



City of Lemon Grove
City Council Regular Meeting Agenda
Tuesday, August 20, 2019, 6:00 p.m.

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

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:

Public Comment:

(Note: In accordance with State Law, the general public may bring forward an item not scheduled on the agenda; however, the City Council may not take any action at this meeting. If appropriate, the item will be referred to staff or placed on a future agenda.)

City Council Oral Comments and 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.)

1. 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.)

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.

B. City of Lemon Grove Payment Demands

Reference: Molly Brennan, Administrative Services Director

Recommendation: Ratify Demands

C. Approval of Meeting Minutes

Regular Meeting

August 6, 2019

Reference: Shelley Chapel, City Clerk

Recommendation: Approve Minutes

D. Authorization to Submit a Grant Application to the Department of Justice of the Justice Assistance Grant

Reference: Christian Olivas, Management Analyst

Recommendation: Adopt a Resolution Authorizing the Submittal of a Grant Application to the Department of Justice (DOJ) for the Edward Byrne Justice Assistance Grant (JAG) for Fiscal Year (FY) 2019. Also, Direct City Manager or her Designee to Execute any Grant Related Documents Upon Receipt of Potential Award.

Public Hearing:

2. TransNet Amendment No. 8

Reference: Molly Brennan, Administrative Services Director

Recommendation: Conduct a Public Hearing, Receive Public Comment, Adopt Resolution entitled, "A Resolution of the City Council of the City of Lemon Grove, California, Adopting/Approving an Amendment to the TransNet Local Street Improvement Program of Projects for Fiscal Year 2019-2023," and Direct the City Manager or her Designee to Amend the City Budget for Fiscal year 2019-2020, if approved by the SANDAG Board of Directors, to reflect TransNet Budget Adjustments Reflected in Amendment No. 8."

Reports to Council:

3. Regional Housing Needs Assessment

Reference: Noah Alvey, Community Development Manager

Recommendation: That the City Council Receives the Report and Provides Direction on the Submittal of Comments to the San Diego Association of Governments (SANDAG) Regarding the Regional Housing Needs Assessment (RHNA) Draft Methodology.

4. Amendment to the Joint Use Agreement Between the City of Lemon Grove and the Lemon Grove School District

Reference: Mike James, Assistant City Manager/Public Works Director

Recommendation: Adopt a Resolution entitled, "A Resolution of the City Council of the City of Lemon Grove, California, Approving the Joint Use Agreement Between the City of Lemon Grove and the Lemon Grove School District for the Use of the Recreation Facilities on the Lemon Grove Middle School Campus."

Closed Session:

1. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Government Code Section 54956.9

Name of Case: Hatsuko Hoss v. City of Lemon Grove

Case Number: 37-2019-00002078-CU-PO-CTL

2. PUBLIC EMPLOYEE EMPLOYMENT

Government Code Section 54957

Performance Evaluation: City Manager

Adjournment

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 schapel@lemongrove.ca.gov. A full agenda packet is available for public review at City Hall.

AFFIDAVIT OF NOTIFICATION AND POSTING

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) SS
CITY OF LEMON GROVE)

I, Shelley Chapel, MMC, 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 before the hour of 6:00 p.m. on August 14, 2019, 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/: Shelley Chapel

Shelley Chapel, MMC, City Clerk



CITY OF LEMON GROVE

CITY COUNCIL STAFF REPORT

Item No. 1.A

Meeting Date: August 20, 2019

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: August 20, 2019
Submitted to: Honorable Mayor and Members of the City Council
Department: City Manager's Office
Staff Contact: Molly Brennan, Administrative Services Director
<mailto:MBrennan@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:

Molly Brennan, Administrative Services Director

For Council Meeting: 08/20/19

ACH/AP Checks 07/26/19-08/09/19 394,116.37

Payroll - 07/30/19 144,192.29

Total Demands 538,308.66

CHECK NO	INVOICE NO	VENDOR NAME	CHECK DATE	Description	INVOICE AMOUNT	CHECK AMOUNT
ACH	71/81/93/01/08	California Public Empl Retirement System	07/26/2019	Pers Annual Unfunded Accrued Liability FY20	508,225.00	508,225.00
ACH	Refill 7/25/19	Pitney Bowes Global Financial Services LLC	07/26/2019	Postage Usage 7/25/19	250.00	250.00
ACH	620183	Aflac	07/31/2019	AFLAC Insurance 08/01/19	812.82	812.82
ACH	Jul19	Wage Works	07/31/2019	FSA Reimbursement - Jul'19	558.32	558.32
ACH	Jun19	San Diego County Sheriff's Department	08/01/2019	Law Enforcement Services - Jun'19	487,040.25	487,040.25
ACH	Jun19	Power Pay Biz/Evo	08/01/2019	Online Credit Card Processing - Jul'19	79.44	79.44
ACH	Jul17-Jul30 19	Calpers Supplemental Income 457 Plan	08/01/2019	457 Plan 7/17/19-7/30/19	7,321.65	7,321.65
ACH	Jul30 19	Employment Development Department	08/01/2019	State Taxes 7/30/19	7,549.37	7,549.37
ACH	Aug19	Pers Health	08/02/2019	Pers Health Insurance - Aug'19	45,799.62	45,799.62
ACH	Jul19	Authorize Net	08/02/2019	Merchant Fees - Jul'19	27.90	27.90
ACH	Jul31 19	US Treasury	08/06/2019	Federal Taxes 7/31/19	28,403.79	28,403.79
ACH	3568860625/0719	SDG&E	08/07/2019	Electric Usage:St Light 7/1/19-7/31/19	1,283.64	1,283.64
ACH	Jul19	Home Depot Credit Services	08/09/2019	Home Depot Charges - Jul'19	2,236.42	2,236.42
11737	13335238 13366242	AT&T	07/31/2019	Phone Service- 6/13/19-7/12/19 Fire Backup Phone Line- 6/22/19-7/21/19	40.85 82.52	123.37
11738	7/30/19	California State Disbursement Unit	07/31/2019	Wage Withholding Pay Period Ending 7/30/19	161.53	161.53
11739	2619-1	Charles King Company, Inc.	07/31/2019	2017-18 Sewer CIP Contract # 2019-11 thru 5/31/19	101,412.50	101,412.50
11740	4026657502	Cintas Corporation #694	07/31/2019	Janitorial Supplies - 7/25/19	188.74	188.74
11741	FRS0000166 FRS0000166 FRS0000166 FRS0000166 FRS0000166 FRS0000166 HFTA000148	City of El Cajon	07/31/2019	Overtime Reimbursement - Cameron 7/6/19 Overtime Reimbursement - Kelsen 7/8/19 Overtime Reimbursement - Pinson 7/5/19 Overtime Reimbursement - Silonov 7/7/19 Overtime Reimbursement - Stewart 7/3/19 Overtime Reimbursement - Groller 6/29/19 HFTA Fees - QTR 1 FY19/20	1,238.93 1,238.93 1,238.93 1,238.93 1,238.93 1,273.49 6,099.00	13,567.14
11742	1000265100	City of San Diego	07/31/2019	Municipal Sewer Transportation- FY19- 7/1/18-6/30/19	27,212.72	27,212.72
11743	20194589 20194590	Dudek	07/31/2019	Prof Svcs: Inspection Support Svcs/Grove Hill Proj 6/1/19-6/28/19 Prof Svcs: Inspection Support Svcs/Sewer Constructn 6/1/19-6/28/19	250.00 1,080.00	1,330.00
11744	26829	Excell Security, Inc.	07/31/2019	Senior Center Security Guard - 7/20/19	354.29	354.29
11745	Jul30 19	ICMA	07/31/2019	ICMA Deferred Compensation Pay Period Ending 7/30/19	580.77	580.77
11746	229609 229610 229611 229612	Ninyo & Moore	07/31/2019	Golden Ave Row Homes Inspection Svcs thru 6/28/19 6800 Mallard Ct Inspection Svcs thru 6/28/19 Materials Testing - FY17/18 Sewer CIP Proj thru 6/28/19 Materials Testing - 2019 CDBG St Rehab Proj thru 6/28/19	360.00 800.00 3,593.00 933.00	5,686.00
11747	64908224	Occupational Health Centers of CA, A Medical C	07/31/2019	Medical Exam - 7/19/19	140.50	140.50
11748	2019329	Pacific Railway Enterprises, Inc.	07/31/2019	LGA Realignment Proj 5/26/19-6/30/19	6,986.75	6,986.75
11749	1915-2540	Portillo Concrete Inc.	07/31/2019	CUPCCA #2019-22 -Dig-out & Repair 7900 Blk Broadway @ Grove St	20,500.00	20,500.00
11750	Ramirez	Ramirez, Fabiola	07/31/2019	Refund/Ramirez, Fabiola/Deposit - LBH- 7/20/19	400.00	400.00
11751	17546-F(16) 17546-I(5)	Rick Engineering Company	07/31/2019	Prof Svc: 2017/18 CIP Sewer Proj- 8 Locations 6/1/19-6/28/19 Prof Svc: City Engineer As-Needed Svcs 6/1/19-6/28/19	285.64 34,852.65	35,138.29

11752	7/21/2019 7/23/2019 7/23/2019	SDG&E	07/31/2019	3225 Olive- 6/19/19-7/21/19 3500 1/2 Main- 6/19/19-7/21/19 3601 1/2 LGA-6/19/19-7/21/19	199.96 222.36 34.09	456.41
11753	2019-012	Trauma Intervention Programs of SD County	07/31/2019	On-Scene, 24 Hr Volunteer Response Services - FY20	3,825.00	3,825.00
11754	STMT 6/24/2019 STMT 6/24/2019	US Bank Corporate Payment Systems	07/31/2019	Phone Case/Laptop Battery Lodging/Pasadena/Leadership Summit- Boyce 5/28-29/19 MMASC Annual Membership - Boyce Park Sign - Gate Closed at Dusk Diesel Exhaust Fluid - E10 Water/Engine Decon Supplies/Helmet Stickers Station Cleaning Supplies Backpacks/Summer Meals Program State of the City 2019 Evite/Mayor Vasquez Sheriff Bike Patrol Training - 6/4/19-6/7/19- Kunz/Heiserman Parking/Acceptance Agent Training/San Diego 6/12/19 Chapel Passport Postage Uniforms/Workboots - PW/MSWs Service Call/Fire Station Doors 00' GMC LGPW#20/Replace Brakes/Hose Assembly Fencing Repairs/Berry St Pk Gazebo Project/LG Park Daycamp Supplies CalPELRA/Membership-7/1/19-6/30/20 Hidalgo CalPELRA Conference/Monterey 11/19/19-11/22/19 Hidalgo Daycamp/Obstacle Event 6/19/19	104.50 215.64 85.00 121.99 53.88 130.94 69.38 2,135.84 12.99 810.00 30.00 14.70 430.52 158.00 1,380.41 221.50 1,073.05 255.70 500.00 565.00 300.00	8,669.04
11755	9833994057 9833994618 9833994058	Verizon Wireless	07/31/2019	City Phone Charges- 6/13/19-7/12/19 Mobile Broadband Access- 6/13/19-7/12/19 PW Tablets- 6/13/19-7/12/19	218.39 76.02 188.78	483.19
11756	17-938	Bartel Associates, LLC	08/07/2019	Re-issue/Prof Svcs:Nov '17 Actuarial Consult Svcs-CLG CalPERS	4,546.00	4,546.00
11757	4861596	Bearcom	08/07/2019	Portable Radios Monthly Contract 7/22/19-8/21/19	150.00	150.00
11758	20345191	Canon Financial Services Inc.	08/07/2019	Canon Copier Contract Charge 8/1/19	642.60	642.60
11759	21168 21168	City of La Mesa	08/07/2019	Overtime Reimbursement - Georgi 6/26/19 Overtime Reimbursement: - Doig 7/11/19	1,257.14 1,418.22	2,675.36
11760	821	CLD Electric	08/07/2019	Replace 3 Lightpole Double Throw Timeclocks/Park Lighting Timers	905.00	905.00
11761	Jul19	Colonial Life	08/07/2019	Colonial Optional Insurance -Jul19	446.80	446.80
11762	LC19-69	County of San Diego- Auditor & Controller	08/07/2019	LAFCO Cost Apportionment - FY20	5,787.71	5,787.71
11763	20CTOFLGN01	County of San Diego- RCS	08/07/2019	800 MHZ Network - Jul '19	2,878.50	2,878.50
11764	Davis	Davis, Patty	08/07/2019	Refund/Davis, Patty/Deposit - Comm Ctr- 7/27/19	200.00	200.00
11765	213290	Dell Awards	08/07/2019	Plaques - Volunteer of the Year Awards- 8/7/19	47.02	47.02
11766	Apr-Jun19	Department of Conservation	08/07/2019	Qtrly SMIP Fees - Apr-Jun'19	83.00	83.00
11767	0619.28.0585	Dexter Wilson Engineering, Inc.	08/07/2019	Metro JPA Wastewater Issues- Jun'19	8,860.00	8,860.00
11768	18dsbfee3940	Dig Safe Board	08/07/2019	State Fee/Regulatory Monthly Costs/Dig Alert 2018	42.80	42.80
11769	61292	EW Truck & Equipment Company, Inc.	08/07/2019	LGPW#32- GapVax - Diagnosis & Repair/Fuel Separator & Filter	478.70	478.70
11770	26751 26784 26805 26843	Excell Security, Inc.	08/07/2019	Senior Center Security Guards - 6/15/19 Senior Center Security Guards - 6/29/19 Senior Center Security Guards - 7/6/19 Senior Center Security Guard - 7/27/19	409.18 633.73 279.44 119.76	1,442.11
11771	07/15/2019	G & G Backflow Plumbing Service	08/07/2019	Backflow Assembly - Repaired & Tested Backflows	2,653.28	2,653.28
11772	INV1015821 INV1015821	George Hills Company	08/07/2019	30% Subro Recovery Fee/GHC0024634 30% Subro Recovery Fee/GHC0024645	121.29 380.49	501.78
11773	AR010289	Grossmont Union High School District	08/07/2019	Business Cards	76.50	76.50
11774	Hales 7/25/19	Hales, Suzanna	08/07/2019	Reimb: Fire & Emergency Svc Textbook/Safety & Survival Miramar Col	85.98	85.98
11775	0026793-IN	HDL Coren & Cone	08/07/2019	Contract Services Property Tax - Jul-Sep 2019	2,205.70	2,205.70
11776	248	Helix Water District	08/07/2019	Unmetered Water 7/1/18-6/30/19 - St Sweeping/Sewer Line Cleaning	1,626.15	1,626.15
11777	73707 74237	House of Automation	08/07/2019	Service Call- PW Yard Security Gate Repair Service Call- PW Yard Security Gates	160.00 296.00	456.00
11778	1562	Janazz, LLC SD	08/07/2019	IT Services- City Hall- Jul'19	2,520.00	2,520.00
11779	Martinez	Martinez, Elizabeth	08/07/2019	Refund/Martinez, Elizabeth/Deposit - LBH- 7/27/19	200.00	200.00

11780	165904	MJC Construction	08/07/2019	Emergency Excavation/Installation/Sewer Manhole/7755 Palm Ave	12,058.00	12,058.00
11781	Murillo	Murillo, Myrna	08/07/2019	Refund/Murillo, Myrna/Daycamp/Wk 5	80.00	80.00
11782	150318	Pacific Sweeping	08/07/2019	Street Sweeping/Main St - Trash Day Clean Up 7/20/19	400.00	400.00
11783	Aug2019	Preferred Benefit Insurance Administrators	08/07/2019	Dental Insurance- PPO -Aug'19	3,104.90	3,104.90
11784	INV00004045	RapidScale Inc.	08/07/2019	Virtual Hosting/Back Up Svc/Cloud Storage 7/31/19-8/30/19	3,675.78	3,675.78
11785	31751226 31777465 31777466	RCP Block & Brick, Inc.	08/07/2019	Road Base/Dig Out @ Olive & Church Hi-Strength/Rapid Set Concrete Mix - Berry St Park Gazebos Hi-Strength/Rapid Set Concrete Mix/Gray Patio Stones- Gazebos	139.64 58.16 86.09	283.89
11786	15335	Regional Training Center/GTA	08/07/2019	Employment Relations Consortium Fees- FY20	705.00	705.00
11787	0068907 18473A(6) 18473A(7)	Rick Engineering Company	08/07/2019	Prof Svc: 20A UG Dist Project 6/1/19-6/28/19 Prof Svc: CLG Drainage Master Plan 4/27/19-5/31/19 Prof Svc: CLG Drainage Master Plan 6/1/19-6/28/19	230.00 59,268.42 10,262.77	69,761.19
11788	92918282-001 92918381-001	SiteOne Landscape Supply, LLC	08/07/2019	Sprinkler Supplies - PW/Grounds Sprinkler Supplies - PW/Grounds	140.92 46.93	187.85
11789	CLG-13 CLG-14	Smith, Kevin	08/07/2019	Service Call- AC Unit #4 Repair/Sheriff Stn Service Call- AC Unit #1 Repair/Sheriff Stn	415.00 335.00	750.00
11790	11298	Spring Valley Lawn Mower Shop	08/07/2019	Repair - Echo Blower	53.94	53.94
11791	Swensen	Swensen, Jessica	08/07/2019	Refund/Swensen, Jessica/Deposit - LeeHouse 8/3/19	200.00	200.00
11792	Tello-Nunez	Tello-Nunez, Sharon	08/07/2019	Refund/Tello-Nunez, Sharon/Deposit - Courtyard- 7/27/19	300.00	300.00
11793	44924 49829	Tyson & Mendes, LLP	08/07/2019	Legal Svcs: GHC0019886 Legal Svcs: GHC0019886	3,700.00 17,975.71	21,675.71
11794	720190395	Underground Service Alert of Southern Ca.	08/07/2019	89 New Ticket Charges - Jul'19	156.85	156.85
11795	5435869	US Bank- Corporate Trust Services	08/07/2019	Admin Fees- 2014 Refunding Tabs: 7/1/19-6/30/20	2,420.00	2,420.00
11796	08/05/19	Van Lant & Fankhanel, LLP	08/07/2019	FY2019 Audit- Prelim Billing	11,000.00	11,000.00
11797	9834465742	Verizon Wireless	08/07/2019	Fire Prev Phone Line- 6/21/19-7/20/19	366.46	366.46
11798	72228118 72256635	Vulcan Materials Company	08/07/2019	Asphalt Asphalt	103.33 106.24	209.57
					394,116.37	394,116.37



CITY OF LEMON GROVE

CITY COUNCIL STAFF REPORT

Item No. 1.C

Meeting Date: August 20, 2019
Submitted to: Honorable Mayor and Members of the City Council
Department: City Manager's Office
Staff Contact: Shelley Chapel, City Clerk
Schapel@lemongrove.ca.gov

Item Title: **Approval of City Council Meeting Minutes**

Recommended Action: Approval of City Council Meeting Minutes.

Environmental Review:

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

Fiscal Impact: None.

Public Notification: None.

