST	0200	PACIFIC AV	DAYTONA ST	2	Residential/Local	292	26	7,592	AC	11/22/2022	56
12	ALTON DRIVE	ALTODR	0100	GLENCOE DR	ELDORA ST	1	Collector	393	15	5,895	PCC	11/30/2022	28
13	ALTON DRIVE	ALTODR	0200	ELDORA ST	ENGLEWOOD DR	2	Collector	619	30	18,570	AC	11/30/2022	58
14	ALTON DRIVE	ALTODR	0300	ENGLEWOOD DR	SKYLINE DR	2	Collector	425	42	17,850	AC	11/30/2022	46
15	ALTON DRIVE	ALTODR	0400	SKYLINE DR	MOROSE ST	2	Collector	313	36	11,268	AC	11/30/2022	60
16	ALTON DRIVE	ALTODR	0500	MOROSE ST	WASHINGTON ST	2	Collector	715	21	15,015	AC	11/30/2022	44
17	ALTON DRIVE	ALTODR	0600	WASHINGTON ST	DEBCO DR	2	Collector	617	21	12,957	AC	11/30/2022	≤10
18	ALTON DRIVE	ALTODR	0700	DEBCO DR	EOP	2	Residential/Local	160	15	2,400	AC	11/30/2022	14
19	AMBER PLACE	AMBEPL	0100	W CDS	JAYNA PL	2	Residential/Local	384	34	13,056	AC	11/22/2022	61
20	ANGELUS AVENUE	ANGEAV	0100	CANTON DR	S CITY LIMIT	2	Residential/Local	1594	34	54,196	AC/AC	11/30/2022	93
21	ARCADIA AVENUE	ARCAAV	0100	CYPRESS AV	MT VERNON ST	2	Residential/Local	731	23	16,813	AC/AC	11/30/2022	97
22	AVALON WAY	AVALWY	0100	TANGELOS PL	SAN ALTOS PL	2	Residential/Local	1048	33	34,584	AC	12/1/2022	87
23	BAKERSFIELD STREET	BAKEST	0100	CANTON DR	TAFT ST	2	Residential/Local	1802	25	45,050	AC	11/30/2022	99
24	BALDWIN ROAD	BALDRD	0100	ROY ST	WASHIGTON ST	2	Residential/Local	742	31	23,002	AC/AC	11/30/2022	93
25	BARTON DRIVE	BARTDR	0100	ENSENEDA ST	ENGLEWOOD DR	2	Residential/Local	914	30	27,420	AC	11/30/2022	71
26	BERRY STREET	BERRST	0100	MT VERNON ST	LERMA'S CT	2	Residential/Local	638	24	15,312	AC/AC	11/22/2022	94
27	BERRY STREET	BERRST	0200	LERMA'S CT	RUSSAN LN	2	Residential/Local	944	33	31,152	AC/AC	11/22/2022	96
28	BERRY STREET	BERRST	0300	RUSSAN LN	CABERNET WY	2	Residential/Local	648	26	16,848	AC/AC	11/22/2022	94
29	BERRY STREET PARK LOT	BERLOT	0100	MOUNT VERNON ST	S END	2	Parking Lot	245	40	9,800	AC	12/9/2022	47
30	BERRYLAND COURT	BERRCT	0100	N CDS	SAN PASQUAL ST	2	Residential/Local	688	33	22,704	AC	12/23/2022	≤10
31	BERYL STREET	BERYST	0100	BONITA ST	EL PRADO AV	2	Residential/Local	554	22	12,188	AC	11/22/2022	≤10
32	BERYL STREET	BERYST	0200	EL PRADO AV	MAIN ST	2	Residential/Local	566	30	16,980	AC	11/22/2022	≤10
33	BETH PLACE	BETHPL	0200	N END	MT VERNON ST	2	Residential/Local	307	24	7,368	AC	12/12/2022	96
34	BLOSSOM HILL COURT	BLOSCT	0100	SIEGLE DR	SW CDS	2	Residential/Local	187	30	5,610	AC	11/30/2022	61
35	BLOSSOM HILL DRIVE	BLOSDR	0100	GRAIG ST	SIEGLE DR	2	Residential/Local	1083	34	36,822	AC	11/30/2022	81
36	BLOSSOM LANE	BLOSLN	0100EB	W END	WASHINGTON ST	1	Residential/Local	821	21	17,241	AC	12/12/2022	11
37	BLOSSOM LANE	BLOSLN	0100WB	WASHINGTON ST	W END	1	Residential/Local	821	21	17,241	AC	12/12/2022	≤10
38	BLUE LAKE ROAD	BLLARD	0100	GOLD LAKE RD	E CDS	2	Residential/Local	178	29	5,162	AC	11/22/2022	81
39	BONITA STREET	BONIST	0100	N END	SAN MIGUEL AV	2	Residential/Local	653	34	22,202	AC	11/22/2022	27
40	BONITA STREET	BONIST	0200	SAN MIGUEL AV	MT VERNON ST	2	Residential/Local	1323	24	31,752	AC/AC	11/22/2022	76
41	BONITA STREET	BONIST	0300	MT VERNON ST	BERYL ST	2	Residential/Local	700	24	16,800	AC/AC	11/22/2022	82
42	BONITA STREET	BONIST	0400	BERYL ST	EL PRADO AV	2	Residential/Local	1215	28	34,020	AC	11/22/2022	15
43	BROADWAY	BROADW	0100EB	FEDERAL BL	MASSACHUSETTS AV	3	Arterial	1642	38	62,396	AC	11/30/2022	29
44	BROADWAY	BROADW	0100WB	E CITY LIMIT	1222' E/O SWEETWATER RD	2	Arterial	952	30	28,560	AC	11/30/2022	33
45	BROADWAY	BROADW	0200EB	MASSACHUSETTS AV	HARRIS ST (E)	2	Arterial	1173	32	37,536	AC	11/30/2022	85
46	BROADWAY	BROADW	0200WB	1222' E/O SWEETWATER RD	SWEETWATER RD	2	Arterial	1222	31	37,882	AC	11/30/2022	39
47	BROADWAY	BROADW	0300EB	HARRIS ST (E)	WEST ST (W)	2	Arterial	155	32	4,960	AC	11/30/2022	99
48	BROADWAY	BROADW	0300WB	SWEETWATER RD	LEMON GROVE WY	2	Arterial	502	36	18,072	AC	11/30/2022	≤10
49	BROADWAY	BROADW	0400EB	WEST ST (W)	NEW JERSEY AV	2	Arterial	662	32	21,184	AC	11/30/2022	98
50	BROADWAY	BROADW	0400WB	LEMON GROVE WY	WASHINGTON ST	2	Arterial	891	37	32,967	AC	11/30/2022	19
51	BROADWAY	BROADW	0500EB	NEW JERSEY AV	BUENA VISTA AV	2	Arterial	660	32	21,120	AC	11/30/2022	93
52	BROADWAY	BROADW	0500WB	WASHINGTON ST	KEMPF ST	2	Arterial	1031	39	40,209	AC	11/30/2022	16
53	BROADWAY	BROADW	0600EB	BUENA VISTA AV	OLIVE ST	2	Arterial	658	31	20,398	AC	11/30/2022	97
54	BROADWAY	BROADW	0600WB	KEMPF ST	GROVE ST	2	Arterial	350	30	10,500	AC	11/30/2022	100
55	BROADWAY	BROADW	0700EB	OLIVE ST	LEMON GROVE AV	3	Arterial	479	29	13,891	AC	11/30/2022	93



#	Street Name	Street ID	Section ID	Beg Location	End Location	Lanes	Functional Class	Length (ft)	Width (ft)	Area (sf)	Surface Type	PCI Date	Inspected PCI
56	BROADWAY	BROADW	0700WB	GROVE ST	LEMON GROVE AV	2	Arterial	958	24	22,992	AC	11/30/2022	100
57	BROADWAY	BROADW	0800EB	LEMON GROVE AV	GROVE ST	2	Arterial	958	24	22,992	AC	11/30/2022	99
58	BROADWAY	BROADW	0800WB	LEMON GROVE AV	OLIVE ST	2	Arterial	479	32	15,328	AC	11/30/2022	96
59	BROADWAY	BROADW	0900EB	GROVE ST	KEMPF ST	2	Arterial	350	36	12,600	AC	11/30/2022	50
60	BROADWAY	BROADW	0900WB	OLIVE ST	BUENA VISTA AV	2	Arterial	658	31	20,398	AC	11/30/2022	98
61	BROADWAY	BROADW	1000EB	KEMPF ST	WASHINGTON ST	3	Arterial	1031	41	42,271	AC	11/30/2022	15
62	BROADWAY	BROADW	1000WB	BUENA VISTA AV	NEW JERSEY AV	2	Arterial	660	32	21,120	AC	11/30/2022	88
63	BROADWAY	BROADW	1100EB	WASHINGTON AV	LEMON GROVE WY	2	Arterial	891	30	26,730	AC	11/30/2022	20
64	BROADWAY	BROADW	1100WB	NEW JERSEY AV	WEST ST (W)	2	Arterial	662	31	20,522	AC	11/30/2022	98
65	BROADWAY	BROADW	1200EB	LEMON GROVE WY	SWEETWATER RD	2	Arterial	502	30	15,060	AC	11/30/2022	≤10
66	BROADWAY	BROADW	1200WB	WEST ST (W)	VISTA AV	2	Arterial	993	32	31,776	AC	11/30/2022	97
67	BROADWAY	BROADW	1300EB	SWEETWATER RD	1222' E/O SWEETWATER RD	2	Arterial	1222	31	37,882	AC	11/30/2022	43
68	BROADWAY	BROADW	1300WB	VISTA AV (W)	MASSACHUSETTS AV	3	Arterial	335	39	13,065	AC	11/30/2022	98
69	BROADWAY	BROADW	1400EB	1222' E/O SWEETWATER RD	E CITY LIMIT	2	Arterial	952	30	28,560	AC	11/30/2022	93
70	BROADWAY	BROADW	1400WB	MASSACHUSETTS AV	NORTH AV	2	Arterial	1642	32	52,544	AC	11/30/2022	41
71	BROADWAY AVENUE	BROAAV	0100	TANGELOS PL	ORLANDO DR	2	Residential/Local	452	33	14,916	AC	11/22/2022	94
72	BROADWAY NORTH FRONTAGE	BROAFT	0100	W END	E END	1	Residential/Local	720	28	20,160	AC	12/1/2022	100
73	BROCK COURT	BROCCT	0100	MYRA ST	E CDS	2	Residential/Local	297	33	9,801	AC	12/12/2022	97
74	BRUNEI COURT	BRUNCT	0100	W CDS	NEW JERSEY AV	2	Residential/Local	221	30	6,630	AC	11/22/2022	100
75	BRYAN COURT	BRYACT	0100	CITRONELLA AV	ORANGE PL	2	Residential/Local	420	30	12,600	AC/AC	11/30/2022	72
76	BUENA VISTA AVENUE	BUVIAB	0050	HIGH ST	NORTH AV	2	Collector	877	39	34,203	AC/AC	11/30/2022	96
77	BUENA VISTA AVENUE	BUVIAB	0100	NORTH AV	BROADWAY	2	Collector	654	37	24,198	AC	11/30/2022	≤10
78	BUENA VISTA AVENUE	BUVIAB	0200	BROADWAY	PACIFIC AV	2	Collector	317	37	11,729	AC/AC	11/30/2022	77
79	BUENA VISTA AVENUE	BUVIAB	0300	PACIFIC AV	SAN MIGUEL AV	2	Collector	2327	25	58,175	AC/AC	11/30/2022	68
80	BUENA VISTA AVENUE	BUVIAB	0400	SAN MIGUEL AV	DAVIDSON AV	2	Residential/Local	663	29	19,227	AC	11/22/2022	89
81	BUENA VISTA AVENUE	BUVIAB	0500	DAVIDSON AV	MAIN ST	2	Residential/Local	604	31	18,724	AC	11/22/2022	≤10
82	BURNELL AVENUE	BURNAV	0100	CYPRESS AV	OLIVE ST	2	Residential/Local	323	29	9,367	AC	11/22/2022	≤10
83	BURNELL AVENUE	BURNAV	0200	OLIVE ST	MAIN ST	2	Residential/Local	223	33	7,359	AC/AC	11/22/2022	76
84	CABERNET WAY	CABEWY	0100	SONOMA LN	BERRY ST	2	Residential/Local	327	33	10,791	AC/AC	11/22/2022	95
85	CALLE ENTRE	CALENT	0100	PRIMERA ST	LA CORTA ST	2	Residential/Local	268	33	8,844	AC	11/22/2022	≤10
86	CALLE NORTE	CALNOR	0100	W CDS	CMO DE LAS PALMAS	2	Residential/Local	277	30	8,310	AC	11/30/2022	22
87	CALLE SUR	CALSUR	0100	W CDS	CMO DE LAS PALMAS	2	Residential/Local	253	30	7,590	AC	11/30/2022	35
88	CALVOCADO STREET	CALVST	0100	WOODROW AV	TAFT ST	2	Residential/Local	253	27	6,831	AC	11/30/2022	100
89	CALVOCADO STREET	CALVST	0200	TAFT ST	GLENCOE DR	2	Residential/Local	602	26	15,652	AC	11/30/2022	99
90	CAMERON DRIVE	CAMEDR	0100	CANTON DR	OSAGE DR	2	Residential/Local	702	26	18,252	AC/AC	11/30/2022	79
91	CAMINO DE LAS PALMAS	CDLPLM	0100	PALM ST (ART)	PALM ST (RES)	2	Residential/Local	460	37	17,020	AC	12/1/2022	69
92	CAMINO DE LAS PALMAS	CDLPLM	0200	PALM ST (RES)	CALLE SUR	2	Residential/Local	1409	37	52,133	AC	12/12/2022	24
93	CAMINO DE LAS PALMAS	CDLPLM	0300	CALLE SUR	ILDICA ST	2	Residential/Local	1179	37	43,623	AC	11/30/2022	24
94	CANTON DRIVE	CANTDR	0100	LEMON GROVE AV	WOODROW AV	2	Collector	1380	38	52,440	AC/AC	11/30/2022	94
95	CANTON DRIVE	CANTDR	0200	WOODROW AV	LANSING DR	2	Collector	907	39	35,373	AC	11/30/2022	98
96	CANTON DRIVE	CANTDR	0300	LANSING DR	FAIRFAX DR	2	Collector	423	38	16,074	AC	11/30/2022	94
97	CANTON DRIVE	CANTDR	0400	FAIRFAX DR	SKYLINE DR	2	Collector	1376	38	52,288	AC	11/30/2022	95
98	CANTON DRIVE	CANTDR	0500	SKYLINE DR	WASHINGTON ST	2	Collector	960	40	38,400	AC	11/30/2022	96
99	CARLISLE DRIVE	CARLDR	0100	W CITY LIMIT	SKYLINE DR	2	Residential/Local	525	34	17,850	AC	11/30/2022	14
100	CARLISLE DRIVE	CARLDR	0200	SKYLINE RD	JAMACHA RD	2	Residential/Local	240	33	7,920	AC	12/12/2022	22
101	CASA LANE	CASALN	0100	W CDS	FLORINE RD	2	Residential/Local	667	30	20,010	AC	11/22/2022	61
102	CEDRAL PLACE	CEDRPL	0100	W CDS	E CDS	2	Residential/Local	611	34	20,774	AC	11/22/2022	20
103	CENTRAL AVENUE	CENTAV	0100	FEDERAL AV	CHATEAU WY	2	Collector	1540	32	49,280	AC	11/30/2022	85
104	CENTRAL AVENUE	CENTAV	0200	CHATEAU WY	MASSACHUSETTS AV	2	Collector	2079	31	64,449	AC	11/30/2022	85
105	CENTRAL AVENUE	CENTAV	0300	MASSACHUSETTS AV	NEW JERSEY AV	2	Collector	1960	27	52,920	AC/AC	11/30/2022	85
106	CENTRAL AVENUE	CENTAV	0400	NEW JERSEY AV	CYPRESS AV	2	Collector	950	28	26,600	AC/AC	11/30/2022	65
107	CENTRAL AVENUE	CENTAV	0500	CYPRESS AV	OLIVE ST	2	Collector	371	38	14,098	AC/AC	11/30/2022	79
108	CENTRAL AVENUE	CENTAV	0600	OLIVE ST	MAIN ST	2	Collector	305	34	10,370	AC/AC	11/30/2022	82
109	CENTRAL AVENUE	CENTAV	0700	MAIN ST	LEMON GROVE AV	2	Collector	106	34	3,604	AC/AC	11/30/2022	95
110	CENTRAL AVENUE	CENTAV	0800	LEMON GROVE AV	SCHOOL LN	2	Collector	338	38	12,844	AC	11/30/2022	71



#	Street Name	Street ID	Section ID	Beg Location	End Location	Lanes	Functional Class	Length (ft)	Width (ft)	Area (sf)	Surface Type	PCI Date	Inspected PCI
111	CHATEAU WAY	CHATWY	0100	N CDS	CENTRAL AV	2	Residential/Local	416	40	16,640	AC/AC	11/22/2022	100
112	CHURCH STREET	CHURST	0100	NEW JERSEY AV	BUENA VISTA AV	2	Residential/Local	633	27	17,091	AC/AC	11/22/2022	94
113	CHURCH STREET	CHURST	0200	BUENA VISTA AV	OLIVE ST	2	Residential/Local	627	25	15,675	AC	11/22/2022	96
114	CINDERELLA PLACE	CINDPL	0100	CINDERELLA ST	WASHINGTON ST	2	Residential/Local	259	33	8,547	AC	11/30/2022	42
115	CINDERELLA WAY	CINDWY	0100	N CDS	S CDS	2	Residential/Local	390	33	12,870	AC	11/30/2022	36
116	CIRCLE DRIVE	CIRCDR	0100	W CDS	E CDS	2	Residential/Local	799	28	22,372	AC	11/30/2022	62
117	CITRONELLA STREET	CITRST	0100	LINCOLN ST	PALM ST	2	Residential/Local	1282	26	33,332	AC/AC	12/12/2022	97
118	CITRONELLA STREET	CITRST	0200	N CDS	CYPRESS AV	2	Residential/Local	435	40	17,400	AC/AC	11/30/2022	81
119	CITRUS STREET	CITUST	0100	NORTH AV	BROADWAY	2	Residential/Local	634	37	23,458	AC	11/22/2022	38
120	CITRUS STREET	CITUST	0200	BROADWAY	CENTRAL AV	2	Residential/Local	1303	23	29,969	AC	11/22/2022	61
121	CITY HALL PARKING LOT	CITHAL	0100	OLIVE ST	MAIN ST	1	Parking Lot	369	40	14,760	AC	12/1/2022	70
122	CIVIC CENTER PARKING	CIVLOT	0100	OLIVE ST	MAIN ST	2	Parking Lot	428	40	17,120	AC	12/1/2022	84
123	COLFAX DRIVE	COLFDR	0100	DAYTON DR	CANTON DR	2	Residential/Local	904	26	23,504	AC	11/30/2022	42
124	COLFAX DRIVE	COLFDR	0200	CANTON DR	LANSING DR	2	Residential/Local	584	25	14,600	AC	12/12/2022	80
125	COLLEGE AVENUE	COLLAV	0100NB	S END	FEDERAL BL	3	Arterial	165	40	6,600	AC	11/30/2022	96
126	COLLEGE AVENUE	COLLAV	0100SB	N CITY LIMIT	FEDERAL BL	2	Arterial	513	31	15,903	AC	11/30/2022	96
127	COLLEGE AVENUE	COLLAV	0200NB	FEDERAL BL	N CITY LIMIT	2	Arterial	513	31	15,903	AC	11/30/2022	91
128	COLLEGE AVENUE	COLLAV	0200SB	FEDERAL BL	S END	1	Arterial	165	24	3,960	AC	11/30/2022	96
129	CORONA STREET	COROST	0100	CENTRAL AV	ROOSEVELT AV	2	Residential/Local	637	21	13,377	AC	11/22/2022	≤10
130	CORONA STREET	COROST	0200	IDA ST	SAN MIGUEL AV	2	Residential/Local	311	30	9,330	AC	11/22/2022	100
131	CORONA STREET	COROST	0300	SAN MIGUEL AV	TWEED ST	2	Residential/Local	497	34	16,898	AC	11/22/2022	31
132	CORONA STREET	COROST	0400	TWEED ST	END OF PUBLIC	2	Residential/Local	134	34	4,556	AC	11/22/2022	100
133	CORTA DEL SUR	CODESU	0100	PRIMERA ST	E CDS	2	Residential/Local	153	34	5,202	AC	11/22/2022	75
134	COSTADA COURT	COSTCT	0100	N CDS	S CDS	2	Residential/Local	623	33	20,559	AC/AC	11/22/2022	66
135	CRAIG COURT	CRAICT	0100	N CDS	BLOSSOM HILL DR	2	Residential/Local	209	31	6,479	AC	12/12/2022	89
136	CRANE STREET	CRANST	0100	GOLDEN AV	NE CDS	2	Residential/Local	1742	23	40,066	AC	11/30/2022	54
137	CRESTLINE DRIVE	CRESDR	0100	PALM ST	HAVEN DR	2	Residential/Local	765	33	25,245	AC	12/12/2022	≤10
138	CUYAMACA AVENUE	CUYA AV	0100	NEW JERSEY AV	BUENA VISTA AV	2	Residential/Local	634	44	27,896	AC	11/22/2022	62
139	CYPRESS AVENUE	CYPRAV	0100	CENTRAL AV	BURNELL AV	2	Residential/Local	814	23	18,722	AC	11/22/2022	≤10
140	CYPRESS AVENUE	CYPRAV	0200	BURNELL AV	SAN MIGUEL AV	2	Residential/Local	560	24	13,440	AC	11/22/2022	≤10
141	CYPRESS AVENUE	CYPRAV	0300	LEMON GROVE AV	MT VERNON ST	2	Residential/Local	1082	34	36,788	AC	11/30/2022	44
142	CYPRESS AVENUE	CYPRAV	0400	MT VERNON ST	ALTON DR	2	Residential/Local	1033	26	26,858	AC/AC	12/12/2022	87
143	DAIN COURT	DAINCT	0100	N CDS	ELKHORN ST	2	Residential/Local	268	30	8,040	AC	12/12/2022	30
144	DAIN DRIVE	DAINDR	0100	ELKHORN ST	ILDICA ST	2	Residential/Local	493	34	16,762	AC	12/1/2022	36
145	DAIN DRIVE	DAINDR	0200	ILDICA ST	S CDS	2	Residential/Local	1417	34	48,178	AC/AC	12/12/2022	38
146	DARRYL STREET	DARRST	0100	KEMPF ST	WASHINGTON ST	2	Residential/Local	965	35	33,775	AC	11/30/2022	96
147	DARTMOOR DRIVE	DARTDR	0100	N CDS	69TH ST	2	Residential/Local	2078	33	68,574	AC	11/28/2022	41
148	DAVENTRY STREET	DAVEST	0100	69TH ST	DARTMOOR DR	2	Residential/Local	627	29	18,183	AC	11/28/2022	42
149	DAVIDSON AVENUE	DAVAV	0100	W CDS	BUENA VISTA AV	2	Residential/Local	590	34	20,060	AC	11/28/2022	59
150	DAVIDSON AVENUE	DAVAV	0200	BUENA VISTA AV	MAIN ST	2	Residential/Local	351	22	7,722	AC	11/28/2022	12
151	DAVIDSON STREET EXTENSION	DAVSTE	0100	NW END	DAVIDSON AV	2	Residential/Local	60	34	2,040	AC	11/28/2022	81
152	DAYTON DRIVE	DAYTDR	0100	SKYLINE DR	ENGLEWOOD DR	1	Residential/Local	303	30	9,090	AC/AC	11/30/2022	77
153	DAYTON DRIVE	DAYTDR	0200	ENGLEWOOD DR	BARTON DR	2	Residential/Local	711	30	21,330	AC	11/30/2022	73
154	DAYTON DRIVE	DAYTDR	0300	BARTON DR	151' S/O NICHALS ST	2	Residential/Local	462	30	13,860	AC	11/30/2022	73
155	DAYTON DRIVE	DAYTDR	0400	151' S/O NICHALS ST	EL ROY DR	2	Residential/Local	982	29	28,478	AC	11/30/2022	20
156	DAYTONA STREET	DAYTST	0100	ALFORD ST	HARRIS ST	2	Residential/Local	242	16	3,872	AC	11/28/2022	≤10
157	DAYTONA STREET	DAYTST	0200	HARRIS ST	WEST ST	2	Residential/Local	141	25	3,525	AC	11/28/2022	100
158	DAYTONA STREET	DAYTST	0300	WEST ST	NEW JERSEY AV	2	Residential/Local	648	25	16,200	AC	11/28/2022	100
159	DEBCO DRIVE	DEBCDR	0100	MT VERNON ST	ROBBIE WY	2	Residential/Local	475	33	15,675	AC	11/30/2022	35
160	DEBCO DRIVE	DEBCDR	0200	ROBBIE WY	ALTON DR	2	Residential/Local	607	33	20,031	AC	11/30/2022	≤10
161	DEBORAH PLACE	DEBOPL	0100	LONGDALE DR	LONGDALE DR	2	Residential/Local	626	34	21,284	AC/AC	11/30/2022	81
162	DENNIS LANE	DENNLN	0100	JEFFERSON ST	PALM AV	2	Residential/Local	650	33	21,450	AC/AC	11/30/2022	91
163	DENSTONE PLACE	DENSPL	0100	DAVENTREE	DARTMOOR DR	2	Residential/Local	741	33	24,453	AC/AC	11/28/2022	79
164	DEVILLE DRIVE	DEVDR	0100	WATWOOD RD	E CITY LIMIT	2	Residential/Local	362	34	12,308	AC/AC	11/30/2022	52
165	DI FOSS STREET	DIFOST	0100	MT VERNON ST	MAZER ST	2	Residential/Local	614	36	22,104	AC	12/12/2022	54



#	Street Name	Street ID	Section ID	Beg Location	End Location	Lanes	Functional Class	Length (ft)	Width (ft)	Area (sf)	Surface Type	PCI Date	Inspected PCI
166	DREW LANE	DREWLN	0100	N CDS	SAN MIGUEL AV	2	Residential/Local	979	33	32,307	AC	11/28/2022	≤10
167	DREXEL COURT	DREXCT	0100	DREXEL DR	E CDS	2	Residential/Local	421	30	12,630	AC/AC	11/30/2022	86
168	DREXEL DRIVE	DREXDR	0100	BLOSSOM LN	DREXEL CT	2	Residential/Local	235	34	7,990	AC	11/30/2022	76
169	DREXEL DRIVE	DREXDR	0200	DREXEL CT	CANTON DR	2	Residential/Local	243	30	7,290	AC	11/30/2022	74
170	DREXEL DRIVE	DREXDR	0300	CANTON DR	LANSING RD	2	Residential/Local	539	23	12,397	AC	11/30/2022	71
171	DREXEL DRIVE	DREXDR	0400	LANSING RD	OSAGE DR	2	Residential/Local	634	29	18,386	AC/AC	11/30/2022	86
172	DUPONT DRIVE	DUPODR	0100	DAYTONA DR	CANTON DR	2	Residential/Local	777	23	17,871	AC	12/12/2022	89
173	DUPONT DRIVE	DUPODR	0200	CANTON DR	LANSING DR	2	Residential/Local	576	27	15,552	AC/AC	11/30/2022	50
174	DUPONT DRIVE	DUPODR	0300	LANSING DR	S CDS	2	Residential/Local	469	26	12,194	AC	12/12/2022	46
175	EDDING DRIVE	EDDIDR	0100	N CDS	MT VERNON ST	2	Residential/Local	546	33	18,018	AC	11/28/2022	25
176	EDGERTON DRIVE	EDGEDR	0100	MT VERNON ST	S CDS	2	Residential/Local	715	26	18,590	AC/AC	11/30/2022	52
177	EL DORA STREET	ELDOST	0100	LEMON GROVE AVE	FAIRHAVEN ST	2	Residential/Local	1584	33	52,272	AC/AC	12/12/2022	70
178	EL DORA STREET	ELDOST	0200	FAIRHAVEN ST	ALTON DR	2	Residential/Local	1771	30	53,130	AC/AC	11/30/2022	79
179	EL PRADO AVENUE	ELPRAV	0100	MT VERNON ST	BONITA ST	2	Residential/Local	1731	28	48,468	AC	11/28/2022	86
180	EL PRADO AVENUE	ELPRAV	0200	BONITA ST	SAN PASQUAL ST	2	Residential/Local	560	24	13,440	AC	11/28/2022	24
181	EL PRADO AVENUE	ELPRAV	0300	SAN PASQUAL ST	MASSACHUSETTS AV	2	Residential/Local	845	34	28,730	AC/AC	11/28/2022	100
182	EL PRADO AVENUE	ELPRAV	0400	MASSACHUSETTS AV	RAMON ST	2	Residential/Local	1111	34	37,774	AC/AC	11/28/2022	80
183	EL PRADO AVENUE	ELPRAV	0500	RAMON ST	ALBERDI DR	2	Residential/Local	1964	34	66,776	AC/AC	11/28/2022	74
184	EL ROY DRIVE	ELRODR	0100	DAYTON DR	CANTON DR	2	Residential/Local	675	22	14,850	AC/AC	11/30/2022	54
185	EL ROY DRIVE	ELRODR	0200	CANTON DR	LANSING DR	2	Residential/Local	501	25	12,525	AC/AC	11/30/2022	76
186	EL VERDE COURT	ELVECT	0100	ILDICA ST	S CDS	2	Residential/Local	144	30	4,320	AC	11/30/2022	63
187	ELKHORN STREET	ELKHST	0100	DAIN DR	SIEGLE DR	2	Residential/Local	725	34	24,650	AC	11/30/2022	41
188	ENGLEWOOD DRIVE	ENGLDR	0100	ALTON DR	CANTON DR	2	Residential/Local	2087	30	62,610	AC	12/1/2022	46
189	ENSENADA STREET	ENSEST	0100	EL DORA ST	BAKERSFIELD ST	2	Residential/Local	356	28	9,968	AC/AC	12/1/2022	54
190	ENSENADA STREET	ENSEST	0200	BAKERSFIELD ST	BARTON DR	2	Residential/Local	2507	31	77,717	AC/AC	12/1/2022	74
191	ENSENADA STREET	ENSEST	0300	BARTON DR	ALTON DR	2	Residential/Local	764	30	22,920	AC/AC	12/1/2022	70
192	EPPICK COURT	EPPICT	0100	W CDS	OSAGA DR	2	Residential/Local	430	28	12,040	AC/AC	12/1/2022	65
193	FAIRFAX DRIVE	FAIRDR	0100	CANTON DR	LANSING DR	2	Residential/Local	359	25	8,975	AC/AC	12/1/2022	70
194	FAIRHAVEN STREET	FAIHST	0100	EL DORA ST	GLENCOE DR	2	Residential/Local	1262	30	37,860	AC	12/1/2022	18
195	FEDERAL BOULEVARD	FEDEBL	0100	MACARTHUR DR	793' E/O MACARTHUR DR	2	Collector	793	39	30,927	AC	11/30/2022	43
196	FEDERAL BOULEVARD	FEDEBL	0200	793' E/O MACARTHUR DR	411' W/O CENTRAL AV	2	Collector	1728	34	58,752	AC/AC	11/30/2022	97
197	FEDERAL BOULEVARD	FEDEBL	0300	411' W/O CENTRAL AV	CENTRAL AV	3	Collector	411	70	28,770	AC	11/30/2022	70
198	FEDERAL BOULEVARD	FEDEBL	0400	CENTRAL AV	422' W/O COLLEGE AV	3	Collector	1648	66	108,768	AC	11/30/2022	73
199	FEDERAL BOULEVARD	FEDEBL	0500EB	422' W/O COLLEGE AV	COLLEGE AV	2	Collector	422	42	17,724	AC	11/30/2022	13
200	FEDERAL BOULEVARD	FEDEBL	0500WB	COLLEGE AV	422' W/O COLLEGE AV	1	Collector	422	30	12,660	AC	11/30/2022	27
201	FEDERAL BOULEVARD	FEDEBL	0600EB	COLLEGE AV	BROADWAY	2	Arterial	693	24	16,632	AC	12/12/2022	100
202	FEDERAL BOULEVARD	FEDEBL	0600WB	BROADWAY	COLLEGE AV	3	Arterial	715	54	38,610	AC/AC	12/12/2022	83
203	FIRE DEPARTMENT LOT	FIRDEP	0100	CENTRAL AV	S END	2	Parking Lot	227	40	9,080	AC	12/1/2022	39
204	FISHER LANE	FISHLN	0100	CENTRAL AV	ROOSEVELT AV	1	Residential/Local	634	14	8,876	AC	11/28/2022	18
205	FLORINE ROAD	FLORRD	0100	WESTVIEW PL	CENTRAL AV	2	Residential/Local	796	34	27,064	AC	11/28/2022	70
206	GLEBE ROAD	GLEBRD	0100	FISHER LN	SAN MIGUEL AV	2	Residential/Local	747	34	25,398	AC	11/28/2022	≤10
207	GLEBE ROAD	GLEBRD	0200	SAN MIGUEL AV	MT VERNON ST	2	Residential/Local	1292	34	43,928	AC/AC	11/28/2022	100
208	GLENCOE DRIVE	GLENDR	0100NB	ELDORA ST	ALTON DR	1	Residential/Local	521	15	7,815	PCC	12/12/2022	57
209	GLENCOE DRIVE	GLENDR	0100SB	ATON DR	ELDORA ST	1	Residential/Local	521	17	8,857	AC	12/21/2022	≤10
210	GLENCOE DRIVE	GLENDR	0200	EL ROY DR	CANTON DR	2	Residential/Local	590	38	22,420	AC/AC	12/12/2022	64
211	GLENCOE DRIVE	GLENDR	0300	CANTON DR	CALVOCADO ST	2	Residential/Local	693	23	15,939	AC	12/1/2022	36
212	GLENCOE DRIVE	GLENDR	0400	CALVOCADO ST	HUGHES ST	1	Residential/Local	653	22	14,366	AC	12/12/2022	19
213	GLENCOE DRIVE	GLENDR	0500	HUGHES ST	ZEMCO DR	1	Residential/Local	358	16	5,728	AC	1/3/2023	35
214	GLENCOE DRIVE	GLENDR	0600	ZEMCO DR	JAMACHA RD	1	Residential/Local	705	20	14,100	AC	12/12/2022	28
215	GOLD LAKE ROAD	GOLARD	0100	GREEN LAKE RD	MT VERNON ST	2	Residential/Local	1041	34	35,394	AC	11/28/2022	91
216	GOLDEN AVENUE	GOLDAV	0100	LEMON GROVE AV	SCHOOL LN	2	Residential/Local	337	44	14,828	AC/AC	12/12/2022	87
217	GOLDEN AVENUE	GOLDAV	0200	SCHOOL LN	ACACIA ST	2	Residential/Local	450	34	15,300	AC/AC	11/21/2022	100
218	GOLDEN AVENUE	GOLDAV	0300	ACACIA ST	KEMPF ST	2	Residential/Local	465	40	18,600	AC	11/21/2022	34
219	GOLDEN AVENUE	GOLDAV	0400	KEMPF ST	WASHINGTON ST	2	Residential/Local	985	37	36,445	AC	11/21/2022	73
220	GOLDEN AVENUE	GOLDAV	0500	WASHINGTON ST	GOLDEN VIEW TERR	2	Residential/Local	967	28	27,076	AC/AC	11/21/2022	54



