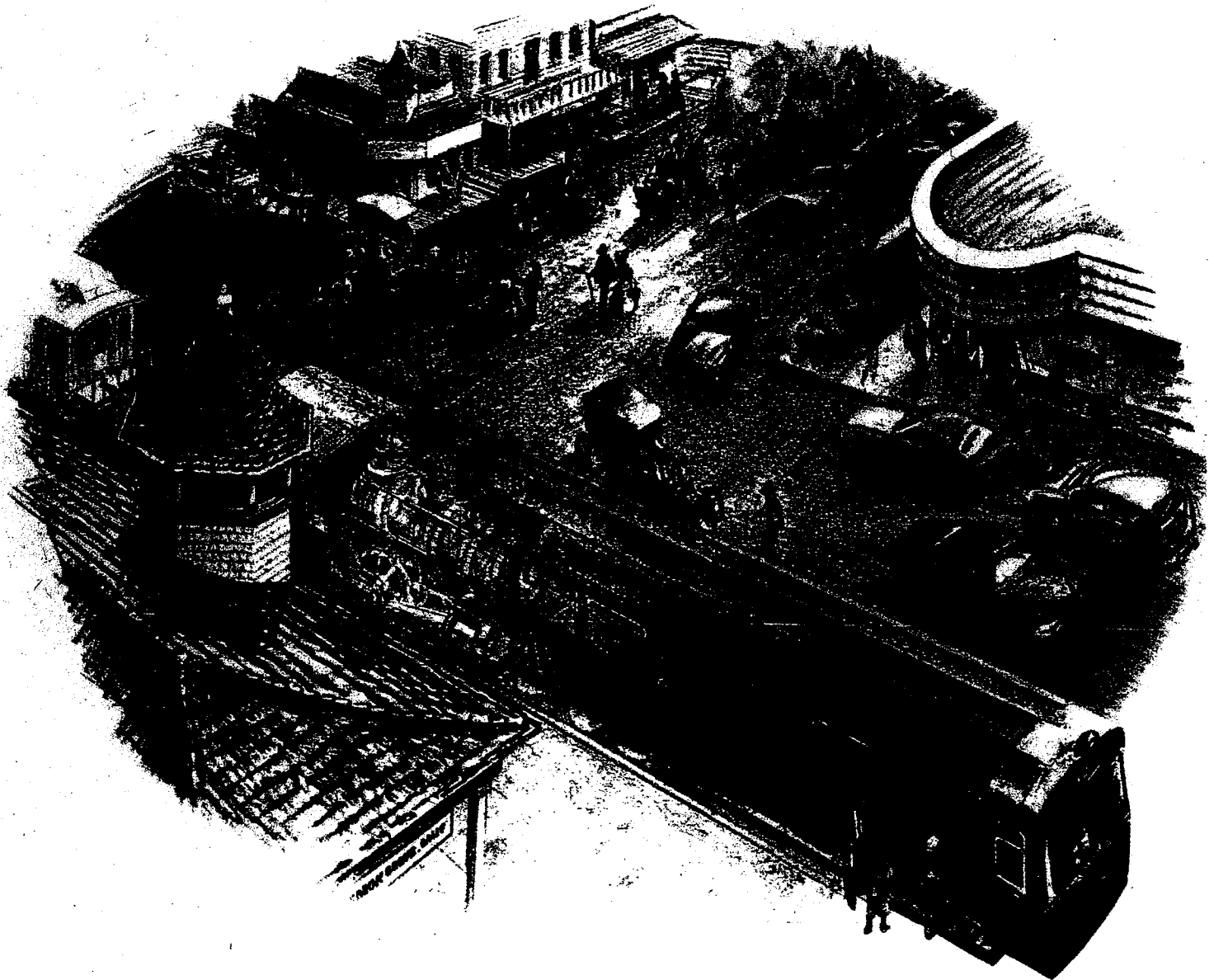


# Lemon Grove General Plan Implementation Manual



"An action plan for achieving the vision and goals  
set forth in the Lemon Grove General Plan."