**MINUTES OF A MEETING OF
THE LEMON GROVE CITY COUNCIL
TUESDAY, AUGUST 6, 2019**

*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 Meeting to order at 6:02 p.m.

Present: Mayor Racquel Vasquez, Mayor Pro Tem David Arambula, Councilmember Jerry Jones, Councilmember Jennifer Mendoza, and Councilmember Matt Mendoza.

Absent: None.

Staff Members Present:

Lydia Romero, City Manager, Kristen Steinke, City Attorney, Mike James, Assistant City Manager/Public Works Director, Molly Brennan, Administrative Services Manager, Noah Alvey, Community Development Manager, Shelley Chapel, City Clerk, Steven Swaney, Fire Chief, Lieutenant M. Rand, San Diego County Sheriff's Office - Lemon Grove Substation, Roberto Hidalgo, Human Resources Manager, and Christian Olivas, Management Analyst.

Pledge of Allegiance:

Presentation of Colors and Pledge of Allegiance to the Flag was led by Scouts Pack 108 and Troop 108.

Presentations:

Mayor Vasquez requested the Little League Players, Coaches and Team Moms come to podium to receive a Certification of Recognition Honoring the Success of both the Intermediate and Senior Little League District 66 Champions.

Mayor Vasquez invited Alejandro Aguilar, Partnership Specialist for the U.S. Census Bureau gave a PowerPoint Presentation on the upcoming 2020 Census.

Mayor Vasquez invited Kris Kuntz and Tamera Kohler, Representatives with the Regional Task Force on the Homeless (RTFH) Outreach who gave a Presentation.

City Manager Romero introduced new staff member Christian Olivas, Management Analyst in the City Manager's Office.

Public Comments:

Appeared to comment were: JoAnn Fields, John L. Wood, and Sharon Jones.

City Council Oral Comments & Reports on Meetings Attended At City Expense: (G.C. 53232.3(d))

Councilmember M. Mendoza attended the following meetings and events:

City Council Special Meeting – Revenue Options Study Session July 23, 2019

Councilmember J. Mendoza attended the following meetings and events:

- SANDAG Transportation Meeting
- City Council Special Meeting – Revenue Options Study Session July 23, 2019
- SANDAG Energy Working Group – Climate Action Plan
- SANDAG Board Meeting as Alternate in attendance with Mayor Vasquez
- National Night Out

Councilmember Jones attended the following meetings and events:

- Metro Waste Water Sub-Committee – Strategic Plan for Coronado

Mayor Pro Tem Arambula attended the following meetings and events:

- Heartland Fire Training Authority Meeting
- MTS Board Meeting

Mayor Vasquez attended the following meetings and events:

- Commitment Speaker at the American College and Geological Seminary International University
- Panelist on the Black Women’s Institute for Leadership Development
- Concerts in the Park
- SANDAG Board of Directors Business Meeting

1. Consent Calendar:

- A. Waive Full Text Reading of All Ordinances on the Agenda
- B. Ratification of Payment of Demands
- C. City Council Meeting Minutes for the Regular Meeting of July 16, 2019 and the Special Meeting of July 23, 2019.
- D. Adoption of Resolution No. 2019-3676, Accepting the FY 2018-19 Street Rehabilitation Project (Contract No. 2019-08) as Complete
- E. Adoption of Resolution No. 2019-3677 Accepting the Community Development Block Grant (CDBG) 2019 Street Rehabilitation and ADA Curb Ramps Project (Contract No. 2019-12) as Complete
- F. Rejection of Claim – Daniel M. DiRe, Esq. of Donald R. Holben & Associates, APC on behalf of Harold D. Hansen.
- G. Adoption of Resolution No. 2019-3678 Amending a Landscape Maintenance Agreement with Caltrans for the State Route 94 at Lemon Grove Avenue Interchange
- H. Rejection of Claim – Pick Axe Holdings, LLC – Christopher Williams
- I. Authorized the Execution of Agreement for Participation in the San Diego County’s California Identification System (CAL-ID) Remote Access Network

Action: Motion by Councilmember Jones, seconded by Councilmember J. Mendoza to approve Consent Calendar Items 1.A-1.G and 1.I.

The motion passed by the following vote:

- Ayes: Vasquez, Arambula, Jones, J. Mendoza, M. Mendoza**
- Noes: None**

Motion by Councilmember Jones, seconded by Councilmember J. Mendoza to approve Consent Calendar Item 1.H.

The motion passed by the following vote:

Ayes: Vasquez, Jones, J. Mendoza, M. Mendoza

Noes: None

Abstain: Arambula (due to current litigation with claimant)

Reports to Council:

2. Regional Housing Needs Assessment

Noah Alvey, Community Development Manager Provided the Report and PowerPoint Presentation.

Appeared to Comment: Melanie Lucero, JoAnn Fields, and Kamaal Martin

City Council requested that a Letter be drafted by staff reflecting the concerns of the City of Lemon Grove City Council and Residents Regarding the RHNA Assessment Methodology. Staff will return with Letter for Council approval at the August 20, 2019, City Council Meeting.

Action: Staff Recommendation was to Receive Report.

3. Climate Action Plan

Noah Alvey, Community Development Manager Provided the Report and PowerPoint Presentation.

Mayor Vasquez left the dais at 9:27 p.m. and returned at 9:32 p.m. Mayor Pro Tem Arambula ran the meeting during the absence from the dais.

Action: Staff Recommendation was to Receive Report and Provide Direction to Staff.

4. Memorandum of Understanding with the Lemon Grove Firefighters Association Local 2728 of the International Association of Firefighters

Lydia Romero, City Manager provided the report and PowerPoint Presentation.

Action: Motion by Councilmember J. Mendoza, seconded by Mayor Pro Tem Arambula to Adopt Resolution No. 2019-3679, approving the Memorandum of Understanding between the City of Lemon Grove and the Lemon Grove Firefighters Local 2728 of the International Association of Firefighters.

Ayes: Vasquez, Arambula, Jones, J. Mendoza, M. Mendoza

Noes: None

Mayor Vasquez announced that the Next Scheduled City Council Meeting will be held Tuesday, August 20 at 6:00 p.m. and the meeting of Tuesday, September 3rd will be cancelled due to the holiday.

Closed Session:

1. Conference with Legal Counsel – Existing Litigation (G.C. § 54956.9)
Christopher Williams vs. David Arambula, City of Lemon Grove, et. al.
San Diego Superior Court - Case number 37-2018-00023369-CU-PO-CTL

City Attorney Kristen Steinke announced the City Council will be adjourning to closed session at 9:45 p.m. for the purpose above.

Mayor Pro Tem Arambula abstained from the item and left the building at 9:45 p.m.

City Attorney Steinke reported no reportable action on items discussed in Closed Session.

Adjournment:

There being no further business to come before the Council, the meeting was adjourned at 10:33 p.m. to a meeting to be held Tuesday, August 20, 2019, in the Lemon Grove Community Center located at 3146 School Lane, for a Regular Meeting.

Shelley Chapel, MMC
City Clerk



CITY OF LEMON GROVE

CITY COUNCIL STAFF REPORT

Item No. 1.D

Meeting Date: August 20, 2019

Submitted to: Honorable Mayor and Members of the City Council

Department: **City Manager's** Office

Staff Contact: Christian Olivas, Management Analyst

colivas@lemongrove.ca.gov

Item Title: Authorization to Submit a Grant Application to the Department of Justice for the Justice Assistance Grant

Recommended Action: Adopt a Resolution Authorizing the submittal of a grant application to the Department of Justice (DOJ) for the Edward Byrne Justice Assistance Grant (JAG) Fiscal Year (FY) 2019, and direct the City Manager or her designee to execute any grant related documents upon receipt of a potential award.

Summary: The City of Lemon Grove is submitting a grant application to the DOJ through the JAG grant to request funding for F Y 2019 **to continue the success of the City's** Bicycle Patrol Program (BPP) with the San Diego County **Sherriff's Department**, Lemon Grove Sub-Station. The program was implemented in 2016 and funded by two previous DOJ awards. The potential funds would pay for personnel costs of the BPP related to training and overtime shifts to conduct bicycle patrols.

Background: The JAG Program is the primary provider of federal criminal justice funding to state and local jurisdictions and permits funds to be used to support a wide range of program areas within law enforcement. On July 7, 2016, the City of Lemon submitted a grant application to the DOJ through its JAG Program in FY 2016 to request funding to purchase equipment for a full bicycle patrol team and to fund overtime for patrols and presence at community events. The City was notified, on September 7, 2016, by the DOJ that it had been awarded \$10,858 in funding to begin a bicycle patrol program.

On August 23, 2018, the City submitted another grant application to the DOJ through the JAG Program FY 2018 to request funding to continue the bike patrol program by funding training and overtime costs. The City was awarded the requested grant funds on November 16, 2018.

Discussion: The City is once again submitting a grant application for a total of \$11,032. The application is due to the DOJ by August 23, 2019. JAG funding is allocated through

a formula-based allocation to cities and counties throughout the U.S. If the Office of **Justice Programs approves the City's grant application and** awards the requested grant funds; **those funds would assist the Sheriff's Department in enhancing their Bicycle Patrol Program** by meeting several specific project goals and strategies.

Project Goals

Through coordination with the San Diego County **Sheriff's Department Lemon Grove Sub-Station**, several key goals are identified for the Bicycle Patrol Program, as listed below:

- 1) Provide an increased law enforcement presence along the Broadway corridor **which consists of Lemon Grove's Downtown and Village core areas**, interface with the public and respond to the **community's needs in a timely manner;**
- 2) Improve and increase the community policing presence within Lemon Grove;
- 3) Address narcotics, gangs and transients in violation of the Lemon Grove Municipal Code;
- 4) Patrol all City parks; and,
- 5) Promote conduct that is responsive and sensitive to the needs of the Lemon Grove Community.

Strategies

The abovementioned project goals will be achieved through implementation of the strategies provided below:

- 1) **Sherriff's deputies on bicycles** are more approachable than in an enclosed patrol vehicle moving with the flow of traffic. This community policing approach will improve responses as bicycles are able to navigate to areas better than a traditional patrol vehicle;
- 2) Bicycle patrols improve the quality of service to the City, with an emphasis on **Lemon Grove's Downtown and Village core areas**. Increased contact with the community will nurture a law enforcement-resident-City partnership; and,
- 3) Conduct proactive directed patrols of all City Parks with an emphasis on Promenade Park and the Trolley Station.

Allocation of Funds

The majority of funds will be allocated towards personnel expenses accrued through bicycle patrol training and overtime personnel costs.

This grant furthers the City **Council's** strategic priorities to improve public safety with a focus on Promenade Park **and the City's traditional downtown core**.

Environmental Review:

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

Fiscal Impact: Funding in the amount of \$11,032 will be requested on the grant application. Matching funds are not required under this application.

Public Notification: None.

Staff Recommendation: Adopt a Resolution Authorizing the submittal of a grant application to the Department of Justice (DOJ) for the Edward Byrne Justice Assistance Grant (JAG) for Fiscal Year (FY) 2019. Also, direct City Manager or her designee to execute any grant related documents upon receipt of potential award.

Attachments:

Attachment A – Resolution

RESOLUTION NO. 2019 -

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMON GROVE,
CALIFORNIA, AUTHORIZING THE SUBMITTAL OF A GRANT APPLICATION
TO THE DEPARTMENT OF JUSTICE FOR THE EDWARD BYRNE JUSTICE
ASSISTANCE GRANT

WHEREAS, The Justice Assistance Grant (JAG) Program is the primary provider of federal criminal justice funding to state and local jurisdictions and permits funds to be used to support a wide range of program areas within law enforcement; and

WHEREAS, The City of Lemon Grove supports the San Diego County **Sheriff's** Department in their mission to provide the highest quality public safety services to the Lemon Grove community; and

WHEREAS, On July 7, 2016, the City of Lemon submitted a grant application to the Department of Justice (DOJ) through the Edward Byrne Justice Assistance Grant (JAG) Program Fiscal Year (FY) 2016 to request funding to purchase equipment for a full bicycle patrol team and to fund staff time for patrols and presence at community events. In September of 2016, the City was awarded \$10,858 in funding. On August 23, 2018, the City of Lemon Grove submitted a second grant application to the DOJ through the JAG Program for FY 2018 to request funding to pay for personnel costs related to training and overtime to conduct bicycle patrols and in November of 2018, the City was awarded \$10,591 in funding.

WHEREAS, The City of Lemon Grove recognizes the value in community-oriented policing strategies upheld through the bicycle patrol program and will work in partnership with the San Diego County **Sheriff's Department Lemon Grove**, Sub-Station to achieve the following goals as set forth in the grant application:

1. Provide an increased law enforcement presence along the Broadway Corridor **which consists of Lemon Grove's Downtown and Village** core areas, interface with **the public and respond to the community's needs in a timely manner**;
2. Improve and increase the community policing presence within Lemon Grove;
3. Address narcotics, gangs and transients in violation of the Lemon Grove Municipal Code;
4. Patrol all City parks; and,
5. Promote conduct that is responsive and sensitive to the needs of the Lemon Grove Community.

WHEREAS, The City of Lemon Grove will comply with grant requirements outlined in the grant guidelines; and,

WHEREAS, funding in the amount of \$11,032 has been requested and if awarded, will help implement the public safety priorities of the Council.

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

1. Authorizes the application submittal of the Department of Justice Edward Byrne Memorial Justice Assistance Grant; and,
2. Directs the City Manager or her designee to execute any grant related documents upon award of any grant funds.

PASSED AND ADOPTED on _____, 2019, the City Council of the City of Lemon Grove, California, adopted Resolution No. 2019-_____, passed by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Racquel Vasquez, Mayor

Attest:

Shelley Chapel, MMC, City Clerk

Approved as to Form:

Kristen Steinke, City Attorney



CITY OF LEMON GROVE

CITY COUNCIL STAFF REPORT

Item No. 2

Meeting Date: August 20, 2019

Submitted to: Honorable Mayor and Members of the City Council

Department: Finance

Staff Contact: Molly Brennan, Administrative Services Director

mbrennan@lemongrove.ca.gov

Item Title: TransNet Amendment No. 8

Recommended Action:

- 1) Conduct a public hearing and receive public comment
- 2) Adopt the resolution (Attachment A) approving an amendment to the TransNet Local Street Improvement Program of Projects for Fiscal Years 2019 through 2023, and;
- 3) Direct the City Manager or her designee to amend the City Budget for Fiscal Year 2019-2020, if approved by the SANDAG Board of Directors, to reflect TransNet budget adjustments reflected in Amendment No. 8.

Discussion:

On November 4, 2004, the voters of San Diego County approved the San Diego Transportation Improvement Program Ordinance and Expenditure Plan (TransNet Extension Ordinance). The TransNet Extension Ordinance provides that SANDAG shall approve, on a biennial basis, a multiyear program of projects submitted by local jurisdictions that identifies those transportation projects eligible to use transportation sales tax (TransNet) funds.

As a quick summary, the Public Works Department and Engineering Division utilize TransNet funds to support the Capital Improvement Program (CIP) and on-going maintenance projects throughout the City. TransNet funds are programmed to congestion relief or preventative maintenance related projects that impact City streets, City storm drain or traffic projects.

Per TransNet Ordinance (Section 6) each entity that receives and programs TransNet funds must hold a public hearing for amendments to the TransNet Program of Project 2018 Regional Transportation Improvement Program (RTIP). The resolution (Attachment A) is a standard SANDAG template that is required to be adopted to comply

with the amendment process. The final resolution will be submitted to SANDAG before August 30, 2019. The amendment will then be presented to the SANDAG Transportation Committee on October 18, 2019. **The City's** proposed amendment to the 2018 RTIP program is detailed in Attachment A – Exhibit 1.

On March 20, 2018, the City Council approved the TransNet Local Street Improvement Program of Projects for Fiscal Years 2019 through 2023. On November 20, 2018 and April 16, 2019 the City Council approved amendments to the 2018 RTIP that changed the fiscal year 2018-2019 project allocations and budget.

Each RTIP cycle lasts five years, and the amendment proposed today will adjust the 2018 RTIP project funding allocations for the last four years of the cycle, fiscal year 2019-2020 through fiscal year 2022-2023. The proposed amendment does not change the total amount of funding available for TransNet projects (reflected in the table below), but reallocates the available amounts between the planned projects. Specifically, it reduces the amount programmed for street improvement preventative maintenance and congestion relief traffic signal upgrades and increases the amount programmed for storm drain and street congestion relief. In other words, this means the City is prioritizing spending **TransNet funds on the City's annual capital improvement program (CIP) street rehabilitation project.**

TransNet Local Street Improvement Funding 2019-2023

	Original SANDAG Estimate
FY2018-19	\$713,000
FY2019-20	\$737,000
FY2020-21	\$762,000
FY2021-22	\$789,000
FY2022-23	\$816,000
TOTAL	\$3,817,000

The original 2018 RTIP project allocations adopted in spring of 2018 were based on estimates of the projects the City would be pursuing in the future. As time passed, staff has more accurate projections of the project expenditures for the rest of the RTIP cycle and the amendment reflects the updated projections.

The amendment also programs the small amount of unspent TransNet funds leftover from fiscal year 2018-2019 (FY 2018-19). There is approximately \$75,000 of the \$713,000 of FY 2018-19 TransNet funding leftover that will be spent in FY 2019-20. The amendment programs 70 percent of the carryover for street improvement congestion relief and the remainder for storm drain improvement congestion relief.

Besides the carryover from FY 2018-19, the proposed amendment for FY 2019-20 matches the project allocations reflected in the FY 2019-20 adopted budget. Although City

Council has already approved this allocation of TransNet funds by adopting the budget, a public hearing must be held and a formal amendment must be submitted to SANDAG in order for them to approve and ultimately reimburse the City for TransNet project expenditures.

The details of each project’s annual program funding are reflected in Attachment A – Exhibit 1. The numbers in the white area represent the amendment proposed today, while the numbers just below that in the grey represent the program allocations prior to the amendment. The amendment brings the City into compliance with Section 2 (C)(1) of the TransNet Extension Ordinance, which limits spending on preventative maintenance to 30% or less of total TransNet revenue received annually.

If the City Council adopts the resolution (Attachment A), the plan as outlined in Attachment A – Exhibit 1 will be forwarded to the SANDAG Board of Directors for approval as a part of Amendment No. 8 to the TransNet Local Street Improvement Program of Projects for Fiscal Years 2019 through 2023.

If the amendment is approved by the SANDAG Board of Directors, staff asks for authorization from City Council to adjust the FY 2019-2020 budget to reflect the additional expenditures of the \$75,000 of carryover from the previous fiscal year.

Environmental Review:

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

Fiscal Impact: None.

Public Notification: Legal Notice in the Daily Californian on August 8, 2019

Staff Recommendation:

- 1) Conduct a public hearing, and receive public comment;
- 2) Adopt the resolution (Attachment A) approving an amendment to the TransNet Local Street Improvement Program of Projects for Fiscal Years 2019 through 2023, and;
- 3) Direct the City Manager or her designee to amend the City Budget for Fiscal Year 2019-2020, if approved by the SANDAG Board of Directors, to reflect TransNet budget adjustments reflected in Amendment No. 8.