#	Street Name	Street ID	Section ID	Beg Location	End Location	Lanes	Functional Class	Length (ft)	Width (ft)	Area (sf)	Surface Type	PCI Date	Inspected PCI
221	GOLDEN AVENUE	GOLDAV	0600	GOLDEN VIEW TERR	ROY ST	2	Residential/Local	1613	27	43,551	AC/AC	11/21/2022	54
222	GOLDEN AVENUE	GOLDAV	0700	ROY ST	ADAMS ST	2	Residential/Local	367	28	10,276	AC/AC	11/21/2022	53
223	GOLDEN AVENUE	GOLDAV	0800	ADAMS ST	PALM ST	2	Residential/Local	1645	26	42,770	AC/AC	11/21/2022	59
224	GOLDEN AVENUE	GOLDAV	0900	MT VERNON ST	S END OF PVMNT	2	Residential/Local	223	25	5,575	AC	11/21/2022	70
225	GOLDEN GROVE PLACE	GOGRPL	0100	LINCOLN ST	SW CDS	2	Residential/Local	536	30	16,080	AC	11/21/2022	72
226	GRANGE STREET	GRANST	0100	SAN MIGUEL AV	DAVIDSON AV	2	Residential/Local	628	25	15,700	AC/AC	11/28/2022	41
227	GREEN LAKE ROAD	GRLLRD	0100	GOLDEN LAKE RD	E CDS	2	Residential/Local	224	29	6,496	AC	11/28/2022	86
228	GROVE STREET	GROVST	0100	N. CITY LIMIT	LEMON GROVE WY	2	Collector	502	42	21,084	AC/AC	11/30/2022	100
229	GROVE STREET	GROVST	0200	LEMON GROVE WY	NORTH AV	3	Collector	362	62	22,444	AC	11/30/2022	47
230	GROVE STREET	GROVST	0300	NORTH AV	LESTER AV	2	Collector	309	62	19,158	AC	11/30/2022	40
231	GROVE STREET	GROVST	0400	LESTER AV	BROADWAY	3	Collector	310	62	19,220	AC	11/30/2022	57
232	HARDY DRIVE	HARDDR	0100	PALM AV	MT VERNON ST	2	Residential/Local	1002	34	34,068	AC	11/21/2022	75
233	HARRIS STREET	HARRST	0100	NORTH AV	BROADWAY	2	Residential/Local	644	38	24,472	AC	11/28/2022	19
234	HARRIS STREET	HARRST	0200	BROADWAY	PACIFIC AV	2	Residential/Local	306	33	10,098	AC	11/28/2022	100
235	HARRIS STREET	HARRST	0300	PACIFIC AV	S CDS	2	Residential/Local	662	30	19,860	AC	11/28/2022	40
236	HAVEN DRIVE	HAVEDR	0100	CRESTLINE DR	MULDER ST	2	Residential/Local	280	23	6,440	AC	11/21/2022	≤10
237	HIBISCUS DRIVE	HIBIDR	0100	CENTRAL AV	S CDS	2	Residential/Local	1267	40	50,680	AC	11/28/2022	20
238	HILLTOP DRIVE	HILLDR	0100	END OF PUBLIC	LEMON GROVE WY	2	Residential/Local	805	19	15,295	AC	12/12/2022	97
239	HUGHES STREET	HUGHST	0100	LINCOLN PL	GLENCOE DR	2	Residential/Local	801	25	20,025	AC	11/21/2022	≤10
240	IDA STREET	IDASTR	0100	CORONA ST	E CDS	2	Residential/Local	235	33	7,755	AC	11/28/2022	19
241	ILDICA STREET	ILDIST	0100	BLOSSOM LN	CAMINO DE LAS PALMAS	3	Residential/Local	1580	62	97,960	AC	11/21/2022	≤10
242	ILDICA STREET	ILDIST	0200	CAMINO DE LAS PALMAS	N END OF PUBLIC	2	Residential/Local	620	36	22,320	AC	12/1/2022	99
243	JADAM WAY	JADAWY	0100	W CDS	DAIN CT	2	Residential/Local	351	29	10,179	AC	12/1/2022	96
244	JAVA LANE	JAVALN	0100	N CDS	SARAWAK DR	2	Residential/Local	238	30	7,140	AC	12/1/2022	37
245	JAYNIA PLACE	JAYNPL	0100	CEDRAL PL	SAN MIGUEL AV	2	Residential/Local	478	34	16,252	AC	11/28/2022	87
246	JEFFERSON STREET	JEFFST	0100	W CDS	WASHINGTON ST	2	Residential/Local	655	28	18,340	AC	12/12/2022	30
247	JEFFERSON STREET	JEFFST	0200	WASHINGTON ST	DENNIS LN	2	Residential/Local	403	33	13,299	AC/AC	12/1/2022	88
248	KEMPF STREET	KEMPST	0100NB	GOLDEN AV	BROADWAY	2	Collector	306	32	9,792	AC	11/30/2022	12
249	KEMPF STREET	KEMPST	0100SB	BROADWAY	GOLDEN AV	2	Collector	306	40	12,240	AC	11/30/2022	32
250	KEMPF STREET	KEMPST	0200	GOLDEN AV	DARRYL ST	3	Collector	831	49	40,719	AC	11/30/2022	12
251	KEMPF STREET	KEMPST	0300	DARRYL ST	LINCOLN ST	49	Collector	497	49	24,353	AC	11/30/2022	11
252	KENNESTER DRIVE	KENNDR	0100	CENTRAL AV	S CDS	2	Residential/Local	340	36	12,240	AC	11/28/2022	31
253	KOE STREET	KOESTR	0100	LANSING DR	S CDS	2	Residential/Local	499	34	16,966	AC/AC	12/1/2022	82
254	LA CORTA CIRCLE	LACOCI	0100	LA CORTA ST	LA CORTA ST	2	Residential/Local	1180	37	43,660	AC/AC	11/28/2022	83
255	LA CORTA STREET	LACOST	0100	CALLE ENTRE	MASSACHUSETTS AV	2	Residential/Local	593	33	19,569	AC	11/28/2022	≤10
256	LA CORTA STREET	LACOST	0200	MASSACHUSETTS AV	RAMON ST	2	Residential/Local	1083	34	36,822	AC/AC	11/28/2022	86
257	LA CORTA STREET	LACOST	0300	RAMON ST	LA CORTA CI	2	Residential/Local	1780	38	67,640	AC/AC	11/28/2022	80
258	LA PUERTA PLACE	LAPUPL	0100	COSTADA CT	EL PRADO AV	2	Residential/Local	231	33	7,623	AC/AC	11/28/2022	85
259	LANSING DRIVE	LANSDR	0100	CANTON DR	SKYLINE DR	2	Collector	1796	25	44,900	AC	11/30/2022	20
260	LANSING DRIVE	LANSDR	0200	SKYLINE DR	DREXEL DR	2	Residential/Local	374	23	8,602	AC	12/12/2022	85
261	LANSING DRIVE	LANSDR	0300	DREXEL DR	CAMERON DR	2	Residential/Local	286	22	6,292	AC	12/1/2022	39
262	LARWOOD ROAD	LARWRD	0100	WOODROW AV	DEVILLE DR	2	Residential/Local	1112	33	36,696	AC	12/1/2022	66
263	LARWOOD ROAD	LARWRD	0200	DEVILLE DR	S CITY LIMIT	2	Residential/Local	423	34	14,382	AC	12/12/2022	94
264	LAWFORD COURT	LAWFCT	0100	N CDS	LAWFORD PL	2	Residential/Local	106	62	6,572	AC/AC	12/2/2022	71
265	LAWFORD PLACE	LAWFPL	0100	LOCKE PL	NOBLE ST	2	Residential/Local	387	34	13,158	AC	12/2/2022	74
266	LAWTON DRIVE	LAWTDR	0100	MT VERNON ST	S CDS	2	Residential/Local	709	28	19,852	AC	12/2/2022	≤10
267	LEBUAN DRIVE	LEBUDR	0100	SARAWAK DR	BLOSSOM LN	2	Residential/Local	206	34	7,004	AC/AC	12/2/2022	76
268	LEMON AVENUE	LEMOAV	0100	BUENA VISTA AV	OLIVE ST	2	Residential/Local	613	33	20,229	AC	11/28/2022	≤10
269	LEMON GROVE AVENUE	LEGRAV	0100NB	S CITY LIMIT	CANTON DR	2	Arterial	1743	31	54,033	AC/AC	11/30/2022	44
270	LEMON GROVE AVENUE	LEGRAV	0100SBNEW	N CITY LIMIT	NORTH AV	3	Arterial	540	39	21,060	AC	11/30/2022	100
271	LEMON GROVE AVENUE	LEGRAV	0200NB	CANTON DR	1650' N/O CANTON DR	2	Arterial	1650	35	57,750	AC/AC	11/30/2022	94
272	LEMON GROVE AVENUE	LEGRAV	0200SB	NORTH AV	BROADWAY	2	Arterial	696	29	20,184	AC	11/30/2022	46
273	LEMON GROVE AVENUE	LEGRAV	0300NB	1650' N/O CANTON DR	MT VERNON ST	2	Arterial	1650	35	57,750	AC/AC	11/30/2022	41
274	LEMON GROVE AVENUE	LEGRAV	0300SB	BROADWAY	GOLDEN AV	2	Arterial	236	29	6,844	AC/AC	11/30/2022	58
275	LEMON GROVE AVENUE	LEGRAV	0400NB	MT VERNON ST	CYPRESS AV	2	Arterial	976	35	34,160	AC/AC	11/30/2022	31



#	Street Name	Street ID	Section ID	Beg Location	End Location	Lanes	Functional Class	Length (ft)	Width (ft)	Area (sf)	Surface Type	PCI Date	Inspected PCI
276	LEMON GROVE AVENUE	LEGRAV	0400SB	GOLDEN AV	CENTRAL AV	2	Arterial	1083	29	31,407	AC/AC	11/30/2022	53
277	LEMON GROVE AVENUE	LEGRAV	0500NB	CYPRESS AV	SAN MIGUEL AV	3	Arterial	192	35	6,720	AC/AC	11/30/2022	43
278	LEMON GROVE AVENUE	LEGRAV	0500SB	CENTRAL AV	SAN MIGUEL AV	2	Arterial	1628	31	50,468	AC/AC	11/30/2022	23
279	LEMON GROVE AVENUE	LEGRAV	0600NB	SAN MIGUEL AV	CENTRAL AV	2	Arterial	1628	31	50,468	AC/AC	11/30/2022	29
280	LEMON GROVE AVENUE	LEGRAV	0600SB	SAN MIGUEL AV	CYPRESS AV	3	Arterial	192	38	7,296	AC/AC	11/30/2022	67
281	LEMON GROVE AVENUE	LEGRAV	0700NB	CENTRAL AV	GOLDEN AV	2	Arterial	1083	29	31,407	AC/AC	11/30/2022	44
282	LEMON GROVE AVENUE	LEGRAV	0700SB	CYPRESS AV	MT VERNON ST	2	Arterial	976	31	30,256	AC/AC	11/30/2022	39
283	LEMON GROVE AVENUE	LEGRAV	0800NB	GOLDEN AV	BROADWAY	3	Arterial	236	43	10,148	AC/AC	11/30/2022	59
284	LEMON GROVE AVENUE	LEGRAV	0800SB	MT VERNON ST	1649' S/O MT VERNON ST	2	Arterial	1649	31	51,119	AC/AC	11/30/2022	100
285	LEMON GROVE AVENUE	LEGRAV	0900NB	BROADWAY	LESTER AV	2	Arterial	372	31	11,532	AC	11/30/2022	29
286	LEMON GROVE AVENUE	LEGRAV	0900SB	1649' S/O MT VERNON ST	CANTON DR	2	Arterial	1649	31	51,119	AC/AC	11/30/2022	93
287	LEMON GROVE AVENUE	LEGRAV	1000NB	LESTER AV	NORTH AV	3	Arterial	304	42	12,768	AC	11/30/2022	100
288	LEMON GROVE AVENUE	LEGRAV	1000SB	CANTON DR	S CITY LIMIT	2	Arterial	1743	31	54,033	AC/AC	11/30/2022	100
289	LEMON GROVE AVENUE	LEGRAV	1100NBNEW	NORTH AV	N CITY LIMIT	3	Arterial	540	39	21,060	AC	11/30/2022	94
290	LEMON GROVE PARK LOT	LEMLOT	0100	WASHINGTON ST	E END	2	Parking Lot	619	40	24,760	AC	12/14/2022	26
291	LEMON GROVE RECREATION CENTER	LEMREC	0100	SCHOOL LN	E END	2	Parking Lot	423	40	16,920	AC	12/1/2022	79
292	LEMON GROVE SENIOR CENTER	LEMSEN	0100	MOUNT VERNON ST	S END	2	Parking Lot	515	40	20,600	AC	12/1/2022	40
293	LEMON GROVE WAY	LEGRWY	0100	LEMON GROVE AV	GROVE ST	2	Collector	972	33	32,076	AC/AC	11/30/2022	94
294	LEMON GROVE WAY	LEGRWY	0200	GROVE ST	HILLTOP DR	2	Collector	1168	48	56,064	AC/AC	11/30/2022	94
295	LEMON GROVE WAY	LEGRWY	0300	HILLTOP DR	COLUMBUS PL	2	Collector	125	36	4,500	AC	11/30/2022	92
296	LEMON GROVE WAY	LEGRWY	0400	COLUMBUS PL	BROADWAY	2	Collector	762	45	34,290	AC	11/30/2022	≤10
297	LEMON LANE	LEMOLN	0100	N CDS	ROY ST	2	Residential/Local	438	34	14,892	AC	12/2/2022	31
298	LEMONWOOD LANE	LEWOLN	0100	W CDS	MERCURY DR	2	Residential/Local	708	34	24,072	AC	11/28/2022	25
299	LESTER STREET	LESTST	0100	LEMON GROVE AV	GROVE ST	2	Residential/Local	884	30	26,520	AC	12/2/2022	≤10
300	LINCOLN PLACE	LINCPL	0100	HUGHES ST	ZEMCO DR	2	Residential/Local	545	20	10,900	AC	12/2/2022	≤10
301	LINCOLN PLACE	LINCPL	0200	ZEMCO DR	JAMACHA RD	2	Residential/Local	868	27	23,436	AC	12/2/2022	39
302	LINCOLN STREET	LINCST	0100	LEMON GROVE AV	CITRONELLA ST	2	Collector	116	38	4,408	AC	11/30/2022	94
303	LINCOLN STREET	LINCST	0200	CITRONELLA ST	SKYLINE DR	2	Collector	1155	33	38,115	AC/AC	11/30/2022	79
304	LINCOLN STREET	LINCST	0300	SKYLINE DR	JULIE LYNN WY	2	Collector	195	34	6,630	AC	11/30/2022	22
305	LINCOLN STREET	LINCST	0400	JULIE LYNN WY	WASHINGTON ST	2	Collector	777	24	18,648	AC	11/30/2022	18
306	LINCOLN STREET	LINCST	0500	WASHINGTON ST	GOLDEN AV	2	Collector	1326	25	33,150	AC/AC	11/30/2022	51
307	LOCKE PLACE	LOCKPL	0100	N CDS	FAIRHAVE ST	2	Residential/Local	246	33	8,118	AC/AC	12/2/2022	89
308	LOMA DRIVE	LOMADR	0100	MT VERNON ST	CIRCLE DR	2	Residential/Local	90	34	3,060	AC	12/12/2022	84
309	LONG LAKE ROAD	LOLARD	0100	GOLD LAKE RD	E CDS	2	Residential/Local	236	29	6,844	AC	11/28/2022	81
310	LONGDALE DRIVE	LONGDR	0100	CITRONELLA ST	SKYLINE DR	2	Residential/Local	1062	34	36,108	AC/AC	12/2/2022	54
311	LONGDALE DRIVE	LONGDR	0200	SKYLINE DR	E CDS	2	Residential/Local	844	34	28,696	AC	12/2/2022	14
312	LYNDINE	LYNDIN	0100	ALTON DR	MAZER ST	2	Residential/Local	365	33	12,045	AC	12/2/2022	62
313	MAC ARTHUR DRIVE	MACRDR	0100	SW CITY LIMIT	SAN MIGUEL AV	2	Residential/Local	1997	24	47,928	AC	11/28/2022	42
314	MADERA STREET	MADEST	0100	SAN PASQUAL ST	MASSACHUSETTS AV	2	Residential/Local	432	38	16,416	AC	11/28/2022	28
315	MADERA STREET	MADEST	0200	MASSACHUSETTS AV	RAMON ST	2	Collector	1555	54	83,970	AC	11/18/2022	20
316	MADERA STREET	MADEST	0300	RAMON ST	69TH ST	2	Collector	1591	47	74,777	AC	11/18/2022	21
317	MADISON AVENUE	MADIAV	0100	W END	NEW JERSEY AV	2	Residential/Local	486	26	12,636	AC	11/28/2022	≤10
318	MADISON AVENUE	MADIAV	0200	NEW JERSEY AV	BUENA VISTA AV	2	Residential/Local	638	25	15,950	AC	11/28/2022	26
319	MADISON AVENUE	MADIAV	0300	CYPRESS AV	OLIVE ST	2	Residential/Local	354	26	9,204	AC	11/28/2022	15
320	MAIN STREET	MAINST	0100	NORTH AV	BROADWAY	2	Residential/Local	670	35	23,450	AC	11/28/2022	100
321	MAIN STREET	MAINST	0200	BROADWAY	951' S/O BROADWAY	2	Residential/Local	951	37	35,187	AC	11/28/2022	34
322	MAIN STREET	MAINST	0300	951' S/O BROADWAY	CENTRAL AV	2	Residential/Local	342	28	9,576	AC	11/28/2022	88
323	MAIN STREET	MAINST	0400	CENTRAL AV	BURNELL AV	2	Residential/Local	790	31	24,490	AC	11/28/2022	11
324	MAIN STREET	MAINST	0500	BURNELL AV	SAN MIGUEL AV	2	Residential/Local	749	32	23,968	AC	11/28/2022	72
325	MAIN STREET	MAINST	0600	SAN MIGUEL AV	DAVIDSON AV	2	Residential/Local	538	22	11,836	AC	11/28/2022	26
326	MAIN STREET	MAINST	0700	DAVIDSON AV	MT VERNON ST	2	Residential/Local	789	26	20,514	AC	11/28/2022	35
327	MAIN STREET	MAINST	0800	MT VERNON ST	S CDS	2	Residential/Local	1759	28	49,252	AC	11/28/2022	16
328	MAIN STREET	MAINST	0900	SAN PASQUAL ST	MASSACHUSETTS AV	2	Residential/Local	448	37	16,576	AC	11/28/2022	≤10
329	MASSACHUSETTS AVENUE	MASSAV	0100NB	BROADWAY	N CITY LIMIT	2	Arterial	867	29	25,143	AC	11/30/2022	68
330	MASSACHUSETTS AVENUE	MASSAV	0100SB	N CITY LIMIT	BROADWAY	2	Arterial	867	36	31,212	AC	11/30/2022	98



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331	MASSACHUSETTS AVENUE	MASSAV	0200NB	PACIFIC AV	BROADWAY	3	Arterial	316	36	11,376	AC	11/30/2022	70
332	MASSACHUSETTS AVENUE	MASSAV	0200SB	BROADWAY	PACIFIC AV	2	Arterial	316	26	8,216	AC/AC	11/30/2022	46
333	MASSACHUSETTS AVENUE	MASSAV	0300	PACIFIC AV	CENTRAL AV	3	Arterial	1005	62	62,310	AC/AC	11/30/2022	32
334	MASSACHUSETTS AVENUE	MASSAV	0400	CENTRAL AV	SAN MIGUEL AV	3	Arterial	1326	63	83,538	AC/AC	11/30/2022	34
335	MASSACHUSETTS AVENUE	MASSAV	0500	SAN MIGUEL AV	MT VERNON ST	3	Arterial	1329	62	82,398	AC/AC	11/30/2022	100
336	MASSACHUSETTS AVENUE	MASSAV	0600	MT VERNON ST	MADERA ST	3	Arterial	1800	62	111,600	AC/AC	11/30/2022	90
337	MASSACHUSETTS AVENUE	MASSAV	0700	MADERA ST	EL PRADO AV	3	Arterial	1109	37	41,033	AC/AC	11/30/2022	86
338	MASSACHUSETTS AVENUE	MASSAV	0800	EL PRADO AV	SAN ALTOS PL	4	Arterial	430	58	24,940	AC/AC	11/30/2022	91
339	MASSACHUSETTS AVENUE	MASSAV	0900NB	LEMON GROVE AV	SAN ALTOS PL	1	Arterial	310	22	6,820	AC/AC	11/30/2022	95
340	MASSACHUSETTS AVENUE	MASSAV	0900SB	SAN ALTOS PL	MAIN ST	3	Arterial	310	33	10,230	AC	11/30/2022	87
341	MAZER STREET	MAZEST	0100	CHATSWOOD DR	LYNDINE ST	2	Residential/Local	560	33	18,480	AC	12/2/2022	95
342	MC KNIGHT STREET	MCKNST	0100	N END	MT VERNON ST	2	Residential/Local	385	27	10,395	AC	11/28/2022	20
343	MC KNIGHT STREET	MCKNST	0200	MT VERNON ST	CAMELOT CT	2	Residential/Local	796	30	23,880	AC	11/28/2022	≤10
344	MC KNIGHT STREET	MCKNST	0300	CAMELOT CT	SAN PASQUAL ST	2	Residential/Local	634	30	19,020	AC	11/28/2022	≤10
345	MEADOW LANE	MEADLN	0100	N CDS	ROY ST	2	Residential/Local	469	34	15,946	AC	12/2/2022	27
346	MERCURY DRIVE	MERCDR	0100	LEMONWOOD LN	SAN MIGUEL AV	2	Residential/Local	808	34	27,472	AC	11/28/2022	11
347	MERCURY DRIVE	MERCDR	0200	SAN MIGUEL AV	ROSEMARY LN	2	Residential/Local	784	34	26,656	AC	11/28/2022	≤10
348	MONTANA STREET	MONTST	0100	LEMON GROVE AV	CITRONELLA ST	2	Residential/Local	90	34	3,060	AC/AC	12/2/2022	62
349	MOROSE STREET	MOROST	0100	MAZER ST	ALTON DR	2	Residential/Local	348	33	11,484	AC	12/2/2022	62
350	MT VERNON STREET	MTVEST	0100	69TH ST	BERRY ST	2	Collector	898	25	22,450	AC	11/18/2022	32
351	MT VERNON STREET	MTVEST	0200	BERRY ST	BETH PL	2	Collector	686	40	27,440	AC	11/18/2022	30
352	MT VERNON STREET	MTVEST	0300	BETH PL	MASSACHUSETTS AV	2	Collector	345	24	8,280	AC	11/18/2022	95
353	MT VERNON STREET	MTVEST	0400	MASSACHUSETTS AV	MCKNIGHT DR	2	Collector	290	42	12,180	AC/AC	12/1/2022	95
354	MT VERNON STREET	MTVEST	0500	MCKNIGHT DR	BONITA ST	2	Collector	685	29	19,865	AC/AC	12/1/2022	100
355	MT VERNON STREET	MTVEST	0600	BONITA ST	MAIN ST	2	Collector	1643	30	49,290	AC/AC	12/1/2022	98
356	MT VERNON STREET	MTVEST	0700	LEMON GROVE AV	CYPRESS AV	2	Collector	911	23	20,953	AC/AC	12/1/2022	56
357	MT VERNON STREET	MTVEST	0800	CYPRESS AV	HARDY DR	2	Collector	716	24	17,184	AC/AC	12/1/2022	100
358	MT VERNON STREET	MTVEST	0900	HARDY DR	SKYLINE DR	2	Collector	369	31	11,439	AC/AC	12/1/2022	69
359	MT VERNON STREET	MTVEST	1000	SKYLINE DR	WASHINGTON ST	2	Collector	1046	32	33,472	AC/AC	12/1/2022	100
360	MT VERNON STREET	MTVEST	1100	WASHINGTON ST	DEBCO DR	2	Collector	546	39	21,294	AC	12/1/2022	≤10
361	MT VERNON STREET	MTVEST	1200	DEBCO DR	GOLDEN AV	2	Collector	7726	40	309,040	AC	12/1/2022	11
362	MT VERNON STREET	MTVEST	1300	GOLDEN AV	LAWTON ST	2	Collector	767	33	25,311	AC	12/1/2022	11
363	MULDER STREET	MULDST	0100	PALM ST	HAVEN ST	2	Residential/Local	767	33	25,311	AC	12/2/2022	30
364	MYRA STREET	MYRAST	0100	LONGDALE DR	PALM AV	2	Residential/Local	464	33	15,312	AC/AC	12/2/2022	87
365	NATHAN STREET	NATHST	0100	DARRYL ST	LINCOLN ST	2	Residential/Local	465	34	15,810	AC	12/2/2022	28
366	NEW JERSEY AVENUE	NEJEAV	0100	BROADWAY	PACIFIC AV	2	Residential/Local	317	33	10,461	AC/AC	11/28/2022	53
367	NEW JERSEY AVENUE	NEJEAV	0200	PACIFIC AV	CENTRAL AV	2	Residential/Local	997	25	24,925	AC/AC	11/28/2022	53
368	NEW JERSEY AVENUE	NEJEAV	0300	CENTRAL AV	SAN MIGUEL AV	2	Residential/Local	1313	27	35,451	AC/AC	11/28/2022	56
369	NEW JERSEY AVENUE	NEJEAV	0400	SAN MIGUEL AV	TRACY ST	2	Residential/Local	238	24	5,712	AC	11/28/2022	100
370	NEW JERSEY AVENUE	NEJEAV	0500	TRACY ST	TWEED ST	2	Residential/Local	256	28	7,168	AC	11/28/2022	100
371	NEW JERSEY AVENUE	NEJEAV	0600	TWEED ST	BRUNEI CT	2	Residential/Local	558	34	18,972	AC	11/28/2022	100
372	NICHALS STREET	NICHST	0100	GLENCOE DR	611' N/O GLENCOE DR	2	Residential/Local	611	31	18,941	AC	12/2/2022	19
373	NICHALS STREET	NICHST	0200	611' N/O GLENCOE DR	DAYTON DR	2	Residential/Local	855	30	25,650	AC/AC	12/2/2022	32
374	NICHALS STREET	NICHST	0300	DAYTON DR	ENGLEWOOD DR	2	Residential/Local	674	31	20,894	AC/AC	12/2/2022	82
375	NIDA PLACE	NIDAPL	0100	PALM AV	S CDS	2	Residential/Local	483	28	13,524	AC	12/2/2022	≤10
376	NINA ROAD	NINARD	0100	SAN MIGUEL AV	S CDS	2	Residential/Local	529	33	17,457	AC/AC	11/28/2022	73
377	NOBLE STREET	NOBLST	0100	LAWFORD PL	E DORA ST	2	Residential/Local	1313	23	30,199	AC	12/2/2022	≤10
378	NORTH AVENUE	NORTAV	0100	BROADWAY	MASSACHUSETTS AV	2	Residential/Local	2005	25	50,125	AC	11/28/2022	≤10
379	NORTH AVENUE	NORTAV	0200	VISTA AV	HARRIS ST	2	Residential/Local	624	25	15,600	AC/AC	11/28/2022	100
380	NORTH AVENUE	NORTAV	0300	HARRIS ST	WEST ST	2	Residential/Local	368	25	9,200	AC	11/28/2022	≤10
381	NORTH AVENUE	NORTAV	0400	WEST ST	246' W/F BUENA VISTA AV	2	Residential/Local	930	32	29,760	AC	11/28/2022	22
382	NORTH AVENUE	NORTAV	0450	246' W/F BUENA VISTA AV	BUENA VISTA AV	2	Residential/Local	246	32	7,872	AC/AC	11/28/2022	81
383	NORTH AVENUE	NORTAV	0500	BUENA VISTA AV	OLIVE ST	2	Residential/Local	630	26	16,380	AC	11/28/2022	18
384	NORTH AVENUE	NORTAV	0600	OLIVE ST	LEMON GROVE AVENUE	4	Residential/Local	351	38	13,338	AC	12/12/2022	98
385	NORTH AVENUE	NORTAV	0700	LEMON GROVE AV	GROVE ST	2	Residential/Local	783	23	18,009	AC	12/2/2022	95



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386	NORTH AVENUE	NORTAV	0800E	LEMON GROVE AV	LEMON GROVE WY	3	Collector	115	35	4,025	AC	12/1/2022	98
387	NORTH AVENUE	NORTAV	0800W	LEMON GROVE WY	LEMON GROVE AV	3	Collector	115	35	4,025	AC	12/1/2022	96
388	OLIVE STREET	OLIVST	0100	N CDS	NORTH AV	2	Residential/Local	303	30	9,090	AC	11/28/2022	≤10
389	OLIVE STREET	OLIVST	0200	NORTH AV	BROADWAY	2	Residential/Local	644	38	24,472	AC/AC	11/28/2022	96
390	OLIVE STREET	OLIVST	0300	BROADWAY	PACIFIC AV	2	Residential/Local	644	38	24,472	AC	11/28/2022	20
391	OLIVE STREET	OLIVST	0400	PACIFIC AV	CHURCH ST	2	Residential/Local	663	38	25,194	AC	11/28/2022	73
392	OLIVE STREET	OLIVST	0500	CHURCH ST	CENTRAL AV	2	Residential/Local	319	34	10,846	AC	11/28/2022	75
393	OLIVE STREET	OLIVST	0600	CENTRAL AV	BURNELL AV	2	Residential/Local	786	35	27,510	AC	11/28/2022	69
394	OLIVE STREET	OLIVST	0700	BURNELL AV	MAIN ST	2	Residential/Local	610	29	17,690	AC/AC	11/28/2022	80
395	ORANGE PLACE	ORANPL	0100	LINCOLN ST	BRYAN CT	2	Residential/Local	307	29	8,903	AC	12/2/2022	95
396	OSAGE DRIVE	OSAGDR	0100	CAMERON DR	TARLETON ST	2	Residential/Local	549	28	15,372	AC	12/2/2022	99
397	OSAGE DRIVE	OSAGDR	0200	TARLETON ST	JAMACHA RD	2	Residential/Local	735	34	24,990	AC	12/2/2022	99
398	PACIFIC AVENUE	PACIAV	0100	VISTA AV	CITRUS ST	2	Residential/Local	250	22	5,500	AC	11/28/2022	18
399	PACIFIC AVENUE	PACIAV	0200	CITRUS ST	HARRIS ST	2	Residential/Local	504	34	17,136	AC	11/28/2022	11
400	PACIFIC AVENUE	PACIAV	0300	HARRIS ST	WEST ST	2	Residential/Local	148	33	4,884	AC	11/28/2022	63
401	PACIFIC AVENUE	PACIAV	0400	WEST AV	NEW JERSEY AV	2	Arterial	652	30	19,560	AC/AC	11/30/2022	88
402	PACIFIC AVENUE	PACIAV	0500	NEW JERSEY AV	BUENA VISTA AV	2	Residential/Local	626	38	23,788	AC	11/28/2022	≤10
403	PACIFIC AVENUE	PACIAV	0600	BUENA VISTA AV	OLIVE ST	2	Residential/Local	618	38	23,484	AC	11/28/2022	≤10
404	PACIFIC AVENUE	PACIAV	0700	OLIVE ST	MAIN ST	2	Residential/Local	292	33	9,636	AC	11/28/2022	28
405	PALM STREET	PALMST	0100	LEMON GROVE AV	CITRONELLA ST	4	Collector	364	68	24,752	AC	12/1/2022	71
406	PALM STREET	PALMST	0200	CITRONELLA ST	SKYLINE DR	3	Collector	1080	58	62,640	AC	12/1/2022	80
407	PALM STREET	PALMST	0300	SKYLINE DR	GOLDEN AV	3	Collector	2298	63	144,774	AC	12/1/2022	84
408	PALM STREET	PALMST	0400	GOLDEN AV	E CITY LIMIT	3	Collector	1074	75	80,550	AC	12/1/2022	96
409	PALM STREET	PALMST	0500	W CDS	CAMINO DE LAS PALMAS	2	Residential/Local	389	30	11,670	AC	12/1/2022	100
410	PATERO COURT	PATECT	0100	W CDS	EL PRADO AV	2	Residential/Local	183	38	6,954	AC/AC	11/28/2022	72
411	PERGL STREET	PERGST	0100	N CDS	S CDS	2	Residential/Local	505	34	17,170	AC	11/28/2022	21
412	PLACENTIA STREET	PLACST	0100	EL PRADO AV	SAN ALTOS PL	2	Residential/Local	245	38	9,310	AC/AC	11/28/2022	96
413	PLATA COURT	PLATCT	0100	PRIMERA ST	E CDS	2	Residential/Local	148	34	5,032	AC/AC	11/28/2022	75
414	PRIMERA STREET	PRIMST	0100	CALLE ENTRE	MASSACHUSETTS AV	2	Residential/Local	385	33	12,705	AC	11/28/2022	≤10
415	PRIMERA STREET	PRIMST	0200	MASSACHUSETTS AV	RAMON ST	2	Residential/Local	1287	34	43,758	AC/AC	11/28/2022	85
416	PRIMERA STREET	PRIMST	0300	RAMON ST	MADERA ST	2	Residential/Local	1465	34	49,810	AC/AC	11/28/2022	73
417	RAMON STREET	RAMOST	0100	MADERA ST	LA CORTA ST	2	Residential/Local	558	34	18,972	AC/AC	11/28/2022	94
418	RAMON STREET	RAMOST	0200	LA CORTA ST	SAN ALTOS PL	2	Residential/Local	763	38	28,994	AC/AC	11/28/2022	99
419	ROBBIE WAY	ROBBWY	0100	DEBCO DR	E CDS	2	Residential/Local	423	34	14,382	AC	12/2/2022	80
420	ROOSEVELT AVENUE	ROOSAV	0100	FISHER LN	NEW JERSEY AV	2	Residential/Local	6657	26	173,082	AC	11/28/2022	70
421	ROOSEVELT AVENUE	ROOSAV	0200	NEW JERSEY AV	BUENA VISTA AV	2	Residential/Local	640	27	17,280	AC	11/28/2022	36
422	ROOSEVELT AVENUE	ROOSAV	0300	BUENA VISTA AV	CYPRESS AV	2	Residential/Local	260	25	6,500	AC	11/28/2022	82
423	ROSEMARY LANE	BETHPL	0100	ROSEMARY LN	S CDS	2	Residential/Local	141	55	7,755	AC	11/28/2022	40
424	ROSEMARY LANE	ROSELN	0100	W CDS	MASSACHUSETTS AV	2	Residential/Local	1227	33	40,491	AC	11/28/2022	81
425	ROSEMARY LANE	ROSELN	0200	MASSACHUSETTS AV	PERGL ST	2	Residential/Local	493	28	13,804	AC	11/28/2022	100
426	ROY STREET	ROYSTR	0100	KEMPF ST	WASHINGTON ST	2	Residential/Local	982	33	32,406	AC/AC	12/2/2022	72
427	ROY STREET	ROYSTR	0200	WASHINGTON ST	446' E/O WASHINGTON ST	2	Residential/Local	446	34	15,164	AC/AC	12/2/2022	98
428	ROY STREET	ROYSTR	0300	446' E/O WASHINGTON ST	MEADOW LN	2	Residential/Local	767	34	26,078	AC	12/2/2022	98
429	ROY STREET	ROYSTR	0400	W CDS	GOLDEN AV	2	Residential/Local	363	34	12,342	AC	12/2/2022	25
430	RUSSAN LANE	RUSSLN	0100	N CDS	BERRY ST	2	Residential/Local	432	33	14,256	AC	11/28/2022	43
431	SAN ALTOS PLACE	SAALPL	0100	MASSACHUSETTS AV	RAMON ST	2	Residential/Local	1372	38	52,136	AC/AC	11/28/2022	95
432	SAN ALTOS PLACE	SAALPL	0200	RAMON ST	S END	2	Residential/Local	2148	38	81,624	AC/AC	11/28/2022	75
433	SAN MIGUEL AVENUE	SAMIAV	0100	FEDERAL BL	JAYNIA ST	2	Collector	2225	27	60,075	AC/AC	12/1/2022	28
434	SAN MIGUEL AVENUE	SAMIAV	0200	JAYNIA ST	MASSACHUSETTS AV	2	Collector	2110	33	69,630	AC/AC	12/1/2022	48
435	SAN MIGUEL AVENUE	SAMIAV	0300	MASSACHUSETTS AV	NEW JERSEY AV	2	Collector	1948	37	72,076	AC	12/1/2022	79
436	SAN MIGUEL AVENUE	SAMIAV	0400	NEW JERSEY AV	CYPRESS AV	2	Collector	1084	38	41,192	AC	12/1/2022	75
437	SAN MIGUEL AVENUE	SAMIAV	0450	CYPRESS AV	MAIN ST	2	Collector	296	38	11,248	AC/AC	12/1/2022	70
438	SAN PASQUAL COURT	SAPACT	0100	NW END	SAN PASQUAL ST	2	Residential/Local	362	30	10,860	AC	11/28/2022	≤10
439	SAN PASQUAL STREET	SAPAST	0100	MCKNIGHT DR	SAN PASQUAL CT	2	Residential/Local	566	42	23,772	AC	11/28/2022	28
440	SAN PASQUAL STREET	SAPAST	0200	SAN PASQUAL CT	MAIN ST	2	Residential/Local	746	26	19,396	AC	11/28/2022	29