October 22, 1996

# LEMON GROVE GENERAL PLAN IMPLEMENTATION MANUAL

October 22, 1996

# TABLE OF CONTENTS

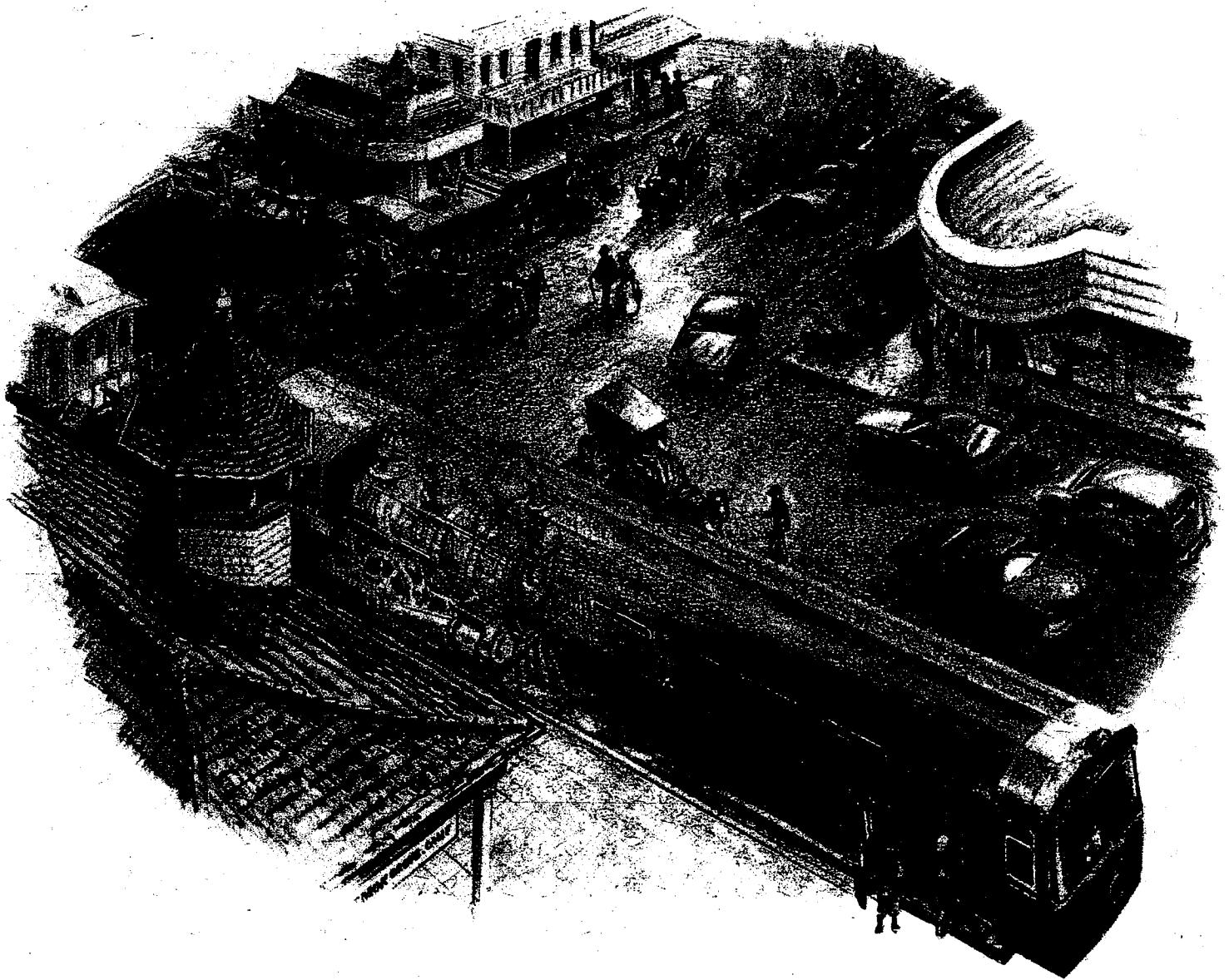
---

<u>Section</u>	<u>Page</u>
<b>INTRODUCTION</b>	I-1
Relationship to General Plan and Master EIR	I-1
Document Organization	I-2
Annual Progress Report	I-4
<b>COMMUNITY DEVELOPMENT</b>	CD-1
Balanced Community	CD-1
Special Treatment Areas	CD-1
Other Focus Areas	CD-6
New Housing	CD-10
Community Life	CD-11
Economic Development	CD-12
Community Design/Aesthetics	CD-13
Interjurisdictional Coordination	CD-15
<b>MOBILITY</b>	M-1
Roadway System	M-1
Transit	M-6
Bikeway Facilities	M-7
Pedestrian Facilities	M-8
Parking	M-9
Regional Coordination	M-9
<b>PUBLIC FACILITIES</b>	PF-1
Water and Sewer	PF-1
Power	PF-3
Telecommunications	PF-3
Solid Waste	PF-4
Fire Protection and Law Enforcement	PF-4

# Table of Contents

---

<u>Section</u>	<u>Page</u>
Schools	PF-6
Library	PF-7
<b>SAFETY</b>	<b>S-1</b>
Geologic Conditions	S-1
Flooding	S-2
Fire	S-3
Hazardous Materials	S-4
Crime	S-6
Emergency Preparedness	S-8
<b>NOISE</b>	<b>N-1</b>
Noise Standards	N-1
Quiet Neighborhoods	N-2
Transportation Noise	N-2
Other Noise Sources	N-3
Downtown Village Massachusetts Station STAs	N-3
<b>CONSERVATION AND RECREATION</b>	<b>CR-1</b>
Historic Resources	CR-1
Fossils and Prehistoric Resources	CR-3
Natural Biological Habitat	CR-3
Solid Waste Management	CR-4
Efficient Water Use	CR-4
Clean Water	CR-6
Energy Conservation	CR-7
Clean Air	CR-8
Recreation and Open Space	CR-10
<b>FIGURE</b>	
1 Implementation Process	I-3



## INTRODUCTION

---

# General Plan Implementation Manual

# INTRODUCTION

---

## RELATIONSHIP TO GENERAL PLAN AND MASTER EIR

The General Plan Implementation Manual contains the action programs to achieve the goals and objectives of the Lemon Grove General Plan. The General Plan represents a comprehensive plan for the entire City, and establishes strategies to achieve community goals pertaining to development, circulation patterns, aesthetics, public safety, open space and other civic matters. The General Plan is often referred to as the "blue print" for the City's future, with the overriding goal of achieving the community's Vision for the Future, which follows below.

Lemon Grove is known for having the "Best Climate on Earth," recalling the community's agricultural origins. As we approach the new century, "best climate" also means the feeling and spirit of Lemon Grove. Our vision statement - our goal for the future - embraces this broader definition of the "best climate." The City is envisioned as a place where:

- ◆ Our small town feeling, beauty and heritage are sustained;
- ◆ Urban and cultural amenities are enriched;
- ◆ All people have the opportunity to enjoy personal growth and participate in community life;

- ◆ Established neighborhoods are preserved and enhanced; and
- ◆ The business community prospers, and new businesses join and contribute to community life.

To achieve the Vision, the General Plan establishes goals, objectives and policies in seven elements: Community Development Element, Mobility Element, Public Facilities Element, Safety Element, Noise Element, Conservation and Recreation Element, and Housing Element. In conformance with state legislative requirements, the Housing Element was not revised as part of the recent General Plan update.

The General Plan Implementation Manual contains action programs that directly correspond to the General Plan elements. The programs show how the City will achieve and accomplish each goal and objective to bring about the Vision for the Future. In effect, the programs serve as the critical link between the General Plan and the tangible actions.

A Master Environmental Impact Report (EIR) was prepared for the General Plan, and identifies the environmental impacts that could result from implementing the development goals established in the General Plan. For significant impacts, the Master EIR requires appropriate mitigation measures to reduce the impacts to acceptable levels. The Master EIR mitigation measures directly correspond to the programs in the Implementation

Manual. This relationship will help the City to effectively implement the Master EIR mitigation measures and reduce the environmental impacts from the General Plan.

Figure 1 shows the relationship between the General Plan, Implementation Manual, and Master EIR.

## DOCUMENT ORGANIZATION

The General Plan Implementation Manual is organized into seven major sections corresponding to the Lemon Grove General Plan elements. The sections are entitled as follows:

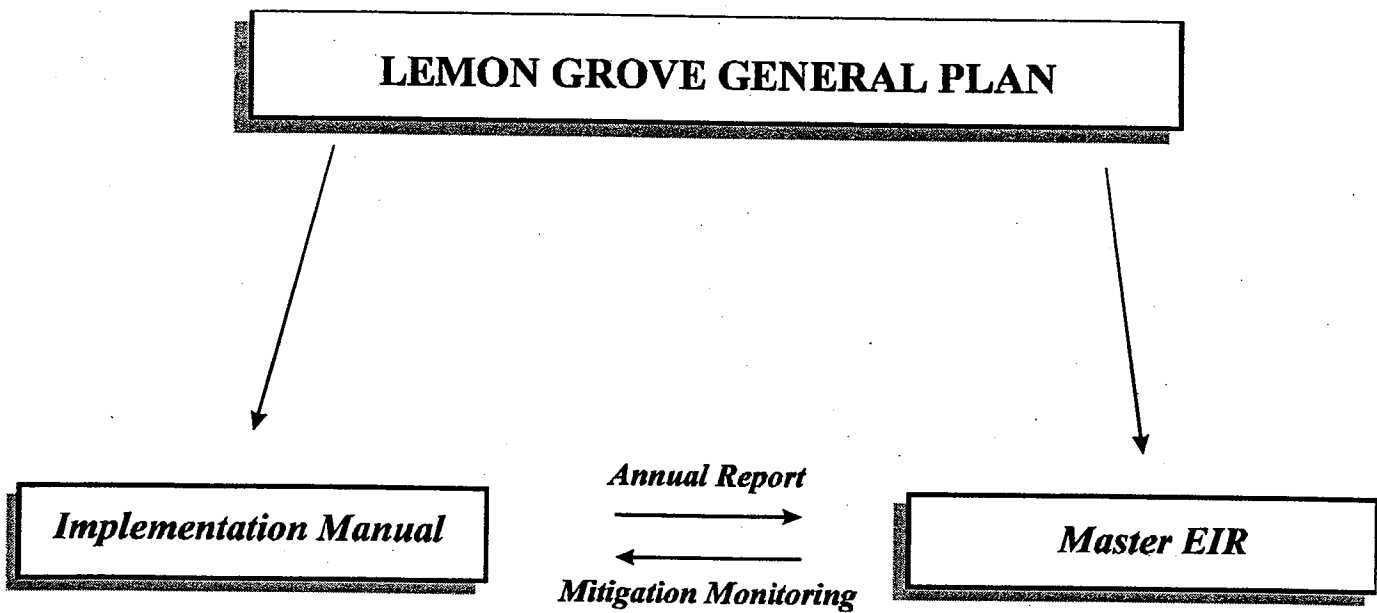
- ◆ Introduction;
- ◆ Community Development;
- ◆ Mobility;
- ◆ Public Facilities;
- ◆ Safety;
- ◆ Noise; and
- ◆ Conservation and Recreation.