Attachments:

Attachment A – Resolution

RESOLUTION NO. 2019 -

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMON GROVE,
CALIFORNIA, ADOPTING/APPROVING AN AMENDMENT TO THE
TRANSNET LOCAL STREET IMPROVEMENT PROGRAM OF PROJECTS FOR
FISCAL YEAR 2019 THROUGH 2023

WHEREAS, on November 4, 2004, the voters of San Diego County approved the San Diego Transportation Improvement Program Ordinance and Expenditure Plan (*TransNet* Extension Ordinance); and

WHEREAS, the *TransNet* Extension Ordinance provides that SANDAG, acting as the Regional Transportation Commission, shall approve on a biennial basis a multi-year program of projects submitted by local jurisdictions identifying those transportation projects eligible to use transportation sales tax (*TransNet*) funds; and

WHEREAS, the City of Lemon Grove was provided with an estimate of annual *TransNet* local street improvement revenues for fiscal years 2019 through 2023; and

WHEREAS, the City of Lemon Grove approved its 2018 *TransNet* Local Street Improvement Program of Projects (POP) on March 20, 2018 and the City of Lemon Grove desires to make adjustments to its Program of Projects; and

WHEREAS, the City of Lemon Grove has held a noticed public hearing with an agenda item that clearly identified the proposed amendment prior to approval of the projects by its authorized legislative body in accordance with Section 5(A) of the *TransNet* Extension Ordinance and Rule 7 of SANDAG Board Policy No. 31.

NOW, THEREFORE, BE IT RESOLVED that City of Lemon Grove requests **that SANDAG make the following changes to its 2018 POP (the “Amendment”): and**

BE IT FURTHER RESOLVED that pursuant to Section 2(C)(1) of the *TransNet* Extension Ordinance, the City of Lemon Grove certifies that no more than 30 percent of its annual revenues shall be spent on local street and road maintenance-related projects as a result of the Amendment.

BE IT FURTHER RESOLVED that pursuant to Section 4(E)(3) of the *TransNet* Extension Ordinance, the County of San Diego certifies that all new or changed projects, or major reconstruction projects included in the Amendment and funded by *TransNet*

revenues shall accommodate travel by pedestrians and bicyclists, and that any exception to this requirement permitted under the Ordinance and proposed was clearly noticed as **part of the City of Lemon Grove’s public hearing process for the Amendment.**

BE IT FURTHER RESOLVED that the City of Lemon Grove does hereby certify that all applicable provisions of the *TransNet* Extension Ordinance and SANDAG Board Policy No. 31 have been met.

BE IT FURTHER RESOLVED that the City of Lemon Grove continues to agree to indemnify, hold harmless, and defend SANDAG, the San Diego County Regional Transportation Commission, and all officers and employees thereof against all causes of action or claims related to City of Lemon **Grove’s** *TransNet* funded projects.

PASSED AND ADOPTED on the 20th day of August, 2019, the City Council of the City of Lemon Grove, California, adopted Resolution No. 2019-____, passed by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Racquel Vasquez, Mayor

Attest:

Shelley Chapel, MMC, City Clerk

Approved as to Form:

Kristen Steinke, City Attorney

Table 1
2018 Regional Transportation Improvement Program
Amendment No. 8
San Diego Region (in \$000s)

Lemon Grove, City of

MPO ID: LG14		RTIP #:18-08								
Project Title:	Traffic Improvements (Preventive Maintenance)							<i>TransNet</i> - LSI: Maint		
Project Description:	Citywide - traffic related projects scheduled throughout each fiscal year: traffic loop replacements, traffic signal upgrades, speed survey, street striping improvements, traffic calming studies, and the repair or replacement of street signs; these projects are part of the annual maintenance program established within the City to maintain the operational readiness of the street system									
Change Reason:	Increase funding									
Capacity Status:NCI		Exempt Category:Safety - Non signalization traffic control and operating								
Est Total Cost: \$1,502										
	TOTAL	PRIOR	18/19	19/20	20/21	21/22	22/23	PE	RW	CON
<i>TransNet</i> - LSI	\$1,044	\$378	\$168	\$119	\$119	\$130	\$130			\$1,044
<i>TransNet</i> - LSI Carry Over	\$444	\$345	\$100					\$1		\$443
Local Funds	\$14			\$4	\$4	\$4	\$4			\$14
TOTAL	\$1,502	\$723	\$268	\$123	\$123	\$134	\$134	\$1		\$1,501
PROJECT LAST AMENDED 18-00										
	TOTAL	PRIOR	18/19	19/20	20/21	21/22	22/23	PE	RW	CON
<i>TransNet</i> - LSI	\$979	\$378	\$119	\$119	\$119	\$119	\$125			\$979
<i>TransNet</i> - LSI Carry Over	\$444	\$345	\$100					\$1		\$443
Local Funds	\$14			\$4	\$4	\$4	\$4			\$14
TOTAL	\$1,437	\$723	\$219	\$123	\$123	\$123	\$129	\$1		\$1,436

** Pending final SANDAG approval

**2018 Regional Transportation Improvement Program
Amendment No. 8
San Diego Region (in \$000s)**

Lemon Grove, City of

MPO ID: LG15	RTIP #:18-08
Project Title: Drainage Improvements (Preventive Maintenance)	<i>TransNet - LSI: Maint</i>
Project Description: Citywide - improvements or repairs to multiple storm drain facilities such as spot repairs to existing pipes, berms or other diversion devices; attention will be given to the continuous maintenance of Chollas Creek in accordance with the requirements of the National Pollutant Discharge Elimination System (NPDES) permit which involve debris removal, vegetation control, and/or habitat restoration; city staff/consultant to inventory storm drain system and input into GIS; condition assessment, repair options and strategy report to follow	
Change Reason: Increase funding	
Capacity Status:NCI Exempt Category:Other - Plantings, landscaping, etc	

Est Total Cost: **\$912**

	TOTAL	PRIOR	18/19	19/20	20/21	21/22	22/23	PE	RW	CON
<i>TransNet - LSI</i>	\$376	\$220	\$17	\$20	\$40	\$40	\$40			\$376
<i>TransNet - LSI Carry Over</i>	\$286	\$257	\$28					\$27		\$259
Local Funds	\$250		\$250							\$250
TOTAL	\$912	\$477	\$295	\$20	\$40	\$40	\$40	\$27		\$885

PROJECT LAST AMENDED 18-01

	TOTAL	PRIOR	18/19	19/20	20/21	21/22	22/23	PE	RW	CON
<i>TransNet - LSI</i>	\$359	\$220	\$20	\$26	\$26	\$26	\$41			\$359
<i>TransNet - LSI Carry Over</i>	\$286	\$257	\$28					\$27		\$259
Local Funds	\$250		\$250							\$250
TOTAL	\$895	\$477	\$298	\$26	\$26	\$26	\$41	\$27		\$868

** Pending final SANDAG approval

**2018 Regional Transportation Improvement Program
Amendment No. 8
San Diego Region (in \$000s)**

Lemon Grove, City of

MPO ID: LG16		RTIP #:18-08								
Project Title:	Drainage Improvements (Congestion Relief)	<i>TransNet</i> - LSI: CR								
Project Description:	Citywide - evaluate, prioritize, and implement improvements to the city's storm drain system by identifying deteriorated or problematic portions of the storm drain system, perform risk assessments to prioritize need, and perform the necessary construction repairs or replacements to avoid roadway flooding									
Change Reason:	Increase funding									
Capacity Status:NCI		Exempt Category:Safety - Hazard elimination program								
Est Total Cost: \$2,661										
	TOTAL	PRIOR	18/19	19/20	20/21	21/22	22/23	PE	RW	CON
<i>TransNet</i> - LSI	\$964	\$557	\$15	\$92	\$100	\$100	\$100			\$964
<i>TransNet</i> - LSI (Cash)	\$142	\$142								\$142
<i>TransNet</i> - LSI Carry Over	\$219	\$198	\$21							\$219
Local Funds	\$1,336			\$297	\$347	\$347	\$347			\$1,336
TOTAL	\$2,661	\$897	\$36	\$389	\$447	\$447	\$447			\$2,661
PROJECT LAST AMENDED 18-00										
	TOTAL	PRIOR	18/19	19/20	20/21	21/22	22/23	PE	RW	CON
<i>TransNet</i> - LSI	\$756	\$557	\$14	\$14	\$37	\$64	\$70			\$756
<i>TransNet</i> - LSI (Cash)	\$142	\$142								\$142
<i>TransNet</i> - LSI Carry Over	\$219	\$198	\$21							\$219
Local Funds	\$1,336			\$297	\$347	\$347	\$347			\$1,336
TOTAL	\$2,453	\$897	\$35	\$311	\$384	\$411	\$417			\$2,453

MPO ID: LG17		RTIP #:18-08								
Project Title:	Street Improvements (Preventive Maintenance)	<i>TransNet</i> - LSI: Maint								
Project Description:	Citywide - maintain city streets and fund costs to survey all streets as part of the pavement management system									
Change Reason:	Reduce funding									
Capacity Status:NCI		Exempt Category:Safety - Pavement resurfacing and/or rehabilitation								
Est Total Cost: \$847										
	TOTAL	PRIOR	18/19	19/20	20/21	21/22	22/23	PE	RW	CON
<i>TransNet</i> - LSI	\$650	\$412	\$54	\$35	\$50	\$50	\$50	\$15		\$635
<i>TransNet</i> - LSI Carry Over	\$197	\$101	\$95							\$197
TOTAL	\$847	\$513	\$149	\$35	\$50	\$50	\$50	\$15		\$832
PROJECT LAST AMENDED 18-01										
	TOTAL	PRIOR	18/19	19/20	20/21	21/22	22/23	PE	RW	CON
<i>TransNet</i> - LSI	\$1,094	\$412	\$84	\$148	\$150	\$150	\$150	\$15		\$1,079
<i>TransNet</i> - LSI Carry Over	\$197	\$101	\$95							\$197
TOTAL	\$1,291	\$513	\$179	\$148	\$150	\$150	\$150	\$15		\$1,276

** Pending final SANDAG approval

**2018 Regional Transportation Improvement Program
Amendment No. 8
San Diego Region (in \$000s)**

Lemon Grove, City of

MPO ID: LG18		RTIP #:18-08
Project Title:	Traffic Improvements (Congestion Relief)	<i>TransNet</i> - LSI: CR
Project Description:	Citywide - median installation for safety improvement or left turn movement, new traffic signals, passive permissive left turn installation, signal removal for congestion relief reasons, traffic signal upgrades, intersection lighting, traffic signal coordination, traffic signal interconnection/optimization, and traffic related infrastructure installation.	
Change Reason:	Reduce funding	
	Capacity Status:NCI	Exempt Category:Other - Intersection signalization projects

Est Total Cost: **\$266**

	TOTAL	PRIOR	18/19	19/20	20/21	21/22	22/23	PE	RW	CON
<i>TransNet</i> - LSI	\$192	\$102			\$30	\$30	\$30	\$4		\$188
<i>TransNet</i> - LSI Carry Over	\$74	\$26	\$48							\$74
Local Funds	\$0									
TOTAL	\$266	\$128	\$48		\$30	\$30	\$30	\$4		\$262

PROJECT LAST AMENDED 18-00

	TOTAL	PRIOR	18/19	19/20	20/21	21/22	22/23	PE	RW	CON
<i>TransNet</i> - LSI	\$427	\$102	\$65	\$65	\$65	\$65	\$65	\$4		\$423
<i>TransNet</i> - LSI Carry Over	\$74	\$26	\$48							\$74
Local Funds	\$100			\$100						\$100
TOTAL	\$601	\$128	\$113	\$165	\$65	\$65	\$65	\$4		\$597

** Pending final SANDAG approval

**2018 Regional Transportation Improvement Program
Amendment No. 8
San Diego Region (in \$000s)**

Lemon Grove, City of

MPO ID: LG20		RTIP #:18-08
Project Title:	Street Improvements (Congestion Relief - Non CI)	<i>TransNet</i> - LSI: CR
Project Description:	Citywide - this project involves roadway rehabilitation (grinding and overlay, new structural pavement, or new overlay 1-inch thick or greater) of several streets within the city. Streets were prioritized for work based on levels of deterioration identified in the Pavement Management System; Sidewalk Rehabilitation: this annual project adds sidewalks, widens sidewalks, removes and/or replaces various sidewalk locations and installs Americans with Disabilities Act (ADA) compliant curb ramps throughout the city; Street Improvements: this as needed project would widen or install curb/gutter, sidewalk, curb ramps	
Change Reason:	Increase funding	
Capacity Status:	NCI Exempt Category: Safety - Pavement resurfacing and/or rehabilitation	

Est Total Cost: **\$7,011**

	TOTAL	PRIOR	18/19	19/20	20/21	21/22	22/23	PE	RW	CON
<i>TransNet</i> - LSI	\$2,635	\$387	\$413	\$517	\$412	\$439	\$466			\$2,635
<i>TransNet</i> - LSI (Cash)	\$147	\$147								\$147
<i>TransNet</i> - LSI Carry Over	\$2,282	\$1,324	\$957					\$61		\$2,221
Local Funds	\$1,947	\$153	\$194	\$250	\$400	\$450	\$500			\$1,947
TOTAL	\$7,011	\$2,011	\$1,564	\$767	\$812	\$889	\$966	\$61		\$6,950

PROJECT LAST AMENDED 18-01

	TOTAL	PRIOR	18/19	19/20	20/21	21/22	22/23	PE	RW	CON
<i>TransNet</i> - LSI	\$2,259	\$387	\$411	\$365	\$365	\$365	\$365			\$2,259
<i>TransNet</i> - LSI (Cash)	\$147	\$147								\$147
<i>TransNet</i> - LSI Carry Over	\$2,282	\$1,324	\$957					\$61		\$2,221
Local Funds	\$1,947	\$153	\$194	\$250	\$400	\$450	\$500			\$1,947
TOTAL	\$6,635	\$2,011	\$1,562	\$615	\$765	\$815	\$865	\$61		\$6,574

** Pending final SANDAG approval

**2018 Regional Transportation Improvement Program
Amendment No. 8
San Diego Region (in \$000s)**

RTIP Fund Types

<i>Local Funding</i>	
Local Funds AC	Local Funds - Advanced Construction; mechanism to advance local funds to be reimbursed at a later fiscal year with federal/state funds
<i>TransNet</i> -LSI	Prop. A Extension Local Transportation Sales Tax - Local System Improvements
<i>TransNet</i> -LSI Carry Over	<i>TransNet</i> - LSI funds previously programmed but not requested/paid in year of allocation
<i>TransNet</i> -LSI (Cash)	<i>TransNet</i> - LSI funds which agencies have received payment, but have not spent

**CITY OF LEMON GROVE
CITY COUNCIL
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the City Council of the City of Lemon Grove will hold a Public Hearing to consider a resolution approving Amendment No. 8 to the 2018 Regional Transportation Improvement Program (RTIP). The amendment will reallocate funds between TransNet projects previously adopted in the 2018 RTIP.

DATE OF MEETING: Tuesday, August 20, 2019
TIME OF MEETING: 6:00 p.m.
LOCATION OF MEETING: City Of Lemon Grove Community Center, 3146 School Lane, Lemon Grove CA 91945
PROJECT NAME: TransNet Amendment No. 8
STAFF: Molly Brennan, Administrative Services Director
EMAIL: mbrennan@lemongrove.ca.gov
PHONE NUMBER: (619) 825-3803

ANY INTERESTED PERSON may review the staff report and obtain additional information at the City of Lemon Grove Finance Department, located in City Hall at 3232 Main Street, Lemon Grove, CA 91945, weekdays, 7:00 a.m. – 6:00 p.m. City Hall is closed every Friday. Also by visiting the City's website at www.lemongrove.ca.gov. If you wish to express concerns in favor or against the above, you may appear in person at the above described meeting or submit your concerns in writing to the City Clerk at schapel@lemongrove.ca.gov.

If you have special needs requiring assistance at the meeting, please call the City Clerk's Office at (619) 825-3841 at least 24 hours prior to the meeting so that accommodations can be arranged.

Shelley Chapel, City Clerk, City of Lemon Grove.
Published in the East County Californian on August 8, 2019



CITY OF LEMON GROVE

CITY COUNCIL STAFF REPORT

Item No. 3

Meeting Date: August 20, 2019

Submitted to: Honorable Mayor and Members of the City Council

Department: City Manager's Office

Staff Contact: Noah Alvey, Community Development Manager

Nalvey@lemongrove.ca.gov

Item Title: **Regional Housing Needs Assessment**

Recommended Action: That the City Council receives the report and provides direction on the submittal of comments to the San Diego Association of Governments (SANDAG) regarding the Regional Housing Needs Assessment (RHNA) Draft Methodology.

Summary: At the August 6, 2019 City Council meeting, at the request of Councilmember Jones and Councilmember J. Mendoza, a discussion on the RHNA Draft Methodology occurred. The discussion resulted in a City Council request for a letter to be drafted that reflects the concerns of the City Council and residents for the RHNA Draft Methodology.

Staff have prepared a letter for the City Council's consideration (Attachment A). The letter addresses two areas of comment which include ensuring that the RHNA Draft Methodology considers unique jurisdictional boundary issues related to cities with rail stations serving multiple jurisdictions and ensuring that the equity adjustment furthers fair housing objectives by not displacing low-income families. The two areas of comment are supported by other comments received during the City Council meeting by advocating for a reduction in the City's RHNA Allocation to address housing capacity, housing production, and population density. Additional information on the RHNA Draft Methodology can be found in the August 6, 2019 City Council Report (Attachment B).

The SANDAG Board of Directors meetings originally scheduled for August 23, 2019, has been cancelled. A Special SANDAG Board of Directors meeting has been scheduled for Friday, September 6, 2019, at 9 am including the public hearing on the RHNA Draft

Methodology. As a result, the RHNA Draft Methodology public review period has been extended to 5 p.m. on September 4, 2019.

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.

Staff Recommendation: That the City Council receives the report and provides direction on the submittal of comments to SANDAG regarding the Regional Housing RHNA Draft Methodology.

Attachments:

Attachment A – Draft Comment Letter

Attachment B – August 6, 2019 City Council Report – Regional Housing Needs Assessment



CITY OF LEMON GROVE

August 20, 2019

SANDAG

Attn: Seth Litchney, Regional Planner
401 B Street, Suite 800
San Diego, CA 92101

SUBJECT: Regional Housing Needs Assessment

Mr. Litchney:

Thank you for the opportunity to comment on the Regional Housing Needs Assessment (RHNA) Draft Methodology and allocation that is currently under consideration by the SANDAG Board of Directors. The City of Lemon Grove (City) recommends the following refinements to the RHNA Draft Methodology (Methodology):

1. Rail Stations serving more than one jurisdiction should have their associated housing units allocated to each jurisdiction.
2. The equity adjustment should be refined to account for established higher density small cities with larger low-income populations to prevent the displacement of low income families.