#	Street Name	Street ID	Section ID	Beg Location	End Location	Lanes	Functional Class	Length (ft)	Width (ft)	Area (sf)	Surface Type	PCI Date	Inspected PCI
441	SANFORD DRIVE	SANFDR	0100	W CDS	SKYLINE DR	2	Residential/Local	361	33	11,913	AC	12/2/2022	28
442	SARAWAK DRIVE	SARADR	0100	W CDS	LEBUAN DR	2	Residential/Local	601	34	20,434	AC/AC	12/2/2022	86
443	SCHOOL LANE	SCHOLN	0100	GOLDEN AV	LINCOLN ST	2	Residential/Local	1285	40	51,400	AC/AC	12/2/2022	96
444	SHERI LANE	SHERLN	0100	SAN MIGUEL AV	S CDS	2	Residential/Local	328	28	9,184	AC/AC	11/30/2022	74
445	SIEGLE COURT	SIEGCT	0100	N CDS	ELKHORN ST	2	Residential/Local	205	30	6,150	AC	12/2/2022	67
446	SIEGLE DRIVE	SIEGDR	0100	ELKHORN ST	BLOSSOM HILL DR	2	Residential/Local	497	34	16,898	AC	12/2/2022	30
447	SIEGLE DRIVE	SIEGDR	0200	BLOSSOM HILL DR	ILDICA ST	2	Residential/Local	148	34	5,032	AC	12/2/2022	95
448	SIEGLE DRIVE	SIEGDR	0300	ILDICA ST	SE CDS	2	Residential/Local	538	30	16,140	AC	12/2/2022	88
449	SKYLINE DRIVE	SKYLDR	0100	LINCOLN ST	PALM ST	3	Collector	1377	66	90,882	AC	11/18/2022	18
450	SKYLINE DRIVE	SKYLDR	0200	PALM ST	MT VERNON ST	3	Collector	1058	64	67,712	AC	11/18/2022	44
451	SKYLINE DRIVE	SKYLDR	0300	MT VERNON ST	ALTON DR	3	Collector	1034	77	79,618	AC/AC	11/18/2022	27
452	SKYLINE DRIVE	SKYLDR	0400	ALTON DR	CANTON DR	3	Collector	2050	62	127,100	AC/AC	11/18/2022	20
453	SKYLINE DRIVE	SKYLDR	0500	CANTON DR	CARLISLE DR	3	Collector	1778	62	110,236	AC/AC	11/18/2022	96
454	SONOMA LANE	SONOLN	0100	N CDS	MADERA ST	2	Residential/Local	1134	34	38,556	AC	11/30/2022	65
455	SVEA COURT	SVEACT	0100	LARWOOD RD	S CDS	2	Residential/Local	339	33	11,187	AC/AC	12/2/2022	95
456	SWEETWATER ROAD	SWEERD	0100NB	S CITY LIMIT	918' N/O S CITY LIMIT	2	Collector	918	31	28,458	AC/AC	12/1/2022	75
457	SWEETWATER ROAD	SWEERD	0100SB	BROADWAY	1354' S/O BROADWAY	2	Collector	1354	37	50,098	AC	12/1/2022	65
458	SWEETWATER ROAD	SWEERD	0200NB	918' N/O S CITY LIMIT	BROADWAY	2	Collector	1354	37	50,098	AC/AC	12/1/2022	43
459	SWEETWATER ROAD	SWEERD	0200SB	1354' S/O BROADWAY	S CITY LIMIT	2	Collector	909	30	27,270	AC	12/1/2022	55
460	SWEETWATER WAY	SWEEWY	0100	BROADWAY	S CDS	2	Residential/Local	770	30	23,100	AC	12/2/2022	≤10
461	TAFT STREET	TAFTST	0100	CANTON DR	BAKERSFIELD ST	2	Residential/Local	1680	25	42,000	AC	12/2/2022	99
462	TANGELOS PLACE	TANGPL	0100	EVELYN ST	BROADWAY AV	2	Residential/Local	1215	33	40,095	AC	12/1/2022	96
463	TRACY STREET	TRACST	0100	CORONA ST	NEW JERSEY AV	2	Residential/Local	492	34	16,728	AC/AC	11/30/2022	74
464	TWEED STREET	TWEEST	0100	CORONA ST (W)	NEW JERSEY AV	2	Residential/Local	509	34	17,306	AC/AC	11/30/2022	100
465	TWEED STREET	TWEEST	0200	NEW JERSEY AV	E CDS	2	Residential/Local	275	34	9,350	AC/AC	11/30/2022	62
466	VALENCIA COURT	VALECT	0100	N CDS	ORLANDO DR	2	Residential/Local	368	33	12,144	AC	12/1/2022	96
467	VISTA AVENUE	VISTAV	0100	NORTH AV	BROADWAY	2	Residential/Local	630	34	21,420	AC/AC	11/30/2022	79
468	VISTA AVENUE	VISTAV	0200	BROADWAY	PACIFIC AV	2	Residential/Local	330	34	11,220	AC	11/30/2022	70
469	VISTA AVENUE	VISTAV	0300	PACIFIC AV	CENTRAL AV	2	Residential/Local	979	24	23,496	AC	11/30/2022	19
470	WASHINGTON STREET	WASHST	0100	BROADWAY	290' S/O BROADWAY	2	Collector	290	34	9,860	AC	12/1/2022	18
471	WASHINGTON STREET	WASHST	0200	GOLDEN AV	188' N/O GOLDEN AV	1	Collector	188	32	6,016	AC	12/1/2022	≤10
472	WASHINGTON STREET	WASHST	0300	GOLDEN AV	LINCOLN ST	2	Collector	1301	25	32,525	AC	12/1/2022	78
473	WASHINGTON STREET	WASHST	0400	LINCOLN ST	PALM ST	2	Collector	1292	26	33,592	AC	12/1/2022	73
474	WASHINGTON STREET	WASHST	0500	PALM ST	MT VERNON ST	2	Collector	1010	27	27,270	AC	12/1/2022	70
475	WASHINGTON STREET	WASHST	0600	MT VERNON ST	518' S/O MT VERNON ST	2	Collector	518	22	11,396	AC	12/1/2022	87
476	WASHINGTON STREET	WASHST	0700	518' S/O MT VERNON ST	ALTON DR	2	Collector	507	22	11,154	AC	12/1/2022	25
477	WASHINGTON STREET	WASHST	0750	ALTON DR	VERNIER DR	2	Collector	1148	22	25,256	AC	12/1/2022	43
478	WASHINGTON STREET	WASHST	0800	VERNIER DR	BLOSSOM LN	2	Collector	337	33	11,121	PCC	12/1/2022	35
479	WASHINGTON STREET	WASHST	0900	BLOSSOM LN	CANTON DR	2	Collector	568	34	19,312	AC	12/1/2022	88
480	WATWOOD ROAD	WATWRD	0100	CANTON DR	S CITY LIMIT	2	Residential/Local	1779	34	60,486	AC/AC	12/2/2022	27
481	WEST STREET	WESTST	0100	NORTH AV	BROADWAY	2	Residential/Local	634	34	21,556	AC	11/30/2022	≤10
482	WEST STREET	WESTST	0200	BROADWAY	PACIFIC AV	2	Residential/Local	297	28	8,316	AC	11/30/2022	100
483	WEST STREET	WESTST	0300	PACIFIC AV	DAYTONA ST	2	Residential/Local	314	27	8,478	AC	11/30/2022	100
484	WESTVIEW PLACE	WESTPL	0100	W CDS	MASSACHUSETTS AV	2	Residential/Local	820	34	27,880	AC	11/30/2022	81
485	WOODROW AVENUE	WOODAV	0100	CANTON DR	CALVOCADO ST	2	Residential/Local	677	34	23,018	AC/AC	12/2/2022	72
486	ZEMCO DRIVE	ZEMCDR	0100	LINCOLN PL	GLENCOE DR	2	Residential/Local	920	23	21,160	AC	12/12/2022	47



#	Street Name	Street ID	Section ID	Beg Location	End Location	Lanes	Functional Class	Length (ft)	Width (ft)	Area (sf)	Surface Type	PCI Date	Inspected PCI
1	BROADWAY	BROADW	0600WB	KEMPF ST	GROVE ST	2	Arterial	350	30	10,500	AC	11/30/2022	100
2	BROADWAY	BROADW	0700WB	GROVE ST	LEMON GROVE AV	2	Arterial	958	24	22,992	AC	11/30/2022	100
3	BROADWAY NORTH FRONTAGE	BROAFT	0100	W END	E END	1	Residential/Local	720	28	20,160	AC	12/1/2022	100
4	BRUNEI COURT	BRUNCT	0100	W CDS	NEW JERSEY AV	2	Residential/Local	221	30	6,630	AC	11/22/2022	100
5	CALVOCADO STREET	CALVST	0100	WOODROW AV	TAFT ST	2	Residential/Local	253	27	6,831	AC	11/30/2022	100
6	CHATEAU WAY	CHATWY	0100	N CDS	CENTRAL AV	2	Residential/Local	416	40	16,640	AC/AC	11/22/2022	100
7	CORONA STREET	COROST	0200	IDA ST	SAN MIGUEL AV	2	Residential/Local	311	30	9,330	AC	11/22/2022	100
8	CORONA STREET	COROST	0400	TWEED ST	END OF PUBLIC	2	Residential/Local	134	34	4,556	AC	11/22/2022	100
9	DAYTONA STREET	DAYTST	0200	HARRIS ST	WEST ST	2	Residential/Local	141	25	3,525	AC	11/28/2022	100
10	DAYTONA STREET	DAYTST	0300	WEST ST	NEW JERSEY AV	2	Residential/Local	648	25	16,200	AC	11/28/2022	100
11	EL PRADO AVENUE	ELPRAV	0300	SAN PASQUAL ST	MASSACHUSETTS AV	2	Residential/Local	845	34	28,730	AC/AC	11/28/2022	100
12	FEDERAL BOULEVARD	FEDEBL	0600EB	COLLEGE AV	BROADWAY	2	Arterial	693	24	16,632	AC	12/12/2022	100
13	GLEBE ROAD	GLEBRD	0200	SAN MIGUEL AV	MT VERNON ST	2	Residential/Local	1292	34	43,928	AC/AC	11/28/2022	100
14	GOLDEN AVENUE	GOLDAV	0200	SCHOOL LN	ACACIA ST	2	Residential/Local	450	34	15,300	AC/AC	11/21/2022	100
15	GROVE STREET	GROVST	0100	N. CITY LIMIT	LEMON GROVE WY	2	Collector	502	42	21,084	AC/AC	11/30/2022	100
16	HARRIS STREET	HARRST	0200	BROADWAY	PACIFIC AV	2	Residential/Local	306	33	10,098	AC	11/28/2022	100
17	LEMON GROVE AVENUE	LEGRAV	0100SBNEW	N CITY LIMIT	NORTH AV	3	Arterial	540	39	21,060	AC	11/30/2022	100
18	LEMON GROVE AVENUE	LEGRAV	0800SB	MT VERNON ST	1649' S/O MT VERNON ST	2	Arterial	1649	31	51,119	AC/AC	11/30/2022	100
19	LEMON GROVE AVENUE	LEGRAV	1000NB	LESTER AV	NORTH AV	3	Arterial	304	42	12,768	AC	11/30/2022	100
20	LEMON GROVE AVENUE	LEGRAV	1000SB	CANTON DR	S CITY LIMIT	2	Arterial	1743	31	54,033	AC/AC	11/30/2022	100
21	MAIN STREET	MAINST	0100	NORTH AV	BROADWAY	2	Residential/Local	670	35	23,450	AC	11/28/2022	100
22	MASSACHUSETTS AVENUE	MASSAV	0500	SAN MIGUEL AV	MT VERNON ST	3	Arterial	1329	62	82,398	AC/AC	11/30/2022	100
23	MT VERNON STREET	MTVEST	0500	MCKNIGHT DR	BONITA ST	2	Collector	685	29	19,865	AC/AC	12/1/2022	100
24	MT VERNON STREET	MTVEST	0800	CYPRESS AV	HARDY DR	2	Collector	716	24	17,184	AC/AC	12/1/2022	100
25	MT VERNON STREET	MTVEST	1000	SKYLINE DR	WASHINGTON ST	2	Collector	1046	32	33,472	AC/AC	12/1/2022	100
26	NEW JERSEY AVENUE	NEJEAV	0400	SAN MIGUEL AV	TRACY ST	2	Residential/Local	238	24	5,712	AC	11/28/2022	100
27	NEW JERSEY AVENUE	NEJEAV	0500	TRACY ST	TWEED ST	2	Residential/Local	256	28	7,168	AC	11/28/2022	100
28	NEW JERSEY AVENUE	NEJEAV	0600	TWEED ST	BRUNEI CT	2	Residential/Local	558	34	18,972	AC	11/28/2022	100
29	NORTH AVENUE	NORTAV	0200	VISTA AV	HARRIS ST	2	Residential/Local	624	25	15,600	AC/AC	11/28/2022	100
30	PALM STREET	PALMST	0500	W CDS	CAMINO DE LAS PALMAS	2	Residential/Local	389	30	11,670	AC	12/1/2022	100
31	ROSEMARY LANE	ROSELN	0200	MASSACHUSETTS AV	PERGL ST	2	Residential/Local	493	28	13,804	AC	11/28/2022	100
32	TWEED STREET	TWEEST	0100	CORONA ST (W)	NEW JERSEY AV	2	Residential/Local	509	34	17,306	AC/AC	11/30/2022	100
33	WEST STREET	WESTST	0200	BROADWAY	PACIFIC AV	2	Residential/Local	297	28	8,316	AC	11/30/2022	100
34	WEST STREET	WESTST	0300	PACIFIC AV	DAYTONA ST	2	Residential/Local	314	27	8,478	AC	11/30/2022	100
35	BAKERSFIELD STREET	BAKEST	0100	CANTON DR	TAFT ST	2	Residential/Local	1802	25	45,050	AC	11/30/2022	99
36	BROADWAY	BROADW	0300EB	HARRIS ST (E)	WEST ST (W)	2	Arterial	155	32	4,960	AC	11/30/2022	99
37	BROADWAY	BROADW	0800EB	LEMON GROVE AV	GROVE ST	2	Arterial	958	24	22,992	AC	11/30/2022	99
38	CALVOCADO STREET	CALVST	0200	TAFT ST	GLENCOE DR	2	Residential/Local	602	26	15,652	AC	11/30/2022	99
39	ILDICA STREET	ILDIST	0200	CAMINO DE LAS PALMAS	N END OF PUBLIC	2	Residential/Local	620	36	22,320	AC	12/1/2022	99
40	OSAGE DRIVE	OSAGDR	0100	CAMERON DR	TARLETON ST	2	Residential/Local	549	28	15,372	AC	12/2/2022	99
41	OSAGE DRIVE	OSAGDR	0200	TARLETON ST	JAMACHA RD	2	Residential/Local	735	34	24,990	AC	12/2/2022	99
42	RAMON STREET	RAMOST	0200	LA CORTA ST	SAN ALTOS PL	2	Residential/Local	763	38	28,994	AC/AC	11/28/2022	99
43	TAFT STREET	TAFTST	0100	CANTON DR	BAKERSFIELD ST	2	Residential/Local	1680	25	42,000	AC	12/2/2022	99
44	BROADWAY	BROADW	0400EB	WEST ST (W)	NEW JERSEY AV	2	Arterial	662	32	21,184	AC	11/30/2022	98
45	BROADWAY	BROADW	0900WB	OLIVE ST	BUENA VISTA AV	2	Arterial	658	31	20,398	AC	11/30/2022	98
46	BROADWAY	BROADW	1100WB	NEW JERSEY AV	WEST ST (W)	2	Arterial	662	31	20,522	AC	11/30/2022	98
47	BROADWAY	BROADW	1300WB	VISTA AV (W)	MASSACHUSETTS AV	3	Arterial	335	39	13,065	AC	11/30/2022	98
48	CANTON DRIVE	CANTDR	0200	WOODROW AV	LANSING DR	2	Collector	907	39	35,373	AC	11/30/2022	98
49	MASSACHUSETTS AVENUE	MASSAV	0100SB	N CITY LIMIT	BROADWAY	2	Arterial	867	36	31,212	AC	11/30/2022	98
50	MT VERNON STREET	MTVEST	0600	BONITA ST	MAIN ST	2	Collector	1643	30	49,290	AC/AC	12/1/2022	98
51	NORTH AVENUE	NORTAV	0600	OLIVE ST	LEMON GROVE AVENUE	4	Residential/Local	351	38	13,338	AC	12/12/2022	98
52	NORTH AVENUE	NORTAV	0800E	LEMON GROVE AV	LEMON GROVE WY	3	Collector	115	35	4,025	AC	12/1/2022	98
53	ROY STREET	ROYSTR	0200	WASHINGTON ST	446' E/O WASHINGTON ST	2	Residential/Local	446	34	15,164	AC/AC	12/2/2022	98
54	ROY STREET	ROYSTR	0300	446' E/O WASHINGTON ST	MEADOW LN	2	Residential/Local	767	34	26,078	AC	12/2/2022	98
55	ARCADIA AVENUE	ARCAAV	0100	CYPRESS AV	MT VERNON ST	2	Residential/Local	731	23	16,813	AC/AC	11/30/2022	97



#	Street Name	Street ID	Section ID	Beg Location	End Location	Lanes	Functional Class	Length (ft)	Width (ft)	Area (sf)	Surface Type	PCI Date	Inspected PCI
56	BROADWAY	BROADW	0600EB	BUENA VISTA AV	OLIVE ST	2	Arterial	658	31	20,398	AC	11/30/2022	97
57	BROADWAY	BROADW	1200WB	WEST ST (W)	VISTA AV	2	Arterial	993	32	31,776	AC	11/30/2022	97
58	BROCK COURT	BROCT	0100	MYRA ST	E CDS	2	Residential/Local	297	33	9,801	AC	12/12/2022	97
59	CITRONELLA STREET	CITRST	0100	LINCOLN ST	PALM ST	2	Residential/Local	1282	26	33,332	AC/AC	12/12/2022	97
60	FEDERAL BOULEVARD	FEDEBL	0200	793' E/O MACARTHUR DR	411' W/O CENTRAL AV	2	Collector	1728	34	58,752	AC/AC	11/30/2022	97
61	HILLTOP DRIVE	HILLDR	0100	END OF PUBLIC	LEMON GROVE WY	2	Residential/Local	805	19	15,295	AC	12/12/2022	97
62	BERRY STREET	BERRST	0200	LERMA'S CT	RUSSAN LN	2	Residential/Local	944	33	31,152	AC/AC	11/22/2022	96
63	BETH PLACE	BETHPL	0200	N END	MT VERNON ST	2	Residential/Local	307	24	7,368	AC	12/12/2022	96
64	BROADWAY	BROADW	0800WB	LEMON GROVE AV	OLIVE ST	2	Arterial	479	32	15,328	AC	11/30/2022	96
65	BUENA VISTA AVENUE	BUVIAV	0050	HIGH ST	NORTH AV	2	Collector	877	39	34,203	AC/AC	11/30/2022	96
66	CANTON DRIVE	CANTDR	0500	SKYLINE DR	WASHINGTON ST	2	Collector	960	40	38,400	AC	11/30/2022	96
67	CHURCH STREET	CHURST	0200	BUENA VISTA AV	OLIVE ST	2	Residential/Local	627	25	15,675	AC	11/22/2022	96
68	COLLEGE AVENUE	COLLAV	0100NB	S END	FEDERAL BL	3	Arterial	165	40	6,600	AC	11/30/2022	96
69	COLLEGE AVENUE	COLLAV	0100SB	N CITY LIMIT	FEDERAL BL	2	Arterial	513	31	15,903	AC	11/30/2022	96
70	COLLEGE AVENUE	COLLAV	0200SB	FEDERAL BL	S END	1	Arterial	165	24	3,960	AC	11/30/2022	96
71	DARRYL STREET	DARRST	0100	KEMPF ST	WASHINGTON ST	2	Residential/Local	965	35	33,775	AC	11/30/2022	96
72	JADAM WAY	JADAWY	0100	W CDS	DAIN CT	2	Residential/Local	351	29	10,179	AC	12/1/2022	96
73	NORTH AVENUE	NORTAV	0800W	LEMON GROVE WY	LEMON GROVE AV	3	Collector	115	35	4,025	AC	12/1/2022	96
74	OLIVE STREET	OLIVST	0200	NORTH AV	BROADWAY	2	Residential/Local	644	38	24,472	AC/AC	11/28/2022	96
75	PALM STREET	PALMST	0400	GOLDEN AV	E CITY LIMIT	3	Collector	1074	75	80,550	AC	12/1/2022	96
76	PLACENTIA STREET	PLACST	0100	EL PRADO AV	SAN ALTOS PL	2	Residential/Local	245	38	9,310	AC/AC	11/28/2022	96
77	SCHOOL LANE	SCHOLN	0100	GOLDEN AV	LINCOLN ST	2	Residential/Local	1285	40	51,400	AC/AC	12/2/2022	96
78	SKYLINE DRIVE	SKYLDR	0500	CANTON DR	CARLISLE DR	3	Collector	1778	62	110,236	AC/AC	11/18/2022	96
79	TANGELOS PLACE	TANGLP	0100	EVELYN ST	BROADWAY AV	2	Residential/Local	1215	33	40,095	AC	12/1/2022	96
80	VALENCIA COURT	VALECT	0100	N CDS	ORLANDO DR	2	Residential/Local	368	33	12,144	AC	12/1/2022	96
81	CABERNET WAY	CABEWY	0100	SONOMA LN	BERRY ST	2	Residential/Local	327	33	10,791	AC/AC	11/22/2022	95
82	CANTON DRIVE	CANTDR	0400	FAIRFAX DR	SKYLINE DR	2	Collector	1376	38	52,288	AC	11/30/2022	95
83	CENTRAL AVENUE	CENTAV	0700	MAIN ST	LEMON GROVE AV	2	Collector	106	34	3,604	AC/AC	11/30/2022	95
84	MASSACHUSETTS AVENUE	MASSAV	0900NB	LEMON GROVE AV	SAN ALTOS PL	1	Arterial	310	22	6,820	AC/AC	11/30/2022	95
85	MAZER STREET	MAZEST	0100	CHATSWOOD DR	LYNDINE ST	2	Residential/Local	560	33	18,480	AC	12/2/2022	95
86	MT VERNON STREET	MTVEST	0300	BETH PL	MASSACHUSETTS AV	2	Collector	345	24	8,280	AC	11/18/2022	95
87	MT VERNON STREET	MTVEST	0400	MASSACHUSETTS AV	MCKNIGHT DR	2	Collector	290	42	12,180	AC/AC	12/1/2022	95
88	NORTH AVENUE	NORTAV	0700	LEMON GROVE AV	GROVE ST	2	Residential/Local	783	23	18,009	AC	12/2/2022	95
89	ORANGE PLACE	ORANPL	0100	LINCOLN ST	BRYAN CT	2	Residential/Local	307	29	8,903	AC	12/2/2022	95
90	SAN ALTOS PLACE	SAALPL	0100	MASSACHUSETTS AV	RAMON ST	2	Residential/Local	1372	38	52,136	AC/AC	11/28/2022	95
91	SIEGLE DRIVE	SIEGDR	0200	BLOSSOM HILL DR	ILDICA ST	2	Residential/Local	148	34	5,032	AC	12/2/2022	95
92	SVEA COURT	SVEACT	0100	LARWOOD RD	S CDS	2	Residential/Local	339	33	11,187	AC/AC	12/2/2022	95
93	BERRY STREET	BERRST	0100	MT VERNON ST	LERMA'S CT	2	Residential/Local	638	24	15,312	AC/AC	11/22/2022	94
94	BERRY STREET	BERRST	0300	RUSSAN LN	CABERNET WY	2	Residential/Local	648	26	16,848	AC/AC	11/22/2022	94
95	BROADWAY AVENUE	BROAAV	0100	TANGELOS PL	ORLANDO DR	2	Residential/Local	452	33	14,916	AC	11/22/2022	94
96	CANTON DRIVE	CANTDR	0100	LEMON GROVE AV	WOODROW AV	2	Collector	1380	38	52,440	AC/AC	11/30/2022	94
97	CANTON DRIVE	CANTDR	0300	LANSING DR	FAIRFAX DR	2	Collector	423	38	16,074	AC	11/30/2022	94
98	CHURCH STREET	CHURST	0100	NEW JERSEY AV	BUENA VISTA AV	2	Residential/Local	633	27	17,091	AC/AC	11/22/2022	94
99	LARWOOD ROAD	LARWRD	0200	DEVILLE DR	S CITY LIMIT	2	Residential/Local	423	34	14,382	AC	12/12/2022	94
100	LEMON GROVE AVENUE	LEGRAV	0200NB	CANTON DR	1650' N/O CANTON DR	2	Arterial	1650	35	57,750	AC/AC	11/30/2022	94
101	LEMON GROVE AVENUE	LEGRAV	1100NBNEW	NORTH AV	N CITY LIMIT	3	Arterial	540	39	21,060	AC	11/30/2022	94
102	LEMON GROVE WAY	LEGRWY	0100	LEMON GROVE AV	GROVE ST	2	Collector	972	33	32,076	AC/AC	11/30/2022	94
103	LEMON GROVE WAY	LEGRWY	0200	GROVE ST	HILLTOP DR	2	Collector	1168	48	56,064	AC/AC	11/30/2022	94
104	LINCOLN STREET	LINCSST	0100	LEMON GROVE AV	CITRONELLA ST	2	Collector	116	38	4,408	AC	11/30/2022	94
105	RAMON STREET	RAMOST	0100	MADERA ST	LA CORTA ST	2	Residential/Local	558	34	18,972	AC/AC	11/28/2022	94
106	ANGELUS AVENUE	ANGEAV	0100	CANTON DR	S CITY LIMIT	2	Residential/Local	1594	34	54,196	AC/AC	11/30/2022	93
107	BALDWIN ROAD	BALDRD	0100	ROY ST	WASHINGTON ST	2	Residential/Local	742	31	23,002	AC/AC	11/30/2022	93
108	BROADWAY	BROADW	0500EB	NEW JERSEY AV	BUENA VISTA AV	2	Arterial	660	32	21,120	AC	11/30/2022	93
109	BROADWAY	BROADW	0700EB	OLIVE ST	LEMON GROVE AV	3	Arterial	479	29	13,891	AC	11/30/2022	93
110	BROADWAY	BROADW	1400EB	1222' E/O SWEETWATER RD	E CITY LIMIT	2	Arterial	952	30	28,560	AC	11/30/2022	93



#	Street Name	Street ID	Section ID	Beg Location	End Location	Lanes	Functional Class	Length (ft)	Width (ft)	Area (sf)	Surface Type	PCI Date	Inspected PCI
111	LEMON GROVE AVENUE	LEGRAV	0900SB	1649' S/O MT VERNON ST	CANTON DR	2	Arterial	1649	31	51,119	AC/AC	11/30/2022	93
112	LEMON GROVE WAY	LEGRWY	0300	HILLTOP DR	COLUMBUS PL	2	Collector	125	36	4,500	AC	11/30/2022	92
113	COLLEGE AVENUE	COLLAV	0200NB	FEDERAL BL	N CITY LIMIT	2	Arterial	513	31	15,903	AC	11/30/2022	91
114	DENNIS LANE	DENNLN	0100	JEFFERSON ST	PALM AV	2	Residential/Local	650	33	21,450	AC/AC	11/30/2022	91
115	GOLD LAKE ROAD	GOLARD	0100	GREEN LAKE RD	MT VERNON ST	2	Residential/Local	1041	34	35,394	AC	11/28/2022	91
116	MASSACHUSETTS AVENUE	MASSAV	0800	EL PRADO AV	SAN ALTOS PL	4	Arterial	430	58	24,940	AC/AC	11/30/2022	91
117	MASSACHUSETTS AVENUE	MASSAV	0600	MT VERNON ST	MADERA ST	3	Arterial	1800	62	111,600	AC/AC	11/30/2022	90
118	BUENA VISTA AVENUE	BUVIAB	0400	SAN MIGUEL AV	DAVIDSON AV	2	Residential/Local	663	29	19,227	AC	11/22/2022	89
119	CRAIG COURT	CRAICT	0100	N CDS	BLOSSOM HILL DR	2	Residential/Local	209	31	6,479	AC	12/12/2022	89
120	DUPONT DRIVE	DUPODR	0100	DAYTONA DR	CANTON DR	2	Residential/Local	777	23	17,871	AC	12/12/2022	89
121	LOCKE PLACE	LOCKPL	0100	N CDS	FAIRHAVE ST	2	Residential/Local	246	33	8,118	AC/AC	12/2/2022	89
122	BROADWAY	BROADW	1000WB	BUENA VISTA AV	NEW JERSEY AV	2	Arterial	660	32	21,120	AC	11/30/2022	88
123	JEFFERSON STREET	JEFFST	0200	WASHINGTON ST	DENNIS LN	2	Residential/Local	403	33	13,299	AC/AC	12/1/2022	88
124	MAIN STREET	MAINST	0300	951' S/O BROADWAY	CENTRAL AV	2	Residential/Local	342	28	9,576	AC	11/28/2022	88
125	PACIFIC AVENUE	PACIAV	0400	WEST AV	NEW JERSEY AV	2	Arterial	652	30	19,560	AC/AC	11/30/2022	88
126	SIEGLE DRIVE	SIEGDR	0300	ILDICA ST	SE CDS	2	Residential/Local	538	30	16,140	AC	12/2/2022	88
127	WASHINGTON STREET	WASHST	0900	BLOSSOM LN	CANTON DR	2	Collector	568	34	19,312	AC	12/1/2022	88
128	AVALON WAY	AVALWY	0100	TANGELOS PL	SAN ALTOS PL	2	Residential/Local	1048	33	34,584	AC	12/1/2022	87
129	CYPRESS AVENUE	CYPRAV	0400	MT VERNON ST	ALTON DR	2	Residential/Local	1033	26	26,858	AC/AC	12/12/2022	87
130	GOLDEN AVENUE	GOLDAV	0100	LEMON GROVE AV	SCHOOL LN	2	Residential/Local	337	44	14,828	AC/AC	12/12/2022	87
131	JAYNIA PLACE	JAYNPL	0100	CEDRAL PL	SAN MIGUEL AV	2	Residential/Local	478	34	16,252	AC	11/28/2022	87
132	MASSACHUSETTS AVENUE	MASSAV	0900SB	SAN ALTOS PL	MAIN ST	3	Arterial	310	33	10,230	AC	11/30/2022	87
133	MYRA STREET	MYRAST	0100	LONGDALE DR	PALM AV	2	Residential/Local	464	33	15,312	AC/AC	12/2/2022	87
134	WASHINGTON STREET	WASHST	0600	MT VERNON ST	518' S/O MT VERNON ST	2	Collector	518	22	11,396	AC	12/1/2022	87
135	DREXEL COURT	DREXCT	0100	DREXEL DR	E CDS	2	Residential/Local	421	30	12,630	AC/AC	11/30/2022	86
136	DREXEL DRIVE	DREXDR	0400	LANSING RD	OSAGE DR	2	Residential/Local	634	29	18,386	AC/AC	11/30/2022	86
137	EL PRADO AVENUE	ELPRAV	0100	MT VERNON ST	BONITA ST	2	Residential/Local	1731	28	48,468	AC	11/28/2022	86
138	GREEN LAKE ROAD	GRLARD	0100	GOLDEN LAKE RD	E CDS	2	Residential/Local	224	29	6,496	AC	11/28/2022	86
139	LA CORTA STREET	LACOST	0200	MASSACHUSETTS AV	RAMON ST	2	Residential/Local	1083	34	36,822	AC/AC	11/28/2022	86
140	MASSACHUSETTS AVENUE	MASSAV	0700	MADERA ST	EL PRADO AV	3	Arterial	1109	37	41,033	AC/AC	11/30/2022	86
141	SARAWAK DRIVE	SARADR	0100	W CDS	LEBUAN DR	2	Residential/Local	601	34	20,434	AC/AC	12/2/2022	86
142	BROADWAY	BROADW	0200EB	MASSACHUSETTS AV	HARRIS ST (E)	2	Arterial	1173	32	37,536	AC	11/30/2022	85
143	CENTRAL AVENUE	CENTAV	0100	FEDERAL AV	CHATEAU WY	2	Collector	1540	32	49,280	AC	11/30/2022	85
144	CENTRAL AVENUE	CENTAV	0200	CHATEAU WY	MASSACHUSETTS AV	2	Collector	2079	31	64,449	AC	11/30/2022	85
145	CENTRAL AVENUE	CENTAV	0300	MASSACHUSETTS AV	NEW JERSEY AV	2	Collector	1960	27	52,920	AC/AC	11/30/2022	85
146	LA PUERTA PLACE	LAPUPL	0100	COSTADA CT	EL PRADO AV	2	Residential/Local	231	33	7,623	AC/AC	11/28/2022	85
147	LANSING DRIVE	LANSDR	0200	SKYLINE DR	DREXEL DR	2	Residential/Local	374	23	8,602	AC	12/12/2022	85
148	PRIMERA STREET	PRIMST	0200	MASSACHUSETTS AV	RAMON ST	2	Residential/Local	1287	34	43,758	AC/AC	11/28/2022	85
149	CIVIC CENTER PARKING	CIVLOT	0100	OLIVE ST	MAIN ST	2	Parking Lot	428	40	17,120	AC	12/1/2022	84
150	LOMA DRIVE	LOMADR	0100	MT VERNON ST	CIRCLE DR	2	Residential/Local	90	34	3,060	AC	12/12/2022	84
151	PALM STREET	PALMST	0300	SKYLINE DR	GOLDEN AV	3	Collector	2298	63	144,774	AC	12/1/2022	84
152	ALBERDI DRIVE	ALBEDR	0100	EL PRADO AV	SAN ALTOS PL	2	Residential/Local	350	34	11,900	AC/AC	11/22/2022	83
153	FEDERAL BOULEVARD	FEDEBL	0600WB	BROADWAY	COLLEGE AV	3	Arterial	715	54	38,610	AC/AC	12/12/2022	83
154	LA CORTA CIRCLE	LACOCI	0100	LA CORTA ST	LA CORTA ST	2	Residential/Local	1180	37	43,660	AC/AC	11/28/2022	83
155	BONITA STREET	BONIST	0300	MT VERNON ST	BERYL ST	2	Residential/Local	700	24	16,800	AC/AC	11/22/2022	82
156	CENTRAL AVENUE	CENTAV	0600	OLIVE ST	MAIN ST	2	Collector	305	34	10,370	AC/AC	11/30/2022	82
157	KOE STREET	KOESTR	0100	LANSING DR	S CDS	2	Residential/Local	499	34	16,966	AC/AC	12/1/2022	82
158	NICHALS STREET	NICHST	0300	DAYTON DR	ENGLEWOOD DR	2	Residential/Local	674	31	20,894	AC/AC	12/2/2022	82
159	ROOSEVELT AVENUE	ROOSAV	0300	BUENA VISTA AV	CYPRESS AV	2	Residential/Local	260	25	6,500	AC	11/28/2022	82
160	BLOSSOM HILL DRIVE	BLOSDR	0100	GRAIG ST	SIEGLE DR	2	Residential/Local	1083	34	36,822	AC	11/30/2022	81
161	BLUE LAKE ROAD	BLLRAD	0100	GOLD LAKE RD	E CDS	2	Residential/Local	178	29	5,162	AC	11/22/2022	81
162	CITRONELLA STREET	CITRST	0200	N CDS	CYPRESS AV	2	Residential/Local	435	40	17,400	AC/AC	11/30/2022	81
163	DAVIDSON STREET EXTENSION	DAVSTE	0100	NW END	DAVIDSON AV	2	Residential/Local	60	34	2,040	AC	11/28/2022	81
164	DEBORAH PLACE	DEBOPL	0100	LONGDALE DR	LONGDALE DR	2	Residential/Local	626	34	21,284	AC/AC	11/30/2022	81
165	LONG LAKE ROAD	LOLARD	0100	GOLD LAKE RD	E CDS	2	Residential/Local	236	29	6,844	AC	11/28/2022	81