Because the General Plan update did not include revising the Housing Element, the housing implementation programs remain in the element rather than in this Implementation Manual.

Within each section, the implementation programs are grouped according to the headings used in the corresponding General Plan elements. Furthermore, individual programs implement specific goals and objectives established in the corresponding element. Critical implementation

components - such as the program, schedule, funding sources, companion agencies and related General Plan objectives - are identified for each program as described below.

- ◆ **Program:** A description of the action program is provided
- ◆ **Schedule:** For most of the programs, the implementation schedule is categorized as Short-Term or Long-Term. The Short-Term schedule indicates that the City will implement the program during the next five years (1996 - 2000) while the Long-Term schedule refers to implementation within the next ten years (1996-2005). Some schedules are Ongoing, indicating that the City will implement the program continuously from year to year.
- ◆ **Funding Sources:** Implementing the programs will require varying levels of funding. Depending on the nature of the program, funding will be provided by other agencies, organizations or developers in addition to the City General Fund.
- ◆ **Companion Agencies:** Agencies other than the City will help implement many of the programs. The City will coordinate the individual implementation programs with the identified companion agencies.
- ◆ **Related Objectives:** The General Plan objectives implemented by the program are specifically identified.
- ◆ **Required Master EIR Mitigation Measures:** Some of the implementation programs are incorporated into the Master EIR as mitigation measures. The



**Figure 1**  
**Implementation Process**



numbers of the Master EIR mitigation measures are listed for the corresponding implementation programs as appropriate.

### ANNUAL PROGRESS REPORT

Each year, the City will assess the progress made in implementing the General Plan, as required by Section 65400 of the California Government Code. The progress report will be prepared using the Implementation Manual and then submitted to the City Council for approval. The progress report should include any revisions to the Implementation Manual that will ensure more effective implementation and achievement of the General Plan Vision, and objectives and policies. Any revision to the Implementation Manual must be consistent with the General Plan.

The annual progress report will also serve as the Master EIR mitigation monitoring report required by Section 21081.6 of the Public Resources Code. The Implementation Manual, which indicates the programs required as mitigation measures, will facilitate mitigation monitoring. When preparing the annual progress report based on the Implementation Manual, the City will determine whether the mitigation measures are being properly implemented and develop strategies to improve implementation.

The first implementation program presented below reinforces the process described above.

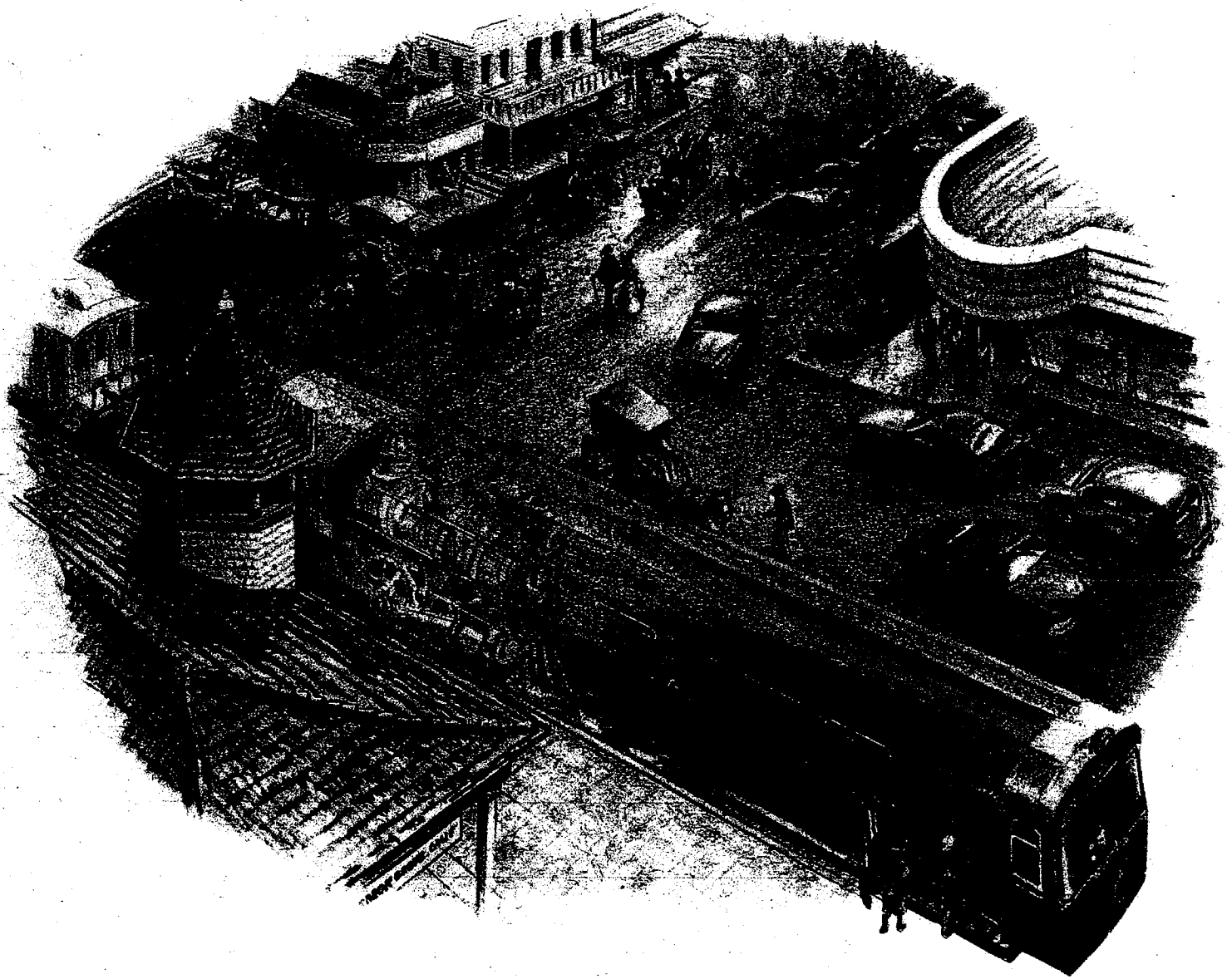
#### Annual General Plan Progress Report

**Program:** Prepare an annual report that assesses progress made in implementing the General Plan and Master Environmental Impact Report mitigation program. The General Plan Implementation Manual shall serve as the basis for preparing the report. The City will review the

status of each implementation program in the manual, particularly those programs required as Master EIR mitigation measures. Prior to finalizing the annual report, a joint City Council and Planning Commission meeting shall be conducted where the community can comment on the status of General Plan implementation and the priority of implementation programs. The annual report shall accomplish the mitigation monitoring requirements established by Section 21081.6 of the Public Resources Code.

The annual review of the Implementation Manual may indicate that some changes may be necessary to increase the effectiveness of the implementation programs. Part of the annual report will include recommendations for revisions to the manual. The City Council can only approve revisions if 1) the revisions are consistent with the Lemon Grove General Plan, and 2) the revisions will ensure mitigation of the impacts identified in the Master EIR.