The City recommends refinements to the Methodology to take into consideration the unique jurisdictional boundary issues associated with rail stations that serve multiple jurisdictions. The City has two rail stations that serve populations in the City of San Diego and the City of La Mesa within a ½ mile radius. The Methodology should account for unique circumstances by allocating units to all jurisdictions within ½ mile radius of a rail station.

The City also recommends refinements to the Methodology to address the “affirmatively furthering fair housing” objective. As proposed, the equity adjustment will only serve to displace existing low-income households in existing higher density small cities. Furthermore, the Methodology indicates that allocating a higher proportion of low-income housing units to jurisdictions with a lower share of low-income households in resource rich areas will provide opportunities for people of all income levels, but this is unlikely to occur without inclusionary zoning requirements. As a result, the current equity adjustment will displace existing low-income households in small cities and will not generate replacement housing opportunities.

Please feel free to contact Noah Alvey, Community Development Manager at (619) 825-3812 or email at nalvey@lemongrove.ca.gov if you have any questions.



CITY OF LEMON GROVE

CITY COUNCIL STAFF REPORT

Item No. 2

Meeting Date: August 6, 2019

Submitted to: Honorable Mayor and Members of the City Council

Department: Community Development

Staff Contact: Noah Alvey, Community Development Manager

Nalvey@lemongrove.ca.gov

Item Title: **Regional Housing Needs Assessment**

Recommended Action: That the City Council receives the report.

Summary: At the request of Councilmember Jones and Councilmember J. Mendoza, this item is before the City Council tonight.

The San Diego Association of Governments (SANDAG), in consultation with the California Department of Housing and Community Development (HCD), is required by California state law to undertake a Regional Housing Needs Assessment (RHNA) prior to each Housing Element cycle for the 19 local jurisdictions in the San Diego region. On July 5, 2018, HCD determined the San Diego region would need to plan for 171,685 housing units during the 6th Housing Element cycle (2021-2029), which is an increase of almost 10,000 housing units from the HCD determination for the 5th Housing Element cycle of 161,980 housing units. In December of 2018 the SANDAG Board of Directors formed a RHNA subcommittee to assist in the development of a RHNA methodology to equitably distribute the housing units from the State. On July 26, 2019 the SANDAG Board of Directors released a draft RHNA methodology for public review which reflects priorities such as increasing transit use, improving the jobs and housing relationship, providing an equitable distribution of housing, and reducing greenhouse gas emissions.

The RHNA methodology results in an increase in the number of housing units allocated to the City of Lemon Grove (City) from 309 units in the previous 5th Housing Element cycle to 1,359 units in the current 6th Housing Element cycle. The proposed increase is sizable, however the 2013 General Plan Housing Element indicates a capacity of 1,240 housing units and excludes opportunities that emerged later in the 5th Housing Element cycle. The RHNA methodology is also similar to the methodology that SANDAG uses for grant programs, which recently included a \$2.5 million grant for the Connect Main Street

project. An increase in the RHNA allocation also presents legislative penalties and risks as the State continues to update housing related regulations that require housing production. The public review period for the RHNA methodology will be held through August 23, 2019. All public comments must be submitted to SANDAG by August 21, 2019 at 5 p.m. to be included in handouts provided to the SANDAG Board of Directors during the public hearing.

Discussion: On July 5, 2018, HCD determined the San Diego region would need to plan for 171,685 housing units during the 6th Housing Element cycle (2021-2029) which is an increase of almost 10,000 housing units from the HCD determination for the 5th Housing Element cycle of 161,980 housing units. The SANDAG Board of Directors discussed options for adjustments to the number of housing units based on vacancy rates, overcrowding, and for housing lost by demolition or natural disaster to better reflect conditions in the region. Comments included concerns that negotiating with HCD to reduce the number of housing units in previous RHNA cycles had contributed to the current housing crisis. On June 8, 2019, the SANDAG Board of Directors decided not to pursue a housing unit reduction and accepted the determination from HCD of 171,685 housing units.

On December 21, 2018, the Board of Directors formed a RHNA Subcommittee to review and provide input and guidance on potential policy and technical options for developing the RHNA methodology, which was then used for the allocation of housing units to each jurisdiction. During the previous 5th Housing Element cycle the RHNA allocation was partially determined based on growth forecasts and General Plan capacity for each jurisdiction. For the current 6th Housing Element cycle, the RHNA methodology focused on five objectives in state law to increase housing supply, promote infill development, improve jobs/housing relationship, allocate housing in an equitable manner, and further fair housing. Based upon objectives in state law, the RHNA Subcommittee proposed an allocation of 65% of the RHNA housing units based on transit and 35% based on proximity to jobs, and included an equity adjustment. The equity adjustment is intended to improve the balance between the number of low-wage jobs and the number of housing units affordable to low-wage workers in each jurisdiction by allocating a higher share of low and very low-income housing units to jurisdictions that currently have a smaller share of low-and very low-income households than the regional share.

On July 26, 2019 the SANDAG Board of Directors released a draft RHNA methodology for public review (Attachment A). The draft RHNA methodology results in an increase in the number of housing units allocated to the City of Lemon Grove from 309 units in the previous 5th Housing Element cycle to 1,359 units in the current 6th Housing Element cycle (see Table A).

Table A

Comparison of Housing Element Cycles					
	Very Low	Low	Moderate	Above Mod.	Total
5 th Cycle	77	59	54	119	309
6 th Cycle	298	167	194	708	1,359*

* Reflects a 7 unit reduction based on the SANDAG Board of Director’s decision to not include a military housing adjustment in the draft RHNA methodology

Overall, the number of housing units for many jurisdictions with transit infrastructure increased due to a greater than 16,000 housing unit reduction allocated to the unincorporated portion of San Diego County, which does not have significant transit infrastructure. The largest percentage increase of more than 1500% was allocated to the City of Coronado and the largest numerical increase of approximately 20,000 units was allocated to the City of San Diego.

The proposed RHNA allocation for the City is higher than the previous Housing Element cycle, however, it is important to note that the City’s 2013 Housing Element identified capacity for 1,240 housing units. The City’s 2013 Housing Element also excluded opportunities for additional housing units such an expansion of the Downtown Village Specific Plan or a partnership with the Metropolitan Transit System to develop the Massachusetts Ave. Trolley Station parking lot.

SANDAG grant funding programs, such as the Smart Growth Incentive Program (SGIP), prioritize transit oriented areas by funding infrastructure projects and planning activities that facilitate compact, mixed-use, transit oriented development and increase housing and transportation choices. The RHNA methodology released by the SANDAG Board of Directors is similar to the SGIP methodology as both prioritize transit use and housing opportunities. During the most recent SGIP finding cycle, the City received a \$2.5 million grant for the Connect Main Street project.

The public review period for the RHNA methodology will be held through August 23, 2019 at which time the SANDAG Board of Directors will hold a public hearing. All public comments must be submitted to SANDAG by August 21, 2019 at 5 p.m. to be included in handouts provided to the SANDAG Board of Directors during the public hearing.

Environmental Review:

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

Fiscal Impact: None

Public Notification: None

Staff Recommendation: That the City Council receives the report.

Attachments:

A – Draft 6th Cycle Regional Housing Needs Assessment Methodology

B – SANDAG RHNA Presentation



DRAFT

6th Cycle Regional Housing Needs Assessment Methodology



July 26, 2019

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Overview

On July 5, 2018, the State Department of Housing and Community Development (HCD) determined the San Diego region would need to plan for 171,685 housing units (Regional Housing Needs Assessment [RHNA] Determination) during the 6th Housing Element Cycle (2021-2029). As the council of governments for the San Diego region, the San Diego Association of Governments (SANDAG) is responsible for developing a methodology for allocating the regional housing need among the region's 19 jurisdictions. The methodology must distribute each jurisdiction's housing unit allocation among the four income categories – low, very-low, moderate, and above moderate – and further the objectives set forth in state law.

State housing element law requires SANDAG to provide a discussion of the draft methodology that includes the data and assumptions relied upon, and an explanation of how information about local government conditions and how each of the factors required by law was used to develop the draft methodology. (See Government Code Section 65584.04.) SANDAG must also describe how the draft methodology would further the five objectives in Government Code Section 65584. This document is meant to provide the information required by statute to assist the public in understanding the basis for the draft methodology.

State law also prohibits consideration of certain criteria. The following justifications have not been used in development of the draft methodology and cannot be the basis for a determination of a jurisdiction's share of the regional housing need:

1. Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by a city or county.
2. Prior underproduction of housing in a city or county from the previous regional housing need allocation.
3. Stable population numbers in a city or county from the previous regional housing needs cycle.

In addition to state housing element law, state law associated with development of Regional Transportation Plans (RTPs) requires that there be consistency between transportation planning, development of housing, and reduction of greenhouse gas (GHG) emissions. (Government Code Sections 65080 and 65584.) Increased use of public transportation leads to reduced GHG emissions compared to driving alone. This is why the draft methodology was developed with an eye toward maximizing access between public transportation and all housing types.

Following the public comment period, and the public hearing planned for August 23, 2019, the SANDAG Board of Directors will determine whether to make changes to the draft methodology. After any revisions are made to the draft methodology as a result of comments received, SANDAG must forward the draft methodology to HCD. Within 60 days, HCD will review the draft methodology and provide any findings to SANDAG. The Board will be asked to adopt a final methodology in late 2019. At that time, a draft allocation showing the number and types of housing units allocated to each jurisdiction based on the final adopted methodology will be posted on SANDAG's website. The draft allocation will be distributed to the local jurisdictions and HCD for an additional 45-day review by those entities. After the RHNA Plan, including both the methodology and the allocation, is adopted it will be incorporated in the RTP for the region (2021 Regional Plan) and in the housing elements in each local jurisdiction's general plan.

Draft Regional Housing Needs Assessment Methodology

- 1. Sixty-five percent of the total housing units will be allocated to jurisdictions with access to transit, including rail stations, Rapid bus stations, and major transit stops.** Significant investments in transit have been made throughout the region, and the draft methodology prioritizes housing growth in those areas with access to transit. Encouraging housing growth near transit can promote infill development and preserve open space, as most transit is located in urbanized areas. Improved access to transit also can lower the vehicle miles traveled in a car and reduce GHG gas emissions.

- 2. Within the housing units allocated for jurisdictions with access to transit, 75 percent of the units will be allocated to jurisdictions with rail stations and *Rapid* bus stations and 25 percent will be allocated to jurisdictions with major transit stops.** To ensure future growth is located near transit, the draft methodology prioritizes 75 percent of the housing units in areas with rail and *Rapid* bus stations. Rail stations and *Rapid* bus stations usually are located along fixed routes that require significant capital investment to construct. Unlike bus stops or routes, rail and *Rapid* stations and routes are not amended or eliminated on a regular basis.

The remaining 25 percent of the housing units will be allocated in jurisdictions with major transit stops. Major transit stops, as defined in state law, have two intersecting bus routes that arrive at 15-minute intervals during peak commute hours.

- 3. Thirty-five percent of the total housing units will be allocated to jurisdictions based on the total number of jobs in their jurisdiction.** This portion of the methodology was included to address the objectives of promoting infill and improving the intraregional relationship between jobs and housing, jurisdictions should plan for housing to provide opportunities for more residents to live near their place of employment.
- 4. The allocation applies an equity adjustment.** The HCD's RHNA Determination divided the number of housing units needed in the region into four income categories based on the region's current percentages of households in each income category. To promote equity and fair housing, the draft methodology allocates more housing units of an income category to jurisdictions with a percentage of households in that category that is lower than the regional percentage.

Underlying Data and Assumptions

There are three components of the draft methodology: proximity to transit, proximity to jobs, and the equity adjustment. The underlying data and assumptions used in each component are discussed below.

Proximity to Transit

Sixty-five percent of the RHNA Determination, or 111,595 housing units, will be allocated based on proximity to transit. Because most transit infrastructure is located in the urbanized areas of the San Diego region, heavily weighting proximity to transit will promote infill development, preserve open space, lower-vehicle miles traveled, and reduce GHG emissions.

Proximity to transit is further defined by each jurisdiction's share of Rail & *Rapid* Stations and Major Transit Stops, which are described below.

- **Rail & *Rapid* (R&R) Stations:** Stations served by rail (North County Transit District [NCTD] COASTER; NCTD SPRINTER; and Metropolitan Transit System [MTS] Trolley, including planned Mid-Coast stations) and *Rapid* bus routes (NCTD BREEZE Route 350; MTS *Rapid* Routes 215, 225, and 235; and MTS *Rapid Express* Routes 280 and 290).
- **Major Transit Stops:** The intersection of two or more major local bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.

Seventy-five percent of the proximity to transit housing units, or 83,696 housing units, will be allocated based on each jurisdiction's share of R&R Stations, while 25 percent, or 27,899 housing units, will be allocated based on each jurisdiction's share of Major Transit Stops. This reflects the significant investment the region has made to build and improve rail lines and *Rapid* routes as well as the permanency of rail lines relative to local bus service. Additionally, rail and *Rapid* routes have higher capacities and are among the more popular

transportation services in the region. Therefore, the draft methodology assumes these services can have a larger impact on changing commute behavior and achieving mode shift goals.

Data Source

The data source for proximity to transit is the SANDAG Activity Based Model (ABM). For R&R stations, SANDAG ABM Forecast Year 2025 No Build was used in order to capture the Mid-Coast Trolley stations currently under construction and anticipated to be open for service to the public by 2021. For major transit stops, SANDAG ABM Forecast Year 2020 was used as the specific data source to align with the start of the 6th Housing Element Cycle planning period.

For *Rapid* Stations and major transit stops that have stops on either side of the road, which correspond to northbound/southbound or eastbound/westbound travel, stop pairs were counted as one station or stop. Stations that serve more than one rail and/or *Rapid* route were counted once in the R&R data. For example, the Oceanside Transit Center, which is served by two rail lines (NCTD COASTER and NCTD SPRINTER), accounts for only one of the seven R&R stations in Oceanside. Some R&R stations are also considered major transit stops because they are also served by two or more bus lines with 15-minute frequencies during peak commute. The Old Town Transit Center in the City of San Diego, for example, is both a R&R station (served by the NCTD COASTER and MTS Trolley) and major transit stop (served by MTS Bus routes 10, 30, 35, and 44, which have 15-minute peak period frequencies).

The data underlying the proximity to transit component is included in Table 1.

Table 1: Proximity to Transit Data

Jurisdiction	Rail & Rapid Stations		Major Transit Stops	
	Count	Regional Share (%)	Count	Regional Share (%)
Carlsbad	2	1.3%	0	0.0%
Chula Vista	9	5.8%	18	12.9%
Coronado	0	0.0%	0	0.0%
Del Mar	0	0.0%	0	0.0%
El Cajon	3	1.9%	0	0.0%
Encinitas	1	0.6%	0	0.0%
Escondido	14	9.1%	0	0.0%
Imperial Beach	0	0.0%	6	4.3%
La Mesa	5	3.2%	0	0.0%
Lemon Grove	2	1.3%	0	0.0%
National City	2	1.3%	15	10.7%
Oceanside	7	4.5%	0	0.0%
Poway	0	0.0%	0	0.0%
San Diego	100	64.9%	101	72.1%
San Marcos	3	1.9%	0	0.0%
Santee	1	0.6%	0	0.0%
Solana Beach	1	0.6%	0	0.0%
Unincorporated County	2	1.3%	0	0.0%
Vista	2	1.3%	0	0.0%
Region	154	100.0%	140	100.0%

Sources: R&R Stations - SANDAG ABM, Forecast Year 2025 No Build¹; Major Transit Stops - SANDAG ABM, Forecast Year 2020²

¹ SANDAG ABM, Forecast Year 2025 No Build, Release v14.0.1, Reference Scenario #242, January 2019.

² SANDAG ABM, Forecast Year 2020, Release v14.0.1, Reference Scenario #243, January 2019.

Proximity to Jobs

Thirty-five percent of the RHNA Determination, or 60,090 units, will be allocated based on proximity to jobs. Proximity to jobs considers the number of jobs in each jurisdiction.

Data Source

The data source for proximity to jobs is the SANDAG Employment Estimates, which are also being used to develop the latest Regional Growth Forecast. SANDAG Employment Estimates are derived from Quarterly Census of Employment and Wages (QCEW) data from the Economic Development Department (EDD) and the Longitudinal Employer-Household Dynamics Origin-Destination Employment Statistics (LODES) data from the Center for Economic Studies at the U.S. Census Bureau. The LODES data combines federal, state, and Census Bureau survey data on employers and employees and SANDAG uses the QCEW dataset for its detailed geographic information on businesses to geolocate “job spaces” throughout the region. Then LODES data (average of the last five years), which are available at the census block level, are used to fill the job spaces to determine total jobs within various geographies. SANDAG Employment Estimates are also supplemented by other data sources including the San Diego Military Advisory Council (SDMAC) and Defense Manpower Data Center (DMDC). Of note, SDMAC and DMDC assign jobs associated with a Navy ship to the installation that is the ship’s homeport. Finally, the jobs data are validated against published job totals for the County from the EDD Labor Market Information’s yearly data.

The proximity to jobs data consists of all job types and includes jobs that are classified as a primary source of income, which can be part-time or full-time, year-round or seasonal. The data underlying the proximity to jobs component is included in Table 2.

Table 2: Proximity to Jobs Data

Jurisdiction	Total Jobs	Regional Share (%)
Carlsbad	76,779	4.6%
Chula Vista	72,403	4.4%
Coronado	27,594	1.7%
Del Mar	4,484	0.3%
El Cajon	45,468	2.7%
Encinitas	27,871	1.7%
Escondido	55,059	3.3%
Imperial Beach	4,936	0.3%
La Mesa	29,773	1.8%
Lemon Grove	7,492	0.5%
National City	37,497	2.3%
Oceanside	45,178	2.7%
Poway	36,349	2.2%
San Diego	921,054	55.6%
San Marcos	40,964	2.5%
Santee	18,634	1.1%
Solana Beach	9,151	0.6%
Unincorporated County	154,686	9.3%
Vista	40,629	2.5%
Region	1,656,001	100.0%

Source: SANDAG Employment Estimates and/or SANDAG 2019 Regional Growth Forecast; U.S. Department of Defense

Equity Adjustment

In addition to distributing the RHNA Determination among jurisdictions, SANDAG must distribute units for each jurisdiction among the four income categories defined by HCD. Each income category is defined as a range of household incomes that represents a percentage of the area median income (AMI). The AMI for the San Diego region is \$66,529, as provided by HCD. Table 3 provides the definition for each income category and the income ranges for San Diego region households per category.