#	Street Name	Street ID	Section ID	Beg Location	End Location	Lanes	Functional Class	Length (ft)	Width (ft)	Area (sf)	Surface Type	PCI Date	Inspected PCI
166	NORTH AVENUE	NORTAV	0450	246' W/F BUENA VISTA AV	BUENA VISTA AV	2	Residential/Local	246	32	7,872	AC/AC	11/28/2022	81
167	ROSEMARY LANE	ROSELN	0100	W CDS	MASSACHUSETTS AV	2	Residential/Local	1227	33	40,491	AC	11/28/2022	81
168	WESTVIEW PLACE	WESTPL	0100	W CDS	MASSACHUSETTS AV	2	Residential/Local	820	34	27,880	AC	11/30/2022	81
169	COLFAX DRIVE	COLFDR	0200	CANTON DR	LANSING DR	2	Residential/Local	584	25	14,600	AC	12/12/2022	80
170	EL PRADO AVENUE	ELPRAV	0400	MASSACHUSETTS AV	RAMON ST	2	Residential/Local	1111	34	37,774	AC/AC	11/28/2022	80
171	LA CORTA STREET	LACOST	0300	RAMON ST	LA CORTA CI	2	Residential/Local	1780	38	67,640	AC/AC	11/28/2022	80
172	OLIVE STREET	OLIVST	0700	BURNELL AV	MAIN ST	2	Residential/Local	610	29	17,690	AC/AC	11/28/2022	80
173	PALM STREET	PALMST	0200	CITRONELLA ST	SKYLINE DR	3	Collector	1080	58	62,640	AC	12/1/2022	80
174	ROBBIE WAY	ROBBWY	0100	DEBCO DR	E CDS	2	Residential/Local	423	34	14,382	AC	12/2/2022	80
175	CAMERON DRIVE	CAMEDR	0100	CANTON DR	OSAGE DR	2	Residential/Local	702	26	18,252	AC/AC	11/30/2022	79
176	CENTRAL AVENUE	CENTAV	0500	CYPRESS AV	OLIVE ST	2	Collector	371	38	14,098	AC/AC	11/30/2022	79
177	DENSTONE PLACE	DENSPL	0100	DAVENTREE	DARTMOOR DR	2	Residential/Local	741	33	24,453	AC/AC	11/28/2022	79
178	EL DORA STREET	ELDOST	0200	FAIRHAVEN ST	ALTON DR	2	Residential/Local	1771	30	53,130	AC/AC	11/30/2022	79
179	LEMON GROVE RECREATION CENTER	LEMREC	0100	SCHOOL LN	E END	2	Parking Lot	423	40	16,920	AC	12/1/2022	79
180	LINCOLN STREET	LINCST	0200	CITRONELLA ST	SKYLINE DR	2	Collector	1155	33	38,115	AC/AC	11/30/2022	79
181	SAN MIGUEL AVENUE	SAMIAV	0300	MASSACHUSETTS AV	NEW JERSEY AV	2	Collector	1948	37	72,076	AC	12/1/2022	79
182	VISTA AVENUE	VISTAV	0100	NORTH AV	BROADWAY	2	Residential/Local	630	34	21,420	AC/AC	11/30/2022	79
183	WASHINGTON STREET	WASHST	0300	GOLDEN AV	LINCOLN ST	2	Collector	1301	25	32,525	AC	12/1/2022	78
184	BUENA VISTA AVENUE	BUVIAV	0200	BROADWAY	PACIFIC AV	2	Collector	317	37	11,729	AC/AC	11/30/2022	77
185	DAYTON DRIVE	DAYTDR	0100	SKYLINE DR	ENGLEWOOD DR	1	Residential/Local	303	30	9,090	AC/AC	11/30/2022	77
186	69TH STREET	69THST	0400	MADERA ST	EVELYN ST	2	Residential/Local	486	20	9,720	AC/AC	11/22/2022	76
187	BONITA STREET	BONIST	0200	SAN MIGUEL AV	MT VERNON ST	2	Residential/Local	1323	24	31,752	AC/AC	11/22/2022	76
188	BURNELL AVENUE	BURNAV	0200	OLIVE ST	MAIN ST	2	Residential/Local	223	33	7,359	AC/AC	11/22/2022	76
189	DREXEL DRIVE	DREXDR	0100	BLOSSOM LN	DREXEL CT	2	Residential/Local	235	34	7,990	AC	11/30/2022	76
190	EL ROY DRIVE	ELRODR	0200	CANTON DR	LANSING DR	2	Residential/Local	501	25	12,525	AC/AC	11/30/2022	76
191	LEBUAN DRIVE	LEBUDR	0100	SARAWAK DR	BLOSSOM LN	2	Residential/Local	206	34	7,004	AC/AC	12/2/2022	76
192	CORTA DEL SUR	CODESU	0100	PRIMERA ST	E CDS	2	Residential/Local	153	34	5,202	AC	11/22/2022	75
193	HARDY DRIVE	HARDDR	0100	PALM AV	MT VERNON ST	2	Residential/Local	1002	34	34,068	AC	11/21/2022	75
194	OLIVE STREET	OLIVST	0500	CHURCH ST	CENTRAL AV	2	Residential/Local	319	34	10,846	AC	11/28/2022	75
195	PLATA COURT	PLATCT	0100	PRIMERA ST	E CDS	2	Residential/Local	148	34	5,032	AC/AC	11/28/2022	75
196	SAN ALTOS PLACE	SAALPL	0200	RAMON ST	S END	2	Residential/Local	2148	38	81,624	AC/AC	11/28/2022	75
197	SAN MIGUEL AVENUE	SAMIAV	0400	NEW JERSEY AV	CYPRESS AV	2	Collector	1084	38	41,192	AC	12/1/2022	75
198	SWEETWATER ROAD	SWEERD	0100NB	S CITY LIMIT	918' N/O S CITY LIMIT	2	Collector	918	31	28,458	AC/AC	12/1/2022	75
199	DREXEL DRIVE	DREXDR	0200	DREXEL CT	CANTON DR	2	Residential/Local	243	30	7,290	AC	11/30/2022	74
200	EL PRADO AVENUE	ELPRAV	0500	RAMON ST	ALBERDI DR	2	Residential/Local	1964	34	66,776	AC/AC	11/28/2022	74
201	ENSENADA STREET	ENSEST	0200	BAKERSFIELD ST	BARTON DR	2	Residential/Local	2507	31	77,717	AC/AC	12/1/2022	74
202	LAWFORD PLACE	LAWFPL	0100	LOCKE PL	NOBLE ST	2	Residential/Local	387	34	13,158	AC	12/2/2022	74
203	SHERI LANE	SHERLN	0100	SAN MIGUEL AV	S CDS	2	Residential/Local	328	28	9,184	AC/AC	11/30/2022	74
204	TRACY STREET	TRACST	0100	CORONA ST	NEW JERSEY AV	2	Residential/Local	492	34	16,728	AC/AC	11/30/2022	74
205	DAYTON DRIVE	DAYTDR	0200	ENGLEWOOD DR	BARTON DR	2	Residential/Local	711	30	21,330	AC	11/30/2022	73
206	DAYTON DRIVE	DAYTDR	0300	BARTON DRD	151' S/O NICHALS ST	2	Residential/Local	462	30	13,860	AC	11/30/2022	73
207	FEDERAL BOULEVARD	FEDEBL	0400	CENTRAL AV	422' W/O COLLEGE AV	3	Collector	1648	66	108,768	AC	11/30/2022	73
208	GOLDEN AVENUE	GOLDAV	0400	KEMPF ST	WASHINGTON ST	2	Residential/Local	985	37	36,445	AC	11/21/2022	73
209	NINA ROAD	NINARD	0100	SAN MIGUEL AV	S CDS	2	Residential/Local	529	33	17,457	AC/AC	11/28/2022	73
210	OLIVE STREET	OLIVST	0400	PACIFIC AV	CHURCH ST	2	Residential/Local	663	38	25,194	AC	11/28/2022	73
211	PRIMERA STREET	PRIMST	0300	RAMON ST	MADERA ST	2	Residential/Local	1465	34	49,810	AC/AC	11/28/2022	73
212	WASHINGTON STREET	WASHST	0400	LINCOLN ST	PALM ST	2	Collector	1292	26	33,592	AC	12/1/2022	73
213	BRYAN COURT	BRYACT	0100	CITRONELLA AV	ORANGE PL	2	Residential/Local	420	30	12,600	AC/AC	11/30/2022	72
214	GOLDEN GROVE PLACE	GOGRPL	0100	LINCOLN ST	SW CDS	2	Residential/Local	536	30	16,080	AC	11/21/2022	72
215	MAIN STREET	MAINST	0500	BURNELL AV	SAN MIGUEL AV	2	Residential/Local	749	32	23,968	AC	11/28/2022	72
216	PATERO COURT	PATECT	0100	W CDS	EL PRADO AV	2	Residential/Local	183	38	6,954	AC/AC	11/28/2022	72
217	ROY STREET	ROYSTR	0100	KEMPF ST	WASHINGTON ST	2	Residential/Local	982	33	32,406	AC/AC	12/2/2022	72
218	WOODROW AVENUE	WOODAV	0100	CANTON DR	CALVOCADO ST	2	Residential/Local	677	34	23,018	AC/AC	12/2/2022	72
219	BARTON DRIVE	BARTDR	0100	ENSENADA ST	ENGLEWOOD DR	2	Residential/Local	914	30	27,420	AC	11/30/2022	71
220	CENTRAL AVENUE	CENTAV	0800	LEMON GROVE AV	SCHOOL LN	2	Collector	338	38	12,844	AC	11/30/2022	71



#	Street Name	Street ID	Section ID	Beg Location	End Location	Lanes	Functional Class	Length (ft)	Width (ft)	Area (sf)	Surface Type	PCI Date	Inspected PCI
221	DREXEL DRIVE	DREXDR	0300	CANTON DR	LANSING RD	2	Residential/Local	539	23	12,397	AC	11/30/2022	71
222	LAWFORD COURT	LAWFCT	0100	N CDS	LAWFORD PL	2	Residential/Local	106	62	6,572	AC/AC	12/2/2022	71
223	PALM STREET	PALM ST	0100	LEMON GROVE AV	CITRONELLA ST	4	Collector	364	68	24,752	AC	12/1/2022	71
224	CITY HALL PARKING LOT	CITHAL	0100	OLIVE ST	MAIN ST	1	Parking Lot	369	40	14,760	AC	12/1/2022	70
225	EL DORA STREET	ELDOST	0100	LEMON GROVE AVE	FAIRHAVEN ST	2	Residential/Local	1584	33	52,272	AC/AC	12/12/2022	70
226	ENSENADA STREET	ENSEST	0300	BARTON DR	ALTON DR	2	Residential/Local	764	30	22,920	AC/AC	12/1/2022	70
227	FAIRFAX DRIVE	FAIRDR	0100	CANTON DR	LANSING DR	2	Residential/Local	359	25	8,975	AC/AC	12/1/2022	70
228	FEDERAL BOULEVARD	FEDEBL	0300	411' W/O CENTRAL AV	CENTRAL AV	3	Collector	411	70	28,770	AC	11/30/2022	70
229	FLORINE ROAD	FLORRD	0100	WESTVIEW PL	CENTRAL AV	2	Residential/Local	796	34	27,064	AC	11/28/2022	70
230	GOLDEN AVENUE	GOLDAV	0900	MT VERNON ST	S END OF PVMNT	2	Residential/Local	223	25	5,575	AC	11/21/2022	70
231	MASSACHUSETTS AVENUE	MASSAV	0200NB	PACIFIC AV	BROADWAY	3	Arterial	316	36	11,376	AC	11/30/2022	70
232	ROOSEVELT AVENUE	ROOSAV	0100	FISHER LN	NEW JERSEY AV	2	Residential/Local	6657	26	173,082	AC	11/28/2022	70
233	SAN MIGUEL AVENUE	SAMIAV	0450	CYPRESS AV	MAIN ST	2	Collector	296	38	11,248	AC/AC	12/1/2022	70
234	VISTA AVENUE	VISTAV	0200	BROADWAY	PACIFIC AV	2	Residential/Local	330	34	11,220	AC	11/30/2022	70
235	WASHINGTON STREET	WASHST	0500	PALM ST	MT VERNON ST	2	Collector	1010	27	27,270	AC	12/1/2022	70
236	CAMINO DE LAS PALMAS	CDLPLM	0100	PALM ST (ART)	PALM ST (RES)	2	Residential/Local	460	37	17,020	AC	12/1/2022	69
237	MT VERNON STREET	MTVEST	0900	HARDY DR	SKYLINE DR	2	Collector	369	31	11,439	AC/AC	12/1/2022	69
238	OLIVE STREET	OLIVST	0600	CENTRAL AV	BURNELL AV	2	Residential/Local	786	35	27,510	AC	11/28/2022	69
239	BUENA VISTA AVENUE	BUVIAV	0300	PACIFIC AV	SAN MIGUEL AV	2	Collector	2327	25	58,175	AC/AC	11/30/2022	68
240	MASSACHUSETTS AVENUE	MASSAV	0100NB	BROADWAY	N CITY LIMIT	2	Arterial	867	29	25,143	AC	11/30/2022	68
241	69TH STREET	69THST	0100	MT VERNON ST	MALLARD ST	2	Collector	662	27	17,874	AC	11/30/2022	67
242	LEMON GROVE AVENUE	LEGRAV	0600SB	SAN MIGUEL AV	CYPRESS AV	3	Arterial	192	38	7,296	AC/AC	11/30/2022	67
243	SIEGLE COURT	SIEGCT	0100	N CDS	ELKHORN ST	2	Residential/Local	205	30	6,150	AC	12/2/2022	67
244	COSTADA COURT	COSTCT	0100	N CDS	S CDS	2	Residential/Local	623	33	20,559	AC/AC	11/22/2022	66
245	LARWOOD ROAD	LARWRD	0100	WOODROW AV	DEVILLE DR	2	Residential/Local	1112	33	36,696	AC	12/1/2022	66
246	CENTRAL AVENUE	CENTAV	0400	NEW JERSEY AV	CYPRESS AV	2	Collector	950	28	26,600	AC/AC	11/30/2022	65
247	EPPICK COURT	EPPICT	0100	W CDS	OSAGA DR	2	Residential/Local	430	28	12,040	AC/AC	12/1/2022	65
248	SONOMA LANE	SONOLN	0100	N CDS	MADERA ST	2	Residential/Local	1134	34	38,556	AC	11/30/2022	65
249	SWEETWATER ROAD	SWEERD	0100SB	BROADWAY	1354' S/O BROADWAY	2	Collector	1354	37	50,098	AC	12/1/2022	65
250	GLENCOE DRIVE	GLENDR	0200	EL ROY DR	CANTON DR	2	Residential/Local	590	38	22,420	AC/AC	12/12/2022	64
251	EL VERDE COURT	ELVECT	0100	ILDICA ST	S CDS	2	Residential/Local	144	30	4,320	AC	11/30/2022	63
252	PACIFIC AVENUE	PACIAV	0300	HARRIS ST	WEST ST	2	Residential/Local	148	33	4,884	AC	11/28/2022	63
253	CIRCLE DRIVE	CIRCDR	0100	W CDS	E CDS	2	Residential/Local	799	28	22,372	AC	11/30/2022	62
254	CUYAMACA AVENUE	CUYA AV	0100	NEW JERSEY AV	BUENA VISTA AV	2	Residential/Local	634	44	27,896	AC	11/22/2022	62
255	LYNDINE	LYNDIN	0100	ALTON DR	MAZER ST	2	Residential/Local	365	33	12,045	AC	12/2/2022	62
256	MONTANA STREET	MONTST	0100	LEMON GROVE AV	CITRONELLA ST	2	Residential/Local	90	34	3,060	AC/AC	12/2/2022	62
257	MOROSE STREET	MOROST	0100	MAZER ST	ALTON DR	2	Residential/Local	348	33	11,484	AC	12/2/2022	62
258	TWEED STREET	TWEEST	0200	NEW JERSEY AV	E CDS	2	Residential/Local	275	34	9,350	AC/AC	11/30/2022	62
259	AMBER PLACE	AMBEPL	0100	W CDS	JAYNA PL	2	Residential/Local	384	34	13,056	AC	11/22/2022	61
260	BLOSSOM HILL COURT	BLOSCT	0100	SIEGLE DR	SW CDS	2	Residential/Local	187	30	5,610	AC	11/30/2022	61
261	CASA LANE	CASALN	0100	W CDS	FLORINE RD	2	Residential/Local	667	30	20,010	AC	11/22/2022	61
262	CITRUS STREET	CITUST	0200	BROADWAY	CENTRAL AV	2	Residential/Local	1303	23	29,969	AC	11/22/2022	61
263	ALTON DRIVE	ALTODR	0400	SKYLINE DR	MOROSE ST	2	Collector	313	36	11,268	AC	11/30/2022	60
264	DAVIDSON AVENUE	DAVIAV	0100	W CDS	BUENA VISTA AV	2	Residential/Local	590	34	20,060	AC	11/28/2022	59
265	GOLDEN AVENUE	GOLDAV	0800	ADAMS ST	PALM ST	2	Residential/Local	1645	26	42,770	AC/AC	11/21/2022	59
266	LEMON GROVE AVENUE	LEGRAV	0800NB	GOLDEN AV	BROADWAY	3	Arterial	236	43	10,148	AC/AC	11/30/2022	59
267	ALTON DRIVE	ALTODR	0200	ELDORA ST	ENGLEWOOD DR	2	Collector	619	30	18,570	AC	11/30/2022	58
268	LEMON GROVE AVENUE	LEGRAV	0300SB	BROADWAY	GOLDEN AV	2	Arterial	236	29	6,844	AC/AC	11/30/2022	58
269	GLENCOE DRIVE	GLENDR	0100NB	ELDORA ST	ALTON DR	1	Residential/Local	521	15	7,815	PCC	12/12/2022	57
270	GROVE STREET	GROVST	0400	LESTER AV	BROADWAY	3	Collector	310	62	19,220	AC	11/30/2022	57
271	ALFORD STREET	ALFOST	0200	PACIFIC AV	DAYTONA ST	2	Residential/Local	292	26	7,592	AC	11/22/2022	56
272	MT VERNON STREET	MTVEST	0700	LEMON GROVE AV	CYPRESS AV	2	Collector	911	23	20,953	AC/AC	12/1/2022	56
273	NEW JERSEY AVENUE	NEJAV	0300	CENTRAL AV	SAN MIGUEL AV	2	Residential/Local	1313	27	35,451	AC/AC	11/28/2022	56
274	SWEETWATER ROAD	SWEERD	0200SB	1354' S/O BROADWAY	S CITY LIMIT	2	Collector	909	30	27,270	AC	12/1/2022	55
275	CRANE STREET	CRANST	0100	GOLDEN AV	NE CDS	2	Residential/Local	1742	23	40,066	AC	11/30/2022	54



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276	DI FOSS STREET	DIFOST	0100	MT VERNON ST	MAZER ST	2	Residential/Local	614	36	22,104	AC	12/12/2022	54
277	EL ROY DRIVE	ELRODR	0100	DAYTON DR	CANTON DR	2	Residential/Local	675	22	14,850	AC/AC	11/30/2022	54
278	ENSENADA STREET	ENSEST	0100	EL DORA ST	BAKERSFIELD ST	2	Residential/Local	356	28	9,968	AC/AC	12/1/2022	54
279	GOLDEN AVENUE	GOLDAV	0500	WASHINGTON ST	GOLDEN VIEW TERR	2	Residential/Local	967	28	27,076	AC/AC	11/21/2022	54
280	GOLDEN AVENUE	GOLDAV	0600	GOLDEN VIEW TERR	ROY ST	2	Residential/Local	1613	27	43,551	AC/AC	11/21/2022	54
281	LONGDALE DRIVE	LONGDR	0100	CITRONELLA ST	SKYLINE DR	2	Residential/Local	1062	34	36,108	AC/AC	12/2/2022	54
282	GOLDEN AVENUE	GOLDAV	0700	ROY ST	ADAMS ST	2	Residential/Local	367	28	10,276	AC/AC	11/21/2022	53
283	LEMON GROVE AVENUE	LEGRAV	0400SB	GOLDEN AV	CENTRAL AV	2	Arterial	1083	29	31,407	AC/AC	11/30/2022	53
284	NEW JERSEY AVENUE	NEJEAV	0100	BROADWAY	PACIFIC AV	2	Residential/Local	317	33	10,461	AC/AC	11/28/2022	53
285	NEW JERSEY AVENUE	NEJEAV	0200	PACIFIC AV	CENTRAL AV	2	Residential/Local	997	25	24,925	AC/AC	11/28/2022	53
286	DEVILLE DRIVE	DEVIDR	0100	WATWOOD RD	E CITY LIMIT	2	Residential/Local	362	34	12,308	AC/AC	11/30/2022	52
287	EDGERTON DRIVE	EDGE DR	0100	MT VERNON ST	S CDS	2	Residential/Local	715	26	18,590	AC/AC	11/30/2022	52
288	LINCOLN STREET	LINCST	0500	WASHINGTON ST	GOLDEN AV	2	Collector	1326	25	33,150	AC/AC	11/30/2022	51
289	BROADWAY	BROADW	0900EB	GROVE ST	KEMPF ST	2	Arterial	350	36	12,600	AC	11/30/2022	50
290	DUPONT DRIVE	DUPODR	0200	CANTON DR	LANSING DR	2	Residential/Local	576	27	15,552	AC/AC	11/30/2022	50
291	SAN MIGUEL AVENUE	SAMIAV	0200	JAYNIA ST	MASSACHUSETTS AV	2	Collector	2110	33	69,630	AC/AC	12/1/2022	48
292	ADAMS STREET	ADAMST	0100	WASHINGTON ST	GOLDEN AV	2	Residential/Local	1620	23	37,260	AC	11/30/2022	47
293	BERRY STREET PARK LOT	BERLOT	0100	MOUNT VERNON ST	S END	2	Parking Lot	245	40	9,800	AC	12/9/2022	47
294	GROVE STREET	GROVST	0200	LEMON GROVE WY	NORTH AV	3	Collector	362	62	22,444	AC	11/30/2022	47
295	ZEMCO DRIVE	ZEMCDR	0100	LINCOLN PL	GLENCOE DR	2	Residential/Local	920	23	21,160	AC	12/12/2022	47
296	ALTON DRIVE	ALTODR	0300	ENGLEWOOD DR	SKYLINE DR	2	Collector	425	42	17,850	AC	11/30/2022	46
297	DUPONT DRIVE	DUPODR	0300	LANSING DR	S CDS	2	Residential/Local	469	26	12,194	AC	12/12/2022	46
298	ENGLEWOOD DRIVE	ENGLDR	0100	ALTON DR	CANTON DR	2	Residential/Local	2087	30	62,610	AC	12/1/2022	46
299	LEMON GROVE AVENUE	LEGRAV	0200SB	NORTH AV	BROADWAY	2	Arterial	696	29	20,184	AC	11/30/2022	46
300	MASSACHUSETTS AVENUE	MASSAV	0200SB	BROADWAY	PACIFIC AV	2	Arterial	316	26	8,216	AC/AC	11/30/2022	46
301	ALTON DRIVE	ALTODR	0500	MOROSE ST	WASHINGTON ST	2	Collector	715	21	15,015	AC	11/30/2022	44
302	CYPRESS AVENUE	CYPRAV	0300	LEMON GROVE AV	MT VERNON ST	2	Residential/Local	1082	34	36,788	AC	11/30/2022	44
303	LEMON GROVE AVENUE	LEGRAV	0100NB	S CITY LIMIT	CANTON DR	2	Arterial	1743	31	54,033	AC/AC	11/30/2022	44
304	LEMON GROVE AVENUE	LEGRAV	0700NB	CENTRAL AV	GOLDEN AV	2	Arterial	1083	29	31,407	AC/AC	11/30/2022	44
305	SKYLINE DRIVE	SKYLDR	0200	PALM ST	MT VERNON ST	3	Collector	1058	64	67,712	AC	11/18/2022	44
306	BROADWAY	BROADW	1300EB	SWEETWATER RD	1222' E/O SWEETWATER RD	2	Arterial	1222	31	37,882	AC	11/30/2022	43
307	FEDERAL BOULEVARD	FEDEBL	0100	MACARTHUR DR	793' E/O MACARTHUR DR	2	Collector	793	39	30,927	AC	11/30/2022	43
308	LEMON GROVE AVENUE	LEGRAV	0500NB	CYPRESS AV	SAN MIGUEL AV	3	Arterial	192	35	6,720	AC/AC	11/30/2022	43
309	RUSSAN LANE	RUSSLN	0100	N CDS	BERRY ST	2	Residential/Local	432	33	14,256	AC	11/28/2022	43
310	SWEETWATER ROAD	SWEERD	0200NB	918' N/O S CITY LIMIT	BROADWAY	2	Collector	1354	37	50,098	AC/AC	12/1/2022	43
311	WASHINGTON STREET	WASHST	0750	ALTON DR	VERNIER DR	2	Collector	1148	22	25,256	AC	12/1/2022	43
312	CINDERELLA PLACE	CINDPL	0100	CINDERELLA ST	WASHINGTON ST	2	Residential/Local	259	33	8,547	AC	11/30/2022	42
313	COLFAX DRIVE	COLFDR	0100	DAYTON DR	CANTON DR	2	Residential/Local	904	26	23,504	AC	11/30/2022	42
314	DAVENTRY STREET	DAVEST	0100	69TH ST	DARTMOOR DR	2	Residential/Local	627	29	18,183	AC	11/28/2022	42
315	MAC ARTHUR DRIVE	MACRDR	0100	SW CITY LIMIT	SAN MIGUEL AV	2	Residential/Local	1997	24	47,928	AC	11/28/2022	42
316	BROADWAY	BROADW	1400WB	MASSACHUSETTS AV	NORTH AV	2	Arterial	1642	32	52,544	AC	11/30/2022	41
317	DARTMOOR DRIVE	DARTDR	0100	N CDS	69TH ST	2	Residential/Local	2078	33	68,574	AC	11/28/2022	41
318	ELKHORN STREET	ELKHST	0100	DAIN DR	SIEGLE DR	2	Residential/Local	725	34	24,650	AC	11/30/2022	41
319	GRANGE STREET	GRANST	0100	SAN MIGUEL AV	DAVIDSON AV	2	Residential/Local	628	25	15,700	AC/AC	11/28/2022	41
320	LEMON GROVE AVENUE	LEGRAV	0300NB	1650' N/O CANTON DR	MT VERNON ST	2	Arterial	1650	35	57,750	AC/AC	11/30/2022	41
321	ALAN COURT	ALANCT	0100	N CDS	ELKHORN ST	2	Residential/Local	168	29	4,872	AC	12/12/2022	40
322	GROVE STREET	GROVST	0300	NORTH AV	LESTER AV	2	Collector	309	62	19,158	AC	11/30/2022	40
323	HARRIS STREET	HARRST	0300	PACIFIC AV	S CDS	2	Residential/Local	662	30	19,860	AC	11/28/2022	40
324	LEMON GROVE SENIOR CENTER	LEMSEN	0100	MOUNT VERNON ST	S END	2	Parking Lot	515	40	20,600	AC	12/1/2022	40
325	ROSEMARY LANE	BETHPL	0100	ROSEMARY LN	S CDS	2	Residential/Local	141	55	7,755	AC	11/28/2022	40
326	BROADWAY	BROADW	0200WB	1222' E/O SWEETWATER RD	SWEETWATER RD	2	Arterial	1222	31	37,882	AC	11/30/2022	39
327	FIRE DEPARTMENT LOT	FIRPEP	0100	CENTRAL AV	S END	2	Parking Lot	227	40	9,080	AC	12/1/2022	39
328	LANSING DRIVE	LANS DR	0300	DREXEL DR	CAMERON DR	2	Residential/Local	286	22	6,292	AC	12/1/2022	39
329	LEMON GROVE AVENUE	LEGRAV	0700SB	CYPRESS AV	MT VERNON ST	2	Arterial	976	31	30,256	AC/AC	11/30/2022	39
330	LINCOLN PLACE	LINCPL	0200	ZEMCO DR	JAMACHA RD	2	Residential/Local	868	27	23,436	AC	12/2/2022	39