**Schedule:** Annually, Ongoing  
**Funding Source:** City General Fund  
**Companion Agencies:** None  
**Related General Plan Objectives:** All  
**Required Master EIR Mitigation Measure:** None



COMMUNITY DEVELOPMENT

---

# General Plan Implementation Manual

# COMMUNITY DEVELOPMENT

---

## BALANCED COMMUNITY

### 1. Implementation of the Community's Development Goals

**Program:** Require all development projects to conform to the Land Use Plan and other relevant goals, objectives and policies established in the various General Plan elements. Discourage amendments to the General Plan Land Use Plan, only approving such amendments when consistency with the intent of the Community Development Element is demonstrated.

**Schedule:** Ongoing  
**Funding Source:** Developers  
**Companion Agencies:** None  
**Related Community Development Element Policies:** 1.1 - 1.6, 2.1 - 2.5, 3.1, 3.2, 4.1, 4.2  
**Required Master EIR Mitigation Measure:** 4.1-1

### 2. Consistent Zoning Ordinance

**Program:** Update the Zoning Ordinance and the corresponding Zoning Map to reflect the Land Use Plan and goals, objectives and policies contained in the Community Development Element. In addition, revise the Zoning Ordinance and Zoning Map as needed to address any future amendments to the General Plan.

**Schedule:** Initial Update - Short-Term, As Needed Revisions - Ongoing

**Funding Source:** City General Fund, Developers

**Companion Agencies:** None

**Related Community Development**

**Element Policies:** 1.1 - 1.6, 2.1 - 2.5, 3.1, 3.2, 4.1, 4.2

**Required Master EIR Mitigation**

**Measure:** 4.1-2

## SPECIAL TREATMENT AREAS

### 3. STA I, Downtown Village

**Program:** The City anticipates preparing a specific plan for STA I, Downtown Village, to address the following:

- ◆ Regulations to implement the mixed land use concept, wherein a combination of shops, offices, civic facilities and multi-family residential development is encouraged within the same building, site or block. When mixed uses occur in the same building, the ground floor should be devoted to retail uses while using the upper floors for offices and/or residences.
- ◆ Incentive programs to assist businesses in redevelopment, facade enhancement and architectural renovations; signage upgrades and streetscape improvements; and development of second- and third-story mixed uses. Emphasize incentives

## Community Development

---

to encourage housing development within the village..

- ◆ Entertainment uses such as restaurants, outdoor eateries, book and record stores, and galleries and hobby shops.
- ◆ Use of the existing civic facilities and parks as well as the future civic center as critical village components to heighten activity and community interaction.
- ◆ A village marketing program developed in close coordination with the downtown businesses. The program should be diverse, strive to better position the village as a regional shopping center, and include a downtown merchants association with the purpose of collaborative management, promotions and advertising.
- ◆ Local and regional activities, such as parades, farmers markets and festivals within the village to create activity and generate business for the merchants.
- ◆ Locations for enhanced pedestrian access and crossings in addition to bicycle facilities. Storefront enhancements and circulation patterns (sidewalks, parking, transit access) to encourage walking throughout the village.
- ◆ Any additional parking needs required to accommodate the increased development. Acquisitions needed for additional parking areas should be identified, and the City should consider reducing parking standards for mixed-use development in conjunction with the

planning and implementation of public parking areas.

- ◆ Appropriate relocation assistance for residents and business owners who are involuntarily displaced by public land acquisitions according to the California Community Redevelopment Law.
- ◆ Architectural, landscape, signage and lighting guidelines for both private and public areas, reflecting Lemon Grove's small town image while enhancing and unifying the retail commercial uses along Broadway. The use of art to enhance public areas will be considered.
- ◆ Pedestrian amenities to focus shoppers' attention towards shops and stores.
- ◆ An automobile traffic study and pedestrian movement plan to help eliminate conflicts between automobiles, encourages transit use, and includes pedestrian crossings along Broadway that are safe and aesthetically pleasing. Pedestrians should be given equal consideration at all roadway intersections. The specific plan should explore architectural, pavement and landscape treatments that create more sidewalk space and enhance pedestrian movement while facilitating traffic safety, parking and through movement of automobiles.
- ◆ Promotion of the village as an entry to Lemon Grove and a shopping destination, and defined village entry points and edges to create a sense of arrival similar to regional shopping centers.

# Community Development

---

- ◆ Since the village serves as one of the major entries to Lemon Grove, improved aesthetics and traffic movement at the intersection of Lemon Grove Avenue, North Avenue and the SR-94 freeway.
- ◆ For consistent implementation of the design concepts, possibly a design review process for architectural design and plan implementation.
- ◆ Potential for artisan and craft production studios in the Downtown Village.
- ◆ Incorporation of historical and cultural trends in the specific plan land use plan and architectural guidelines.
- ◆ Strategies to facilitate the economic use of historic buildings.
- ◆ To foster the relationship between the residential and commercial activities and trolley ridership, development within the STA should relate to the trolley station through design, access, landscaping, architectural theme and/or signage. Moreover, the STA should serve as the focal point for the southern portion of the City.
- ◆ The residential component will consist of condominiums and/or apartments, and should not exceed the density established by the underlying land use category established in Table CD-1 of the Community Development Element.
- ◆ The neighborhood commercial component will consist of stores and services serving the daily needs of the surrounding neighborhoods. Uses may include a grocery store, pharmacy, dry cleaner, laundromat, video rental, shoe repair, delicatessen and child care.
- ◆ Building heights should not exceed the elevations of the adjacent residences to reduce impacts to nearby neighbors.
- ◆ Encourage the developer to reduce the elevation of a portion of the site to the approximate elevation of Main Street using appropriate grading techniques. This would significantly increase the visibility and viability of the new stores and facilities. Reducing the elevation would also increase the permitted building heights established above.
- ◆ Strive to implement recommendations to improve automobile safety at the intersection of Massachusetts and Lemon Grove Avenues.

**Schedule:** Short-Term

**Funding Source:** City General Fund,

**Community Development Agency,  
Developers Companion Agencies:**

Community Development Agency, San  
Diego Association of Governments,  
Metropolitan Transportation  
Development Board

**Related Community Development  
Element Policies:** 1.1, 1.2, 1.3, 2.2,  
2.3, 2.5, 3.1, 4.2, 4.3, 4.4, 5.1, 5.2,  
5.4, 5.5

**Required Master EIR Mitigation**

**Measure:** 4.1-5

## 4. STA II, Massachusetts Station

**Program:** A specific plan for STA II, Massachusetts Station, should be prepared to address the following.

## Community Development

---

- ◆ Study options to enhance pedestrian crossing from the STA to the Massachusetts trolley station.
- ◆ Include the site plan, building sizes, residential densities, design concepts, grading plan, infrastructure improvements and landscaping in addition to the above requirements.
- ◆ Consider assisting the development of housing with the Community Development Agency's Low/Moderate Income Housing Set-Aside Fund.

**Schedule:** Long-Term

**Funding Source:** Developer, City General Fund, Community Development Agency

**Companion Agencies:** Community Development Agency, San Diego Association of Governments, Metropolitan Transportation Development Board

**Related Community Development Element Policies:** 1.1, 2.1, 2.2, 2.4, 5.2,

**Required Master EIR Mitigation**

**Measure:** 4.1-6

### 5. STA III, Regional Commercial

**Program:** Ensure that future development within STA III, Regional Commercial, substantially conforms to the following policies.

- ◆ Encourage large-lot retail uses on parcels comprised of a modern retail sales district.
- ◆ Promote retail uses that serve local residents and attract regional shoppers, and permit accessory or ancillary uses contributing to the development and maintenance of a modern retail sales district.