Table 3: Income Categories

Income Category	Definition	Income Range*	Percent of Regional Households (RHNA Determination)
Very Low	Less than 50% of AMI	\$33,259 or less	24.7%
Low	50-80% of AMI	\$33,260 - \$53,219	15.5%
Moderate	80-120% of AMI	\$53,220 - \$79,829	17.3%
Above Moderate	Over 120% of AMI	\$79,830 or more	42.5%

Source: HCD Determination Letter; 2012-2016 American Community Survey 5-Year, DP03

Household income data was used to determine the number of households per category in each jurisdiction and subsequently each jurisdiction's percentage breakdown of households per category, which is included in Table 4. The jurisdictional percentages were then compared to the regional percentages for each income category to determine a multiplier, which is an "adjustment" toward the regional percentages.

A jurisdiction's multiplier for a given income category is applied to the total RHNA units allocated to the jurisdiction to determine how many of its total RHNA units are allocated to that income category.

Jurisdictions that have a higher percentage of existing households in a given income category than the region receive a downward adjustment toward the regional percentage, which results in a smaller share of the allocated housing units within that income category than if no adjustment were applied. Jurisdictions that have a lower percentage of households in a given income category than the region receive an upward adjustment toward the regional percentage, which results in a greater share of the allocated housing units within that income category than if no adjustment were applied.

Table 4: Households per Income Category

Jurisdiction	Total Households	Existing Households by Income Category							
		Very Low	%	Low	%	Moderate	%	Above Moderate	%
Carlsbad	42,926	6,981	16.3%	4,644	10.8%	5,940	13.8%	25,360	59.1%
Chula Vista	77,804	19,459	25.0%	11,987	15.4%	13,643	17.5%	32,715	42.0%
Coronado	8,986	1,506	16.8%	1,109	12.3%	1,442	16.1%	4,929	54.9%
Del Mar	2,258	430	19.0%	102	4.5%	248	11.0%	1,478	65.5%
El Cajon	32,937	12,434	37.8%	5,754	17.5%	5,615	17.0%	9,135	27.7%
Encinitas	23,695	4,287	18.1%	2,168	9.2%	3,182	13.4%	14,058	59.3%
Escondido	45,217	13,880	30.7%	8,239	18.2%	8,245	18.2%	14,853	32.8%
Imperial Beach	9,044	2,888	31.9%	2,105	23.3%	1,726	19.1%	2,325	25.7%
La Mesa	23,767	6,368	26.8%	4,468	18.8%	4,609	19.4%	8,322	35.0%
Lemon Grove	8,465	2,316	27.4%	1,643	19.4%	1,730	20.4%	2,776	32.8%
National City	15,870	6,436	40.6%	3,271	20.6%	2,848	17.9%	3,315	20.9%
Oceanside	61,480	16,148	26.3%	11,348	18.5%	11,297	18.4%	22,687	36.9%
Poway	15,797	2,418	15.3%	1,675	10.6%	2,281	14.4%	9,422	59.6%
San Diego	490,219	119,014	24.3%	75,283	15.4%	82,616	16.9%	213,305	43.5%
San Marcos	29,125	7,707	26.5%	4,212	14.5%	5,043	17.3%	12,163	41.8%
Santee	19,517	3,493	17.9%	2,812	14.4%	3,683	18.9%	9,528	48.8%
Solana Beach	5,750	883	15.4%	698	12.1%	854	14.9%	3,315	57.7%
Unincorporated County	159,642	35,996	22.5%	26,493	16.6%	27,598	17.3%	69,555	43.6%
Vista	30,629	9,016	29.4%	5,746	18.8%	6,112	20.0%	9,754	31.8%
Region	1,103,128	271,661	24.6%	173,760	15.8%	188,713	17.1%	468,995	42.5%

Source: 2012-2016 American Community Survey (ACS) 5-Year, B19001 "Household Income In The Past 12 Months (In 2016 Inflation-Adjusted Dollars)"

Table 5 below shows this inverse relationship by using plus (+) and minus (-) signs in the Adjustment (Adjust.) column. The regional percentages of household per income category are included in the first row and shaded in blue. The jurisdictions' percentages of household per income category are included in the "Percent of Households" (% of HH) and shaded in grey.

Table 5: Determining an Equity Adjustment

Region	Very Low	24.7%	Low	15.5%	Moderate	17.3%	Above Mod.	42.5%
Jurisdiction	% of HH	Adjust.	% of HH	Adjust.	% of HH	Adjust.	% of HH	Adjust.
Carlsbad	16.3%	+	10.8%	+	13.8%	+	59.1%	-
Chula Vista	25.0%	-	15.4%	+	17.5%	-	42.0%	+
Coronado	16.8%	+	12.3%	+	16.1%	+	54.9%	-
Del Mar	19.0%	+	4.5%	+	11.0%	+	65.5%	-
El Cajon	37.8%	-	17.5%	-	17.0%	+	27.7%	+
Encinitas	18.1%	+	9.2%	+	13.4%	+	59.3%	-
Escondido	30.7%	-	18.2%	-	18.2%	-	32.8%	+
Imperial Beach	31.9%	-	23.3%	-	19.1%	-	25.7%	+
La Mesa	26.8%	-	18.8%	-	19.4%	-	35.0%	+
Lemon Grove	27.4%	-	19.4%	-	20.4%	-	32.8%	+
National City	40.6%	-	20.6%	-	17.9%	-	20.9%	+
Oceanside	26.3%	-	18.5%	-	18.4%	-	36.9%	+
Poway	15.3%	+	10.6%	+	14.4%	+	59.6%	-
San Diego	24.3%	+	15.4%	+	16.9%	+	43.5%	-
San Marcos	26.5%	-	14.5%	+	17.3%	+	41.8%	+
Santee	17.9%	+	14.4%	+	18.9%	-	48.8%	-
Solana Beach	15.4%	+	12.1%	+	14.9%	+	57.7%	-
Unincorporated	22.5%	+	16.6%	-	17.3%	+	43.6%	-
Vista	29.4%	-	18.8%	-	20.0%	-	31.8%	+

Source: 2012-2016 American Community Survey (ACS) 5-Year, B19001

Data Source

SANDAG used data from the 2012-2016 ACS 5-Year, Table B19001 "Household Income In The Past 12 Months (In 2016 Inflation-Adjusted Dollars)" to determine the jurisdictions' household breakdown among income categories. This dataset was also used by HCD to calculate the unit distribution across income category for the San Diego region's RHNA Determination.

Local Government Conditions

The draft methodology was developed with input and recommendation from the Board of Directors, RHNA Subcommittee (a subcommittee of the SANDAG Board), the TWG (including planning directors from each jurisdiction and housing stakeholders), the SANDAG Regional Planning Committee (a policy advisory committee of the Board), and public stakeholders. Several meetings were held with each stakeholder group and meetings were open to the public. Attendees at each meeting provided information regarding the types of data SANDAG should use, assumptions that should be made, as well as information regarding conditions in their individual jurisdictions that should be taken into consideration. Jurisdictions and stakeholders also provided written comments during the process.

There was general consensus at the meetings that the approach chosen should keep the draft methodology simple and easy to explain to the public. Nuanced adjustments that may have modified the methodology in marginal ways in relation to the overall objectives and factors were discussed and considered. Factors and

adjustments that would have created a complicated formula, however, ultimately were not pursued since the draft methodology was developed with the intent to keep it transparent and understandable.

A discussion of each stakeholder group and their major contributions to the development of the draft methodology is included below.

Board of Directors

At its September 14, 2018, meeting, the Board was surveyed to determine each member jurisdiction's priorities for the upcoming RHNA cycle, including which RHNA objectives and factors would be most important when determining the distribution of housing units in the region. The member jurisdictions requested that their initial set of priorities be further discussed by the TWG, which consists of the planning or community development director from each jurisdiction, among other members. The Board also directed the formation of a RHNA Subcommittee to review and provide input and guidance on potential policy and technical options for developing the RHNA methodology for allocation of housing units to each jurisdiction in the RHNA Plan. The Board received an update on the preliminary methodology in May 2019 and approved the release of this draft methodology for public comment at its July 26, 2019, meeting.

Regional Housing Needs Assessment Subcommittee

In December 2018, the Board formed the RHNA Subcommittee, which was comprised of Board members from each SANDAG subregion to reflect the diversity of geography, jurisdiction size, and other attributes of member jurisdictions. To develop its recommendation, the RHNA Subcommittee explored options for how to build consensus around a RHNA methodology that complies with state law while best achieving the goals of the Board. The RHNA Subcommittee held six meetings prior to the Board release of the draft methodology. All meetings were open to the public. Critical direction provided by the RHNA Subcommittee included the following:

- Create a narrative around housing that promotes regional unity in addressing the housing need;
- Establish a framework that incorporates "proximity to transit" and "proximity to jobs" to further the objective of increasing transit use, reducing vehicle miles traveled and GHG emissions, and relieving traffic congestion
- Include an equity adjustment to ensure the allocation furthered fair housing and increased affordability in all cities and the County of San Diego
- Evaluate opportunities for the military installations within the region to provide housing for military and their families

Regional Planning Technical Working Group

The TWG is a SANDAG working group that consists of the planning or community development director from each jurisdiction and representatives from other single-purpose regional agencies, such as the transit operators. The TWG advises the Regional Planning Committee and Board on the development and implementation of San Diego Forward: The 2021 Regional Plan, which includes, and must be consistent with, the RHNA plan. The TWG discussed and provided input on the development of the draft methodology at 11 meetings, including two workshops specifically focused on RHNA.

Information on local government conditions provided by TWG members included:

- Preserved open space, agricultural lands, and airports and associated safety zones
- Universities and community colleges

- Military installations
- Low-wage jobs
- Voter requirements

Feedback provided by TWG members for which there was general consensus that was incorporated into the draft methodology included:

- Prioritizing proximity to transit, with greater weight given to major transit investments (R&R stations) over local bus service
- Improving the job-housing relationship
- Encouraging the development of a mix of housing types across the region and addressing historical patterns of inequity in housing development

Regional Planning Committee

The Regional Planning Committee (RPC) is one of the SANDAG policy advisory committees, which provides oversight for the preparation and implementation of San Diego Forward: The Regional Plan. The RPC discussed the RHNA process at two of their meetings.

Information on local government conditions provided by RPC members included:

- Airport safety zones
- Housing development opportunities at major employment centers
- Sea level rise

Feedback received from the RPC that informed the development of the draft methodology included:

- Aligning priorities for the RHNA methodology with priorities adopted by jurisdictions through other planning efforts such as climate action plans

Regional Housing Needs Assessment Objectives and Factors

Objectives

The draft methodology and allocation furthers the five objectives listed in Government Code Section 65584.

1. *Increasing the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner, which shall result in each jurisdiction receiving an allocation of units for low- and very low-income households.*

Per state law, the draft methodology allocates units in all four income categories to each of the region's 19 jurisdictions. The draft methodology does so equitably, ensuring each jurisdiction receives an allocation for low- and very low-income units, and further, allocating a higher share of low- and very-low units to jurisdictions that currently have a smaller share of low- and very low-income households than the regional share. State law requires jurisdictions to zone at higher densities to accommodate its low- and very low-income housing allocation. As jurisdictions plan for and build housing, the mix of housing types will increase.

- 2. Promoting infill development and socioeconomic equity, the protection of environmental and agricultural resources, the encouragement of efficient development patterns, and the achievement of the region's GHG gas reductions targets provided by the State Air Resources Board pursuant to Section 65080.*

The draft methodology prioritizes “proximity to transit” and “proximity to jobs” to encourage efficient development patterns and reduce GHG emissions. By allocating housing units based on these two factors, SANDAG sets a guiding principle for local jurisdictions to zone and build housing near transit and jobs. Transit and job centers are located in the urbanized areas of the region. Therefore, an allocation based on the proximity of transit and jobs will lead to more infill development while protecting natural resources and open space. Because infill development does not rely on available space and can occur in areas that already have a dense population, the draft methodology supports provision of housing even in areas that are currently considered built-out.

SANDAG’s GHG reduction target, as set by the California Air Resources Board, is to reduce the region’s per capita emissions of GHG from cars and light trucks by 15 percent by 2020, compared with a 2005 baseline. By 2035, the target is to reduce GHG emissions by 19 percent per capita. The draft methodology encourages the development of housing near jobs and transit, which will provide the region’s residents with opportunities to live where they work and/or readily access transit, which can facilitate shorter commutes, reduce vehicle miles traveled, and increase trip-taking by transit or alternative modes.

- 3. Promoting an improved intraregional relationship between jobs and housing, including an improved balance between the number of low-wage jobs and the number of housing units affordable to low-wage workers in each jurisdiction.*

SANDAG conducted an analysis of the number of low-wage jobs and the number of housing units affordable to low-wage workers in each jurisdiction. The analysis shows that the number of low-wage jobs far exceeds the number of existing housing units affordable to low-wage workers in each jurisdiction.

The draft methodology allocates 35 percent of the 171,685-unit regional housing need based on each jurisdiction’s share of existing regional total jobs to encourage development of housing near job centers so that jurisdictions can improve the jobs-housing relationship.

The draft methodology’s Equity Adjustment (see Objective 4) also improves the balance between the number of low-wage jobs and the number of housing units affordable to low-wage workers in each jurisdiction by allocating a higher share of low- and very low-income housing units to jurisdictions that currently have a smaller share of low- and very low-income households than the regional share.

- 4. Allocating a lower proportion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category, as compared to the countywide distribution of households in that category from the most recent ACS.*

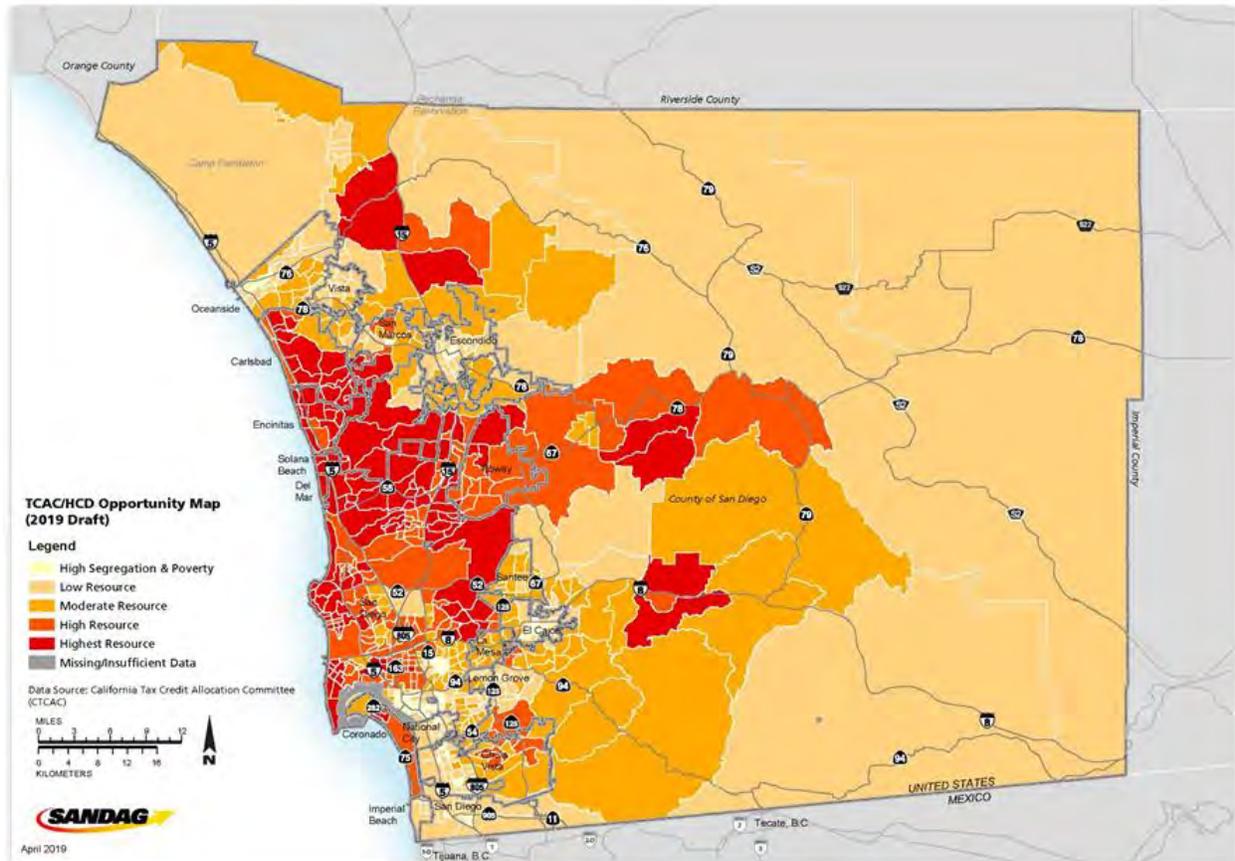
This objective guided the development of the Equity Adjustment used to ensure the draft methodology will result in allocation of housing units to each of the income categories. This adjustment results in a jurisdiction receiving a lower proportion of its total housing units within an income category when it has a higher share of households within that income category compared to the region. This method shifts units across income categories, rather than adding units to a jurisdiction’s total housing unit allocation, allowing for a mix of housing types and affordability near transit and jobs.

5. *Affirmatively furthering fair housing. For purposes of this section, “affirmatively furthering fair housing” means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.*

During development of the draft methodology, SANDAG reviewed the California Tax Credit Allocation Committee (TCAC) 2019 Opportunity Map for the San Diego region. The TCAC map demonstrates how public and private resources are spatially distributed within the region. The map is part of a larger study that shows how communities with better air quality, higher educational attainment, and better economic indicators are communities that have higher “opportunity”, or pathways that offer low-income children and adults the best chance at economic advancement. The study finds that historically communities with higher opportunity – through plans, policies, and practices – may have systematically denied equal opportunity to low socioeconomic and minority populations.

Areas of “low resource” and “high segregation & poverty” on the TCAC maps are also many of the same areas with a high concentration of low-income households in the San Diego region. The Equity Adjustment within the draft methodology addresses the disparities in access to resource-rich areas by providing housing opportunities for people in all income levels to reside in any given community. This is meant to foster and maintain compliance with civil rights and fair housing laws. The Equity Adjustment in the draft methodology assists in overcoming patterns of discrimination and transforming racially and ethnically concentrated areas of poverty into areas of opportunity by allocating a higher proportion of low-income housing units to jurisdictions with a lower share of low-income households, which tend to be jurisdictions with a high concentration of resource-rich areas.

California Tax Credit Allocation Committee Opportunity Map



Factors

In addition to furthering the objectives outlined above, state law requires that SANDAG consider several factors in the development of the draft methodology, to the extent sufficient data is available pertaining to each factor. See Government Code Section 65584.04(e). The RHNA factors and how each were considered in the development of the draft methodology are described below.

1. *Each jurisdiction's existing and projected jobs and housing relationship. This shall include an estimate based on readily available data on the number of low-wage jobs within the jurisdiction and how many housing units within the jurisdiction are affordable to low-wage workers as well as an estimate based on readily available data, of projected job growth and projected household growth by income level within each member jurisdiction during the planning period.*

The draft methodology prioritizes “proximity to jobs” as a factor in allocating the regional housing need. The jobs factor seeks to encourage development of housing near job centers so that jurisdictions can achieve greater jobs-housing balance. The jobs factor uses current data on existing jobs instead of a projection. Given the housing shortage within the region, it is critical that housing is built where existing jobs are located to begin to address the current jobs-housing imbalance. Although data for projected job and household growth by income level for the next Regional Plan update is not yet available, SANDAG used the most recent readily available data for projected job growth and projected household growth by income level within each member jurisdiction to conduct its analysis.