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331	CITRUS STREET	CITUST	0100	NORTH AV	BROADWAY	2	Residential/Local	634	37	23,458	AC	11/22/2022	38
332	DAIN DRIVE	DAINDR	0200	ILDICA ST	S CDS	2	Residential/Local	1417	34	48,178	AC/AC	12/12/2022	38
333	JAVA LANE	JAVALN	0100	N CDS	SARAWAK DR	2	Residential/Local	238	30	7,140	AC	12/1/2022	37
334	CINDERELLA WAY	CINDWY	0100	N CDS	S CDS	2	Residential/Local	390	33	12,870	AC	11/30/2022	36
335	DAIN DRIVE	DAINDR	0100	ELKHORN ST	ILDICA ST	2	Residential/Local	493	34	16,762	AC	12/1/2022	36
336	GLENCOE DRIVE	GLENDR	0300	CANTON DR	CALVOCADO ST	2	Residential/Local	693	23	15,939	AC	12/1/2022	36
337	ROOSEVELT AVENUE	ROOSAV	0200	NEW JERSEY AV	BUENA VISTA AV	2	Residential/Local	640	27	17,280	AC	11/28/2022	36
338	CALLE SUR	CALSUR	0100	W CDS	CMO DE LAS PALMAS	2	Residential/Local	253	30	7,590	AC	11/30/2022	35
339	DEBCO DRIVE	DEBCDR	0100	MT VERNON ST	ROBBIE WY	2	Residential/Local	475	33	15,675	AC	11/30/2022	35
340	GLENCOE DRIVE	GLENDR	0500	HUGHES ST	ZEMCO DR	1	Residential/Local	358	16	5,728	AC	1/3/2023	35
341	MAIN STREET	MAINST	0700	DAVIDSON AV	MT VERNON ST	2	Residential/Local	789	26	20,514	AC	11/28/2022	35
342	WASHINGTON STREET	WASHST	0800	VERNIER DR	BLOSSOM LN	2	Collector	337	33	11,121	PCC	12/1/2022	35
343	GOLDEN AVENUE	GOLDAV	0300	ACACIA ST	KEMPF ST	2	Residential/Local	465	40	18,600	AC	11/21/2022	34
344	MAIN STREET	MAINST	0200	BROADWAY	951' S/O BROADWAY	2	Residential/Local	951	37	35,187	AC	11/28/2022	34
345	MASSACHUSETTS AVENUE	MASSAV	0400	CENTRAL AV	SAN MIGUEL AV	3	Arterial	1326	63	83,538	AC/Ar	11/30/2022	34
346	BROADWAY	BROADW	0100WB	E CITY LIMIT	1222' E/O SWEETWATER RD	2	Arterial	952	30	28,560	AC	11/30/2022	33
347	KEMPF STREET	KEMPST	0100SB	BROADWAY	GOLDEN AV	2	Collector	306	40	12,240	AC	11/30/2022	32
348	MASSACHUSETTS AVENUE	MASSAV	0300	PACIFIC AV	CENTRAL AV	3	Arterial	1005	62	62,310	AC/AC	11/30/2022	32
349	MT VERNON STREET	MTVEST	0100	69TH ST	BERRY ST	2	Collector	898	25	22,450	AC	11/18/2022	32
350	NICHALS STREET	NICHST	0200	611' N/O GLENCOE DR	DAYTON DR	2	Residential/Local	855	30	25,650	AC/AC	12/2/2022	32
351	69TH STREET	69THST	0150	MALLARD ST	DAVENTRY ST	2	Collector	1195	25	29,875	AC	11/30/2022	31
352	CORONA STREET	COROST	0300	SAN MIGUEL AV	TWEED ST	2	Residential/Local	497	34	16,898	AC	11/22/2022	31
353	KENNESTER DRIVE	KENNDR	0100	CENTRAL AV	S CDS	2	Residential/Local	340	36	12,240	AC	11/28/2022	31
354	LEMON GROVE AVENUE	LEGRAV	0400NB	MT VERNON ST	CYPRESS AV	2	Arterial	976	35	34,160	AC/AC	11/30/2022	31
355	LEMON LANE	LEMOLN	0100	N CDS	ROY ST	2	Residential/Local	438	34	14,892	AC	12/2/2022	31
356	DAIN COURT	DAINCT	0100	N CDS	ELKHORN ST	2	Residential/Local	268	30	8,040	AC	12/12/2022	30
357	JEFFERSON STREET	JEFFST	0100	W CDS	WASHINGTON ST	2	Residential/Local	655	28	18,340	AC	12/12/2022	30
358	MT VERNON STREET	MTVEST	0200	BERRY ST	BETH PL	2	Collector	686	40	27,440	AC	11/18/2022	30
359	MULDER STREET	MULDST	0100	PALM ST	HAVEN ST	2	Residential/Local	767	33	25,311	AC	12/2/2022	30
360	SIEGLE DRIVE	SIEGDR	0100	ELKHORN ST	BLOSSOM HILL DR	2	Residential/Local	497	34	16,898	AC	12/2/2022	30
361	BROADWAY	BROADW	0100EB	FEDERAL BL	MASSACHUSETTS AV	3	Arterial	1642	38	62,396	AC	11/30/2022	29
362	LEMON GROVE AVENUE	LEGRAV	0600NB	SAN MIGUEL AV	CENTRAL AV	2	Arterial	1628	31	50,468	AC/AC	11/30/2022	29
363	LEMON GROVE AVENUE	LEGRAV	0900NB	BROADWAY	LESTER AV	2	Arterial	372	31	11,532	AC	11/30/2022	29
364	SAN PASQUAL STREET	SAPAST	0200	SAN PASQUAL CT	MAIN ST	2	Residential/Local	746	26	19,396	AC	11/28/2022	29
365	ALFORD STREET	ALFOST	0100	BROADWAY	PACIFIC AV	2	Residential/Local	307	30	9,210	AC	11/22/2022	28
366	ALTON DRIVE	ALTODR	0100	GLENCOE DR	ELDORA ST	1	Collector	393	15	5,895	PCC	11/30/2022	28
367	GLENCOE DRIVE	GLENDR	0600	ZEMCO DR	JAMACHA RD	1	Residential/Local	705	20	14,100	AC	12/12/2022	28
368	MADERA STREET	MADEST	0100	SAN PASQUAL ST	MASSACHUSETTS AV	2	Residential/Local	432	38	16,416	AC	11/28/2022	28
369	NATHAN STREET	NATHST	0100	DARRYL ST	LINCOLN ST	2	Residential/Local	465	34	15,810	AC	12/2/2022	28
370	PACIFIC AVENUE	PACIAV	0700	OLIVE ST	MAIN ST	2	Residential/Local	292	33	9,636	AC	11/28/2022	28
371	SAN MIGUEL AVENUE	SAMIAV	0100	FEDERAL BL	JAYNIA ST	2	Collector	2225	27	60,075	AC/AC	12/1/2022	28
372	SAN PASQUAL STREET	SAPAST	0100	MCKNIGHT DR	SAN PASQUAL CT	2	Residential/Local	566	42	23,772	AC	11/28/2022	28
373	SANFORD DRIVE	SANFDR	0100	W CDS	SKYLINE DR	2	Residential/Local	361	33	11,913	AC	12/2/2022	28
374	BONITA STREET	BONIST	0100	N END	SAN MIGUEL AV	2	Residential/Local	653	34	22,202	AC	11/22/2022	27
375	FEDERAL BOULEVARD	FEDEBL	0500WB	COLLEGE AV	422' W/O COLLEGE AV	1	Collector	422	30	12,660	AC	11/30/2022	27
376	MEADOW LANE	MEADLN	0100	N CDS	ROY ST	2	Residential/Local	469	34	15,946	AC	12/2/2022	27
377	SKYLINE DRIVE	SKYLDR	0300	MT VERNON ST	ALTON DR	3	Collector	1034	77	79,618	AC/AC	11/18/2022	27
378	WATWOOD ROAD	WATWRD	0100	CANTON DR	S CITY LIMIT	2	Residential/Local	1779	34	60,486	AC/AC	12/2/2022	27
379	LEMON GROVE PARK LOT	LEMLOT	0100	WASHINGTON ST	E END	2	Parking Lot	619	40	24,760	AC	12/14/2022	26
380	MADISON AVENUE	MADIAV	0200	NEW JERSEY AV	BUENA VISTA AV	2	Residential/Local	638	25	15,950	AC	11/28/2022	26
381	MAIN STREET	MAINST	0600	SAN MIGUEL AV	DAVIDSON AV	2	Residential/Local	538	22	11,836	AC	11/28/2022	26
382	EDDING DRIVE	EDDIDR	0100	N CDS	MT VERNON ST	2	Residential/Local	546	33	18,018	AC	11/28/2022	25
383	LEMONWOOD LANE	LEWOLN	0100	W CDS	MERCURY DR	2	Residential/Local	708	34	24,072	AC	11/28/2022	25
384	ROY STREET	ROYSTR	0400	W CDS	GOLDEN AV	2	Residential/Local	363	34	12,342	AC	12/2/2022	25
385	WASHINGTON STREET	WASHST	0700	518' S/O MT VERNON ST	ALTON DR	2	Collector	507	22	11,154	AC	12/1/2022	25



#	Street Name	Street ID	Section ID	Beg Location	End Location	Lanes	Functional Class	Length (ft)	Width (ft)	Area (sf)	Surface Type	PCI Date	Inspected PCI
386	CAMINO DE LAS PALMAS	CDLPLM	0200	PALM ST (RES)	CALLE SUR	2	Residential/Local	1409	37	52,133	AC	12/12/2022	24
387	CAMINO DE LAS PALMAS	CDLPLM	0300	CALLE SUR	ILDICA ST	2	Residential/Local	1179	37	43,623	AC	11/30/2022	24
388	EL PRADO AVENUE	ELPRAV	0200	BONITA ST	SAN PASQUAL ST	2	Residential/Local	560	24	13,440	AC	11/28/2022	24
389	69TH STREET	69THST	0200	DAVENTRY ST	DARTMOOR DR	2	Collector	1246	26	32,396	AC	11/30/2022	23
390	LEMON GROVE AVENUE	LEGRAV	0500SB	CENTRAL AV	SAN MIGUEL AV	2	Arterial	1628	31	50,468	AC/AC	11/30/2022	23
391	CALLE NORTE	CALNOR	0100	W CDS	CMO DE LAS PALMAS	2	Residential/Local	277	30	8,310	AC	11/30/2022	22
392	CARLISLE DRIVE	CARLDR	0200	SKYLINE RD	JAMACHA RD	2	Residential/Local	240	33	7,920	AC	12/12/2022	22
393	LINCOLN STREET	LINCST	0300	SKYLINE DR	JULIE LYNN WY	2	Collector	195	34	6,630	AC	11/30/2022	22
394	NORTH AVENUE	NORTAV	0400	WEST ST	246' W/F BUENA VISTA AV	2	Residential/Local	930	32	29,760	AC	11/28/2022	22
395	MADERA STREET	MADEST	0300	RAMON ST	69TH ST	2	Collector	1591	47	74,777	AC	11/18/2022	21
396	PERGL STREET	PERGST	0100	N CDS	S CDS	2	Residential/Local	505	34	17,170	AC	11/28/2022	21
397	BROADWAY	BROADW	1100EB	WASHINGTON AV	LEMON GROVE WY	2	Arterial	891	30	26,730	AC	11/30/2022	20
398	CEDRAL PLACE	CEDRPL	0100	W CDS	E CDS	2	Residential/Local	611	34	20,774	AC	11/22/2022	20
399	DAYTON DRIVE	DAYTDR	0400	151' S/O NICHALS ST	EL ROY DR	2	Residential/Local	982	29	28,478	AC	11/30/2022	20
400	HIBISCUS DRIVE	HIBIDR	0100	CENTRAL AV	S CDS	2	Residential/Local	1267	40	50,680	AC	11/28/2022	20
401	LANSING DRIVE	LANSDR	0100	CANTON DR	SKYLINE DR	2	Collector	1796	25	44,900	AC	11/30/2022	20
402	MADERA STREET	MADEST	0200	MASSACHUSETTS AV	RAMON ST	2	Collector	1555	54	83,970	AC	11/18/2022	20
403	MC KNIGHT STREET	MCKNST	0100	N END	MT VERNON ST	2	Residential/Local	385	27	10,395	AC	11/28/2022	20
404	OLIVE STREET	OLIVST	0300	BROADWAY	PACIFIC AV	2	Residential/Local	644	38	24,472	AC	11/28/2022	20
405	SKYLINE DRIVE	SKYLDR	0400	ALTON DR	CANTON DR	3	Collector	2050	62	127,100	AC/AC	11/18/2022	20
406	BROADWAY	BROADW	0400WB	LEMON GROVE WY	WASHINGTON ST	2	Arterial	891	37	32,967	AC	11/30/2022	19
407	GLENCOE DRIVE	GLENDR	0400	CALVOCADO ST	HUGHES ST	1	Residential/Local	653	22	14,366	AC	12/12/2022	19
408	HARRIS STREET	HARRST	0100	NORTH AV	BROADWAY	2	Residential/Local	644	38	24,472	AC	11/28/2022	19
409	IDA STREET	IDASTR	0100	CORONA ST	E CDS	2	Residential/Local	235	33	7,755	AC	11/28/2022	19
410	NICHALS STREET	NICHST	0100	GLENCOE DR	611' N/O GLENCOE DR	2	Residential/Local	611	31	18,941	AC	12/2/2022	19
411	VISTA AVENUE	VISTAV	0300	PACIFIC AV	CENTRAL AV	2	Residential/Local	979	24	23,496	AC	11/30/2022	19
412	FAIRHAVEN STREET	FAIHST	0100	EL DORA ST	GLENCOE DR	2	Residential/Local	1262	30	37,860	AC	12/1/2022	18
413	FISHER LANE	FISHLN	0100	CENTRAL AV	ROOSEVELT AV	1	Residential/Local	634	14	8,876	AC	11/28/2022	18
414	LINCOLN STREET	LINCST	0400	JULIE LYNN WY	WASHINGTON ST	2	Collector	777	24	18,648	AC	11/30/2022	18
415	NORTH AVENUE	NORTAV	0500	BUENA VISTA AV	OLIVE ST	2	Residential/Local	630	26	16,380	AC	11/28/2022	18
416	PACIFIC AVENUE	PACIAV	0100	VISTA AV	CITRUS ST	2	Residential/Local	250	22	5,500	AC	11/28/2022	18
417	SKYLINE DRIVE	SKYLDR	0100	LINCOLN ST	PALM ST	3	Collector	1377	66	90,882	AC	11/18/2022	18
418	WASHINGTON STREET	WASHST	0100	BROADWAY	290' S/O BROADWAY	2	Collector	290	34	9,860	AC	12/1/2022	18
419	ACACIA STREET	ACACST	0100	GOLDEN AV	S CDS	2	Residential/Local	644	33	21,252	AC/AC	11/30/2022	16
420	BROADWAY	BROADW	0500WB	WASHINGTON ST	KEMPF ST	2	Arterial	1031	39	40,209	AC	11/30/2022	16
421	MAIN STREET	MAINST	0800	MT VERNON ST	S CDS	2	Residential/Local	1759	28	49,252	AC	11/28/2022	16
422	BONITA STREET	BONIST	0400	BERYL ST	EL PRADO AV	2	Residential/Local	1215	28	34,020	AC	11/22/2022	15
423	BROADWAY	BROADW	1000EB	KEMPF ST	WASHINGTON ST	3	Arterial	1031	41	42,271	AC	11/30/2022	15
424	MADISON AVENUE	MADIAV	0300	CYPRESS AV	OLIVE ST	2	Residential/Local	354	26	9,204	AC	11/28/2022	15
425	ALTON DRIVE	ALTODR	0700	DEBCO DR	EOP	2	Residential/Local	160	15	2,400	AC	11/30/2022	14
426	CARLISLE DRIVE	CARLDR	0100	W CITY LIMIT	SKYLINE DR	2	Residential/Local	525	34	17,850	AC	11/30/2022	14
427	LONGDALE DRIVE	LONGDR	0200	SKYLINE DR	E CDS	2	Residential/Local	844	34	28,696	AC	12/2/2022	14
428	FEDERAL BOULEVARD	FEDEBL	0500EB	422' W/O COLLEGE AV	COLLEGE AV	2	Collector	422	42	17,724	AC	11/30/2022	13
429	DAVIDSON AVENUE	DAVIAV	0200	BUENA VISTA AV	MAIN ST	2	Residential/Local	351	22	7,722	AC	11/28/2022	12
430	KEMPF STREET	KEMPST	0100NB	GOLDEN AV	BROADWAY	2	Collector	306	32	9,792	AC	11/30/2022	12
431	KEMPF STREET	KEMPST	0200	GOLDEN AV	DARRYL ST	3	Collector	831	49	40,719	AC	11/30/2022	12
432	BLOSSOM LANE	BLOSLN	0100EB	W END	WASHINGTON ST	1	Residential/Local	821	21	17,241	AC	12/12/2022	11
433	KEMPF STREET	KEMPST	0300	DARRYL ST	LINCOLN ST	49	Collector	497	49	24,353	AC	11/30/2022	11
434	MAIN STREET	MAINST	0400	CENTRAL AV	BURNELL AV	2	Residential/Local	790	31	24,490	AC	11/28/2022	11
435	MERCURY DRIVE	MERCDR	0100	LEMONWOOD LN	SAN MIGUEL AV	2	Residential/Local	808	34	27,472	AC	11/28/2022	11
436	MT VERNON STREET	MTVEST	1200	DEBCO DR	GOLDEN AV	2	Collector	7726	40	309,040	AC	12/1/2022	11
437	MT VERNON STREET	MTVEST	1300	GOLDEN AV	LAWTON ST	2	Collector	767	33	25,311	AC	12/1/2022	11
438	PACIFIC AVENUE	PACIAV	0200	CITRUS ST	HARRIS ST	2	Residential/Local	504	34	17,136	AC	11/28/2022	11
439	BUENA VISTA AVENUE	BUVIAV	0100	NORTH AV	BROADWAY	2	Collector	654	37	24,198	AC	11/30/2022	≤10
440	ALTON DRIVE	ALTODR	0600	WASHINGTON ST	DEBCO DR	2	Collector	617	21	12,957	AC	11/30/2022	≤10



#	Street Name	Street ID	Section ID	Beg Location	End Location	Lanes	Functional Class	Length (ft)	Width (ft)	Area (sf)	Surface Type	PCI Date	Inspected PCI
441	BROADWAY	BROADW	0300WB	SWEETWATER RD	LEMON GROVE WY	2	Arterial	502	36	18,072	AC	11/30/2022	≤10
442	GLEBE ROAD	GLEBRD	0100	FISHER LN	SAN MIGUEL AV	2	Residential/Local	747	34	25,398	AC	11/28/2022	≤10
443	LA CORTA STREET	LACOST	0100	CALLE ENTRE	MASSACHUSETTS AV	2	Residential/Local	593	33	19,569	AC	11/28/2022	≤10
444	PACIFIC AVENUE	PACIAV	0500	NEW JERSEY AV	BUENA VISTA AV	2	Residential/Local	626	38	23,788	AC	11/28/2022	≤10
445	BROADWAY	BROADW	1200EB	LEMON GROVE WY	SWEETWATER RD	2	Arterial	502	30	15,060	AC	11/30/2022	≤10
446	NOBLE STREET	NOBLST	0100	LAWFORD PL	E DORA ST	2	Residential/Local	1313	23	30,199	AC	12/2/2022	≤10
447	GLENCOE DRIVE	GLENDR	0100SB	ATON DR	ELDORA ST	1	Residential/Local	521	17	8,857	AC	12/21/2022	≤10
448	MAIN STREET	MAINST	0900	SAN PASQUAL ST	MASSACHUSETTS AV	2	Residential/Local	448	37	16,576	AC	11/28/2022	≤10
449	MT VERNON STREET	MTVEST	1100	WASHINGTON ST	DEBCO DR	2	Collector	546	39	21,294	AC	12/1/2022	≤10
450	WASHINGTON STREET	WASHST	0200	GOLDEN AV	188' N/O GOLDEN AV	1	Collector	188	32	6,016	AC	12/1/2022	≤10
451	69TH STREET	69THST	0300	DARTMOOR DR	MADERA ST	2	Collector	1107	25	27,675	AC	11/30/2022	≤10
452	LAWTON DRIVE	LAWTDR	0100	MT VERNON ST	S CDS	2	Residential/Local	709	28	19,852	AC	12/2/2022	≤10
453	WEST STREET	WESTST	0100	NORTH AV	BROADWAY	2	Residential/Local	634	34	21,556	AC	11/30/2022	≤10
454	BLOSSOM LANE	BLOSLN	0100WB	WASHINGTON ST	W END	1	Residential/Local	821	21	17,241	AC	12/12/2022	≤10
455	ILDICA STREET	ILDIST	0100	BLOSSOM LN	CAMINO DE LAS PALMAS	3	Residential/Local	1580	62	97,960	AC	11/21/2022	≤10
456	LEMON GROVE WAY	LEGRWY	0400	COLUMBUS PL	BROADWAY	2	Collector	762	45	34,290	AC	11/30/2022	≤10
457	MADISON AVENUE	MADIAV	0100	W END	NEW JERSEY AV	2	Residential/Local	486	26	12,636	AC	11/28/2022	≤10
458	BERYL STREET	BERYST	0100	BONITA ST	EL PRADO AV	2	Residential/Local	554	22	12,188	AC	11/22/2022	≤10
459	BERYL STREET	BERYST	0200	EL PRADO AV	MAIN ST	2	Residential/Local	566	30	16,980	AC	11/22/2022	≤10
460	CYPRESS AVENUE	CYPRAV	0100	CENTRAL AV	BURNELL AV	2	Residential/Local	814	23	18,722	AC	11/22/2022	≤10
461	DAYTONA STREET	DAYTST	0100	ALFORD ST	HARRIS ST	2	Residential/Local	242	16	3,872	AC	11/28/2022	≤10
462	LINCOLN PLACE	LINCLP	0100	HUGHES ST	ZEMCO DR	2	Residential/Local	545	20	10,900	AC	12/2/2022	≤10
463	NIDA PLACE	NIDAPL	0100	PALM AV	S CDS	2	Residential/Local	483	28	13,524	AC	12/2/2022	≤10
464	OLIVE STREET	OLIVST	0100	N CDS	NORTH AV	2	Residential/Local	303	30	9,090	AC	11/28/2022	≤10
465	CALLE ENTRE	CALENT	0100	PRIMERA ST	LA CORTA ST	2	Residential/Local	268	33	8,844	AC	11/22/2022	≤10
466	CORONA STREET	COROST	0100	CENTRAL AV	ROOSEVELT AV	2	Residential/Local	637	21	13,377	AC	11/22/2022	≤10
467	CRESTLINE DRIVE	CRESDR	0100	PALM ST	HAVEN DR	2	Residential/Local	765	33	25,245	AC	12/12/2022	≤10
468	HAVEN DRIVE	HAVEDR	0100	CRESTLINE DR	MULDER ST	2	Residential/Local	280	23	6,440	AC	11/21/2022	≤10
469	HUGHES STREET	HUGHST	0100	LINCOLN PL	GLENCOE DR	2	Residential/Local	801	25	20,025	AC	11/21/2022	≤10
470	LESTER STREET	LESTST	0100	LEMON GROVE AV	GROVE ST	2	Residential/Local	884	30	26,520	AC	12/2/2022	≤10
471	MC KNIGHT STREET	MCKNST	0300	CAMELOT CT	SAN PASQUAL ST	2	Residential/Local	634	30	19,020	AC	11/28/2022	≤10
472	NORTH AVENUE	NORTAV	0300	HARRIS ST	WEST ST	2	Residential/Local	368	25	9,200	AC	11/28/2022	≤10
473	PACIFIC AVENUE	PACIAV	0600	BUENA VISTA AV	OLIVE ST	2	Residential/Local	618	38	23,484	AC	11/28/2022	≤10
474	BERRYLAND COURT	BERRCT	0100	N CDS	SAN PASQUAL ST	2	Residential/Local	688	33	22,704	AC	12/23/2022	≤10
475	MERCURY DRIVE	MERCDR	0200	SAN MIGUEL AV	ROSEMARY LN	2	Residential/Local	784	34	26,656	AC	11/28/2022	≤10
476	PRIMERA STREET	PRIMST	0100	CALLE ENTRE	MASSACHUSETTS AV	2	Residential/Local	385	33	12,705	AC	11/28/2022	≤10
477	SWEETWATER WAY	SWEWY	0100	BROADWAY	S CDS	2	Residential/Local	770	30	23,100	AC	12/2/2022	≤10
478	BUENA VISTA AVENUE	BUVIAV	0500	DAVIDSON AV	MAIN ST	2	Residential/Local	604	31	18,724	AC	11/22/2022	≤10
479	CYPRESS AVENUE	CYPRAV	0200	BURNELL AV	SAN MIGUEL AV	2	Residential/Local	560	24	13,440	AC	11/22/2022	≤10
480	LEMON AVENUE	LEMOAV	0100	BUENA VISTA AV	OLIVE ST	2	Residential/Local	613	33	20,229	AC	11/28/2022	≤10
481	NORTH AVENUE	NORTAV	0100	BROADWAY	MASSACHUSETTS AV	2	Residential/Local	2005	25	50,125	AC	11/28/2022	≤10
482	SAN PASQUAL COURT	SAPACT	0100	NW END	SAN PASQUAL ST	2	Residential/Local	362	30	10,860	AC	11/28/2022	≤10
483	BURNELL AVENUE	BURNAV	0100	CYPRESS AV	OLIVE ST	2	Residential/Local	323	29	9,367	AC	11/22/2022	≤10
484	DEBCO DRIVE	DEBCDR	0200	ROBBIE WY	ALTON DR	2	Residential/Local	607	33	20,031	AC	11/30/2022	≤10
485	DREW LANE	DREWLN	0100	N CDS	SAN MIGUEL AV	2	Residential/Local	979	33	32,307	AC	11/28/2022	≤10
486	MC KNIGHT STREET	MCKNST	0200	MT VERNON ST	CAMELOT CT	2	Residential/Local	796	30	23,880	AC	11/28/2022	≤10



#	Street Name	Street ID	Section ID	Beg Location	End Location	Lanes	Functional Class	Length (ft)	Width (ft)	Area (sf)	Surface Type	PCI Date	Inspected PCI
1	EDDING DRIVE	EDDIR	0100	N CDS	MT VERNON ST	2	Residential/Local	546	33	18,018	AC	11/28/2022	25
2	LEMONWOOD LANE	LEWOLN	0100	W CDS	MERCURY DR	2	Residential/Local	708	34	24,072	AC	11/28/2022	25
3	ROY STREET	ROYSTR	0400	W CDS	GOLDEN AV	2	Residential/Local	363	34	12,342	AC	12/2/2022	25
4	WASHINGTON STREET	WASHST	0700	518' S/O MT VERNON ST	ALTON DR	2	Collector	507	22	11,154	AC	12/1/2022	25
5	CAMINO DE LAS PALMAS	CDLPLM	0200	PALM ST (RES)	CALLE SUR	2	Residential/Local	1409	37	52,133	AC	12/12/2022	24
6	CAMINO DE LAS PALMAS	CDLPLM	0300	CALLE SUR	ILDICA ST	2	Residential/Local	1179	37	43,623	AC	11/30/2022	24
7	EL PRADO AVENUE	ELPRAV	0200	BONITA ST	SAN PASQUAL ST	2	Residential/Local	560	24	13,440	AC	11/28/2022	24
8	69TH STREET	69THST	0200	DAVENTRY ST	DARTMOOR DR	2	Collector	1246	26	32,396	AC	11/30/2022	23
9	LEMON GROVE AVENUE	LEGRAV	0500SB	CENTRAL AV	SAN MIGUEL AV	2	Arterial	1628	31	50,468	AC/AC	11/30/2022	23
10	CALLE NORTE	CALNOR	0100	W CDS	CMO DE LAS PALMAS	2	Residential/Local	277	30	8,310	AC	11/30/2022	22
11	CARLISLE DRIVE	CARLDR	0200	SKYLINE RD	JAMACHA RD	2	Residential/Local	240	33	7,920	AC	12/12/2022	22
12	LINCOLN STREET	LINCST	0300	SKYLINE DR	JULIE LYNN WY	2	Collector	195	34	6,630	AC	11/30/2022	22
13	NORTH AVENUE	NORTAV	0400	WEST ST	246' W/F BUENA VISTA AV	2	Residential/Local	930	32	29,760	AC	11/28/2022	22
14	MADERA STREET	MADEST	0300	RAMON ST	69TH ST	2	Collector	1591	47	74,777	AC	11/18/2022	21
15	PERGL STREET	PERGST	0100	N CDS	S CDS	2	Residential/Local	505	34	17,170	AC	11/28/2022	21
16	BROADWAY	BROADW	1100EB	WASHINGTON AV	LEMON GROVE WY	2	Arterial	891	30	26,730	AC	11/30/2022	20
17	CEDRAL PLACE	CEDRPL	0100	W CDS	E CDS	2	Residential/Local	611	34	20,774	AC	11/22/2022	20
18	DAYTON DRIVE	DAYTDR	0400	151' S/O NICHALS ST	EL ROY DR	2	Residential/Local	982	29	28,478	AC	11/30/2022	20
19	HIBISCUS DRIVE	HIBIDR	0100	CENTRAL AV	S CDS	2	Residential/Local	1267	40	50,680	AC	11/28/2022	20
20	LANSING DRIVE	LANSDR	0100	CANTON DR	SKYLINE DR	2	Collector	1796	25	44,900	AC	11/30/2022	20
21	MADERA STREET	MADEST	0200	MASSACHUSETTS AV	RAMON ST	2	Collector	1555	54	83,970	AC	11/18/2022	20
22	MC KNIGHT STREET	MCKNST	0100	N END	MT VERNON ST	2	Residential/Local	385	27	10,395	AC	11/28/2022	20
23	OLIVE STREET	OLIVST	0300	BROADWAY	PACIFIC AV	2	Residential/Local	644	38	24,472	AC	11/28/2022	20
24	SKYLINE DRIVE	SKYLDR	0400	ALTON DR	CANTON DR	3	Collector	2050	62	127,100	AC/AC	11/18/2022	20
25	BROADWAY	BROADW	0400WB	LEMON GROVE WY	WASHINGTON ST	2	Arterial	891	37	32,967	AC	11/30/2022	19
26	GLENCOE DRIVE	GLENDR	0400	CALVOCADO ST	HUGHES ST	1	Residential/Local	653	22	14,366	AC	12/12/2022	19
27	HARRIS STREET	HARRST	0100	NORTH AV	BROADWAY	2	Residential/Local	644	38	24,472	AC	11/28/2022	19
28	IDA STREET	IDASTR	0100	CORONA ST	E CDS	2	Residential/Local	235	33	7,755	AC	11/28/2022	19
29	NICHALS STREET	NICHST	0100	GLENCOE DR	611' N/O GLENCOE DR	2	Residential/Local	611	31	18,941	AC	12/2/2022	19
30	VISTA AVENUE	VISTAV	0300	PACIFIC AV	CENTRAL AV	2	Residential/Local	979	24	23,496	AC	11/30/2022	19
31	FAIRHAVEN STREET	FAIHST	0100	EL DORA ST	GLENCOE DR	2	Residential/Local	1262	30	37,860	AC	12/1/2022	18
32	FISHER LANE	FISHLN	0100	CENTRAL AV	ROOSEVELT AV	1	Residential/Local	634	14	8,876	AC	11/28/2022	18
33	LINCOLN STREET	LINCST	0400	JULIE LYNN WY	WASHINGTON ST	2	Collector	777	24	18,648	AC	11/30/2022	18
34	NORTH AVENUE	NORTAV	0500	BUENA VISTA AV	OLIVE ST	2	Residential/Local	630	26	16,380	AC	11/28/2022	18
35	PACIFIC AVENUE	PACIAV	0100	VISTA AV	CITRUS ST	2	Residential/Local	250	22	5,500	AC	11/28/2022	18
36	SKYLINE DRIVE	SKYLDR	0100	LINCOLN ST	PALM ST	3	Collector	1377	66	90,882	AC	11/18/2022	18
37	WASHINGTON STREET	WASHST	0100	BROADWAY	290' S/O BROADWAY	2	Collector	290	34	9,860	AC	12/1/2022	18
38	ACACIA STREET	ACACST	0100	GOLDEN AV	S CDS	2	Residential/Local	644	33	21,252	AC/AC	11/30/2022	16
39	BROADWAY	BROADW	0500WB	WASHINGTON ST	KEMPF ST	2	Arterial	1031	39	40,209	AC	11/30/2022	16
40	MAIN STREET	MAINST	0800	MT VERNON ST	S CDS	2	Residential/Local	1759	28	49,252	AC	11/28/2022	16
41	BONITA STREET	BONIST	0400	BERYL ST	EL PRADO AV	2	Residential/Local	1215	28	34,020	AC	11/22/2022	15
42	BROADWAY	BROADW	1000EB	KEMPF ST	WASHINGTON ST	3	Arterial	1031	41	42,271	AC	11/30/2022	15
43	MADISON AVENUE	MADIAV	0300	CYPRESS AV	OLIVE ST	2	Residential/Local	354	26	9,204	AC	11/28/2022	15
44	ALTON DRIVE	ALTODR	0700	DEBCO DR	EOP	2	Residential/Local	160	15	2,400	AC	11/30/2022	14
45	CARLISLE DRIVE	CARLDR	0100	W CITY LIMIT	SKYLINE DR	2	Residential/Local	525	34	17,850	AC	11/30/2022	14
46	LONGDALE DRIVE	LONGDR	0200	SKYLINE DR	E CDS	2	Residential/Local	844	34	28,696	AC	12/2/2022	14
47	FEDERAL BOULEVARD	FEDEBL	0500EB	422' W/O COLLEGE AV	COLLEGE AV	2	Collector	422	42	17,724	AC	11/30/2022	13
48	DAVIDSON AVENUE	DAVIAV	0200	BUENA VISTA AV	MAIN ST	2	Residential/Local	351	22	7,722	AC	11/28/2022	12
49	KEMPF STREET	KEMPST	0100NB	GOLDEN AV	BROADWAY	2	Collector	306	32	9,792	AC	11/30/2022	12
50	KEMPF STREET	KEMPST	0200	GOLDEN AV	DARRYL ST	3	Collector	831	49	40,719	AC	11/30/2022	12
51	BLOSSOM LANE	BLOSLN	0100EB	W END	WASHINGTON ST	1	Residential/Local	821	21	17,241	AC	12/12/2022	11
52	KEMPF STREET	KEMPST	0300	DARRYL ST	LINCOLN ST	49	Collector	497	49	24,353	AC	11/30/2022	11
53	MAIN STREET	MAINST	0400	CENTRAL AV	BURNELL AV	2	Residential/Local	790	31	24,490	AC	11/28/2022	11
54	MERCURY DRIVE	MERCDR	0100	LEMONWOOD LN	SAN MIGUEL AV	2	Residential/Local	808	34	27,472	AC	11/28/2022	11
55	MT VERNON STREET	MTVEST	1200	DEBCO DR	GOLDEN AV	2	Collector	7726	40	309,040	AC	12/1/2022	11