- ◆ Strive for architecture and site design that enhances the surrounding area and overall Broadway commercial corridor. The bulky appearance of large buildings should be reduced using architectural details, and varied facades, roof lines and building materials. Require landscaping to soften and mask large buildings, break up uniform parking areas and beautify the Broadway commercial corridor.
- ◆ Permit large retail stores to be visible from the SR-94 freeway without diminishing the City's visual image from the freeway. Regulate signage and require landscaping and architectural details to avoid unsightly views of the backs of buildings.
- ◆ Use the redevelopment process as appropriate to assist projects with significant community benefits as needed (i.e., assistance with infrastructure improvements, lot consolidation, relocation, etc.).
- ◆ Residents and businesses who are involuntarily displaced by public land acquisitions must receive appropriate relocation assistance according to the California Community Redevelopment Law.

**Schedule:** Ongoing

**Funding Source:** Developers, Community Development Agency

**Companion Agencies:** Community Development Agency

**Related Community Development Element Policies:** 1.3, 4.1, 4.2, 5.5,

**Required Master EIR Mitigation**

**Measure:** 4.1-7

## Community Development

---

### 6. Western Central Avenue Residential

**Program:** A master plan addressing the following policies should be required for development within STA IV.

- ◆ Consistent with the Land Use Plan in the Community Development Element, restrict residential development to a maximum of four dwelling units per acre, and lots should consist of a minimum of 10,000 square feet.
- ◆ Designating the ravine and appropriate buffer as open space should be considered to protect the drainage and avoid potential impacts from flooding.
- ◆ Preserve the visual character of the topography through employment of sensitive grading techniques.
- ◆ The architecture, lot layout and building materials should be compatible with the residential development in surrounding neighborhoods.
- ◆ The site plan, design concepts, grading plan, infrastructure improvements and landscaping should reflect the above policies.

**Schedule:** Long-Term

**Funding Source:** Developer

**Companion Agencies:** None

**Related Community Development**

**Element Policies:** 1.1, 2.1

**Required Master EIR Mitigation**

**Measure:** 4.1-8

### 7. STA V, Federal Boulevard Automobile Sales District

**Program:** Future activity in STA V shall conform to the following policies.

- ◆ Only permit car dealerships and related automotive services and shops.
- ◆ Require measures to reduce impacts to nearby residents, and monitor ongoing businesses for conformance with all applicable regulations and conditions.

**Schedule:** Ongoing

**Funding Source:** Business Operators

**Companion Agencies:** None

**Related Community Development**

**Element Policies:** 1.3, 4.1, 4.2

**Required Master EIR Mitigation**

**Measure:** None

### 8. STA VI, Central Lemon Grove Avenue

**Program:** Development in STA VI should be subject to the following policies.

- ◆ A geotechnical study and incorporation of appropriate measures to protect the stability of the steep embankment at the rear of lots to the south as well as the geologic stability of both the new development and adjacent properties.
- ◆ A traffic study to identify access points from Lemon Grove Avenue that minimize disruptions to traffic flow.
- ◆ Relinquished vehicle access from Noble Street.

## Community Development

---

- ◆ Limiting the height of new structures to three stories or 35 feet, whichever is more restrictive.

**Schedule:** Long-Term

**Funding Source:** Property Owners, Developers

**Companion Agencies:** None

**Related Community Development**

**Element Policies:** 1.1, 1.4

**Required Master EIR Mitigation**

**Measure:** None

### 9. STA VII, SR-125 On-Ramp Planning Area

**Program:** Work with Caltrans, area property owners, and other interested groups and agencies to monitor the relationship between SR-125 and the City's system of streets. Permit development within the generalized STA VII boundaries according to the provisions of the underlying land use categories shown in the Land Use Plan in the Community Development Element, while alerting property owners to the fact that future conditions could justify the construction of on- and off-ramps at Troy Street and SR-125.

**Schedule:** Long-Term

**Funding Source:** Caltrans

**Companion Agencies:** Caltrans

**Related Community Development**

**Element Policies:** 1.6

**Required Master EIR Mitigation**

**Measure:** None

### 10. STA VIII, Eastern Central Avenue

**Program:** Require that residential development within STA VIII conforms to the following policies.

- ◆ Permit development of single lots at a density of 14 dwelling units per one acre.

Allow development according to the Medium/High Density Residential designation (29 dwelling units per one acre) where lots have a minimum of 100 feet of frontage on a public street and a minimum size of 15,000 square feet.

- ◆ Limit development within STA VIII to a maximum of two stories in height or 25 feet, whichever is more restrictive.

**Schedule:** Long-Term

**Funding Source:** Developers, Property Owners

**Companion Agencies:** None

**Related Community Development**

**Element Policies:** 1.1, 1.2, 2.2, 2.3

**Required Master EIR Mitigation**

**Measure:** None

## OTHER FOCUS AREAS

### 11. Clean and Safe Neighborhoods

**Program:** Encourage clean and safe neighborhoods in the following ways.

- ◆ Enforce Abandoned Vehicles, Vehicle and Equipment Storage Ordinance.
- ◆ Enforce the City Weed Control and Waste Matter Ordinance.
- ◆ Co-sponsor programs like the annual Paint Lemon Grove day where community members volunteer to clean-up and refurbish a targeted area. In addition to beautifying and stabilizing the subject block, the event provides leadership,



educates the community about the importance of property maintenance, and motivates others to take similar actions.

- ◆ Continue to co-sponsor the annual solid waste collection day for large, bulky items.
- ◆ When building code and Zoning Ordinance violations are identified, require the necessary improvements to bring the structure into compliance.

**Schedule:** Ongoing

**Funding Source:** City General Fund, Civic Organization, Solid Waste Service Provider, Property Owners

**Companion Agencies:** None

**Related Community Development**

**Element Policies:** 1.1

**Required Master EIR Mitigation**

**Measure:** None

### 12. Compatible Home Occupations in Neighborhoods

**Program:** Continue to enforce the Home Occupation Ordinance which establishes specific restrictions to protect neighborhood tranquility. Revise the ordinance as needed to address evolving work-at-home trends.

**Schedule:** Ongoing

**Funding Source:** City General Fund

**Companion Agencies:** None

**Related Community Development**

**Element Policies:** 1.1

**Required Master EIR Mitigation**

**Measure:** None

### 13. Compatible Institutional Uses in Neighborhoods

**Program:** Monitor residential treatment facilities and group homes present in the neighborhoods to help minimize neighborhood nuisances and disruptions. Consider recording complaints made by neighbors and contact facility residential treatment facility managers as needed to discuss the complaints and remedial actions. While the City cannot regulate smaller group homes, monitor complaints and contact the operators and appropriate licensing agencies as needed to report nuisances as well as health and safety inadequacies.

**Schedule:** Ongoing

**Funding Source:** City General Fund

**Companion Agencies:** County Housing Commission, State Medical Quality Assurance Board

**Related Community Development**

**Element Policies:** 1.1

**Required Master EIR Mitigation**

**Measure:** None

### 14. Complimentary New Development in Neighborhoods:

**Program:** Require the integration of new development with the surrounding neighborhood through the use of the traditional architectural and site characteristics that reflect and are compatible with the scale, design characteristics, building orientation, landscaping, building materials and color of nearby residences. Development projects that look completely different from the surroundings or are isolated from the adjacent areas due to poor site design should be avoided.