SANDAG analyzed the number of low-wage jobs and the number of housing units affordable to low-wage workers in each jurisdiction. The analysis showed that the number of low-wage jobs far exceeds the number of existing housing units affordable to low-wage workers in each jurisdiction. The draft methodology is expected to increase the supply of affordable housing by allocating each jurisdiction low- and very low-income housing units. The draft methodology's Equity Adjustment (see Objective 4) should also improve the balance between the number of low-wage jobs and the number of housing units affordable to low-wage workers in each jurisdiction by allocating a higher share of low- and very low-income housing units to jurisdictions that currently have a smaller share of low- and very low-income households than the regional share.

2. *The opportunities and constraints to development of additional housing in each member jurisdiction, including all of the following:*

- a. *Lack of capacity for sewer or water service due to federal or state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.*

SANDAG notes that general plans for some jurisdictions may account for constraints to housing development arising from lack of capacity for sewer or water service. For example, rural areas may rely more heavily on well water and septic systems, which constrains housing development due to lack of sufficient infrastructure. For the draft methodology, however, "proximity to transit" factor allocates housing units based on each jurisdiction's share of regional rail and Rapid bus stations as well as major transit stops. Rail and Rapid bus stations are located in the region's more developed areas where land uses generate enough ridership to support the investment to the transit infrastructure. Major transit stops also are located in the region's urbanized areas and surrounded by land uses that support higher service frequencies. By prioritizing transit connectivity, the draft methodology encourages infill development in urban areas that are likely to have existing capacity for sewer or water service.

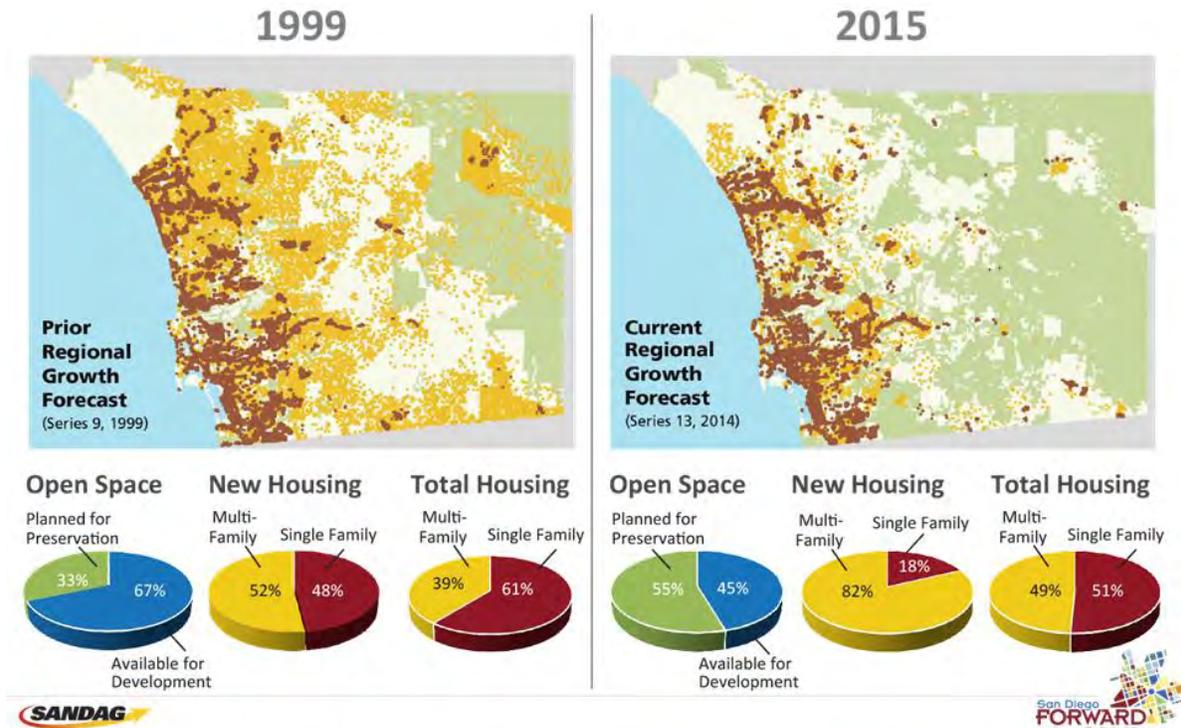
- b. *The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities. The council of governments may not limit its consideration of suitable housing sites or land suitable for urban development to existing zoning ordinances and land use restrictions of a locality but shall consider the potential for increased residential development under alternative zoning ordinances and land use restrictions. The determination of available land suitable for urban development may exclude lands where the Federal Emergency Management Agency or the Department of Water Resources has determined that the flood management infrastructure designed to protect that land is not adequate to avoid the risk of flooding.*

The draft methodology is not constrained by existing zoning ordinances and land use restrictions. Instead the draft methodology prioritizes "proximity to transit" and "proximity to jobs", which aligns with several beneficial land use planning principles, such as promoting infill and increasing residential densities. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities are accounted for due to the draft methodology's use of the proximity to jobs and transit factors. When development of housing is promoted near transit and jobs in areas that are already more densely populated and developed than other areas of each jurisdiction, it allows the jurisdictions to focus on infill development that can occur without reliance on the availability of additional land, but instead on underutilized land that can be converted to uses that allow for increased residential density.

The “proximity to transit” factor allocates housing units based on each jurisdiction’s share of regional rail and Rapid bus stations as well as major transit stops. Rail and Rapid bus stations are located in the region’s urbanized areas where land uses generate enough ridership to support the investment to the transit infrastructure. Major transit stops are also located in the region’s urbanized areas and surrounded by land uses that support higher service frequencies. By prioritizing transit, the draft methodology encourages infill development in areas that are suitable for urban development. A transit-focused methodology also promotes increased densities as jurisdictions must plan for housing in urban areas already served by high quality transit.

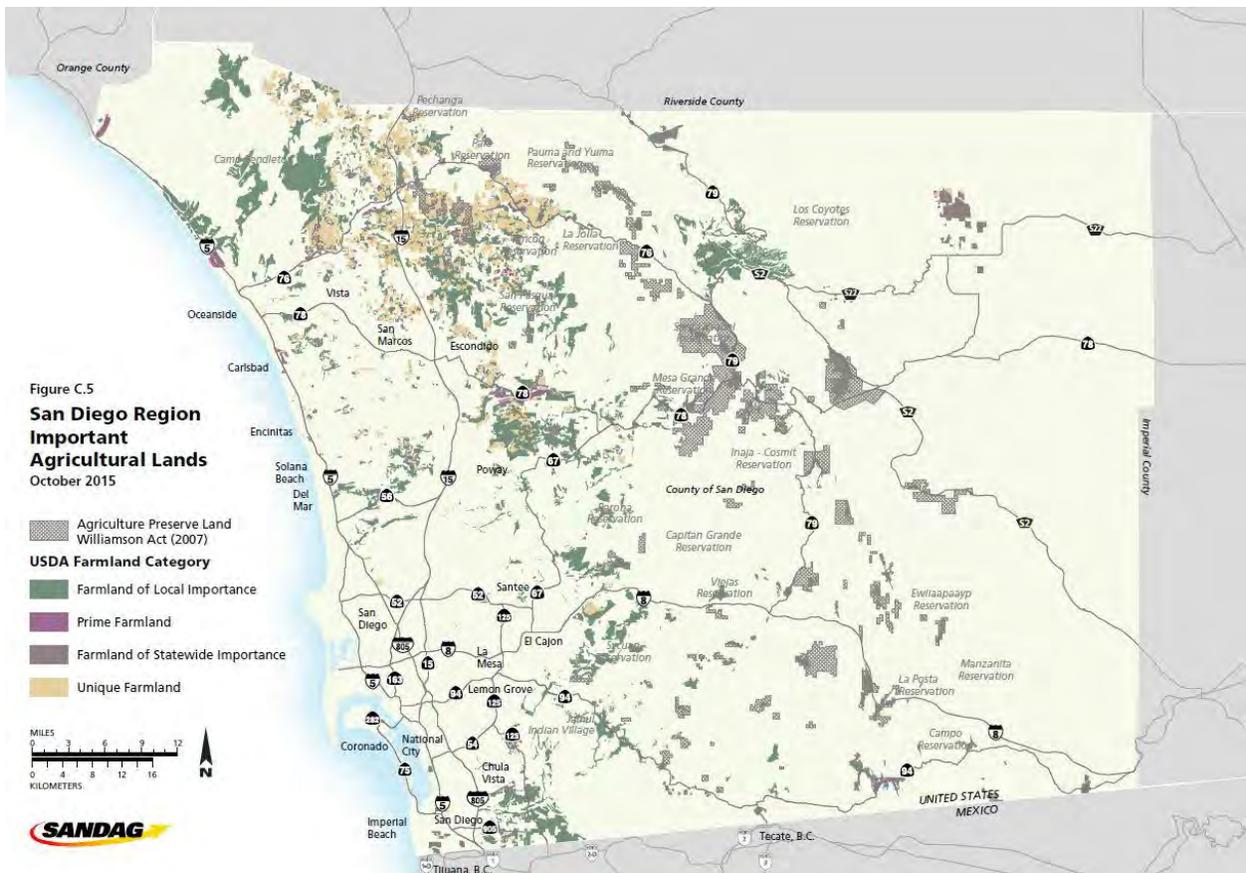
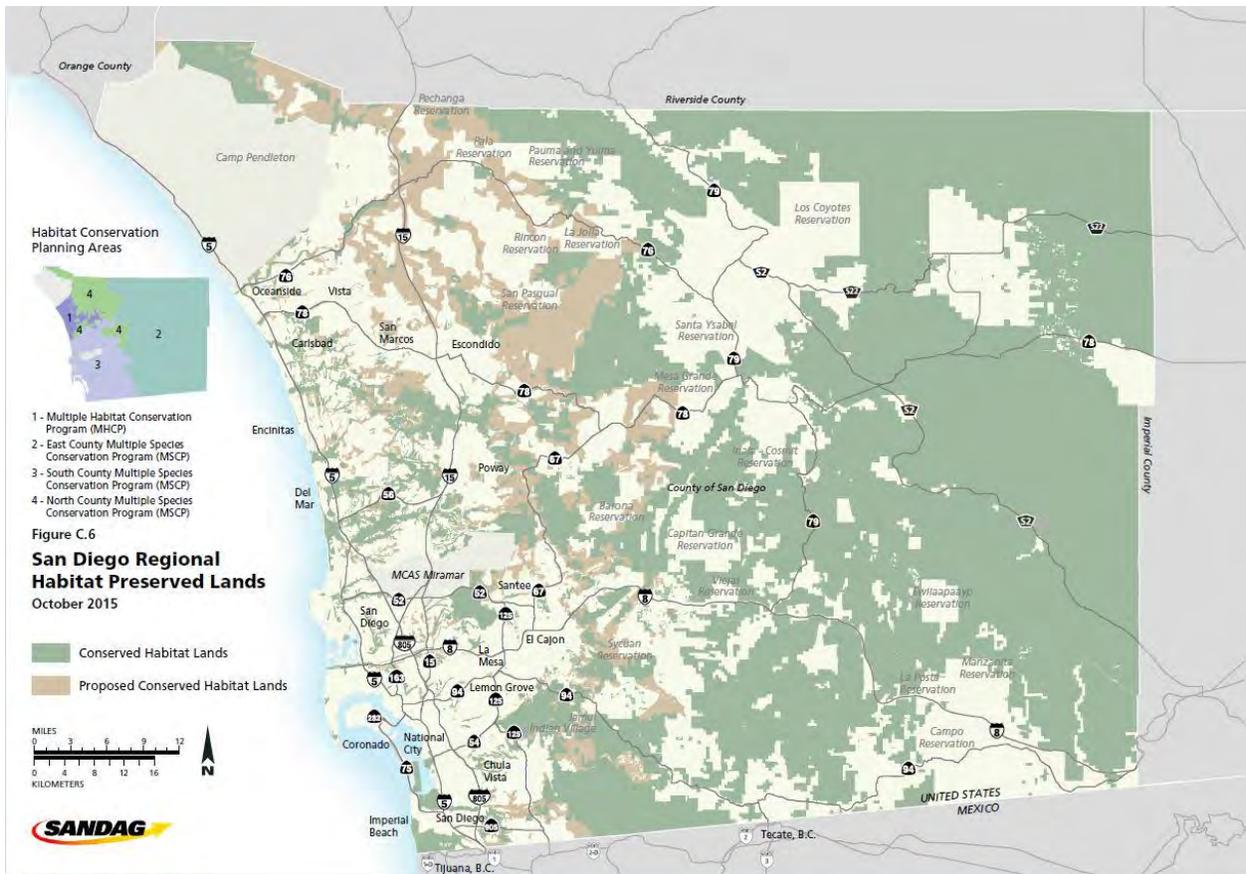
The draft methodology aligns with the region’s priorities for growth. As shown in Figure 3.1, general plans in the San Diego region have focused growth and development in existing urban areas, preserved more land for habitat and open space, and looked to accommodate more housing near transit and key destinations.

Figure 3.1: Priorities for Growth Then and Now



- c. *Lands preserved or protected from urban development under existing federal or state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis, including land zoned or designated for agricultural protection or preservation that is subject to a local ballot measure that was approved by the voters of that jurisdiction that prohibits or restricts conversion to non-agricultural uses.*

General plans for individual jurisdictions may account for constraints to housing development arising from lands preserved or protected from urban development under existing federal or state programs. As shown in the figures below though, preserved land, farmland, and habitats are primarily in the eastern portion of San Diego County. The draft methodology focuses housing units in areas with access to transit and jobs, which are located in existing urbanized areas. Therefore, the draft methodology will not encourage encroachment upon open space areas.



- d. *County policies to preserve prime agricultural land, as defined pursuant to Section 56064, within an unincorporated and land within an unincorporated area zoned or designated for agricultural protection or preservation that is subject to a local ballot measure that was approved by the voters of that jurisdiction that prohibits or restricts its conversion to non-agricultural uses.*

The County of San Diego General Plan accounts for some constraints to housing development arising from policies to preserve prime agricultural land and incorporates local ballot measure provisions prohibiting or restricting the conversion of agricultural to non-agricultural uses. The draft methodology allocates housing units based on access to jobs and transit, which are located in existing urbanized areas. Therefore, this constraint is not expected to impact the draft methodology's capacity to allow for development of additional housing.

3. *The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.*

As shown in Figure 3.1, plans for growth are focused on the urbanized areas of the region. The draft methodology prioritizes "proximity to transit" as a factor – specifically high-quality transit, which is located in the urbanized area. The emphasis on proximity to transit allows local jurisdictions that have invested in transit the opportunity to maximize the use of existing transportation infrastructure.

4. *Agreements between a county and cities in a county to direct growth toward incorporated areas of the county, and land within an unincorporated area zoned or designated for agricultural protection or preservation that is subject to a local ballot measure that was approved by the voters of the jurisdiction that prohibits or restricts conversion to non-agricultural uses.*

Regional planning undertaken by SANDAG and its member agencies during the past 15 to 20 years, has focused the region's growth in the western third of the region, primarily in its incorporated cities and near transit service (Figure 3.1). SANDAG has funded "smart growth" grants to encourage growth in incorporated areas of the county with sufficient density to support transit-oriented development. Consistent with this, the draft methodology prioritizes "proximity to transit" and "proximity to jobs". High-quality transit service and a high concentration of the region's jobs are located in the urbanized, incorporated areas of the region. Thus, the draft methodology is consistent with agreements between SANDAG, the County of San Diego, and the cities to develop public transportation infrastructure and supporting land uses away from areas that are zoned or designated for agricultural protection or preservation. Interjurisdictional agreements may account for some development constraints; however, those agreements are not expected to be in conflict with the draft methodology due to the prioritization of proximity to transit and jobs.

5. *The loss of units contained in assisted housing developments, as defined in paragraph (9) of subdivision (a) of Section 65583, that changed to non-low-income use through mortgage prepayment, subsidy contract expirations, or termination of use restrictions.*

The data for these units is not readily available and varies by jurisdiction. The loss of assisted housing developments for lower income households is an issue that should be addressed by the jurisdictions when preparing their housing elements.

6. *The percentage of existing households at each of the income levels listed in subdivision (e) of Section 65584 that are paying more than 30 percent and more than 50 percent of their income in rent.*

This factor was not included in state law at the time the HCD was making its determination on the regional housing need of the San Diego region, and sufficient data for this factor is not readily available. The San Diego region received its largest RHNA Determination this cycle, however, and it is expected that an influx of housing units in each income category will help alleviate the rent burden in the region.

7. *The rate of overcrowding.*

HCD used the 2012-2016 ACS to determine the rate of overcrowding in the San Diego region when making its RHNA Determination. HCD then compared the San Diego region's overcrowding rate (6.43% of all households) to the national rate (3.34% of all households). To address the needs of overcrowding in the region, HCD's RHNA Determination included an overcrowding adjustment of 3.09 percent, which added 38,700 housing units to the regional housing need to alleviate overcrowding in the region. Thus, this factor has already been accounted for in the draft methodology.

8. *The housing needs of farmworkers.*

The draft methodology prioritizes "proximity to jobs" as a factor in allocating the regional housing need. Farmworkers are included in the data on existing jobs. Therefore, their housing needs along with the housing needs of all the region's workers are considered.

The draft methodology increases the supply of affordable housing by allocating each jurisdiction low- and very low-income housing units. The draft methodology's Equity Adjustment (see Objective 4) also improves the balance between the number of low-wage jobs, including farming jobs, and the number of housing units affordable to low-wage workers in each jurisdiction by allocating a higher share of low- and very low-income housing units to jurisdictions that currently have a smaller share of low- and very low-income households than the regional share. Although the low-income housing needs of farmworkers are unique given their low wages and job locations, the allocation expected from the draft methodology is expected to provide more low-income housing in every jurisdiction and accordingly should provide farmworkers the ability to live in more areas of the region and commute shorter distances to their seasonal jobs.

9. *The housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.*

The major universities and community colleges in the San Diego region are located in urban areas served by the existing transportation network. The City of San Diego is home to San Diego State University; University of California San Diego; University of San Diego; Point Loma Nazarene University; various smaller, private universities; and three community colleges: San Diego City College, San Diego Mesa College, and San Diego Miramar College. It also has the greatest share of the region's transportation system in part because of transportation investments near universities and colleges located within its jurisdiction.