#	Street Name	Street ID	Section ID	Beg Location	End Location	Lanes	Functional Class	Length (ft)	Width (ft)	Area (sf)	Surface Type	PCI Date	Inspected PCI
56	MT VERNON STREET	MTVEST	1300	GOLDEN AV	LAWTON ST	2	Collector	767	33	25,311	AC	12/1/2022	11
57	PACIFIC AVENUE	PACIAV	0200	CITRUS ST	HARRIS ST	2	Residential/Local	504	34	17,136	AC	11/28/2022	11
58	BUENA VISTA AVENUE	BUVIAV	0100	NORTH AV	BROADWAY	2	Collector	654	37	24,198	AC	11/30/2022	≤10
59	ALTON DRIVE	ALTODR	0600	WASHINGTON ST	DEBCO DR	2	Collector	617	21	12,957	AC	11/30/2022	≤10
60	BROADWAY	BROADW	0300WB	SWEETWATER RD	LEMON GROVE WY	2	Arterial	502	36	18,072	AC	11/30/2022	≤10
61	GLEBE ROAD	GLEBRD	0100	FISHER LN	SAN MIGUEL AV	2	Residential/Local	747	34	25,398	AC	11/28/2022	≤10
62	LA CORTA STREET	LACOST	0100	CALLE ENTRE	MASSACHUSETTS AV	2	Residential/Local	593	33	19,569	AC	11/28/2022	≤10
63	PACIFIC AVENUE	PACIAV	0500	NEW JERSEY AV	BUENA VISTA AV	2	Residential/Local	626	38	23,788	AC	11/28/2022	≤10
64	BROADWAY	BROADW	1200EB	LEMON GROVE WY	SWEETWATER RD	2	Arterial	502	30	15,060	AC	11/30/2022	≤10
65	NOBLE STREET	NOBLST	0100	LAWFORD PL	E DORA ST	2	Residential/Local	1313	23	30,199	AC	12/2/2022	≤10
66	GLENCOE DRIVE	GLENDR	0100SB	ATON DR	ELDORA ST	1	Residential/Local	521	17	8,857	AC	12/21/2022	≤10
67	MAIN STREET	MAINST	0900	SAN PASQUAL ST	MASSACHUSETTS AV	2	Residential/Local	448	37	16,576	AC	11/28/2022	≤10
68	MT VERNON STREET	MTVEST	1100	WASHINGTON ST	DEBCO DR	2	Collector	546	39	21,294	AC	12/1/2022	≤10
69	WASHINGTON STREET	WASHST	0200	GOLDEN AV	188' N/O GOLDEN AV	1	Collector	188	32	6,016	AC	12/1/2022	≤10
70	69TH STREET	69THST	0300	DARTMOOR DR	MADERA ST	2	Collector	1107	25	27,675	AC	11/30/2022	≤10
71	LAWTON DRIVE	LAWTDR	0100	MT VERNON ST	S CDS	2	Residential/Local	709	28	19,852	AC	12/2/2022	≤10
72	WEST STREET	WESTST	0100	NORTH AV	BROADWAY	2	Residential/Local	634	34	21,556	AC	11/30/2022	≤10
73	BLOSSOM LANE	BLOS LN	0100WB	WASHINGTON ST	W END	1	Residential/Local	821	21	17,241	AC	12/12/2022	≤10
74	ILDICA STREET	ILDIST	0100	BLOSSOM LN	CAMINO DE LAS PALMAS	3	Residential/Local	1580	62	97,960	AC	11/21/2022	≤10
75	LEMON GROVE WAY	LEGRWY	0400	COLUMBUS PL	BROADWAY	2	Collector	762	45	34,290	AC	11/30/2022	≤10
76	MADISON AVENUE	MADIAV	0100	W END	NEW JERSEY AV	2	Residential/Local	486	26	12,636	AC	11/28/2022	≤10
77	BERYL STREET	BERYST	0100	BONITA ST	EL PRADO AV	2	Residential/Local	554	22	12,188	AC	11/22/2022	≤10
78	BERYL STREET	BERYST	0200	EL PRADO AV	MAIN ST	2	Residential/Local	566	30	16,980	AC	11/22/2022	≤10
79	CYPRESS AVENUE	CYPRAV	0100	CENTRAL AV	BURNELL AV	2	Residential/Local	814	23	18,722	AC	11/22/2022	≤10
80	DAYTONA STREET	DAYTST	0100	ALFORD ST	HARRIS ST	2	Residential/Local	242	16	3,872	AC	11/28/2022	≤10
81	LINCOLN PLACE	LINCPL	0100	HUGHES ST	ZEMCO DR	2	Residential/Local	545	20	10,900	AC	12/2/2022	≤10
82	NIDA PLACE	NIDAPL	0100	PALM AV	S CDS	2	Residential/Local	483	28	13,524	AC	12/2/2022	≤10
83	OLIVE STREET	OLIVST	0100	N CDS	NORTH AV	2	Residential/Local	303	30	9,090	AC	11/28/2022	≤10
84	CALLE ENTRE	CALENT	0100	PRIMERA ST	LA CORTA ST	2	Residential/Local	268	33	8,844	AC	11/22/2022	≤10
85	CORONA STREET	COROST	0100	CENTRAL AV	ROOSEVELT AV	2	Residential/Local	637	21	13,377	AC	11/22/2022	≤10
86	CRESTLINE DRIVE	CRESDR	0100	PALM ST	HAVEN DR	2	Residential/Local	765	33	25,245	AC	12/12/2022	≤10
87	HAVEN DRIVE	HAVEDR	0100	CRESTLINE DR	MULDER ST	2	Residential/Local	280	23	6,440	AC	11/21/2022	≤10
88	HUGHES STREET	HUGHST	0100	LINCOLN PL	GLENCOE DR	2	Residential/Local	801	25	20,025	AC	11/21/2022	≤10
89	LESTER STREET	LESTST	0100	LEMON GROVE AV	GROVE ST	2	Residential/Local	884	30	26,520	AC	12/2/2022	≤10
90	MC KNIGHT STREET	MCKNST	0300	CAMELOT CT	SAN PASQUAL ST	2	Residential/Local	634	30	19,020	AC	11/28/2022	≤10
91	NORTH AVENUE	NORTAV	0300	HARRIS ST	WEST ST	2	Residential/Local	368	25	9,200	AC	11/28/2022	≤10
92	PACIFIC AVENUE	PACIAV	0600	BUENA VISTA AV	OLIVE ST	2	Residential/Local	618	38	23,484	AC	11/28/2022	≤10
93	BERRYLAND COURT	BERRCT	0100	N CDS	SAN PASQUAL ST	2	Residential/Local	688	33	22,704	AC	12/23/2022	≤10
94	MERCURY DRIVE	MERC DR	0200	SAN MIGUEL AV	ROSEMARY LN	2	Residential/Local	784	34	26,656	AC	11/28/2022	≤10
95	PRIMERA STREET	PRIMST	0100	CALLE ENTRE	MASSACHUSETTS AV	2	Residential/Local	385	33	12,705	AC	11/28/2022	≤10
96	SWEETWATER WAY	SWEWY	0100	BROADWAY	S CDS	2	Residential/Local	770	30	23,100	AC	12/2/2022	≤10
97	BUENA VISTA AVENUE	BUVIAV	0500	DAVIDSON AV	MAIN ST	2	Residential/Local	604	31	18,724	AC	11/22/2022	≤10
98	CYPRESS AVENUE	CYPRAV	0200	BURNELL AV	SAN MIGUEL AV	2	Residential/Local	560	24	13,440	AC	11/22/2022	≤10
99	LEMON AVENUE	LEMOAV	0100	BUENA VISTA AV	OLIVE ST	2	Residential/Local	613	33	20,229	AC	11/28/2022	≤10
100	NORTH AVENUE	NORTAV	0100	BROADWAY	MASSACHUSETTS AV	2	Residential/Local	2005	25	50,125	AC	11/28/2022	≤10
101	SAN PASQUAL COURT	SAPACT	0100	NW END	SAN PASQUAL ST	2	Residential/Local	362	30	10,860	AC	11/28/2022	≤10
102	BURNELL AVENUE	BURNAV	0100	CYPRESS AV	OLIVE ST	2	Residential/Local	323	29	9,367	AC	11/22/2022	≤10
103	DEBCO DRIVE	DEBCDR	0200	ROBBIE WY	ALTON DR	2	Residential/Local	607	33	20,031	AC	11/30/2022	≤10
104	DREW LANE	DREWLN	0100	N CDS	SAN MIGUEL AV	2	Residential/Local	979	33	32,307	AC	11/28/2022	≤10
105	MC KNIGHT STREET	MCKNST	0200	MT VERNON ST	CAMELOT CT	2	Residential/Local	796	30	23,880	AC	11/28/2022	≤10

Appendix C

MAINTENANCE AND REHABILITATION (M&R) DECISION TREE

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Functional Class	Surface	Condition Category	Treatment Type	Treatment	Cost/Sq Yd*, except Seal Cracks in LF:	Yrs Between Crack Seals	Yrs Between Surface Seals	# of Surface Seals before Overlay	
Arterial	AC	I - Very Good	Crack Treatment	DO NOTHING	\$0.00	N/A			
			Surface Treatment	CRACK SEAL + SLURRY SEAL	\$5.00		7		
			Restoration Treatment	DO NOTHING	\$0.00			N/A	
			II - Good, Non-Load Related		CRACK SEAL+(2") OL	\$25.00			
			III - Good, Load Related		HMA(2")+DIGOUTS	\$29.00			
			IV - Poor		MILL(2")+HMA(2") OL+DIGOUTS	\$43.00			
			V - Very Poor		RECONSTRUCT STRUCTURE (AC)	\$120.00			
		AC/AC	I - Very Good	Crack Treatment	DO NOTHING	\$0.00	N/A		
	Surface Treatment			CRACK SEAL + SLURRY SEAL	\$5.00		7		
	Restoration Treatment			DO NOTHING	\$0.00			N/A	
	II - Good, Non-Load Related				CRACK SEAL+(2") OL	\$25.00			
		III - Good, Load Related		HMA(2")+DIGOUTS	\$29.00				
		IV - Poor		MILL(2")+HMA(2") OL+DIGOUTS	\$43.00				
		V - Very Poor		RECONSTRUCT STRUCTURE (AC)	\$120.00				
	AC/PCC	I - Very Good	Crack Treatment	DO NOTHING	\$0.00	N/A			
Surface Treatment			DO NOTHING	\$0.00		9			
Restoration Treatment			DO NOTHING	\$0.00			N/A		
			II - Good, Non-Load Related		DO NOTHING	\$0.00			
			III - Good, Load Related		DO NOTHING	\$0.00			
		IV - Poor		DO NOTHING	\$0.00				
		V - Very Poor		DO NOTHING	\$0.00				

*Note: Cost per square yard is with respect to the entire surface area of the pavement section and not exclusive to the distressed portion of the surface area.

- Functional Class and Surface combination not used
- Selected Treatment is not a Surface Seal



Functional Class	Surface	Condition Category	Treatment Type	Treatment	Cost/Sq Yd*, except Seal Cracks in LF:	Yrs Between Crack Seals	Yrs Between Surface Seals	# of Surface Seals before Overlay	
Arterial	PCC	I - Very Good	Crack Treatment	DO NOTHING	\$0.00	3			
			Surface Treatment	DO NOTHING	\$0.00		15		
			Restoration Treatment	DO NOTHING	\$0.00			N/A	
			II - Good, Non-Load Related		DO NOTHING	\$0.00			
			III - Good, Load Related		DO NOTHING	\$0.00			
			IV - Poor		DO NOTHING	\$0.00			
			V - Very Poor		DO NOTHING	\$0.00			
		ST	I - Very Good	Crack Treatment	DO NOTHING	\$0.00	9		
	Surface Treatment			DO NOTHING	\$0.00		15		
	Restoration Treatment			DO NOTHING	\$0.00			N/A	
	II - Good, Non-Load Related				DO NOTHING	\$0.00			
		III - Good, Load Related		DO NOTHING	\$0.00				
		IV - Poor		DO NOTHING	\$0.00				
		V - Very Poor		DO NOTHING	\$0.00				

*Note: Cost per square yard is with respect to the entire surface area of the pavement section and not exclusive to the distressed portion of the surface area.

Functional Class and Surface combination not used
 Selected Treatment is not a Surface Seal



Functional Class	Surface	Condition Category	Treatment Type	Treatment	Cost/Sq Yd, except Seal Cracks in LF:	Yrs Between Crack Seals	Yrs Between Surface Seals	# of Surface Seals before Overlay
Collector	AC	I - Very Good	Crack Treatment	DO NOTHING	\$0.00	N/A		
			Surface Treatment	CRACK SEAL + SLURRY SEAL	\$5.00		7	
			Restoration Treatment	DO NOTHING	\$0.00			3
		II - Good, Non-Load Related	SLURRY, TYPE II WITH DIGOUTS	\$8.00		7		
		III - Good, Load Related	HMA(2")+DIGOUTS	\$27.00				
	AC/AC	I - Very Good	Crack Treatment	DO NOTHING	\$0.00	N/A		
			Surface Treatment	CRACK SEAL + SLURRY SEAL	\$5.00		7	
			Restoration Treatment	DO NOTHING	\$0.00			N/A
		II - Good, Non-Load Related	SLURRY, TYPE II WITH DIGOUTS	\$8.00		7		
		III - Good, Load Related	HMA(2")+DIGOUTS	\$27.00				
AC/PCC	I - Very Good	Crack Treatment	DO NOTHING	\$0.00	N/A			
		Surface Treatment	DO NOTHING	\$0.00		7		
		Restoration Treatment	DO NOTHING	\$0.00			3	
		II - Good, Non-Load Related	DO NOTHING	\$0.00				
		III - Good, Load Related	DO NOTHING	\$0.00				
	IV - Poor	DO NOTHING	\$0.00					
		V - Very Poor	DO NOTHING	\$0.00				
			DO NOTHING	\$0.00				
			DO NOTHING	\$0.00				
			DO NOTHING	\$0.00				
DO NOTHING	\$0.00							

*Note: Cost per square yard is with respect to the entire surface area of the pavement section and not exclusive to the distressed portion of the surface area.

- Functional Class and Surface combination not used
- Selected Treatment is not a Surface Seal



Functional Class	Surface	Condition Category	Treatment Type	Treatment	Cost/Sq Yd*, except Seal Cracks in LF:	Yrs Between Crack Seals	Yrs Between Surface Seals	# of Surface Seals before Overlay			
Collector	PCC	I - Very Good	Crack Treatment	DO NOTHING	\$0.00	9	15	N/A			
			Surface Treatment	DO NOTHING	\$0.00						
			Restoration Treatment	DO NOTHING	\$0.00						
			II - Good, Non-Load Related		SEAL CRACKS	\$1.00					
			III - Good, Load Related		DEEP PATCH**	\$37.00					
			IV - Poor		DEEP PATCH**	\$66.00					
			V - Very Poor		RECONSTRUCT STRUCTURE (PCC)	\$132.00					
		ST	I - Very Good	Crack Treatment	DO NOTHING	\$0.00	9	15	N/A		
	Surface Treatment			DO NOTHING	\$0.00						
	Restoration Treatment			DO NOTHING	\$0.00						
	II - Good, Non-Load Related			DO NOTHING	\$0.00						
	III - Good, Load Related			DO NOTHING	\$0.00						
	IV - Poor			DO NOTHING	\$0.00						
	V - Very Poor			DO NOTHING	\$0.00						

*Note: Cost per square yard is with respect to the entire surface area of the pavement section and not exclusive to the distressed portion of the surface area.

**Note: the unit cost of the 'Deep Patch' treatment on 'Very Poor' pavements is expected to 80% high than on 'Poor' pavements because a relatively larger percentage of the overall pavement area will be distress and in need of patching.

Functional Class and Surface combination not used
 Selected Treatment is not a Surface Seal



Functional Class	Surface	Condition Category	Treatment Type	Treatment	Cost/Sq Yd*, except Seal Cracks in LF:	Yrs Between Crack Seals	Yrs Between Surface Seals	# of Surface Seals before Overlay
Residential/Local	AC	I - Very Good	Crack Treatment	DO NOTHING	\$0.00	N/A		
			Surface Treatment	CRACK SEAL + SLURRY SEAL	\$4.50		7	
			Restoration Treatment	DO NOTHING	\$0.00			3
		II - Good, Non-Load Related	SLURRY SEAL	\$4.50				
		III - Good, Load Related	CAPE SEAL + DIGOUTS	\$10.00		7		
	IV - Poor	MILL(1.5")+HMA(2")+DIGOUTS	\$36.00					
	V - Very Poor	RECONSTRUCT STRUCTURE (AC)	\$71.00					
	AC/AC	I - Very Good	Crack Treatment	DO NOTHING	\$0.00	N/A		
			Surface Treatment	CRACK SEAL + SLURRY SEAL	\$4.50		7	
			Restoration Treatment	DO NOTHING	\$0.00			3
		II - Good, Non-Load Related	CRACK SEAL + SLURRY SEAL	\$4.50				
		III - Good, Load Related	CAPE SEAL + DIGOUTS	\$10.00		7		
	IV - Poor	MILL(1.5")+HMA(2")+DIGOUTS	\$36.00					
	V - Very Poor	RECONSTRUCT STRUCTURE (AC)	\$71.00					
	AC/PCC	I - Very Good	Crack Treatment	DO NOTHING	\$0.00	N/A		
Surface Treatment			DO NOTHING	\$0.00		8		
Restoration Treatment			DO NOTHING	\$0.00			N/A	
II - Good, Non-Load Related		DO NOTHING	\$0.00					
III - Good, Load Related		DO NOTHING	\$0.00					
IV - Poor		DO NOTHING	\$0.00					
V - Very Poor	DO NOTHING	\$0.00						

*Note: Cost per square yard is with respect to the entire surface area of the pavement section and not exclusive to the distressed portion of the surface area.

- Functional Class and Surface combination not used
- Selected Treatment is not a Surface Seal



Functional Class	Surface	Condition Category	Treatment Type	Treatment	Cost/Sq Yd*, except Seal Cracks in LF:	Yrs Between Crack Seals	Yrs Between Surface Seals	# of Surface Seals before Overlay	
Residential/Local	PCC	I - Very Good	Crack Treatment	DO NOTHING	\$0.00	4	15		
			Surface Treatment	DO NOTHING	\$0.00				
			Restoration Treatment	DO NOTHING	\$0.00				N/A
		II - Good, Non-Load Related	SEAL CRACKS	\$1.00					
		III - Good, Load Related	DEEP PATCH**	\$37.00					
	IV - Poor	DEEP PATCH**	\$66.00						
	V - Very Poor	RECONSTRUCT STRUCTURE (PCC)	\$132.00						
	ST	I - Very Good	Crack Treatment	DO NOTHING	\$0.00	9	15		
			Surface Treatment	DO NOTHING	\$0.00				
			Restoration Treatment	DO NOTHING	\$0.00				N/A
II - Good, Non-Load Related			DO NOTHING	\$0.00					
III - Good, Load Related			DO NOTHING	\$0.00					
IV - Poor	DO NOTHING	\$0.00							
V - Very Poor	DO NOTHING	\$0.00							

*Note: Cost per square yard is with respect to the entire surface area of the pavement section and not exclusive to the distressed portion of the surface area.

**Note: the unit cost of the 'Deep Patch' treatment on 'Very Poor' pavements is expected to 80% high than on 'Poor' pavements because a relatively larger percentage of the overall pavement area will be distress and in need of patching.

Functional Class and Surface combination not used
 Selected Treatment is not a Surface Seal



Functional Class	Surface	Condition Category	Treatment Type	Treatment	Cost/Sq Yd*, except Seal Cracks in LF:	Yrs Between Crack Seals	Yrs Between Surface Seals	# of Surface Seals before Overlay
Parking Lot	AC	I - Very Good	Crack Treatment	DO NOTHING	\$0.00	N/A		
			Surface Treatment	DO NOTHING	\$0.00		8	
			Restoration Treatment	DO NOTHING	\$0.00			N/A
		II - Good, Non-Load Related	DO NOTHING	\$0.00				
		III - Good, Load Related	SLURRY, TYPE II WITH DIGOUTS	\$8.00		7		
	IV - Poor	HMA(2")+DIGOUTS	\$29.00					
	V - Very Poor	RECONSTRUCT SURFACE (AC)	\$71.00					
	AC/AC	I - Very Good	Crack Treatment	DO NOTHING	\$0.00	4		
			Surface Treatment	DO NOTHING	\$0.00		8	
			Restoration Treatment	DO NOTHING	\$0.00			3
		II - Good, Non-Load Related	DO NOTHING	\$0.00				
		III - Good, Load Related	DO NOTHING	\$0.00				
	IV - Poor	DO NOTHING	\$0.00					
	V - Very Poor	DO NOTHING	\$0.00					
	AC/PCC	I - Very Good	Crack Treatment	DO NOTHING	\$0.00	4		
Surface Treatment			DO NOTHING	\$0.00		8		
Restoration Treatment			DO NOTHING	\$0.00			3	
II - Good, Non-Load Related		DO NOTHING	\$0.00					
III - Good, Load Related		DO NOTHING	\$0.00					
IV - Poor	DO NOTHING	\$0.00						
V - Very Poor	DO NOTHING	\$0.00						

*Note: Cost per square yard is with respect to the entire surface area of the pavement section and not exclusive to the distressed portion of the surface area.

- Functional Class and Surface combination not used
- Selected Treatment is not a Surface Seal



Functional Class	Surface	Condition Category	Treatment Type	Treatment	Cost/Sq Yd*, except Seal Cracks in LF:	Yrs Between Crack Seals	Yrs Between Surface Seals	# of Surface Seals before Overlay	
Parking Lot	PCC	I - Very Good	Crack Treatment	DO NOTHING	\$0.00	9			
			Surface Treatment	DO NOTHING	\$0.00		15		
			Restoration Treatment	DO NOTHING	\$0.00			N/A	
			II - Good, Non-Load Related		DO NOTHING	\$0.00			
			III - Good, Load Related		DO NOTHING	\$0.00			
			IV - Poor		DO NOTHING	\$0.00			
			V - Very Poor		DO NOTHING	\$0.00			
		ST	I - Very Good	Crack Treatment	DO NOTHING	\$0.00	9		
	Surface Treatment			DO NOTHING	\$0.00		15		
	Restoration Treatment			DO NOTHING	\$0.00			N/A	
	II - Good, Non-Load Related				DO NOTHING	\$0.00			
		III - Good, Load Related		DO NOTHING	\$0.00				
		IV - Poor		DO NOTHING	\$0.00				
		V - Very Poor		DO NOTHING	\$0.00				

*Note: Cost per square yard is with respect to the entire surface area of the pavement section and not exclusive to the distressed portion of the surface area.

Functional Class and Surface combination not used
 Selected Treatment is not a Surface Seal

Appendix D

BUDGET NEEDS

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Budget Needs Reports

The purpose of this module is to answer the question: ***If the City had all the money in the world, what sections should be fixed and how much will it cost?*** Based on the Maintenance & Rehabilitation (M&R) decision tree and the PCIs of the sections, the program will then select a maintenance or rehabilitation action and compute the total costs over a period of five years. The Budget Needs represents the “ideal world” funding levels, while the Budget Scenarios reports in the next section represent the most “cost effective” prioritization possible for the actual funding levels.

A budget needs analysis has been performed. The summary results from the analysis are shown below. An inflation factor of 3% was used to project the costs for the next five years. This report shows the total five-year budget that would be required to meet the City’s standards as exemplified in the M&R decision tree.

As indicated in the report, with a total cumulative budget of \$6.04 million over the next five years the PCI of the street network will decrease from the current level of 58 to 53 by fiscal year (FY) 2027/28. If no treatments are programmed, the weighted average PCI is projected to deteriorate to 47 by FY 2027/28. Budget Needs reports included in this volume are listed below:

- Projected PCI/Cost Summary
- Preventative Maintenance Treatment/Cost Summary
- Rehabilitation Treatment/Cost Summary

Needs - Projected PCI/Cost Summary

This report summarizes and projects the City's network PCI values over a five year period, both with and without treatments applied. These costs are based on those in the M&R decision tree. It also projects the costs over a five-year period.

Field	Description
Year	Year in the analysis period.
PCI Treated	Projected network average PCI with all needed treatments applied.
PCI Untreated	Projected network average PCI without any treatments applied.
PM Cost	Total preventive maintenance treatment cost.
Rehab Cost	Total rehabilitation treatment cost.
Cost	The budget required for each year in the analysis period to meet the City's standard as shown on the M&R decision tree.
Total Cost	Total budget required over a five-year period.



Needs - Projected PCI/Cost Summary

Interest: 0.00%

Inflation: 3.00%

Printed: 3/29/2023

Year	PCI Treated	PCI Untreated	PM Cost	Rehab Cost	Cost
2023	92	57	\$62,878	\$41,163,460	\$41,226,338
2024	88	54	\$303,153	\$452,190	\$755,343
2025	86	51	\$293,271	\$856,696	\$1,149,967
2026	86	49	\$928,225	\$250,428	\$1,178,653
2027	84	47	\$11,127	\$50,343	\$61,470
		% PM	PM Total Cost	Rehab Total Cost	Total Cost
		3.60%	\$1,598,654	\$42,773,117	\$44,371,771

Needs - Preventive Maintenance Treatment/Cost Summary

This report summarizes each preventive maintenance treatment type, quantity of pavement affected, and total costs over the five-year period. It also summarizes the total quantities and costs over the next five years.

Field	Description
Treatment	Type of preventive maintenance treatments needed.
Year	Year in the analysis period (i.e., 2021, 2022, 2023, etc.).
Area Treated	Quantities in linear feet (Seal Cracks) or square yard (Slurry Seal).
Cost	Maintenance treatment cost.



Needs - Preventive Maintenance Treatment/Cost Summary

Interest: 0.00%

Inflation: 3.00%

Printed:
3/29/2023

Treatment	Year	Area Treated	Cost
CRACK SEAL + SLURRY SEAL	2023	13,734.44 sq. yd.	\$62,878
	2024	65,208.89 sq. yd.	\$303,153
	2025	58,278 sq. yd.	\$293,271
	2026	177,368.78 sq. yd.	\$928,225
	2027	2,147.22 sq. yd.	\$11,127
	Total	316,737.33	\$1,598,654
	Total Quantity	316,737.33	\$1,598,654

Needs - Rehabilitation Treatment/Cost Summary

This report summarizes each rehabilitation treatment type, quantity of pavement affected, and total costs over the five-year period. It also summarizes the total quantities and costs over the next five years.

Field	Description
Treatment	Type of preventive maintenance treatments needed.
Year	Year in the analysis period (i.e., 2021, 2022, 2023, etc.).
Area Treated	Quantities in linear feet (Seal Cracks) or square yard (Slurry Seal).
Cost	Maintenance treatment cost.



Needs - Rehabilitation Treatment/Cost Summary

Interest: 0.00%

Inflation: 3.00%

Printed: 3/29/2023

Treatment	Year	Area Treated	Cost
CAPE SEAL + DIGOUTS	2023	12,443.78 sq.yd.	\$124,438
	2024	23,600 sq.yd.	\$243,080
	2025	17,781.22 sq.yd.	\$188,641
	2026	20,625.44 sq.yd.	\$225,380
	Total	74,450.44 sq.yd.	\$781,539
CRACK SEAL + SLURRY SEAL	2023	13,813.89 sq.yd.	\$62,163
	2024	10,270 sq.yd.	\$47,601
	2025	3,910 sq.yd.	\$18,667
	2027	4,150.22 sq.yd.	\$21,020
	Total	32,144.11 sq.yd.	\$149,450
CRACK SEAL+(2") OL	2023	4,681.67 sq.yd.	\$117,042
	Total	4,681.67 sq.yd.	\$117,042
HMA(2")+DIGOUTS	2023	50,927.78 sq.yd.	\$1,400,454
	2024	4,177.33 sq.yd.	\$116,172
	2025	18,979.78 sq.yd.	\$543,662
	Total	74,084.89 sq.yd.	\$2,060,288
MILL(1.5")+HMA(2")+DIGOUTS	2023	184,603.56 sq.yd.	\$6,895,705
	2025	1,107.56 sq.yd.	\$42,300
	Total	185,711.11 sq.yd.	\$6,938,005
MILL(2")+HMA(2") OL+DIGOUTS	2023	75,826.44 sq.yd.	\$3,260,537
	Total	75,826.44 sq.yd.	\$3,260,537
SLURRY, TYPE II WITH DIGOUTS	2025	4,576.89 sq.yd.	\$38,845
	Total	4,576.89 sq.yd.	\$38,845
RECONSTRUCT STRUCTURE (AC)	2023	318,958 sq.yd.	\$29,026,602
	Total	318,958 sq.yd.	\$29,026,602
DEEP PATCH	2023	2,759 sq.yd.	\$156,912
	Total	2,759 sq.yd.	\$156,912
SLURRY SEAL	2023	26,579.33 sq.yd.	\$119,607
	2024	9,781.33 sq.yd.	\$45,336
	2025	5,148.89 sq.yd.	\$24,581
	2026	5,094 sq.yd.	\$25,049
	2027	5,789.56 sq.yd.	\$29,323
	Total	52,393.11 sq.yd.	\$243,896
Total Cost			\$42,773,117

Note: 'Digouts' are performed on only 3 to 5 percent of the pavement area depending on the functional class and condition category of the pavement.

Appendix E

BUDGET SCENARIO RESULTS

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Year	Budget	PM	Year	Budget	PM	Year	Budget	PM
2023	\$1,160,000	\$91,500	2025	\$1,200,000	\$293,500	2027	\$1,260,000	\$11,500
2024	\$1,190,000	\$303,500	2026	\$1,230,000	\$928,500			

Projected Network Average PCI by Year

Year	Never Treated	With Selected Treatment	Treated Centerline Miles	Treated Lane Miles
2023	57	58	3.09	6.32
2024	54	56	4.57	9.21
2025	51	55	4.39	9.87
2026	49	53	9.21	19.94
2027	47	52	2.30	4.67

Percent Network Area by Functional Class and Condition Category

Condition in base year 2023, prior to applying treatments.

Condition	Arterial	Collector	Res/Loc	Other	Total
I	8.3%	12.8%	23.7%	0.3%	45.0%
II / III	0.7%	2.9%	8.3%	0.1%	12.1%
IV	5.5%	4.7%	8.9%	0.5%	19.6%
V	1.8%	8.5%	12.9%	0.0%	23.2%
Total	16.4%	29.0%	53.8%	0.9%	100.0%

Condition in year 2023 after schedulable treatments applied.

Condition	Arterial	Collector	Res/Loc	Other	Total
I	9.9%	12.8%	25.2%	0.4%	48.3%
II / III	0.4%	2.9%	6.9%	0.1%	10.3%
IV	4.2%	4.7%	8.8%	0.4%	18.2%
V	1.8%	8.5%	12.9%	0.0%	23.2%
Total	16.4%	29.0%	53.8%	0.9%	100.0%

Condition in year 2027 after schedulable treatments applied.

Condition	Arterial	Collector	Res/Loc	Other	Total
I	11.3%	14.2%	25.0%	0.4%	50.9%
II / III	0.0%	0.5%	6.3%	0.1%	6.9%
IV	0.0%	2.0%	5.1%	0.2%	7.4%
V	5.1%	12.2%	17.3%	0.2%	34.9%
Total	16.4%	29.0%	53.8%	0.9%	100.0%



Year	Budget	PM	Year	Budget	PM	Year	Budget	PM
2023	\$2,320,000	3%	2025	\$4,500,000	7%	2027	\$3,800,000	1%
2024	\$4,150,000	8%	2026	\$4,300,000	20%			

Projected Network Average PCI by Year

Year	Never Treated	With Selected Treatment	Treated Centerline Miles	Treated Lane Miles
2023	57	59	3.99	7.81
2024	54	60	9.32	18.92
2025	51	61	8.48	17.90
2026	49	62	11.85	24.76
2027	47	63	2.88	6.05

Percent Network Area by Functional Class and Condition Category

Condition in base year 2023, prior to applying treatments.

Condition	Arterial	Collector	Res/Loc	Other	Total
I	8.3%	12.8%	23.7%	0.3%	45.0%
II / III	0.7%	2.9%	8.3%	0.1%	12.1%
IV	5.5%	4.7%	8.9%	0.5%	19.6%
V	1.8%	8.5%	12.9%	0.0%	23.2%
Total	16.4%	29.0%	53.8%	0.9%	100.0%

Condition in year 2023 after schedulable treatments applied.

Condition	Arterial	Collector	Res/Loc	Other	Total
I	10.1%	12.8%	26.3%	0.4%	49.5%
II / III	0.4%	2.9%	6.9%	0.1%	10.3%
IV	4.0%	4.7%	8.9%	0.4%	18.0%
V	1.8%	8.5%	11.7%	0.0%	22.1%
Total	16.4%	29.0%	53.8%	0.9%	100.0%

Condition in year 2027 after schedulable treatments applied.

Condition	Arterial	Collector	Res/Loc	Other	Total
I	11.3%	16.5%	38.9%	0.6%	67.3%
II / III	0.0%	0.1%	4.2%	0.1%	4.4%
IV	0.0%	0.1%	2.8%	0.2%	3.1%
V	5.1%	12.2%	7.8%	0.0%	25.1%
Total	16.4%	29.0%	53.8%	0.9%	100.0%



Year	Budget	PM	Year	Budget	PM	Year	Budget	PM
2023	\$5,300,000	1%	2025	\$5,300,000	5%	2027	\$5,300,000	1%
2024	\$5,300,000	5%	2026	\$5,300,000	17%			

Projected Network Average PCI by Year

Year	Never Treated	With Selected Treatment	Treated Centerline Miles	Treated Lane Miles
2023	57	62	9.01	17.92
2024	54	64	8.01	16.10
2025	51	65	8.56	17.86
2026	49	67	12.27	26.06
2027	47	70	4.97	9.93

Percent Network Area by Functional Class and Condition Category

Condition in base year 2023, prior to applying treatments.

Condition	Arterial	Collector	Res/Loc	Other	Total
I	8.3%	12.8%	23.7%	0.3%	45.0%
II / III	0.7%	2.9%	8.3%	0.1%	12.1%
IV	5.5%	4.7%	8.9%	0.5%	19.6%
V	1.8%	8.5%	12.9%	0.0%	23.2%
Total	16.4%	29.0%	53.8%	0.9%	100.0%

Condition in year 2023 after schedulable treatments applied.

Condition	Arterial	Collector	Res/Loc	Other	Total
I	10.9%	14.9%	29.6%	0.4%	55.8%
II / III	0.4%	1.4%	6.8%	0.1%	8.7%
IV	3.2%	4.1%	5.6%	0.4%	13.4%
V	1.8%	8.5%	11.7%	0.0%	22.1%
Total	16.4%	29.0%	53.8%	0.9%	100.0%

Condition in year 2027 after schedulable treatments applied.

Condition	Arterial	Collector	Res/Loc	Other	Total
I	11.3%	17.1%	46.8%	0.6%	75.8%
II / III	0.0%	0.1%	4.2%	0.1%	4.4%
IV	0.0%	0.1%	1.1%	0.2%	1.5%
V	5.1%	11.6%	1.6%	0.0%	18.3%
Total	16.4%	29.0%	53.8%	0.9%	100.0%

Appendix F

SCENARIO 1 - SECTION SELECTED FOR TREATMENT

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Sections Selected for Treatment

Based on the recommended annual budget of \$1.16 million to \$1.26 million (Scenario 1), the “Sections Selected for Treatment” list provides the City with potential candidates for treatment based on each section’s functional classification, PCI, treatment history, and available funding.

This list should not be blindly followed when preparing a street maintenance program. Engineering judgment and project-level analysis should be applied to ensure that the treatment is appropriate and cost-effective.