# Community Development

---

**Schedule:** Ongoing  
**Funding Source:** Developers  
**Companion Agencies:** None  
**Related Community Development Element Policies:** 1.1, 5.5, 2.1  
**Required Master EIR Mitigation Measure:** 4.1-10

## 15. Broadway Retail Commercial

**Program:** Continue to monitor the Broadway retail commercial activity outside of the STAs and support redevelopment. Consider assisting projects providing public benefit with funds from the Community Development Agency as feasible, and strive for the establishment of medical and dental offices to offset the current deficit of such services.

**Schedule:** Ongoing  
**Funding Source:** Developers, Business Operators, Community Development Agency  
**Companion Agencies:** None  
**Related Community Development Element Policies:** 1.3, 1.4, 4.1, 4.2, 4.4  
**Required Master EIR Mitigation Measure:** None

## 16. Revitalization of General Business Areas

**Program:** Actively support and promote redevelopment within the general business areas with office buildings for professional services in addition to new facilities for manufacturing and commercial operations. Focus on smaller businesses that will benefit from the good freeway access and proximity to both downtown San Diego and the east county communities. Promote pedestrian-

oriented settings linking the business development areas to the downtown village and trolley station.

**Schedule:** Ongoing  
**Funding Source:** Developers, Business Operators, Community Development Agency  
**Companion Agencies:** None  
**Related Community Development Element Policies:** 1.4, 1.6, 4.1, 4.3, 4.4  
**Required Master EIR Mitigation Measure:** None

## 17. Improve Image of General Business Areas

**Program:** Require aesthetic improvements as conditions of new and renewed permits. Improvements may consist of covering storage areas, trash enclosures, updated signage, landscaping and fencing to screen facilities, and removal of discarded materials.

**Schedule:** Short-Term  
**Funding Source:** Property Owners, Business Operators  
**Companion Agencies:** None  
**Related Community Development Element Policies:** 1.4, 5.2, 5.3  
**Required Master EIR Mitigation Measure:** None

## 18. Revitalization of Federal Boulevard Industrial District

**Program:** Promote revitalization of the Federal Boulevard industrial district which could include the following.

- ◆ Actively assist existing and new businesses to obtain the necessary permits for facility expansions and construction.

## Community Development

---

- ◆ Market the area to business operators interested in locating in Lemon Grove.
- ◆ Prioritize improving the Federal Boulevard drainage system and participation in the National Flood Insurance Administration program.
- ◆ Use the redevelopment process established by the California Community Redevelopment Law to assist projects with significant public benefit and potential for blight elimination. Redevelopment assistance will probably consist of infrastructure improvements.

**Schedule:** Ongoing  
**Funding Source:** Business Operators, City General Fund, Community Development Agency  
**Companion Agencies:** None  
**Related Community Development Element Policies:** 1.5, 4.1, 4.4  
**Required Master EIR Mitigation Measure:** None

### 19. Improved Image of Federal Boulevard Industrial District

**Program:** The City will strongly encourage property and business owners to ameliorate dilapidated properties in the highly visible industrial district. Implementing programs could include the following.

- ◆ Require aesthetic improvements as conditions of new and renewed permits. Improvements may consist of covering storage areas, trash enclosures, updated signage, landscaping and fencing to screen facilities, and removal of discarded materials.

- ◆ The City will consider partnerships with property owners to enhance appearances from the SR-94 freeway.

**Schedule:** Short-Term  
**Funding Source:** Property Owners, Business Operators, City General Fund, City Redevelopment Fund  
**Companion Agencies:** Caltrans  
**Related Community Development Element Policies:** 1.5, 4.1, 4.4, 5.3  
**Required Master EIR Mitigation Measure:** None

### 20. East Broadway

**Program:** Continue permitting a mix of residential and business uses at the eastern extension of Broadway. To minimize community impacts, monitor the freeway construction including an assessment of whether Caltrans properly implements the mitigation measures required in the project Environmental Impact Report. In addition, work with Caltrans to limit any future development within the freeway right-of-way to uses that are compatible with surrounding uses and the General Plan. Monitor reversion of right-of-way for development, and consider amending the General Plan to establish any land use policies needed to facilitate compatible development.

**Schedule:** Short-Term  
**Funding Source:** City General Fund, Property Owners, Caltrans  
**Companion Agencies:** Caltrans  
**Related Community Development Element Policies:** 1.6  
**Required Master EIR Mitigation Measure:** None

## Community Development

---

### 21. Reversion of Skyline Drive Neighborhood Commercial Area

**Program:** Strive for residential development within the existing Skyline neighborhood commercial area that is compatible with the architecture and scale of the surrounding neighborhood. The area is part of the Redevelopment Project Area, therefore consider assisting redevelopment with the Low/Mod Income Housing Set-Aside Fund to help meet the housing requirements established by the California Community Redevelopment Law.

**Schedule:** Long-Term

**Funding Source:** Developers, Redevelopment Low/Mod Income Housing Set-Aside Fund

**Companion Agencies:** None

**Related Community Development**

**Element Policies:** 1.1, 2.1, 2.3, 2.4, 5.5,

**Required Master EIR Mitigation**

**Measure:** 4.1-11

### 22. Existing Specific Plans

**Program:** Further development within the Village Grove Specific Plan and Broadway Commercial Project Specific Plan areas should be consistent with the development regulations set forth in the plans. Consider amending the specific plans if property owners want to deviate from the original development regulations and the proposed development largely conforms to the goals of the General Plan.

**Schedule:** Ongoing

**Funding Source:** Developers

**Companion Agencies:** None

**Related Community Development**

**Element Policies:** 1.3

**Required Master EIR Mitigation**

**Measure:** None

### NEW HOUSING

### 23. Compatible Condominium and Apartment Development

**Program:** Future projects should provide quality housing opportunities and uplift the aesthetics of surrounding areas through implementation of the following guidelines.

- ◆ New condominiums and apartments must positively contribute to the surrounding neighborhoods through the use of architectural and design characteristics that reflect and are compatible with the scale, design characteristics, building orientation, landscaping, building materials and color of nearby residences.
- ◆ Landscaping shall be incorporated to help new development blend in with the surrounding area and soften the appearance of new development.
- ◆ The scale of new development shall not overwhelm the surrounding area. The perceived bulk of new buildings shall be reduced through the use of architectural detail, upper story setbacks, and variation in building materials.
- ◆ Acceptable noise levels shall be achieved through the use of suitable insulation, windows and ventilation systems pursuant to the state Title 24 standards.

## Community Development

---

- ◆ Safe and pleasant play areas for children shall either be required on the premises or within short, safe walking distances.

**Schedule:** Ongoing

**Funding Source:** Developers

**Companion Agencies:** None

**Related Community Development**

**Element Policies:** 1.1, 2.1, 2.2, 2.3, 5.5

**Required Master EIR Mitigation**

**Measure:** 4.1-12

### 24. Housing Element Implementation

**Program:** Continue attempting to implement the Lemon Grove Housing Element, and periodically update the element to reflect population and development trends as required by state law.

**Schedule:** Ongoing

**Funding Source:** City General Fund, Developers, Non-Profit Housing Organizations

**Companion Agencies:** County Housing Authority, State Department of Housing and Community Development

**Related Community Development**

**Element Policies:** 2.3, 2.4

**Required Master EIR Mitigation**

**Measure:** 4.3-1

## COMMUNITY LIFE

### 25. Civic Center

**Program:** In planning for the development of the civic center, consider the following.

- ◆ Components of the civic center should include the City Hall, library, museum, public performance space, law

enforcement station, recreation center, meeting space for community groups, and/or an open plaza or park.