Similarly, the cities of Chula Vista (Southwestern Community College), El Cajon (Cuyamaca College), Oceanside (Mira Costa College), and San Marcos (California State University San Marcos and Palomar College) have made transportation investments to improve access to transit near colleges and universities. By prioritizing transit proximity, the draft methodology encourages housing development near existing transit and the key destinations that transit links, including the region's universities and colleges. The draft methodology will result in additional housing units being allocated based on proximity to transit. This will help these jurisdictions address the housing needs of students, faculty, and staff beyond what these colleges or universities may provide.

10. *The loss of units during a state of emergency that was declared by the Governor pursuant to the California Emergency Services Act (Chapter 7 (commencing with Section 8550) of Division 1 of Title 2), during the planning period immediately preceding the relevant revision pursuant to Section 65588 that have yet to be rebuilt or replaced at the time of the analysis.*

Jurisdictions report demolished units to the Department of Finance on an annual basis. Demolished units include those lost during a state of emergency. Between 2011 and 2018, states of emergency in the San Diego region declared by the Governor pursuant to the California Emergency Services Act, and in which homes were lost, include the following wildfires: the 2014 wildfires (Cocos Fire and Poinsettia Fire), 2017 Lilac Fire, and 2018 West Fire.

HCD analyzed the most recent ten-year average rate of demolition within the San Diego region based on jurisdictions' annual reports to the Department of Finance. The ten-year average rate of demolition in the San Diego region is 0.32 percent of the total housing stock. The RHNA Determination included HCD's minimum replacement adjustment of 0.5 percent, which exceeds the region's demolition rate. This adjustment added 6,255 housing units to the RHNA Determination. SANDAG does not have readily available data broken down by jurisdiction to use for this factor and has therefore relied on HCD's data and adjustment to address this factor at a regional level.

11. *The region's GHG emissions targets provided by the State Air Resources Board pursuant to Section 65080.*

SANDAG's GHG reduction target, as set by the California Air Resources Board, is to reduce the region's per capita emissions of GHG from cars and light trucks by 15 percent by 2020, compared with a 2005 baseline. By 2035, the target is to reduce GHG emissions by 19 percent per capita. The draft methodology encourages the development of housing near jobs and transit, which will provide the region's residents with opportunities to live where they work and/or readily access transit, which can facilitate shorter commutes, reduce GHG emissions, and increase trip-taking by transit or alternative modes.

12. *Any other factors adopted by the council of governments, that further the objectives listed in subdivision (d) of Section 65584, provided that the council of governments specifies which of the objectives each additional factor is necessary to further. The council of governments may include additional factors unrelated to furthering the objectives listed in subdivision (d) of Section 65584 so long as the additional factors do not undermine the objectives listed in subdivision (d) of Section 65584 and are applied equally across all household income levels as described in subdivision (f) of Section 65584 and the council of governments makes a finding that the factor is necessary to address significant health and safety conditions.*

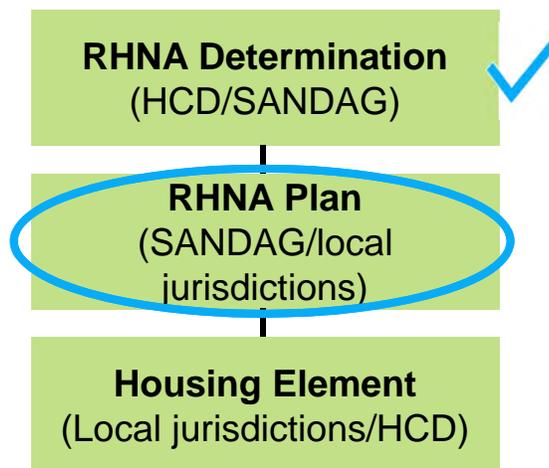
No other factors were included in the draft methodology. To the extent additional proposed factors are provided to the Board of Directors during the public comment period or public hearing that would lead to adjustments to the draft methodology, such proposals must not interfere with the achievement of any of the objectives or factors required in the RHNA statutes cited in this document. In addition, it must be shown that such factors are necessary to address significant health and safety concerns. Persons proposing that adjustments be made to the draft methodology based on new factors should include information establishing that the requirements in Section 65584.04(e)(12) will be met.



Draft RHNA Methodology

Board of Directors Item 23 | July 26, 2019

The Regional Housing Needs Assessment (RHNA) Process



FINAL RHNA Determination

Final RHNA Determination prepared by the Department of Housing and Community Development (2021-2029)

Income Category	Housing Unit Need	Percent
Very Low	42,332	24.70%
Low	26,627	15.50%
Moderate	29,734	17.30%
Above Moderate	72,992	42.50%
Total Housing Units	171,685	100%

RHNA Methodology Objectives

Promote infill development/
protect resources

Increase housing supply/mix of housing types

Improve jobs/housing relationship

Further fair housing



Allocate housing in an equitable manner

Process

Board of Directors

- Provided direction
- New process
- Form RHNA Subcommittee
- Focus on transit and jobs



RHNA Subcommittee

- Six meetings February-June 2019
- Surveyed for priorities
- Identified transit, jobs, and GHG reduction to emphasize
- Reviewed data and information
- Used RHNA Calculator Tool to discuss methodology options
- Recommended draft methodology

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Process

Regional Planning Technical Working Group and Stakeholder meetings and workshops

- Ten meetings October 2018-June 2019
- Housing stakeholders invited to participate
- Workshops on priorities and data
- Provided comments on methodology options at RHNA Subcommittee meetings
- Recommended draft methodology



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RHNA Subcommittee Recommended Methodology

171,685 units

Transit – 65%

Jobs – 35%

Equity Adjustment

**Rail and Rapid
75%**

**Major Transit
Stops
25%**

**Adjusted for
On-Base Military
Housing**

Map of Rail, Rapid, and Major Transit Stops



Rail and *Rapid* (R&R) Stations

Jurisdiction	R&R Stations*	Percent R&R	Major Transit Stops	Percent Major Transit Stops	Housing Unit Allocation
Carlsbad	2	1.30%	0	0.00%	1,087
Chula Vista	9	5.84%	18	12.86%	8,478
Coronado	0	0.00%	0	0.00%	
Del Mar	0	0.00%	0	0.00%	
El Cajon	3	1.95%	0	0.00%	1,630
Encinitas	1	0.65%	0	0.00%	543
Escondido	14	9.09%	0	0.00%	7,609
Imperial Beach	0	0.00%	6	4.29%	1,196
La Mesa	5	3.25%	0	0.00%	2,717
Lemon Grove	2	1.30%	0	0.00%	1,087
National City	2	1.30%	15	10.71%	4,076
Oceanside	7	4.55%	0	0.00%	3,804
Poway	0	0.00%	0	0.00%	
San Diego	100	64.94%	101	72.14%	74,475
San Marcos	3	1.95%	0	0.00%	1,630
Santee	1	0.65%	0	0.00%	543
Solana Beach	1	0.65%	0	0.00%	543
Unincorporated	2	1.30%	0	0.00%	1,087
Vista	2	1.30%	0	0.00%	1,087
Region	154	100%	140	100%	111,595

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Total Jobs Excluding On-Base Military Housing

Jurisdiction	Total Jobs	On-base Military Housing Units	Total Jobs Excluding Housed Military
Carlsbad	76,779	-	76,779
Chula Vista	72,403	-	72,403
Coronado	27,594	5,903	21,691
Del Mar	4,484	-	4,484
El Cajon	45,468	-	45,468
Encinitas	27,871	-	27,871
Escondido	55,059	-	55,059
Imperial Beach	4,936	-	4,936
La Mesa	29,773	-	29,773
Lemon Grove	7,492	-	7,492
National City	37,497	1,872	35,625
Oceanside	45,178	-	45,178
Poway	36,349	-	36,349
San Diego	921,054	9,389	911,665
San Marcos	40,964	-	40,964
Santee	18,634	-	18,634
Solana Beach	9,151	-	9,151
Unincorporated	154,686	25,795	128,891
Vista	40,629	-	40,629
Region	1,656,001	42,959	1,613,042

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Housing Unit Allocations by Methodology

Jurisdiction	Draft Housing Unit Allocation - Total Jobs Excluding Housed Military	Draft Housing Unit Allocation - Total Jobs	Difference
Carlsbad	3,947	3,873	74
Chula Vista	11,175	11,106	69
Coronado	808	1,001	(193)
Del Mar	167	163	4
El Cajon	3,324	3,280	44
Encinitas	1,581	1,555	26
Escondido	9,660	9,607	53
Imperial Beach	1,380	1,375	5
La Mesa	3,826	3,798	28
Lemon Grove	1,366	1,359	7
National City	5,403	5,437	(34)
Oceanside	5,487	5,444	43
Poway	1,354	1,319	35
San Diego	108,440	107,897	543
San Marcos	3,156	3,117	39
Santee	1,237	1,220	17
Solana Beach	884	876	8
Unincorporated	5,889	6,700	(811)
Vista	2,601	2,561	40

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Equity Adjustment

Jurisdiction	Very Low	Low	Moderate	Above Mod.	Draft Allocation
Carlsbad	1,336	799	764	1,048	3,947
Chula Vista	2,770	1,788	1,922	4,695	11,175
Coronado	277	150	141	241	808
Del Mar	38	64	32	32	167
El Cajon	488	419	526	1,892	3,324
Encinitas	478	376	313	415	1,581
Escondido	1,875	1,256	1,536	4,993	9,660
Imperial Beach	234	128	190	828	1,380
La Mesa	866	491	582	1,888	3,826
Lemon Grove	298	167	194	708	1,366
National City	642	502	706	3,553	5,403
Oceanside	1,279	724	890	2,595	5,487
Poway	480	275	248	351	1,354
San Diego	27,665	17,390	19,392	43,990	108,440
San Marcos	738	537	549	1,333	3,156
Santee	413	204	190	431	1,237
Solana Beach	320	161	161	243	884
Unincorporated	1,613	872	1,024	2,380	5,889
Vista	523	326	375	1,377	2,601
Region	42,332	26,627	29,734	72,992	171,685

12

Next Steps

Public Comment Period

- Public hearing at July 26 Board of Directors meeting
- Comment period concludes August 9, 2019

SANDAG Submits Draft Methodology to HCD

- 60-day review

October 2019

- Board of Directors approves final RHNA Methodology and draft RHNA Allocation

April 2021

- Local governments housing element updates due

13

Recommendation:

The Regional Housing Needs Assessment (RHNA) Subcommittee recommends that the Board of Directors release the draft RHNA methodology for public review.

14



CITY OF LEMON GROVE

CITY COUNCIL STAFF REPORT

Item No. 4

Meeting Date: August 20, 2019

Submitted to: Honorable Mayor and Members of the City Council

Department: **City Manager's Office**

Staff Contact: Mike James, Assistant City Manager / Public Works Director

mjames@lemongrove.ca.gov

Item Title: Amendment to the Joint Use Agreement between the City of
Lemon Grove and the Lemon Grove School District

Recommended Action: That the City Council adopts a resolution (Attachment A) amending the joint use agreement between the City of Lemon Grove and the Lemon Grove School District.

Summary: Between October and November 2015, the City Council of the City of Lemon Grove (City) and the Board of Directors of the Lemon Grove School District (District) approved an amendment to the joint use agreement (JUA) for the use of the recreation facilities on the Lemon Grove Academy Middle School Campus.

The partnership between the City and District for cooperative joint use of recreation facilities on District property allows for community recreation use that would not otherwise be possible due to a lack of land for park use. The JUA allows for the priority scheduling of the facilities, first by the District, then by the City for recreation uses, and when not programmed by either party, the field will continue to be open for public use on Saturdays.

Since 2011, the City has partnered with a third party consultant to manage an adult **softball league at the District's softball field**. In **FY 2018-2019**, the City Council decided to no longer supplement the program and directed staff to eliminate the program with an effective end date of June 30, 2019.

This amendment updates the JUA to reflect the softball programs termination. Specifically, it removes all references to the softball field as an eligible area for the City to use and maintain. All other terms of the JUA will remain unchanged.

Environmental Review:

Not subject to review

Negative Declaration

Categorical Exemption, Section |

Mitigated Negative Declaration

Fiscal Impact: None.

Public Notification: None.

Staff Recommendation: That the City Council adopts a resolution (Attachment A) amending the joint use agreement between the City of Lemon Grove and the Lemon Grove School District.

Attachments:

Attachment A – Resolution

RESOLUTION NO. 2019 -

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMON GROVE,
CALIFORNIA, APPROVING THE JOINT USE AGREEMENT BETWEEN THE
CITY OF LEMON GROVE AND THE LEMON GROVE SCHOOL DISTRICT FOR
THE USE OF THE RECREATION FACILITIES ON THE LEMON GROVE
MIDDLE SCHOOL CAMPUS

WHEREAS, in order to promote and provide for the health and general welfare for the people of Lemon Grove and to cultivate the development of good citizenship by an **adequate program of community recreation, CITY and DISTRICT (the “PARTIES”)** entered into a Community Recreation Agreement in June 1979; and

WHEREAS, cities and school districts are authorized by Chapter 10 of Part 7 of Division 1, Title 1 of the Education Code of the State of California (section 10900 et. seq.) to organize, promote, and conduct community recreation programs and to use school property for such purpose; and

WHEREAS, said governing bodies are authorized by Government Code of the State of California, Chapter 5 (section 6500 et. seq.) to enter into agreements with each other to promote the health and general welfare of the community and contribute to the attainment of education and recreation goals and objectives for children and adults within the community; and

WHEREAS, the Parties entered into a lease agreement in June 1982 for a community recreation center, constructed on the Middle School campus; and

WHEREAS, the Parties entered into a Joint Use Agreement in January 1985 regarding operation of existing and proposed facilities on the Middle School campus; and

WHEREAS, the Parties entered into a Joint Use Agreement on the 26th day of October 2004 and amended said Joint Use Agreement in October of 2015; and

WHEREAS, this Agreement supersedes the October 2015 Joint Use Agreement in its entirety; and

WHEREAS, when Facilities are not in use by the DISTRICT or by the CITY to promote the health and welfare of the community it is the intent of this Agreement to make Facility available for General Public Use under the management of the City.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lemon Grove, California hereby approves the Joint Use Agreement between the City of Lemon Grove and the Lemon Grove School District for use of the Recreation Facilities on the Lemon Grove Middle School Campus. |

Attachment A

PASSED AND ADOPTED on August 20, 2019, the City Council of the City of Lemon Grove, California, adopted Resolution No. 2019-_____, passed by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Racquel Vasquez, Mayor

Attest:

Shelley Chapel, MMC, City Clerk

Approved as to Form:

Kristen Steinke, City Attorney

**JOINT USE AGREEMENT BETWEEN
THE CITY OF LEMON GROVE AND THE LEMON GROVE SCHOOL DISTRICT**

THIS AGREEMENT made and entered into this ____th day of _____, 2019, by and between the **CITY OF LEMON GROVE** (hereinafter collectively called "CITY") and the **LEMON GROVE SCHOOL DISTRICT** (hereinafter called "DISTRICT") regarding the development, operation, and maintenance of outdoor recreation Facilities, described on Exhibit A hereof (hereinafter called "Facilities") on the Lemon Grove Academy Middle School campus, located at 7866 Lincoln Street, Lemon Grove, CA 91945-2542 (the "Middle School campus").

WITNESSETH

WHEREAS, in order to promote and provide for the health and general welfare for the people of Lemon Grove and to cultivate the development of good citizenship by an adequate program of community recreation, CITY and DISTRICT (the "PARTIES") entered into a Community Recreation Agreement in June 1979; and

WHEREAS, cities and school districts are authorized by Chapter 10 of Part 7 of Division 1, Title 1 of the Education Code of the State of California (section 10900 et. seq.) to organize, promote, and conduct community recreation programs and to use school property for such purpose; and

WHEREAS, said governing bodies are authorized by Government Code of the State of California, Chapter 5 (section 6500 et. seq.) to enter into agreements with each other to promote the health and general welfare of the community and contribute to the attainment of education and recreation goals and objectives for children and adults within the community; and

WHEREAS, the Parties entered into a lease agreement in June 1982 for a community recreation center, constructed on the Middle School campus; and

WHEREAS, the Parties entered into a Joint Use Agreement in January 1985 regarding operation of existing and proposed Facilities on the Middle School campus; and

WHEREAS, the Parties entered into a Joint Use Agreement on the 26th day of October 2004 and amended said Joint Use Agreement in October 2015; and

WHEREAS, this Agreement supersedes the October 2004 Joint Use Agreement in its entirety; and

WHEREAS, when Facilities are not in use by the DISTRICT or by the CITY to promote the health and welfare of the community it is the intent of this Agreement to make Facility available for General Public Use under the management of the City; and

WHEREAS, in the interest of providing the best recreational Facilities, through cooperation between the CITY and the DISTRICT, the PARTIES agree as follows:

1. DEFINITIONS

- A.** The term “DISTRICT Use” shall mean DISTRICT’s Educational Program and Related School Activities. For purposes of this Agreement, the “Educational Program and Related School Activities of the DISTRICT” shall mean “all components of the instructional program and any activity that is organized and administered by the DISTRICT, including but not limited to, athletic games/meets, drama, carnivals, DISTRICT community meetings, DISTRICT meetings, and requests from other schools within the DISTRICT.”
- B.** The term “CITY Use” shall mean CITY’s recreation programs and activities organized and administered by the CITY.
- C.** The term “General Public Use” shall mean unscheduled use by the general public which is not a programmatic activity of the DISTRICT or the CITY.
- C.** The term “Routine Maintenance” shall mean all routine and preventive maintenance necessary to maintain the Facilities and all fixtures in good condition and repair and in a clean, safe and sanitary condition.

2. TERM

The initial term of this Agreement shall commence on November 14, 2015, (the “Commencement Date”) and shall expire May 12, 2016 unless otherwise extended.

Option to Extend – If this Agreement has not been previously terminated at or prior to the end of the initial term, this Agreement may be extended by up to five (5) years at any time prior to its expiration with a written addendum attached to the Joint Use Agreement and signed and dated by both PARTIES.

3. FACILITIES COVERED

- A. Facilities covered in this Agreement are the ~~Softball Field~~, Open Fields (behind Recreation Center), Blacktop Courts (basketball and tennis), Recreation Center and Track. These facilities are all located at Lemon Grove Academy.

4. USE OF FACILITY

- A. The priority of use for Facilities shall be as follows:
- i. DISTRICT Use
 - ii. CITY Use managed by the CITY
 - iii. General Public Use
- B. DISTRICT will make Facilities available to the CITY for recreation activities at the Middle School campus during non-school hours and when the Facilities are not needed for DISTRICT use. During CITY-Use/sponsored events, parking will be permitted on DISTRICT property adjoining the Facilities.
- C. The permitted non-school uses are as follows with all PARTIES adhering to DISTRICT rules, regulations and protocols:
- ~~i. Softball Field – limited to formal programming run by either CITY or third party contracting with CITY. Third party must adhere to DISTRICT rules, regulations and protocols.~~
 - ii. Blacktop Courts – formal programming run by either CITY or third party contracting with CITY; to be open for General Public Use as per posted schedule.
 - iii. Track – formal programming run by either CITY or third party contracting with CITY; to be open for General Public Use as per posted schedule.
 - iv. Open Fields – open for General Public Use as per posted schedule.
- D. DISTRICT shall have priority use of the Facilities during school hours and when children are present on campus for afterschool programs and DISTRICT is also entitled to exclusive use at other times for Educational Program and Related School Activities. The DISTRICT

will use the facilities on days when students are present beginning at 7:00 a.m. and ending at 6:00 p.m.