Scenario 1 - Sections Selected for Treatment

Interest: 0.00%

Inflation: 3.00%

Printed: 3/29/2023

Scenario 1 - City's Existing Budget

Year	Budget	PM	Year	Budget	PM	Year	Budget	PM
2023	\$1,160,000	\$91,500	2025	\$1,200,000	\$293,500	2027	\$1,260,000	\$11,500
2024	\$1,190,000	\$303,500	2026	\$1,230,000	\$928,500			

Year: 2023

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Treatment			Cost	Rating	Treatment
											Current PCI	PCI Before	PCI After			
CINDERELLA PLACE	CINDERELLA ST	WASHINGTON ST	CINDPL	0100	259	33	8,547	R	AC		41	42	100	\$34,188	21,517	MILL(1.5")+HMA(2")+DIGOUTS
Treatment Total													\$34,188			
BERRY STREET PARK LOT	MOUNT VERNON ST	S END	BERLOT	0100	245	40	9,800	O	AC		46	47	100	\$31,578	25,935	HMA(2")+DIGOUTS
LEMON GROVE AVENUE	SAN MIGUEL AV	CYPRESS AV	LEGRAV	0600SB	192	38	7,296	A	AC/AC		66	67	100	\$23,509	27,927	HMA(2")+DIGOUTS
MASSACHUSETTS AVENUE	PACIFIC AV	BROADWAY	MASSAV	0200NB	316	36	11,376	A	AC		69	70	100	\$36,656	27,357	HMA(2")+DIGOUTS
Treatment Total													\$91,743			
BROADWAY	SWEETWATER RD	1222' E/O SWEETWATER RD	BROADW	1300EB	1,222	31	37,882	A	AC		42	43	100	\$180,992	25,817	MILL(2")+HMA(2") OL+DIGOUTS
BROADWAY	MASSACHUSETTS AV	NORTH AV	BROADW	1400WB	1,642	32	52,544	A	AC		40	41	100	\$251,044	26,049	MILL(2")+HMA(2") OL+DIGOUTS
LEMON GROVE AVENUE	1650' N/O CANTON DR	MT VERNON ST	LEGRAV	0300NB	1,650	35	57,750	A	AC/AC		40	41	100	\$275,917	26,043	MILL(2")+HMA(2") OL+DIGOUTS
LEMON GROVE AVENUE	CYPRESS AV	SAN MIGUEL AV	LEGRAV	0500NB	192	35	6,720	A	AC/AC		42	43	100	\$32,107	25,799	MILL(2")+HMA(2") OL+DIGOUTS
MASSACHUSETTS AVENUE	BROADWAY	PACIFIC AV	MASSAV	0200SB	316	26	8,216	A	AC/AC		45	46	100	\$39,254	25,357	MILL(2")+HMA(2") OL+DIGOUTS
Treatment Total													\$779,313			
MASSACHUSETTS AVENUE	BROADWAY	N CITY LIMIT	MASSAV	0100NB	867	29	25,143	A	AC		67	68	100	\$69,842	33,243	CRACK SEAL+(2") OL
Treatment Total													\$69,842			
AVALON WAY	TANGELOS PL	SAN ALTOS PL	AVALWY	0100	1,048	33	34,584	R	AC		87	87	93	\$17,292	42,515	CRACK SEAL + SLURRY SEAL
DREXEL COURT	DREXEL DR	E CDS	DREXCT	0100	421	30	12,630	R	AC/AC		86	86	92	\$6,315	61,643	CRACK SEAL + SLURRY SEAL
ENSENADA STREET	BARTON DR	ALTON DR	ENSEST	0300	764	30	22,920	R	AC/AC		70	70	79	\$11,460	39,901	CRACK SEAL + SLURRY SEAL
FAIRFAX DRIVE	CANTON DR	LANSING DR	FAIRDR	0100	359	25	8,975	R	AC/AC		70	70	79	\$4,488	41,279	CRACK SEAL + SLURRY SEAL
GREEN LAKE ROAD	GOLDEN LAKE RD	E CDS	GRLARD	0100	224	29	6,496	R	AC		85	86	92	\$3,248	25,881	CRACK SEAL + SLURRY SEAL

Note: PCI Before is dated to January 1st of the project year, while current PCI is as of 3/29/2023



Scenario 1 - Sections Selected for Treatment

Interest: 0.00%

Inflation: 3.00%

Printed: 3/29/2023

Scenario 1 - City's Existing Budget

Year: 2023

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Current PCI	Treatment		Cost	Rating	Treatment			
												PCI Before	PCI After						
MYRA STREET	LONGDALE DR	PALM AV	MYRAST	0100	464	33	15,312	R	AC/AC		87	87	93	\$7,656	38,619	CRACK SEAL + SLURRY SEAL			
NICHALS STREET	DAYTON DR	ENGLEWOOD DR	NICHST	0300	674	31	20,894	R	AC/AC		82	82	89	\$10,447	66,361	CRACK SEAL + SLURRY SEAL			
ROBBIE WAY	DEBCO DR	E CDS	ROBBWY	0100	423	34	14,382	R	AC		79	80	88	\$7,191	34,172	CRACK SEAL + SLURRY SEAL			
WASHINGTON STREET	BLOSSOM LN	CANTON DR	WASHST	0900	568	34	19,312	C	AC		87	88	94	\$10,729	28,936	CRACK SEAL + SLURRY SEAL			
													Treatment Total		\$78,825				
AMBER PLACE	W CDS	JAYNA PL	AMBEPL	0100	384	34	13,056	R	AC		60	61	71	\$6,528	29,965	SLURRY SEAL			
CAMINO DE LAS PALMAS	PALM ST (ART)	PALM ST (RES)	CDLPLM	0100	460	37	17,020	R	AC		68	69	78	\$8,510	33,543	SLURRY SEAL			
CIRCLE DRIVE	W CDS	E CDS	CIRCDR	0100	799	28	22,372	R	AC		61	62	72	\$11,186	30,401	SLURRY SEAL			
EL VERDE COURT	ILDICA ST	S CDS	ELVECT	0100	144	30	4,320	R	AC		62	63	73	\$2,160	30,866	SLURRY SEAL			
EPPICK COURT	W CDS	OSAGA DR	EPPICT	0100	430	28	12,040	R	AC		65	65	75	\$6,020	41,443	SLURRY SEAL			
FLORINE ROAD	WESTVIEW PL	CENTRAL AV	FLORRD	0100	796	34	27,064	R	AC		69	70	79	\$13,532	33,992	SLURRY SEAL			
SONOMA LANE	N CDS	MADERA ST	SONOLN	0100	1,134	34	38,556	R	AC		64	65	75	\$19,278	31,787	SLURRY SEAL			
VISTA AVENUE	BROADWAY	PACIFIC AV	VISTAV	0200	330	34	11,220	R	AC		69	70	79	\$5,610	33,996	SLURRY SEAL			
													Treatment Total		\$72,824				
Year 2023 Area Total									526,427		Year 2023 Total			\$1,126,735					

Year: 2024

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Current PCI	Treatment		Cost	Rating	Treatment			
												PCI Before	PCI After						
CENTRAL AVENUE	LEMON GROVE AV	SCHOOL LN	CENTAV	0800	338	38	12,844	C	AC		70	68	100	\$39,688	23,266	HMA(2")+DIGOUTS			
FEDERAL BOULEVARD	411' W/O CENTRAL AV	CENTRAL AV	FEDEBL	0300	411	70	28,770	C	AC		69	67	100	\$88,899	23,666	HMA(2")+DIGOUTS			
SWEETWATER ROAD	BROADWAY	1354' S/O BROADWAY	SWEERD	0100SB	1,354	37	50,098	C	AC		64	62	100	\$154,803	25,467	HMA(2")+DIGOUTS			
													Treatment Total		\$283,390				
BROADWAY	GROVE ST	KEMPF ST	BROADW	0900EB	350	36	12,600	A	AC/AC		49	47	100	\$62,006	24,422	MILL(2")+HMA(2") OL+DIGOUTS			
LEMON GROVE AVENUE	S CITY LIMIT	CANTON DR	LEGRAV	0100NB	1,743	31	54,033	A	AC/AC		43	41	100	\$265,902	25,304	MILL(2")+HMA(2") OL+DIGOUTS			
LEMON GROVE AVENUE	NORTH AV	BROADWAY	LEGRAV	0200SB	696	29	20,184	A	AC		45	42	100	\$99,328	25,091	MILL(2")+HMA(2") OL+DIGOUTS			

Note: PCI Before is dated to January 1st of the project year, while current PCI is as of 3/29/2023



Scenario 1 - Sections Selected for Treatment

Interest: 0.00%

Inflation: 3.00%

Printed: 3/29/2023

Scenario 1 - City's Existing Budget

Year: 2024

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Treatment			Cost	Rating	Treatment	
											Current PCI	PCI Before	PCI After				
LEMON GROVE AVENUE	CENTRAL AV	GOLDEN AV	LEGRAV	0700NB	1,083	29	31,407	A	AC/AC		43	41	100	\$154,557	25,303	MILL(2")+HMA(2") OL+DIGOUTS	
											Treatment Total		\$581,793				
LAWFORD COURT	N CDS	LAWFORD PL	LAWFCT	0100	106	62	6,572	R	AC/AC		71	69	79	\$7,521	17,764	CAPE SEAL + DIGOUTS	
											Treatment Total		\$7,521				
69TH STREET	MADERA ST	EVELYN ST	69THST	0400	486	20	9,720	R	AC/AC		75	74	83	\$5,006	37,968	CRACK SEAL + SLURRY SEAL	
ALBERDI DRIVE	EL PRADO AV	SAN ALTOS PL	ALBEDR	0100	350	34	11,900	R	AC/AC		83	82	89	\$6,129	62,135	CRACK SEAL + SLURRY SEAL	
BURNELL AVENUE	OLIVE ST	MAIN ST	BURNAV	0200	223	33	7,359	R	AC/AC		75	74	83	\$3,790	37,968	CRACK SEAL + SLURRY SEAL	
CORTA DEL SUR	PRIMERA ST	E CDS	CODESU	0100	153	34	5,202	R	AC		74	73	82	\$2,679	34,070	CRACK SEAL + SLURRY SEAL	
COLLEGE AVENUE	FEDERAL BL	N CITY LIMIT	COLLAV	0200NB	513	31	15,903	A	AC		90	88	94	\$9,100	24,663	CRACK SEAL + SLURRY SEAL	
CYPRESS AVENUE	MT VERNON ST	ALTON DR	CYPRAV	0400	1,033	26	26,858	R	AC/AC		87	86	92	\$13,832	36,028	CRACK SEAL + SLURRY SEAL	
DEBORAH PLACE	LONGDALE DR	LONGDALE DR	DEBOPL	0100	626	34	21,284	R	AC/AC		81	80	88	\$10,961	58,985	CRACK SEAL + SLURRY SEAL	
EL DORA STREET	FAIRHAVEN ST	ALTON DR	ELDOST	0200	1,771	30	53,130	R	AC/AC		79	78	86	\$27,362	53,722	CRACK SEAL + SLURRY SEAL	
EL PRADO AVENUE	MASSACHUSETTS AV	RAMON ST	ELPRAV	0400	1,111	34	37,774	R	AC/AC		80	79	87	\$19,454	54,022	CRACK SEAL + SLURRY SEAL	
EL PRADO AVENUE	RAMON ST	ALBERDI DR	ELPRAV	0500	1,964	34	66,776	R	AC/AC		74	73	81	\$34,390	41,311	CRACK SEAL + SLURRY SEAL	
GOLD LAKE ROAD	GREEN LAKE RD	MT VERNON ST	GOLARD	0100	1,041	34	35,394	R	AC		90	89	94	\$18,228	17,840	CRACK SEAL + SLURRY SEAL	
LA CORTA CIRCLE	LA CORTA ST	LA CORTA ST	LACOCI	0100	1,180	37	43,660	R	AC/AC		83	82	89	\$22,485	62,181	CRACK SEAL + SLURRY SEAL	
LA CORTA STREET	MASSACHUSETTS AV	RAMON ST	LACOST	0200	1,083	34	36,822	R	AC/AC		86	84	91	\$18,963	31,124	CRACK SEAL + SLURRY SEAL	
LA CORTA STREET	RAMON ST	LA CORTA CI	LACOST	0300	1,780	38	67,640	R	AC/AC		80	79	87	\$34,835	54,022	CRACK SEAL + SLURRY SEAL	
LEBUAN DRIVE	SARAWAK DR	BLOSSOM LN	LEBUDR	0100	206	34	7,004	R	AC/AC		76	75	83	\$3,607	46,945	CRACK SEAL + SLURRY SEAL	
PLATA COURT	PRIMERA ST	E CDS	PLATCT	0100	148	34	5,032	R	AC/AC		75	73	82	\$2,591	37,790	CRACK SEAL + SLURRY SEAL	
PRIMERA STREET	MASSACHUSETTS AV	RAMON ST	PRIMST	0200	1,287	34	43,758	R	AC/AC		85	84	91	\$22,535	68,406	CRACK SEAL + SLURRY SEAL	
PRIMERA STREET	RAMON ST	MADERA ST	PRIMST	0300	1,465	34	49,810	R	AC/AC		73	71	80	\$25,652	39,644	CRACK SEAL + SLURRY SEAL	

Note: PCI Before is dated to January 1st of the project year, while current PCI is as of 3/29/2023



Scenario 1 - Sections Selected for Treatment

Interest: 0.00%

Inflation: 3.00%

Printed: 3/29/2023

Scenario 1 - City's Existing Budget

Year: 2024

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Current PCI	Treatment		Cost	Rating	Treatment
												PCI Before	PCI After			
SARAWAK DRIVE	W CDS	LEBUAN DR	SARADR	0100	601	34	20,434	R	AC/AC		86	84	91	\$10,524	31,097	CRACK SEAL + SLURRY SEAL
VISTA AVENUE	NORTH AV	BROADWAY	VISTAV	0100	630	34	21,420	R	AC/AC		79	78	86	\$11,031	53,722	CRACK SEAL + SLURRY SEAL
Treatment Total													\$303,153			
AMBER PLACE	W CDS	JAYNA PL	AMBEPL	0100	384	34	13,056	R	AC		60	70	79	\$6,724	32,929	SLURRY SEAL
Treatment Total													\$6,724			
Year 2024 Area Total									816,444	Year 2024 Total		\$1,182,582				

Year: 2025

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Current PCI	Treatment		Cost	Rating	Treatment
												PCI Before	PCI After			
CENTRAL AVENUE	NEW JERSEY AV	CYPRESS AV	CENTAV	0400	950	28	26,600	C	AC/AC		64	61	100	\$84,660	22,896	HMA(2")+DIGOUTS
FEDERAL BOULEVARD	CENTRAL AV	422' W/O COLLEGE AV	FEDEBL	0400	1,648	66	108,768	C	AC		72	67	100	\$346,176	22,824	HMA(2")+DIGOUTS
PALM STREET	LEMON GROVE AV	CITRONELLA ST	PALM ST	0100	364	68	24,752	C	AC		70	65	100	\$78,778	23,631	HMA(2")+DIGOUTS
WASHINGTON STREET	LINCOLN ST	PALM ST	WASHST	0400	1,292	26	33,592	C	AC		72	67	100	\$106,913	22,821	HMA(2")+DIGOUTS
WASHINGTON STREET	PALM ST	MT VERNON ST	WASHST	0500	1,010	27	27,270	C	AC		69	64	100	\$86,792	23,992	HMA(2")+DIGOUTS
Treatment Total													\$703,319			
LEMON GROVE AVENUE	GOLDEN AV	CENTRAL AV	LEGRAV	0400SB	1,083	29	31,407	A	AC/AC		52	47	100	\$159,194	23,677	MILL(2")+HMA(2") OL+DIGOUTS
Treatment Total													\$159,194			
BROADWAY AVENUE	TANGELOS PL	ORLANDO DR	BROAAV	0100	452	33	14,916	R	AC		93	89	94	\$7,912	16,997	CRACK SEAL + SLURRY SEAL
BROADWAY	KEMPF ST	GROVE ST	BROADW	0600WB	350	30	10,500	A	AC		94	89	94	\$6,189	21,971	CRACK SEAL + SLURRY SEAL
BROCK COURT	MYRA ST	E CDS	BROCCT	0100	297	33	9,801	R	AC		95	90	95	\$5,199	14,368	CRACK SEAL + SLURRY SEAL
CENTRAL AVENUE	MAIN ST	LEMON GROVE AV	CENTAV	0700	106	34	3,604	C	AC/AC		93	88	94	\$2,124	17,579	CRACK SEAL + SLURRY SEAL
COLLEGE AVENUE	N CITY LIMIT	FEDERAL BL	COLLAV	0100SB	513	31	15,903	A	AC		94	89	94	\$9,373	22,735	CRACK SEAL + SLURRY SEAL
COLLEGE AVENUE	FEDERAL BL	S END	COLLAV	0200SB	165	24	3,960	A	AC		94	89	94	\$2,334	22,735	CRACK SEAL + SLURRY SEAL
DAYTON DRIVE	ENGLEWOOD DR	BARTON DR	DAYTDR	0200	711	30	21,330	R	AC/AC		73	70	79	\$11,315	35,576	CRACK SEAL + SLURRY SEAL

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Scenario 1 - Sections Selected for Treatment

Interest: 0.00%

Inflation: 3.00%

Printed: 3/29/2023

Scenario 1 - City's Existing Budget

Year: 2025

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Current PCI	Treatment		Cost	Rating	Treatment			
												PCI Before	PCI After						
DAYTON DRIVE	BARTON DRD	151' S/O NICHALS ST	DAYTDR	0300	462	30	13,860	R	AC/AC		73	70	79	\$7,352	35,576	CRACK SEAL + SLURRY SEAL			
EL PRADO AVENUE	MT VERNON ST	BONITA ST	ELPRAV	0100	1,731	28	48,468	R	AC/AC		85	83	90	\$25,710	31,964	CRACK SEAL + SLURRY SEAL			
LARWOOD ROAD	DEVILLE DR	S CITY LIMIT	LARWRD	0200	423	34	14,382	R	AC/AC		93	89	95	\$7,629	17,628	CRACK SEAL + SLURRY SEAL			
LEMON GROVE AVENUE	N CITY LIMIT	NORTH AV	LEGRAV	0100SBNEW	540	39	21,060	A	AC		94	89	94	\$12,413	21,971	CRACK SEAL + SLURRY SEAL			
LEMON GROVE AVENUE	MT VERNON ST	1649' S/O MT VERNON ST	LEGRAV	0800SB	1,649	31	51,119	A	AC/AC		93	88	94	\$30,129	23,893	CRACK SEAL + SLURRY SEAL			
LINCOLN STREET	LEMON GROVE AV	CITRONELLA ST	LINCST	0100	116	38	4,408	C	AC		93	90	95	\$2,598	23,830	CRACK SEAL + SLURRY SEAL			
MAIN STREET	NORTH AV	BROADWAY	MAINST	0100	670	35	23,450	R	AC		95	90	95	\$12,439	14,437	CRACK SEAL + SLURRY SEAL			
NEW JERSEY AVENUE	TRACY ST	TWEED ST	NEJEAV	0500	256	28	7,168	R	AC		95	90	95	\$3,802	14,437	CRACK SEAL + SLURRY SEAL			
NORTH AVENUE	OLIVE ST	LEMON GROVE AVENUE	NORTAV	0600	351	38	13,338	R	AC		95	90	95	\$7,075	14,228	CRACK SEAL + SLURRY SEAL			
OSAGE DRIVE	CAMERON DR	TARLETON ST	OSAGDR	0100	549	28	15,372	R	AC		95	90	95	\$8,154	14,374	CRACK SEAL + SLURRY SEAL			
OSAGE DRIVE	TARLETON ST	JAMACHA RD	OSAGDR	0200	735	34	24,990	R	AC		95	90	95	\$13,256	14,374	CRACK SEAL + SLURRY SEAL			
PALM STREET	SKYLINE DR	GOLDEN AV	PALMST	0300	2,298	63	144,774	C	AC/AC		83	81	88	\$85,328	35,933	CRACK SEAL + SLURRY SEAL			
RAMON STREET	MADERA ST	LA CORTA ST	RAMOST	0100	558	34	18,972	R	AC/AC		93	89	95	\$10,064	17,821	CRACK SEAL + SLURRY SEAL			
ROY STREET	446' E/O WASHINGTON ST	MEADOW LN	ROYSTR	0300	767	34	26,078	R	AC		95	90	95	\$13,833	14,391	CRACK SEAL + SLURRY SEAL			
TANGELOS PLACE	EVELYN ST	BROADWAY AV	TANGPL	0100	1,215	33	40,095	R	AC		94	90	95	\$21,268	14,953	CRACK SEAL + SLURRY SEAL			
VALENCIA COURT	N CDS	ORLANDO DR	VALECT	0100	368	33	12,144	R	AC		94	90	95	\$6,442	14,953	CRACK SEAL + SLURRY SEAL			
													Treatment Total		\$311,937				
CIRCLE DRIVE	W CDS	E CDS	CIRCDR	0100	799	28	22,372	R	AC		61	69	78	\$11,867	31,615	SLURRY SEAL			
MAIN STREET	BURNELL AV	SAN MIGUEL AV	MAINST	0500	749	32	23,968	R	AC		71	68	78	\$12,714	31,513	SLURRY SEAL			
													Treatment Total		\$24,581				
Year 2025 Area Total									858,421		Year 2025 Total			\$1,199,032					

Note: PCI Before is dated to January 1st of the project year, while current PCI is as of 3/29/2023



Scenario 1 - Sections Selected for Treatment

Interest: 0.00%

Inflation: 3.00%

Printed: 3/29/2023

Scenario 1 - City's Existing Budget

Year: 2026

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Treatment			Cost	Rating	Treatment
											Current PCI	PCI Before	PCI After			
ALFORD STREET	PACIFIC AV	DAYTONA ST	ALFOST	0200	292	26	7,592	R	AC		55	49	100	\$33,184	18,767	MILL(1.5")+HMA(2")+DIGOUTS
DUPONT DRIVE	CANTON DR	LANSING DR	DUPODR	0200	576	27	15,552	R	AC/AC		49	43	100	\$67,976	19,609	MILL(1.5")+HMA(2")+DIGOUTS
Treatment Total													\$101,160			
MT VERNON STREET	HARDY DR	SKYLINE DR	MTVEST	0900	369	31	11,439	C	AC/AC		68	63	100	\$37,499	21,015	HMA(2")+DIGOUTS
SAN MIGUEL AVENUE	CYPRESS AV	MAIN ST	SAMIAV	0450	296	38	11,248	C	AC/AC		69	65	100	\$36,873	20,332	HMA(2")+DIGOUTS
SWEETWATER ROAD	S CITY LIMIT	918' N/O S CITY LIMIT	SWEERD	0100NB	918	31	28,458	C	AC		74	67	100	\$93,290	22,356	HMA(2")+DIGOUTS
Treatment Total													\$167,663			
GOLDEN AVENUE	MT VERNON ST	S END OF PVMNT	GOLDAV	0900	223	25	5,575	R	AC		69	65	74	\$6,769	13,031	CAPE SEAL + DIGOUTS
Treatment Total													\$6,769			
ARCADIA AVENUE	CYPRESS AV	MT VERNON ST	ARCAAV	0100	731	23	16,813	R	AC/AC		95	89	94	\$9,186	19,486	CRACK SEAL + SLURRY SEAL
BERRY STREET	LERMA'S CT	RUSSAN LN	BERRST	0200	944	33	31,152	R	AC/AC		94	88	94	\$17,020	20,035	CRACK SEAL + SLURRY SEAL
BLUE LAKE ROAD	GOLD LAKE RD	E CDS	BLLARD	0100	178	29	5,162	R	AC		80	76	84	\$2,820	32,354	CRACK SEAL + SLURRY SEAL
BLOSSOM HILL DRIVE	GRAIG ST	SIEGLE DR	BLOSDR	0100	1,083	34	36,822	R	AC		80	76	84	\$20,118	32,351	CRACK SEAL + SLURRY SEAL
BONITA STREET	SAN MIGUEL AV	MT VERNON ST	BONIST	0200	1,323	24	31,752	R	AC/AC		76	72	81	\$17,348	45,599	CRACK SEAL + SLURRY SEAL
BROADWAY	OLIVE ST	BUENA VISTA AV	BROADW	0900WB	658	31	20,398	A	AC		94	86	93	\$12,383	27,968	CRACK SEAL + SLURRY SEAL
BUENA VISTA AVENUE	BROADWAY	PACIFIC AV	BUVIAV	0200	317	37	11,729	C	AC/AC		77	73	81	\$7,120	46,385	CRACK SEAL + SLURRY SEAL
CABERNET WAY	SONOMA LN	BERRY ST	CABEWY	0100	327	33	10,791	R	AC/AC		94	88	94	\$5,896	20,860	CRACK SEAL + SLURRY SEAL
CANTON DRIVE	LANSING DR	FAIRFAX DR	CANTDR	0300	423	38	16,074	C	AC		93	88	94	\$9,758	26,249	CRACK SEAL + SLURRY SEAL
CANTON DRIVE	SKYLINE DR	WASHINGTON ST	CANTDR	0500	960	40	38,400	C	AC		95	90	95	\$23,312	23,632	CRACK SEAL + SLURRY SEAL
CENTRAL AVENUE	FEDERAL AV	CHATEAU WY	CENTAV	0100	1,540	32	49,280	C	AC		84	78	86	\$29,916	28,657	CRACK SEAL + SLURRY SEAL
CENTRAL AVENUE	MASSACHUSETTS AV	NEW JERSEY AV	CENTAV	0300	1,960	27	52,920	C	AC/AC		84	80	88	\$32,126	34,701	CRACK SEAL + SLURRY SEAL
CENTRAL AVENUE	CYPRESS AV	OLIVE ST	CENTAV	0500	371	38	14,098	C	AC/AC		79	75	84	\$8,558	52,631	CRACK SEAL + SLURRY SEAL
CENTRAL AVENUE	OLIVE ST	MAIN ST	CENTAV	0600	305	34	10,370	C	AC/AC		81	77	85	\$6,295	36,238	CRACK SEAL + SLURRY SEAL

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Scenario 1 - Sections Selected for Treatment

Interest: 0.00%

Inflation: 3.00%

Printed: 3/29/2023

Scenario 1 - City's Existing Budget

Year: 2026

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Current PCI	Treatment		Cost	Rating	Treatment
												PCI Before	PCI After			
CITRONELLA STREET	LINCOLN ST	PALM ST	CITRST	0100	1,282	26	33,332	R	AC/AC		95	89	94	\$18,211	19,326	CRACK SEAL + SLURRY SEAL
COLFAX DRIVE	CANTON DR	LANSING DR	COLFDR	0200	584	25	14,600	R	AC		80	75	84	\$7,977	32,400	CRACK SEAL + SLURRY SEAL
DAVIDSON STREET EXTENSION	NW END	DAVIDSON AV	DAVSTE	0100	60	34	2,040	R	AC		80	76	84	\$1,115	32,352	CRACK SEAL + SLURRY SEAL
DAYTON DRIVE	SKYLINE DR	ENGLEWOOD DR	DAYTDR	0100	303	30	9,090	R	AC/AC		77	73	81	\$4,966	35,424	CRACK SEAL + SLURRY SEAL
DENNIS LANE	JEFFERSON ST	PALM AV	DENNLN	0100	650	33	21,450	R	AC/AC		90	86	92	\$11,720	26,460	CRACK SEAL + SLURRY SEAL
DENSTONE PLACE	DAVENTREE	DARTMOOR DR	DENSPL	0100	741	33	24,453	R	AC		78	74	83	\$13,360	32,244	CRACK SEAL + SLURRY SEAL
DREXEL DRIVE	BLOSSOM LN	DREXEL CT	DREXDR	0100	235	34	7,990	R	AC		75	71	80	\$4,365	31,453	CRACK SEAL + SLURRY SEAL
DUPONT DRIVE	DAYTONA DR	CANTON DR	DUPODR	0100	777	23	17,871	R	AC		88	84	91	\$9,764	27,234	CRACK SEAL + SLURRY SEAL
EL ROY DRIVE	CANTON DR	LANSING DR	ELRODR	0200	501	25	12,525	R	AC/AC		76	72	81	\$6,843	45,652	CRACK SEAL + SLURRY SEAL
ENSENADA STREET	BAKERSFIELD ST	BARTON DR	ENSEST	0200	2,507	31	77,717	R	AC/AC		74	70	79	\$42,462	40,388	CRACK SEAL + SLURRY SEAL
GOLDEN AVENUE	LEMON GROVE AV	SCHOOL LN	GOLDAV	0100	337	44	14,828	R	AC		86	82	89	\$8,101	29,452	CRACK SEAL + SLURRY SEAL
HILLTOP DRIVE	END OF PUBLIC	LEMON GROVE WY	HILLDR	0100	805	19	15,295	R	AC		95	88	94	\$8,357	18,908	CRACK SEAL + SLURRY SEAL
LA PUERTA PLACE	COSTADA CT	EL PRADO AV	LAPUPL	0100	231	33	7,623	R	AC/AC		85	81	88	\$4,165	34,113	CRACK SEAL + SLURRY SEAL
LAWFORD PLACE	LOCKE PL	NOBLE ST	LAWFPL	0100	387	34	13,158	R	AC/AC		74	70	79	\$7,189	40,394	CRACK SEAL + SLURRY SEAL
LEMON GROVE AVENUE	NORTH AV	N CITY LIMIT	LEGRAV	1100NBNEW	540	39	21,060	A	AC		93	86	92	\$12,785	30,148	CRACK SEAL + SLURRY SEAL
LEMON GROVE WAY	LEMON GROVE AV	GROVE ST	LEGRWY	0100	972	33	32,076	C	AC/AC		92	86	92	\$19,472	23,377	CRACK SEAL + SLURRY SEAL
LINCOLN STREET	CITRONELLA ST	SKYLINE DR	LINCST	0200	1,155	33	38,115	C	AC		78	72	80	\$23,138	24,996	CRACK SEAL + SLURRY SEAL
LONG LAKE ROAD	GOLD LAKE RD	E CDS	LOLARD	0100	236	29	6,844	R	AC		80	76	84	\$3,739	32,352	CRACK SEAL + SLURRY SEAL
LOMA DRIVE	MT VERNON ST	CIRCLE DR	LOMADR	0100	90	34	3,060	R	AC		84	79	87	\$1,672	31,621	CRACK SEAL + SLURRY SEAL
MAIN STREET	951' S/O BROADWAY	CENTRAL AV	MAINST	0300	342	28	9,576	R	AC		87	83	90	\$5,232	28,514	CRACK SEAL + SLURRY SEAL
MASSACHUSETTS AVENUE	N CITY LIMIT	BROADWAY	MASSAV	0100SB	867	36	31,212	A	AC		94	86	93	\$18,948	27,968	CRACK SEAL + SLURRY SEAL
MASSACHUSETTS AVENUE	MT VERNON ST	MADERA ST	MASSAV	0600	1,800	62	111,600	A	AC/AC		89	84	91	\$67,749	40,130	CRACK SEAL + SLURRY SEAL

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Scenario 1 - Sections Selected for Treatment

Interest: 0.00%

Inflation: 3.00%

Printed: 3/29/2023

Scenario 1 - City's Existing Budget

Year: 2026

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Treatment			Cost	Rating	Treatment
											Current PCI	PCI Before	PCI After			
MASSACHUSETTS AVENUE	MADERA ST	EL PRADO AV	MASSAV	0700	1,109	37	41,033	A	AC/AC		85	81	88	\$24,910	48,140	CRACK SEAL + SLURRY SEAL
MASSACHUSETTS AVENUE	EL PRADO AV	SAN ALTOS PL	MASSAV	0800	430	58	24,940	A	AC/AC		90	85	92	\$15,140	37,841	CRACK SEAL + SLURRY SEAL
MASSACHUSETTS AVENUE	LEMON GROVE AV	SAN ALTOS PL	MASSAV	0900NB	310	22	6,820	A	AC/AC		93	86	93	\$4,140	31,995	CRACK SEAL + SLURRY SEAL
MASSACHUSETTS AVENUE	SAN ALTOS PL	MAIN ST	MASSAV	0900SB	310	33	10,230	A	AC		86	80	88	\$6,210	37,496	CRACK SEAL + SLURRY SEAL
NORTH AVENUE	246' W/F BUENA VISTA AV	BUENA VISTA AV	NORTAV	0450	246	32	7,872	R	AC/AC		81	78	86	\$4,301	48,264	CRACK SEAL + SLURRY SEAL
NORTH AVENUE	LEMON GROVE AV	GROVE ST	NORTAV	0700	783	23	18,009	R	AC		94	88	94	\$9,839	19,960	CRACK SEAL + SLURRY SEAL
NORTH AVENUE	LEMON GROVE WY	LEMON GROVE AV	NORTAV	0800W	115	35	4,025	C	AC		95	90	95	\$2,443	23,625	CRACK SEAL + SLURRY SEAL
OLIVE STREET	NORTH AV	BROADWAY	OLIVST	0200	644	38	24,472	R	AC/AC		94	88	94	\$13,371	19,958	CRACK SEAL + SLURRY SEAL
OLIVE STREET	BURNELL AV	MAIN ST	OLIVST	0700	610	29	17,690	R	AC		79	75	84	\$9,665	32,401	CRACK SEAL + SLURRY SEAL
PACIFIC AVENUE	WEST AV	NEW JERSEY AV	PACIAV	0400	652	30	19,560	A	AC/AC		87	83	90	\$11,874	44,456	CRACK SEAL + SLURRY SEAL
PALM STREET	CITRONELLA ST	SKYLINE DR	PALMST	0200	1,080	58	62,640	C	AC		79	73	81	\$38,027	25,692	CRACK SEAL + SLURRY SEAL
PALM STREET	GOLDEN AV	E CITY LIMIT	PALMST	0400	1,074	75	80,550	C	AC		95	90	95	\$48,900	23,621	CRACK SEAL + SLURRY SEAL
PLACENTIA STREET	EL PRADO AV	SAN ALTOS PL	PLACST	0100	245	38	9,310	R	AC/AC		94	88	94	\$5,087	19,957	CRACK SEAL + SLURRY SEAL
ROOSEVELT AVENUE	BUENA VISTA AV	CYPRESS AV	ROOSAV	0300	260	25	6,500	R	AC		81	77	85	\$3,551	32,275	CRACK SEAL + SLURRY SEAL
ROSEMARY LANE	W CDS	MASSACHUSETTS AV	ROSELN	0100	1,227	33	40,491	R	AC		80	76	84	\$22,123	32,352	CRACK SEAL + SLURRY SEAL
ROY STREET	WASHINGTON ST	446' E/O WASHINGTON ST	ROYSTR	0200	446	34	15,164	R	AC/AC		95	89	94	\$8,285	19,297	CRACK SEAL + SLURRY SEAL
SAN ALTOS PLACE	RAMON ST	S END	SAALPL	0200	2,148	38	81,624	R	AC/AC		75	70	79	\$44,596	34,735	CRACK SEAL + SLURRY SEAL
SAN MIGUEL AVENUE	MASSACHUSETTS AV	NEW JERSEY AV	SAMIAV	0300	1,948	37	72,076	C	AC		78	72	80	\$43,755	24,999	CRACK SEAL + SLURRY SEAL
SKYLINE DRIVE	CANTON DR	CARLISLE DR	SKYLDR	0500	1,778	62	110,236	C	AC		95	90	95	\$66,921	23,744	CRACK SEAL + SLURRY SEAL
WASHINGTON STREET	GOLDEN AV	LINCOLN ST	WASHST	0300	1,301	25	32,525	C	AC		77	70	79	\$19,745	24,397	CRACK SEAL + SLURRY SEAL
WASHINGTON STREET	MT VERNON ST	518' S/O MT VERNON ST	WASHST	0600	518	22	11,396	C	AC		86	81	88	\$6,918	29,354	CRACK SEAL + SLURRY SEAL
WESTVIEW PLACE	W CDS	MASSACHUSETTS AV	WESTPL	0100	820	34	27,880	R	AC		80	76	84	\$15,233	32,351	CRACK SEAL + SLURRY SEAL

Note: PCI Before is dated to January 1st of the project year, while current PCI is as of 3/29/2023



Scenario 1 - Sections Selected for Treatment

Interest: 0.00%

Inflation: 3.00%

Printed: 3/29/2023

Scenario 1 - City's Existing Budget

											Treatment Total			\$928,225				
DREXEL DRIVE	DREXEL CT	CANTON DR	DREXDR	0200	243	30	7,290	R	AC		73	69	78	\$3,983	30,699	SLURRY SEAL		
SONOMA LANE	N CDS	MADERA ST	SONOLN	0100	1,134	34	38,556	R	AC		64	70	79	\$21,066	31,057	SLURRY SEAL		
											Treatment Total			\$25,049				
Year 2026 Area Total											1,722,029		Year 2026 Total			\$1,228,865		