- ◆ The civic center should serve as a critical anchor to the downtown village, and the architecture should be compatible with the village design themes.
- ◆ The civic center must be accessible to all residents, and ensure appropriate facilities and linkages to accommodate trolley and bus use, walking, bicycling and driving. Enhance pedestrian crossings along Lemon Grove Avenue.
- ◆ Use of art to enrich the facility.
- ◆ Study potential funding mechanisms such as issuing bonds, private endowments and redevelopment funds. Consider community fundraisers such as including names on a monument or personalizing sidewalk tiles as compensation for donations.
- ◆ The site design and building orientation must consider minimizing potential noise and other nuisances to adjacent uses, and incorporate adequate parking facilities.

**Schedule:** Long-Term

**Funding Source:** City General Fund, Bond Revenues, Private Endowments, Redevelopment Funds, Fundraising Programs

**Companion Agencies:** None

**Related Community Development**

**Element Policies:** 1.2, 3.1, 3.2, 5.1, 5.4, 5.5, 5.6

**Required Master EIR Mitigation**

**Measure:** 4.1-13

# Community Development

---

## 26. Public Events

**Program:** Continue to co-sponsor and help organize community events like Old Time Days, Summer Concerts in the Park, Paint Lemon Grove and the Youth Easter Egg Hunt. Consider hosting new events reflecting the wide cultural interests of the citizenry, such as a farmers market in the downtown village or an ethnic fair. Advertise the event in adjacent communities to increase attendance and awareness of Lemon Grove.

**Schedule:** Ongoing

**Funding Source:** City General Fund, Business Sponsors, Civic Organizations

**Companion Agencies:** None

**Related Community Development**

**Element Policies:** 3.2, 3.3, 3.4

**Required Master EIR Mitigation**

**Measure:** None

- ◆ Use local electronic signs and cable television services to advertise important events.
- ◆ Permit civic organizations to fly banners above "The Lemon" downtown and/or leave flyers at the counter in City Hall to advertise upcoming events that benefit the community at large.

**Schedule:** Ongoing

**Funding Source:** City General Fund

**Companion Agencies:** None

**Related Community Development**

**Element Policies:** 3.4

**Required Master EIR Mitigation**

**Measure:** None

## ECONOMIC DEVELOPMENT

## 28. Business Growth

**Program:** Encourage business growth through proactive strategies.

**Program:** Strive to implement the following outreach programs:

- ◆ Use the City newsletter as a forum to distribute information about upcoming programs, City services and community matters. At a minimum, a semi-annual publication schedule will be maintained.
- ◆ Hold annual neighborhood meetings to inform residents about available programs and new programs and to discuss concerns and issues.
- ◆ Provide information at City Hall about volunteer programs in the schools, community centers, convalescent homes, child care, volunteer patrol, and social service programs.

- ◆ Promote Lemon Grove as a business hub to serve the SR-94 corridor bedroom communities and well as the City's close proximity to downtown San Diego and the other east county communities, and the City's capacity for expanded commercial, industrial and professional office development.

- ◆ Foster small business to increase high quality jobs and make the best use of the smaller business areas.

- ◆ Cultivate a business climate and investment conditions that encourage entrepreneurs and developers by providing assistance in locating suitable areas and processing necessary permits.

## Community Development

---

- ◆ Continue ongoing communications with the business community through the Economic Development Task Force or a similar body. Solicit input on economic development opportunities, constraints and strategies. Strive for equal representation of small and larger businesses as well as retail and light industrial interests.
- ◆ To avoid competition between the downtown village and the thoroughfare commercial along Broadway, create a unique niche for the village incorporating "one-of-a-kind" shops, restaurants, entertainment uses and civic facilities. Alternatively, focus on large, national chain department stores along Broadway.
- ◆ Invest in infrastructure improvements in the business and commercial areas.

**Schedule:** Ongoing

**Funding Source:** City General Fund, Business Operators, Developers

**Companion Agencies:** East County Economic Development Commission

**Related Community Development**

**Element Policies:** 4.1, 4.2, 4.3, 4.4, 4.5

**Required Master EIR Mitigation**

**Measure:** None

### COMMUNITY DESIGN/AESTHETICS

#### 29. Inviting Gateways

**Program:** Continue enhancing and defining gateways with programs such as those below.

- ◆ Designate Lemon Grove Avenue and the downtown village as the primary gateway from the SR-94 freeway, and designate the intersections College Avenue/

Broadway and Massachusetts Avenue/ Broadway in addition to the Massachusetts trolley station as secondary gateways.

- ◆ Require that redevelopment within these gateways incorporate designs and landscaping that reflects Lemon Grove's small town image.
- ◆ Use decorative street lights, median landscaping, signage, welcome monuments, special street and sidewalk pavement treatment, to distinguish the gateways.
- ◆ Establish a unifying theme for the gateway features.

**Schedule:** Short-Term

**Funding Source:** Developers, City General Fund, City Redevelopment Fund

**Companion Agencies:** None

**Related Community Development**

**Element Policies:** 5.2

**Required Master EIR Mitigation**

**Measure:** None

#### 30. Community Boulevards

**Program:** Designate Broadway and Lemon Grove Avenue as community boulevards, and consider embellishing with distinctive landscaping, directional signage and banners.

**Schedule:** Long-Term

**Funding Source:** City General Fund

**Companion Agencies:** None

**Related Community Development**

**Element Policies:** 5.2, 5.4

**Required Master EIR Mitigation**

**Measure:** None

## Community Development

---

- ◆ Continue efforts to remove billboards along the freeway and relocating overhead utility lines underground.
- ◆ Design new structures with freeway visibility and appearance in mind.

**Schedule:** Short-Term

**Funding Source:** Property Owners, Business Operators, Caltrans

**Companion Agencies:** Caltrans

**Related Community Development**

**Element Policies:** 1.5, 4.1, 5.3

**Required Master EIR Mitigation**

**Measure:** None

### 31. Pleasant Freeway Image

**Program:** To improve the views from the freeway and encourage people to visit the City, implement programs like the following.

- ◆ Enforce existing building codes and regulations.
- ◆ Work with the Chamber of Commerce to educate property owners about the relationship between City image, property maintenance and business vitality.
- ◆ Coordinate with Caltrans to screen properties using landscaping and decorative walls.
- ◆ Implement a signage program to alert freeway travelers to the unique shopping opportunities in the downtown village and along Broadway, and to eventually direct people to the future civic center.
- ◆ Continue efforts to remove billboards along the freeway and relocating overhead utility lines underground.

- ◆ Design new structures with freeway visibility and appearance in mind.

**Schedule:** Short-Term

**Funding Source:** Property Owners, Business Operators, Caltrans

**Companion Agencies:** Caltrans

**Related Community Development**

**Element Policies:** 1.5, 4.1, 5.3

**Required Master EIR Mitigation**

**Measure:** None

### 32. Attractive Public Areas

**Program:** Beautify the City through maintaining landscaping, regularly picking up trash and routinely cleaning hard surfaces in public areas. Because aggressive maintenance can tax the City's limited resources, promote and help organize volunteer clean-up programs. Coordinate with the school district to improve the appearance of neighborhood school buildings, landscaping and play yards.

**Schedule:** Ongoing

**Funding Source:** City General Fund, Lemon Grove School District

**Companion Agencies:** Lemon Grove School District

**Related Community Development**

**Element Policies:** 1.1, 1.2, 5.4

**Required Master EIR Mitigation**

**Measure:** None

### 33. Beautified Trolley Corridor

**Program:** Beautify the trolley corridor to increase visual qualities and encourage trolley ridership. Prioritize landscaping the trolley right-of-way and median islands within Lemon Grove Avenue with trees, vines, shrubs and ground cover, from the SR-94 freeway



# Community Development

---

to just south of the Massachusetts trolley station.