- E. CITY shall have priority use at all other times, including evenings following student day, and weekends.
- F. The DISTRICT shall advise the CITY as soon as possible, but no less than thirty (30) days prior, with the exception of an emergency use, to the loss of use of any Joint Use Facility for the CITY's recreational activities.
- G. CITY shall furnish all personnel and supervisory staffing, and all materials, supplies, and equipment (personal property) required for conducting recreational programs/activities conducted or sponsored by the CITY.
- H. CITY use of DISTRICT Facilities shall be at no cost to the CITY, except as described elsewhere in the Agreement. However, CITY shall repair and maintain Facilities designated as "City Maintained" on Exhibit A. ~~CITY shall also conduct all maintenance of softball field, including irrigation, mowing and other landscape maintenance and shall pay utilities for field use.~~
- I. For the use of Facilities under the Agreement, CITY agrees to comply with all of the requirements of the Education Code of the State of California and other applicable laws or regulations, setting forth the limitations, requirements, and restrictions on the use of school Facilities.
- J. DISTRICT and CITY shall allow the use of the Facilities for scheduled General Public recreation and community activities and shall endeavor to make it available to the widest range of activities reasonably possible and for no other purpose. It is further agreed that recreation programs involving elementary age students shall first be operated on elementary facilities. Only when elementary facilities are not available will such programs be operated on the Middle School campus Facilities.

5. USE BY THIRD PARTIES

- A. During the time when each party has exclusive use of the Facilities under Section 4 above, such party shall have the authority to allow the use of the Facilities by third parties under the following requirement. Each party agrees to indemnify and hold the

DISTRICT and CITY harmless from acts of such third parties, their officers, agents and employees in their use of Facilities. To accomplish this provision, the DISTRICT and CITY shall maintain public liability and property damage insurance covering all third party users of the Facilities in an amount not less than \$1,000,000 and naming the DISTRICT and CITY as additionally insured.

B. All third party use of the Facilities shall be subject to all DISTRICT rules, regulations, and policies, including, but not limited to, execution of the DISTRICT'S standard Facilities Use Permit/Agreement and payment of the appropriate Facilities Use fees as applicable. The CITY and the DISTRICT agree that in providing access to the Facilities for use other than by the DISTRICT or the CITY, the following priorities for use shall be established:

- a. Activities for youth
- b. CITY adult programs and activities
- c. Other adult programs or activities

C. CITY will not permit non-recreational commercial enterprises or activities operated for private gain or profit to be conducted or operated on DISTRICT'S property without the DISTRICT'S express written consent.

6. SCHEDULE FOR GENERAL PUBLIC ACCESS

The following Facilities, accessed by entrances on School Lane and Kempf Street, are available for General Public Use from dawn until dusk on Saturdays:

- Field area directly behind Recreation Center
- Paved court areas including four tennis courts and four basketball courts
- 425 Meter Track

7. MAINTENANCE AND CUSTODIAL SERVICES

A. CITY shall repair and maintain Facilities designated "City maintained." CITY shall pay utilities for those Facilities designated "City maintained" as follows:

- ~~1) CITY shall conduct all maintenance of softball field, including irrigation, mowing and other landscape maintenance and shall pay utility bills for the softball field.~~

- 2) CITY shall conduct all maintenance of field and shall pay utilities for the field. DISTRICT shall repair and maintain and pay utilities for all other Facilities on the Middle School campus.
 - 3) CITY's repair and maintenance activities shall be scheduled outside of class hours (M-F 7:30 a.m. – 3:30 p.m.) unless otherwise agreed to by the PARTIES.
- B. Each Party shall provide its own custodial services for the Facilities, leaving Facilities clean and ready for the other Party's use. Particular attention shall be given to removing any trash and debris from the athletic fields after General Public Use and prior to DISTRICT Use or student arrival in the morning.
- C. Third parties contracting with the CITY to provide formal programming will continue to be responsible for maintenance and janitorial services associated with their use.
- D. Except as specified below (and subject to CITY's obligations specified in Subsection (4G) and (4I) above), DISTRICT shall be responsible for the following:
- All other maintenance and repair of the Facilities. CITY shall make reasonable efforts to notify the DISTRICT of any repair or maintenance observed to be needed. CITY and DISTRICT shall consult with one another regarding any significant maintenance/rehabilitation that may need to be made to the Facilities and any auxiliary Facilities covered hereunder and the unreimbursed impact that the CITY's use has contributed to such maintenance/rehabilitation requirements. Such consultations shall include good faith negotiations concerning possible CITY contributions towards maintenance/rehabilitation expenses.
- E. To maintain the condition of Facilities and playing fields downtime is required. Activities cannot be scheduled at the site during these maintenance periods. The DISTRICT shall be responsible for notifying the CITY of the estimated downtime maintenance schedule a minimum of 30 days in advance. In addition, the CITY shall be responsible for notifying the DISTRICT of the estimated downtime maintenance schedule a minimum of 30 days in advance for the fields that they manage.

8. SUPERVISION, SECURITY, RULES AND ENFORCEMENT

- A. The CITY and DISTRICT shall establish independent fees for all Joint Use Facilities. Fees may be charged by either Party for use of Facilities, events, and programs that are offered under this Agreement. These fees will be in accordance with the Civic Center Act (Education Code section 38130 et. seq.). All such users shall also be required by the DISTRICT to execute the DISTRICT's standard Facilities Use Permit/Agreement CITY's Facilities Use Application. Fees may be charged by either Party for events and programs as allowed by law, but only in an amount not to exceed the costs and expenses incurred by the Party for the conduct of the events and programs. All monies so charged and collected shall be the property of the collection Party.
- B. Phase One: CITY staff shall lock gates (one located at School Lane and one located at Kempf Street) to the Middle School campus field and track in the evenings as part of the park closing process that they already conduct. CITY shall provide daily early morning review of joint use field in order to ensure field area is clean and safe prior to arrival of students.
- C. DISTRICT staff shall unlock gates (one located at School Lane and one located at Kempf Street) in the morning.
- D. At such times that the CITY has priority use of the Facilities, CITY shall be responsible for the security of such Facilities, including closing the Facilities, checking the Facilities perimeters and securing any applicable alarms for the Facilities. The DISTRICT shall provide the CITY with the necessary keys and alarm codes (if applicable). The City shall keep such keys to the Facilities and alarm codes secure under procedures agreed upon between the CITY and the DISTRICT.
- E. The CITY shall train and provide an adequate number of competent personnel to supervise all activities on the DISTRICT's Facilities. The CITY shall enforce all of the DISTRICT's rules, regulations, and policies while supervising activities or programs on the DISTRICT's Facilities.
- F. No animals allowed on the DISTRICT's Facilities.

9. RESTITUTION AND REPAIR

The CITY shall be wholly responsible for repairing, remediating, or funding the replacement or remediation of any and all damage or vandalism to the Facilities that occurs during General Public Use hours.

10. DISAGREEMENTS

The CITY shall retain the right to disagree with any and all items of damage to buildings or equipment as identified by the DISTRICT, provided this disagreement is made within 10 days after a first notification.

- A. The CITY shall make any disagreement in writing to the DISTRICT by letter, facsimile, or email to the DISTRICT’s designated employee. The CITY shall clearly identify the reasons for refusing responsibility for the damages. Failure to make the disagreement within the prescribed time period shall be considered as an acceptance of responsibility by the CITY.
- B. After proper notification, representatives of the CITY and of the DISTRICT, shall make an on-site investigation and attempt a settlement of the disagreement.
- C. In the event an agreement cannot be reached, the matter shall be referred to the City Manager and District Superintendent, or their designees, for resolution.
- D. The DISTRICT shall have the right to make immediate emergency repairs or replacements of property without voiding the CITY’s right to disagree.
- E. In the event of any dispute between the Parties that is not resolved by informal discussions or negotiations, the Parties may mutually agree to resolve such a dispute through non-binding mediation. Any dispute not resolved by such mediation may, if mutually agreed upon, be submitted to binding arbitration.

11. LIABILITY AND INDEMNIFICATION

It is understood and agreed that all activities on school Facilities sponsored by the DISTRICT shall be supervised and conducted by the DISTRICT, and that all activities sponsored by the CITY, including General Public Use, pursuant to this Agreement, shall be supervised and conducted by the CITY. Each Party shall be responsible for said areas during their period of use, will bear the costs of all necessary supervising or teaching personnel during said period.

The DISTRICT shall hold harmless, defend and indemnify CITY, members of the City Council, and its officers, employees, and agents from all claims, and any and all losses, demands, damages (including costs and attorneys' fees), expenses, or causes of action, reason of any defective or dangerous condition of any ground, site, building, equipment, play areas, recreation Facilities, or other improvement located on the Middle School campus or sponsored by the DISTRICT. Further, the DISTRICT shall be responsible for any and all damages to property which is alleged to have arisen from DISTRICT use or sponsorship of Joint Use Facilities subject to this Agreement. However, the DISTRICT shall not be obligated to hold harmless, defend, or indemnify the CITY when the aforementioned claims arise from dangerous conditions resulting from CITY's own negligence. This indemnity shall survive the expiration or termination of this Agreement.

The CITY shall hold harmless, defend, and indemnify, the DISTRICT, members of its Governing Board, and its officers, employees, and agents from all claims, any and all action related to any injury to property or injury to or death of persons, received or suffered by reason of any defective or dangerous condition of any ground, site, building, equipment, play areas, recreation Facilities, or other improvement located on the premises leased or maintained by CITY, or participation in any activity carried out or sponsored by the CITY, operation of the CITY recreational programs upon the Middle School campus, by reason of its development and maintenance of the athletic fields on the Middle School campus, or its performance of its obligations under this Agreement. Further, the CITY shall be responsible for any and all damages to property which is alleged to have arisen from CITY use or sponsorship of Joint Use Facilities subject to this Agreement. However, the CITY shall not be obligated to hold harmless, defend, or indemnify the DISTRICT when the aforementioned claims arise from dangerous conditions resulting from DISTRICT's own negligence. This indemnity shall survive the expiration or termination of this Agreement.

12. INSURANCE

DISTRICT Insurance

- A. Liability Insurance – The DISTRICT shall, at its expense, at all times from and after the date hereof and during the term, maintain in full force a policy or policies of comprehensive liability insurance written by one or more responsible insurance companies licensed to do business in the State of California in amounts of at least a \$5 million combined single limit with respect to injuries and death occurring in one occurrence, including property damage coverage, which will insure CITY and DISTRICT against any liability for injury to

persons and property and death of any person or persons occurring in, on or about the Facility during such times that the Facility is available for DISTRICT use, or arising out of the DISTRICTS maintenance, use and occupancy thereof.

- B. Property and Other Insurance – the DISTRICT shall, at its expense, at all times from and after the date hereof and during the term, maintain on the Facility a policy of standard fire and extended coverage or all risk insurance, with vandalism and malicious mischief endorsements, to the extent of the full replacement cost of any such buildings and other insurable improvements located on or in the Facilities from time to time. The policy shall name as insureds the DISTRICT and the CITY, as their interests appear.

CITY Insurance

- A. Liability Insurance – CITY shall, at its expense, at all times from and after the date hereof and during the term, maintain in full force a policy or policies of comprehensive liability insurance written by one or more responsible insurance companies licensed to do business in the State of California in amounts of at least a \$5 million combined single limit with respect to injuries and death occurring in one occurrence, including property damage coverage, which will insure CITY and DISTRICT against any liability for injury to persons and property and death of any person or persons occurring in, on or about the Facility during such times that the Facility is available for CITY use, or arising out of the CITY's maintenance, use and occupancy thereof.
- B. Property and Other Insurance – CITY shall, at its expense, at all times from and after the date hereof and during the term, maintain on the Facility a policy of standard fire and extended coverage of all risk insurance, with vandalism and malicious mischief endorsements, to the extent of the full replacement cost of any such buildings and other insurable improvements located on or in the Facilities from time to time. The policy shall name as insureds CITY and DISTRICT, as their interests appear.

13. TERMINATION

Notwithstanding the duration of this Agreement, it may be terminated by

- A. Written mutual consent by the Parties; or

- B. Upon a showing of good cause, defined as a material breach of the Agreement's terms. Should either Party charge that a breach exists; the following steps to repair the breach shall apply.
- a. Written notice of breach, with one hundred eight (180) days to repair, shall be delivered by regular and Certified Mail.
 - b. If not repaired within one hundred eighty (180) days, a sixty (60) day written notice of cancellation shall be delivered by regular and Certified Mail.
 - c. The DISTRICT can terminate this Joint Use Agreement without cause by providing the CITY with ninety (90) days' written notice.

Both Parties shall make a good faith effort to repair any breach to the Agreement.

14. SEVERABILITY

If any provision of this Agreement is held invalid, void or unenforceable but the remainder of the Agreement can be enforced without failure of material consideration to any Party, then this Agreement shall not be affected and it shall remain in full force and effect, unless amended or modified by mutual consent of the Parties.

15. AMENDMENT

The provisions of this Joint Use Agreement may be amended or modified only by mutual consent and written agreement of the respective Parties.

16. FUTURE FACILITY DEVELOPMENT AND IMPROVEMENTS OF JOINT USE AGREEMENT

- A. Permanent or temporary recreation amenities and structures may be constructed, modified, or improved by the CITY on DISTRICT property upon approval of DISTRICT. DISTRICT approval shall not be unreasonably withheld.
- B. The CITY agrees to consult DISTRICT as to the type and specifications of equipment and Facilities to be constructed, modified, or improved on DISTRICT property. Any structures to be constructed by the CITY shall meet all standards constructed in accordance with the requirements of the Division of the State Architect ("DSA") and the Office of Public School Construction ("OPSC") of the State of California. The CITY shall furnish to the DISTRICT all

plans and specifications for approval by the DISTRICT and other agencies as required by law. DISTRICT approval shall not be unreasonably withheld.

- C. The CITY agrees, prior to the construction of improvements on DISTRICT property, to consult with the DISTRICT on all construction schedules and shall grant site access to the CITY necessary for the construction of the improvements. Construction shall not interfere with the educational process of the DISTRICT.
- D. CITY construction of Facilities on DISTRICT property for City recreation purposes shall be at the CITY's sole cost.
- E. The DISTRICT may construct, modify, or improve the Facilities at any time.
- F. Prior to occupancy and use of new Facilities constructed by CITY on DISTRICT property, CITY and DISTRICT shall agree to a maintenance and use schedule satisfactory to both Parties.

IN WITNESS WHEREOF, the CITY, and DISTRICT have signed this Agreement at Lemon Grove, California.

LEMON GROVE SCHOOL DISTRICT

CITY OF LEMON GROVE

By: _____

By: _____

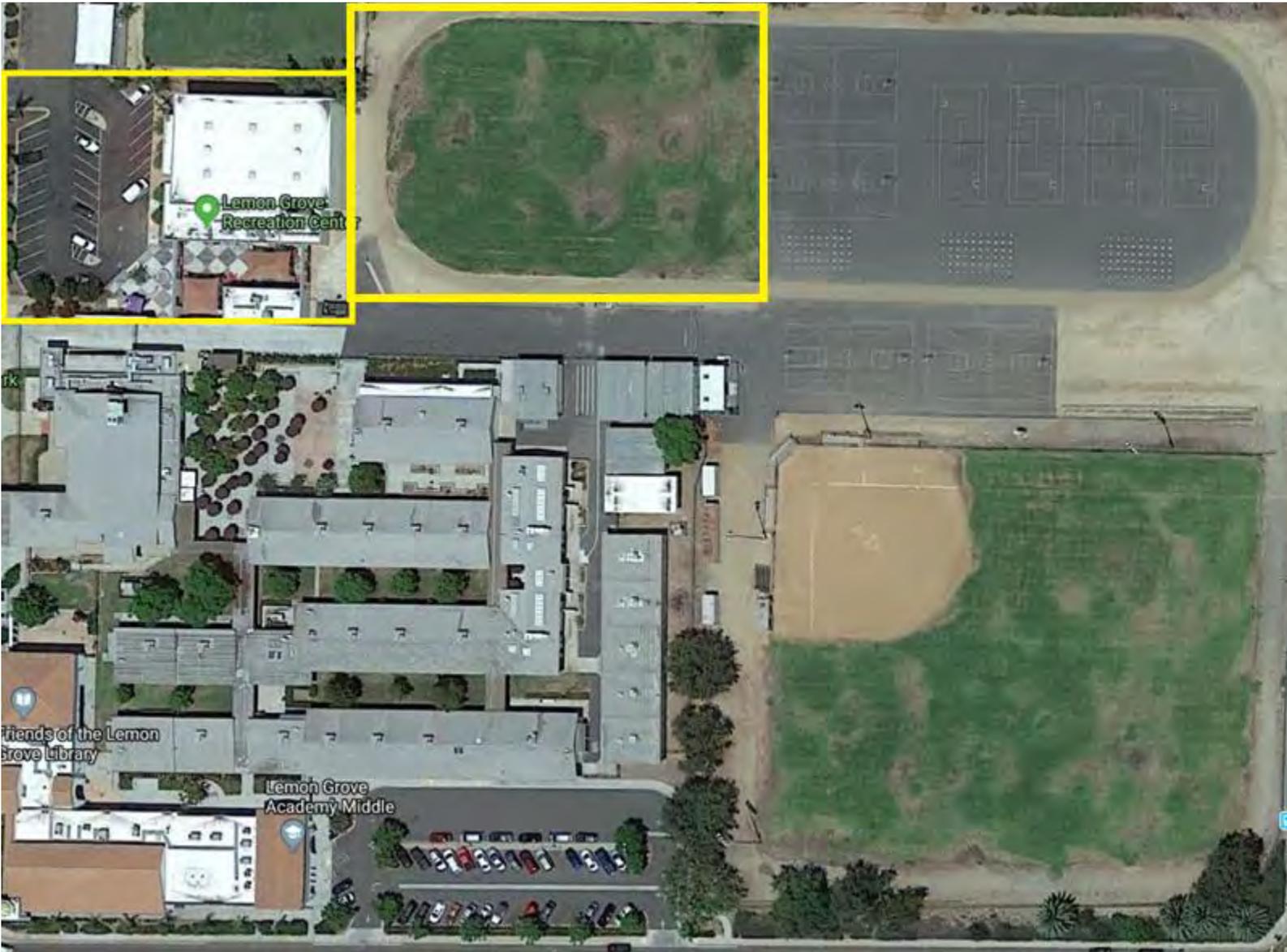
Name: _____, Superintendent

Name: _____, City Manager

Date: _____

Date: _____

Exhibit A



Note:

Yellow area is maintained by the City of Lemon Grove.

All other District property is maintained by the District.