Year: 2027

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Treatment			Cost	Rating	Treatment
											Current PCI	PCI Before	PCI After			
CRANE STREET	GOLDEN AV	NE CDS	CRANST	0100	1,742	23	40,066	R	AC		53	45	100	\$180,379	18,803	MILL(1.5")+HMA(2")+DIGOUTS
DEVILLE DRIVE	WATWOOD RD	E CITY LIMIT	DEVIDR	0100	362	34	12,308	R	AC/AC		51	44	100	\$55,411	18,788	MILL(1.5")+HMA(2")+DIGOUTS
DI FOSS STREET	MT VERNON ST	MAZER ST	DIFOST	0100	614	36	22,104	R	AC		53	45	100	\$99,513	18,794	MILL(1.5")+HMA(2")+DIGOUTS
EDGERTON DRIVE	MT VERNON ST	S CDS	EDGE DR	0100	715	26	18,590	R	AC		51	43	100	\$83,693	19,040	MILL(1.5")+HMA(2")+DIGOUTS
EL ROY DRIVE	DAYTON DR	CANTON DR	ELRODR	0100	675	22	14,850	R	AC		53	45	100	\$66,855	18,803	MILL(1.5")+HMA(2")+DIGOUTS
ENSENADA STREET	EL DORA ST	BAKERSFIELD ST	ENSEST	0100	356	28	9,968	R	AC/AC		53	45	100	\$44,876	18,817	MILL(1.5")+HMA(2")+DIGOUTS
GOLDEN AVENUE	ROY ST	ADAMS ST	GOLDAV	0700	367	28	10,276	R	AC/AC		52	45	100	\$46,263	18,654	MILL(1.5")+HMA(2")+DIGOUTS
LONGDALE DRIVE	CITRONELLA ST	SKYLINE DR	LONGDR	0100	1,062	34	36,108	R	AC/AC		53	44	100	\$162,559	18,870	MILL(1.5")+HMA(2")+DIGOUTS
NEW JERSEY AVENUE	BROADWAY	PACIFIC AV	NEJEAV	0100	317	33	10,461	R	AC/AC		52	45	100	\$47,096	18,649	MILL(1.5")+HMA(2")+DIGOUTS
NEW JERSEY AVENUE	PACIFIC AV	CENTRAL AV	NEJEAV	0200	997	25	24,925	R	AC/AC		52	45	100	\$112,213	18,649	MILL(1.5")+HMA(2")+DIGOUTS
											Treatment Total			\$898,858		
BUENA VISTA AVENUE	PACIFIC AV	SAN MIGUEL AV	BUVIAV	0300	2,327	25	58,175	C	AC/AC		67	60	100	\$196,429	21,875	HMA(2")+DIGOUTS
											Treatment Total			\$196,429		
LEMON GROVE AVENUE	BROADWAY	GOLDEN AV	LEGRAV	0300SB	236	29	6,844	A	AC/AC		57	47	100	\$36,803	22,293	MILL(2")+HMA(2") OL+DIGOUTS
LEMON GROVE AVENUE	GOLDEN AV	BROADWAY	LEGRAV	0800NB	236	43	10,148	A	AC/AC		58	48	100	\$54,570	22,090	MILL(2")+HMA(2") OL+DIGOUTS
											Treatment Total			\$91,373		
PATERO COURT	W CDS	EL PRADO AV	PATECT	0100	183	38	6,954	R	AC/AC		72	66	76	\$8,696	14,755	CAPE SEAL + DIGOUTS
ROY STREET	KEMPF ST	WASHINGTON ST	ROYSTR	0100	982	33	32,406	R	AC/AC		72	66	76	\$40,526	15,304	CAPE SEAL + DIGOUTS

Note: PCI Before is dated to January 1st of the project year, while current PCI is as of 3/29/2023



Scenario 1 - Sections Selected for Treatment

Interest: 0.00%

Inflation: 3.00%

Printed: 3/29/2023

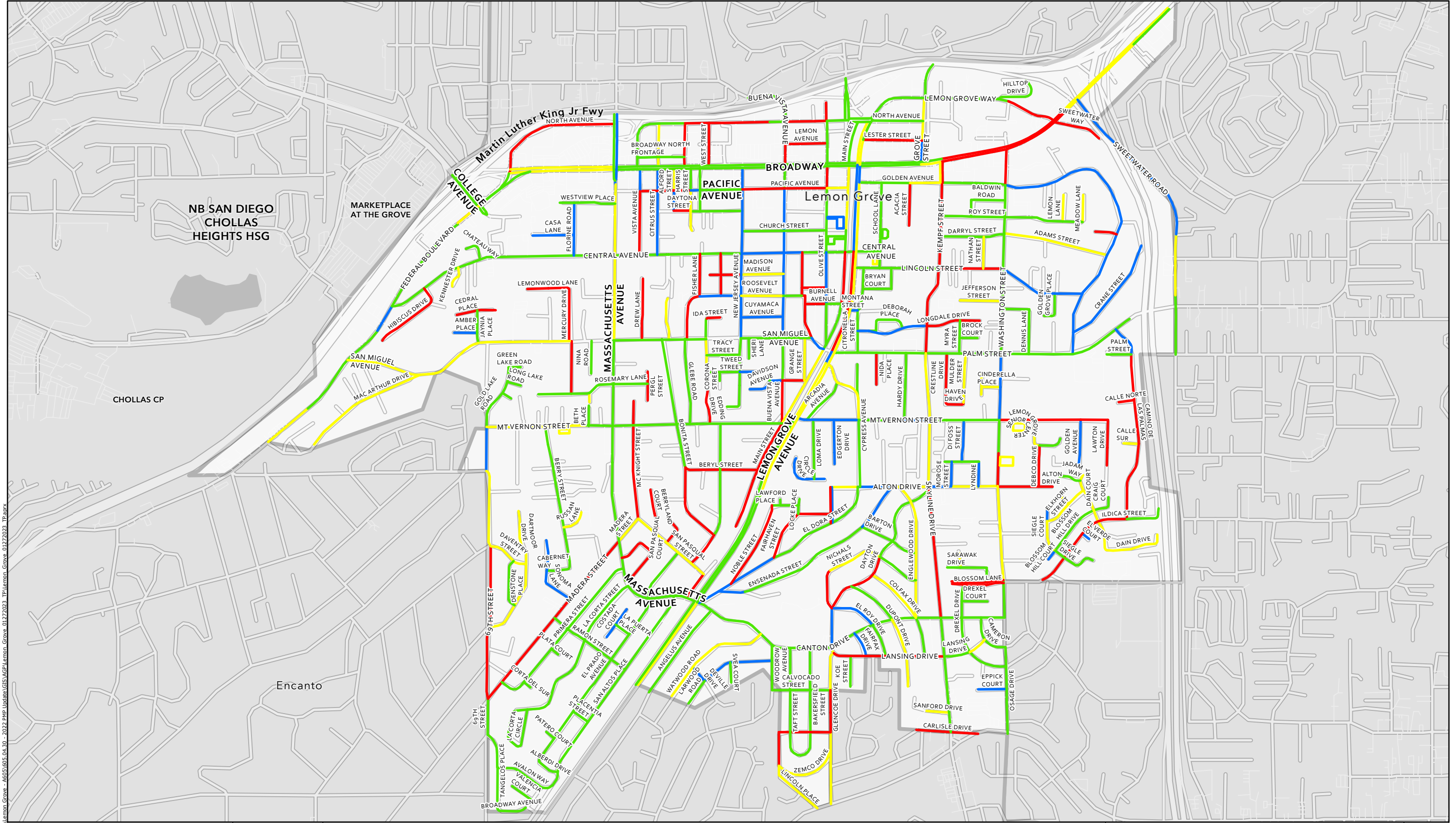
Scenario 1 - City's Existing Budget

										Treatment Total			\$49,222		
GOLDEN AVENUE	SCHOOL LN	ACACIA ST	GOLDAV	0200	450	34	15,300	R	AC/AC	95	87	93	\$8,610	22,985	CRACK SEAL + SLURRY SEAL
NORTH AVENUE	LEMON GROVE AV	LEMON GROVE WY	NORTAV	0800E	115	35	4,025	C	AC	97	89	94	\$2,517	24,413	CRACK SEAL + SLURRY SEAL
										Treatment Total			\$11,127		
EPPICK COURT	W CDS	OSAGA DR	EPPICT	0100	430	28	12,040	R	AC	65	70	79	\$6,776	42,088	SLURRY SEAL
										Treatment Total			\$6,776		
Year 2027 Area Total										345,548		Year 2027 Total		\$1,253,786	
Grand Total Section Area:										4,268,869		Grand Total		\$5,991,000	

Appendix G

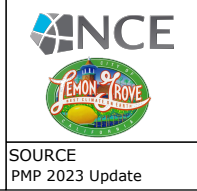
CURRENT CONDITION & SCENARIO 1 - GIS MAPS

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- Good (I): PCI 70-100
- Fair (II/III): PCI 50-69
- Poor (IV): PCI 25-49
- Very Poor (V): PCI 0-24



SOURCE
PMP 2023 Update

PMP 2023 Update

Current PCI Condition

JOB NUMBER
605.04.30

DRAWN
MSamara

DATE
02/02/2023

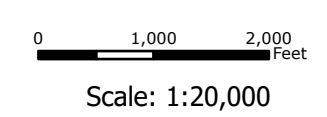
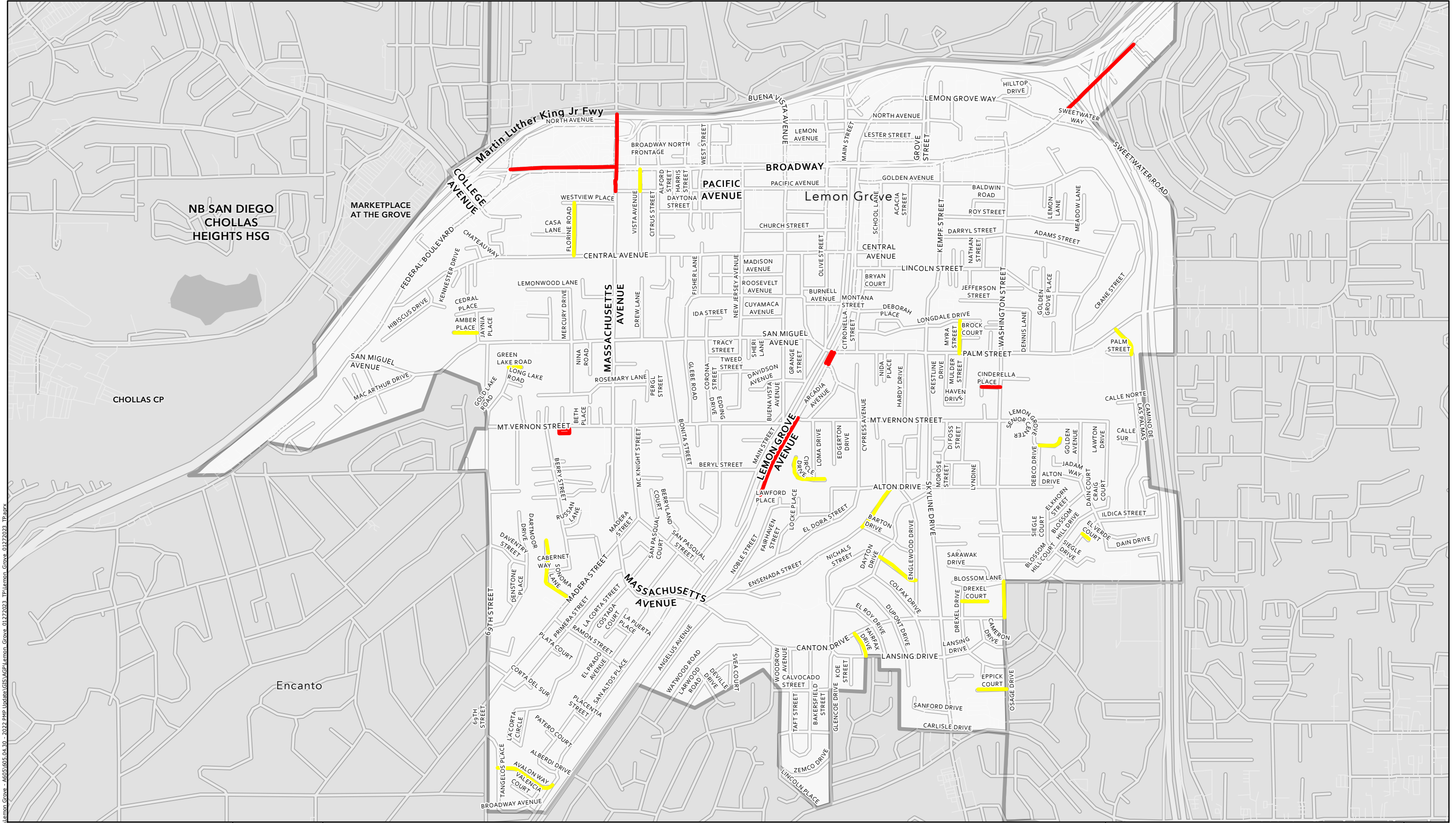


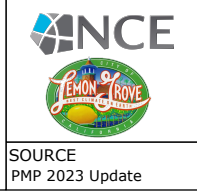
FIGURE
1

APPROVED
-



Treatment

- Mill and Overlay
- CAPE SEAL + DIGOUTS
- SLURRY SEAL



PMP 2023 Update
 Scenario 1 - City's Existing Budget
 FY 2023/2024

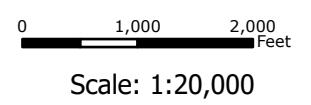


FIGURE
2

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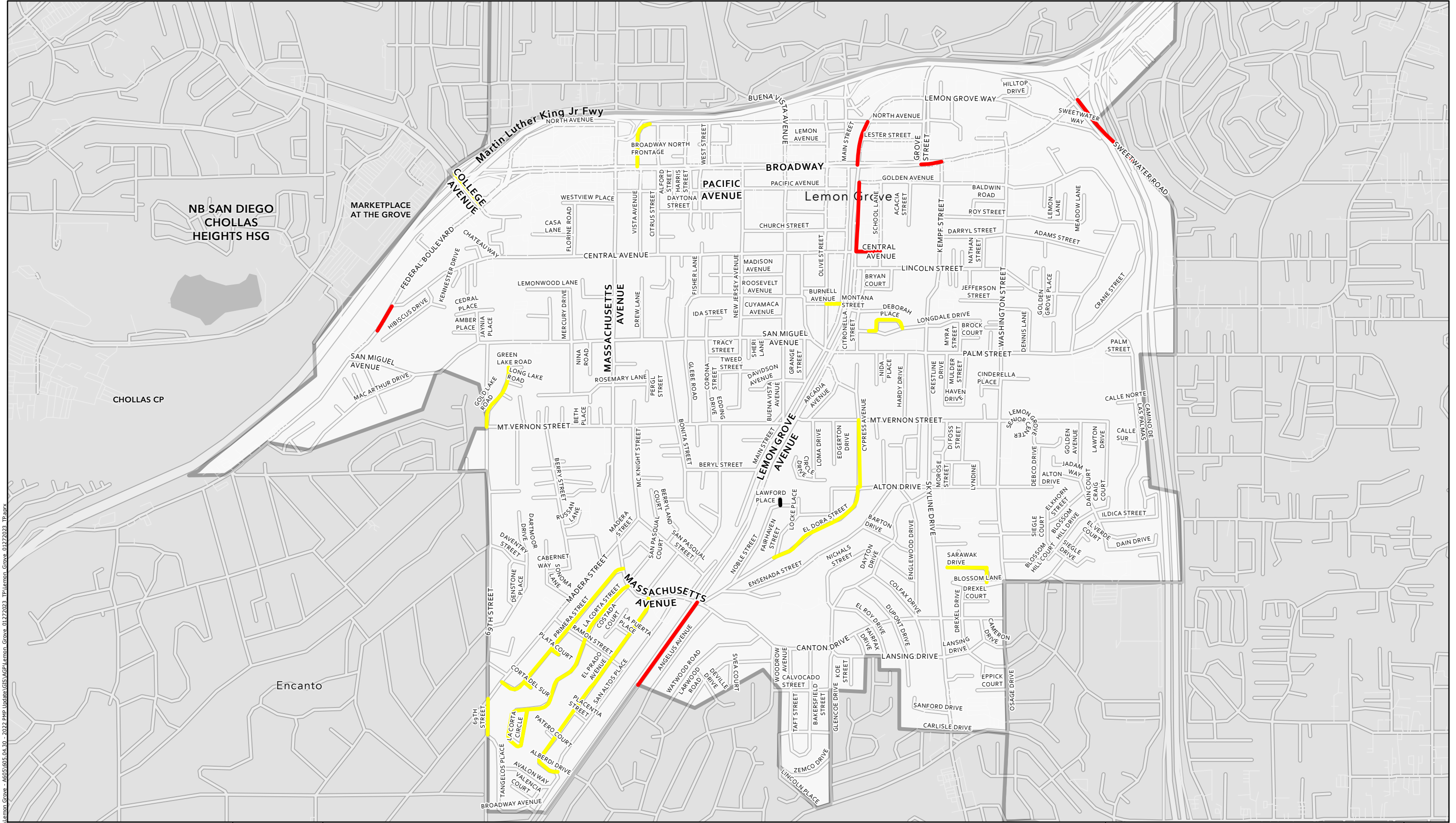
DRAWN
MSamara

DATE
03/29/2023

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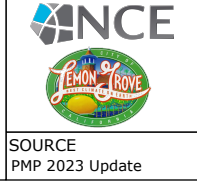
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Treatment

- Mill and Overlay
- CAPE SEAL + DIGOUTS
- SLURRY SEAL



PMP 2023 Update
 Scenario 1 - City's Existing Budget
 FY 2024/2025

JOB NUMBER: 605.04.30 DRAWN: MSamara DATE: 03/29/2023

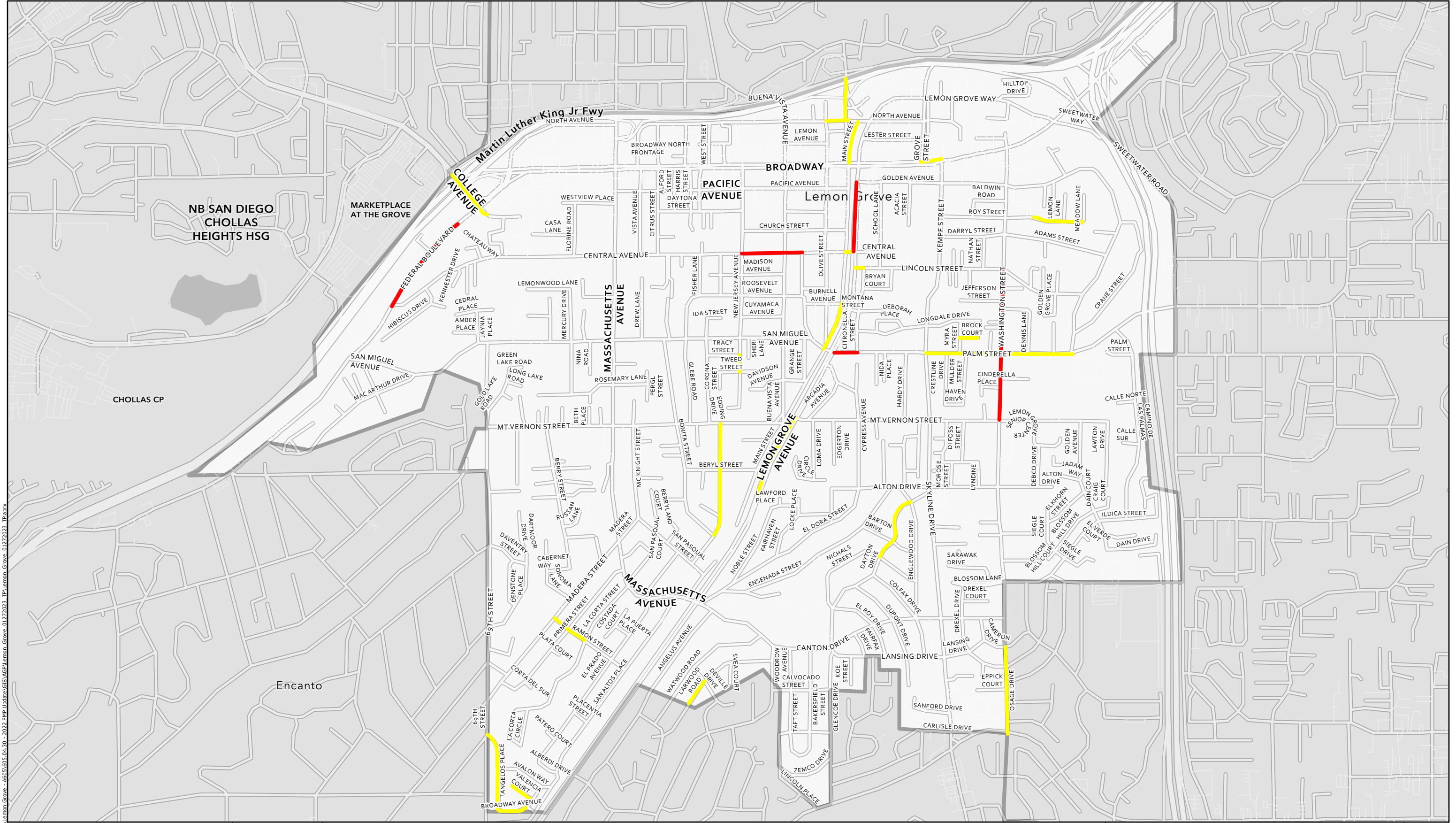
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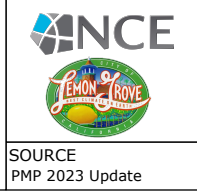
FIGURE
3

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Treatment

- Mill and Overlay
- CAPE SEAL + DIGOUTS
- SLURRY SEAL



PMP 2023 Update
 Scenario 1 - City's Existing Budget
 FY 2025/2026

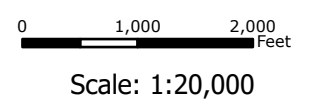


FIGURE
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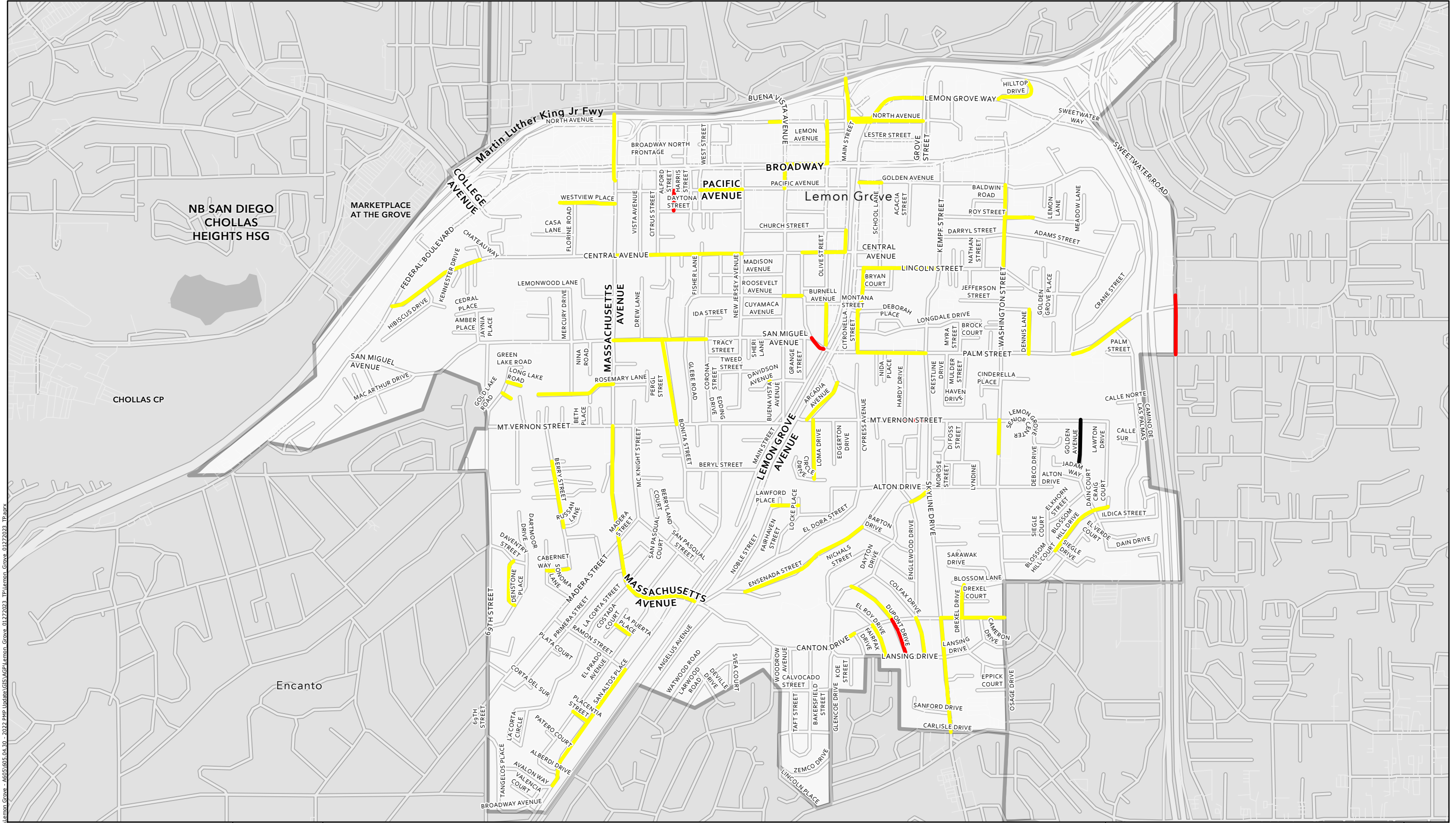
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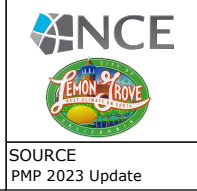
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Treatment

- Mill and Overlay
- CAPE SEAL + DIGOUTS
- SLURRY SEAL



PMP 2023 Update
 Scenario 1 - City's Existing Budget
 FY 2026/2027

SOURCE: PMP 2023 Update

JOB NUMBER: 605.04.30

DRAWN: MSamara

DATE: 03/29/2023

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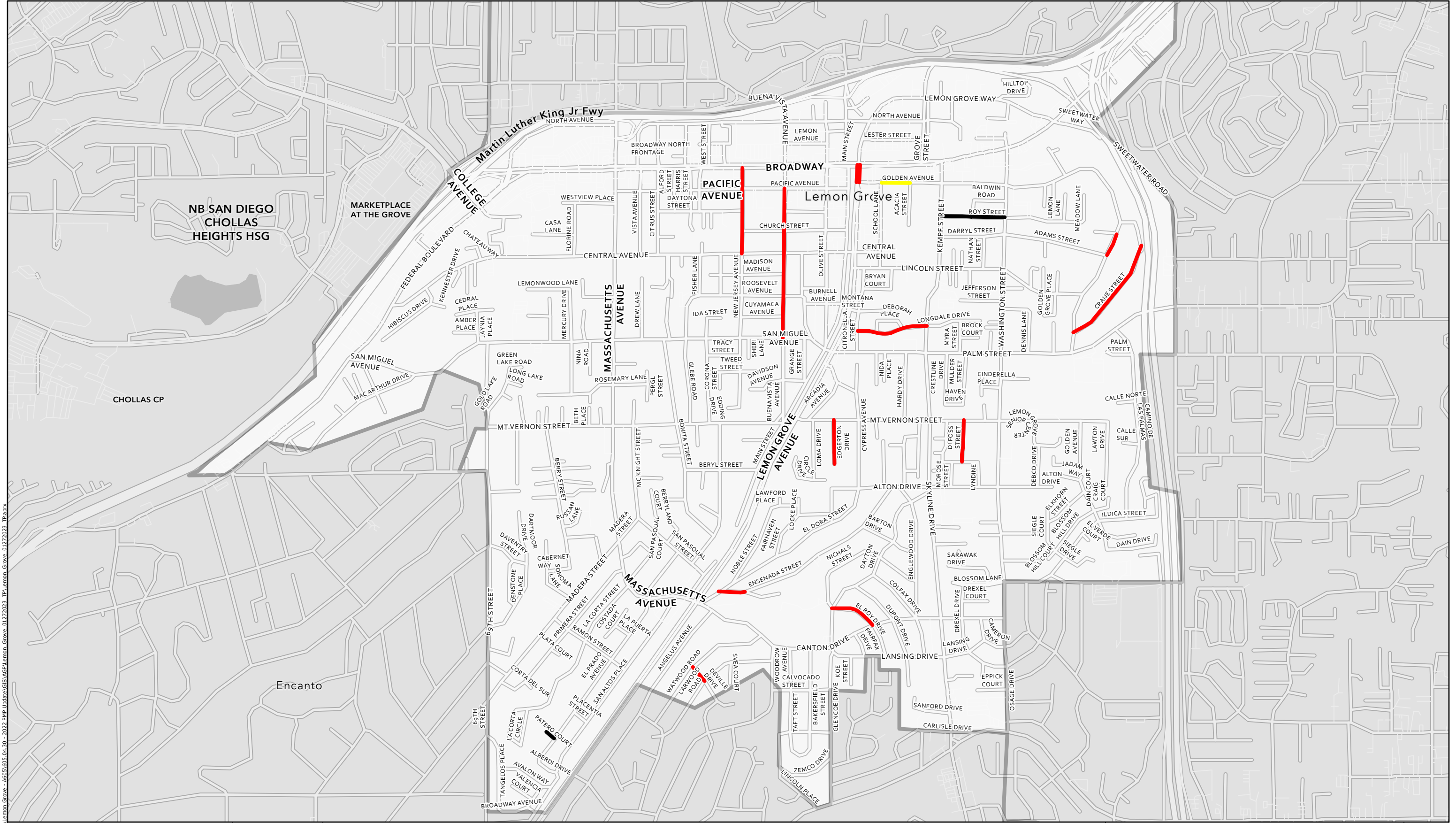
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FIGURE 5

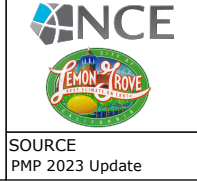
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Treatment

- Mill and Overlay
- CAPE SEAL + DIGOUTS
- SLURRY SEAL



SOURCE
PMP 2023 Update

PMP 2023 Update

Scenario 1 - City's Existing Budget FY 2027/2028

JOB NUMBER
605.04.30

DRAWN
MSamara

DATE
03/29/2023

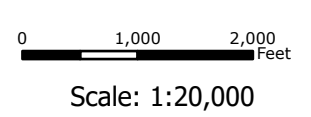
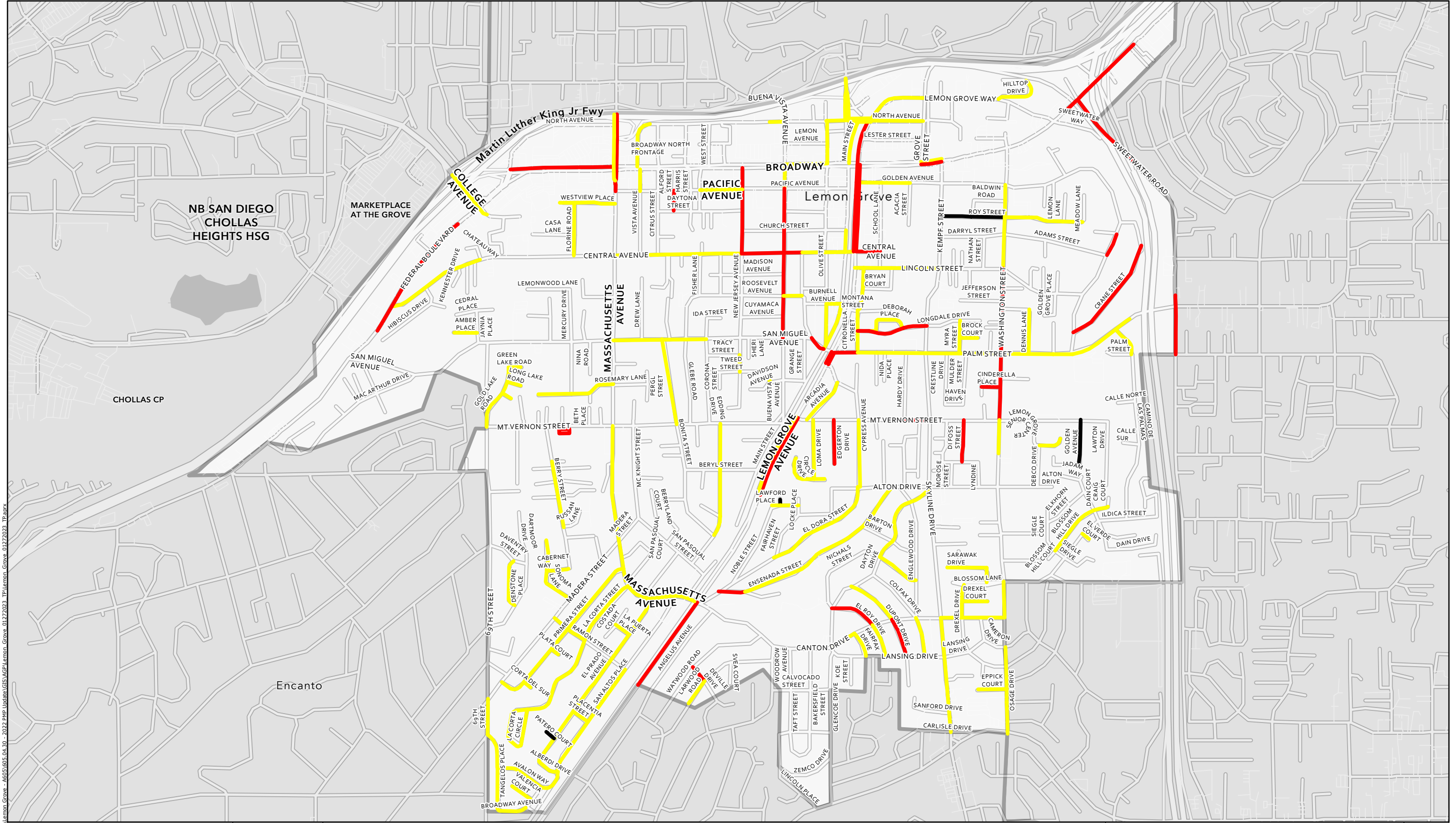


FIGURE
6

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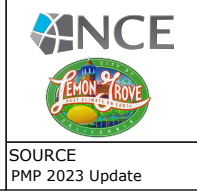
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Treatment

- Mill and Overlay
- CAPE SEAL + DIGOUTS
- SLURRY SEAL



PMP 2023 Update
 Scenario 1 - City's Existing Budget
 All years

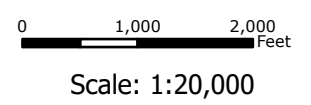


FIGURE
7

SOURCE
PMP 2023 Update

JOB NUMBER
605.04.30

DRAWN
MSamara

DATE
03/29/2023

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-

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