**Schedule:** Short-Term

**Funding Source:** ISTE, City General Fund

**Companion Agencies:** San Diego Association of Governments, Metropolitan Transportation Development Board

**Related Community Development**

**Element Policies:** 5.1, 5.2, 5.4

**Required Master EIR Mitigation**

**Measure:** None

## 34. Design Review

**Program:** For continued beautification of Lemon Grove, new development should positively contribute to enhanced community aesthetics by requiring appropriate site planning, pleasing architecture, landscaping, sign, lighting and other amenities. The Zoning Ordinance should be revised to establish minimum design standards for all land use types. In addition, evaluate establishing a design review process for multiple-family residential, commercial, mixed-use, business and industrial development to enhance the appearance of the community.

**Schedule:** Short-Term

**Funding Source:** Developers, City General Fund

**Companion Agencies:** None

**Related Community Development**

**Element Policies:** 5.1, 5.5

**Required Master EIR Mitigation**

**Measure:** 4.1-3

## 35. Light and Glare

**Program:** Review all new development projects to determine if the projects will have adverse light and glare impacts. Consider requiring design methods to avoid or reduce light and glare impacts such as shielded light fixtures, judicious use of reflective surfaces including building materials, glass, and pavement surfaces, and inclusion of landscape elements such as trees for shade and ground covers to reduce ground surface glare.

**Schedule:** Ongoing

**Funding Source:** Developers

**Companion Agencies:** None

**Related Community Development**

**Element Policies:** 5.5

**Required Master EIR Mitigation**

**Measure:** 4.6-1

## INTERJURISDICTIONAL COORDINATION

## 36. Participation in Regional Planning

**Program:** To represent the community's best interest and play a pro-active role in developing regional planning strategies, implement the following strategies to the extent possible.

- ◆ Participate in regional planning forums and enhance representation by increasing the number of City elected officials and staff serving on regional boards and commissions.
- ◆ Review and comment on proposed regional plans, specifically focusing on the

feasibility of local implementation and the effects of the plan on Lemon Grove.

- ◆ Review and comment on development proposals in adjacent communities to minimize potential environmental and economic impacts to Lemon Grove.

**Schedule:** Ongoing

**Funding Source:** City General Fund

**Companion Agencies:** San Diego

Association of Governments, Metropolitan

Transportation Development Board, East

County Economic Development

Commission

**Related Community Development**

**Element Policies:** 6.1, 6.2

**Required Master EIR Mitigation**

**Measure:** None

### 37. City Boundaries Adjustment

**Program:** Consider adjusting the City boundaries to better reflect the school district boundaries, natural features and the circulation network. Cooperatively with adjacent jurisdictions, study the benefits of boundary modifications to better serve the residents of Lemon Grove.

**Schedule:** Long-Term

**Funding Source:** City General Fund

**Companion Agencies:** Local Agency

Formation Commission, City of San Diego,

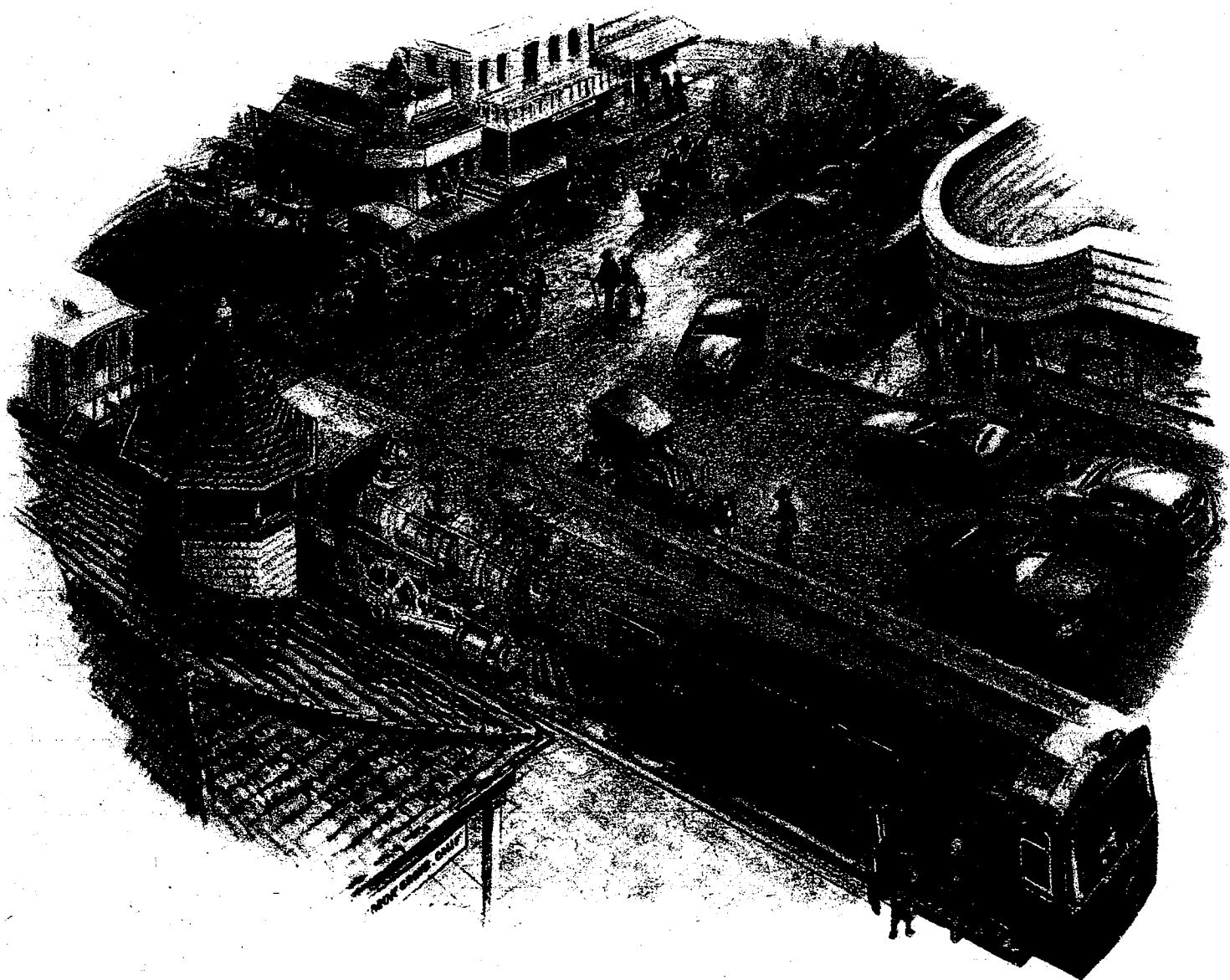
County of San Diego, City of La Mesa

**Related Community Development**

**Element Policies:** 6.2

**Required Master EIR Mitigation**

**Measure:** None



MOBILITY

---

# General Plan Implementation Manual

# MOBILITY

---

## ROADWAY SYSTEM

### 1. Roadway Improvements

**Program:** Strive to implement needed roadway improvements in conformance with the policies and direction provided by the City's Mobility Element. Improvement priorities should focus on correcting current deficiencies and ensuring adequate roadway capacity as the City continues to build out in the future.

Prepare improvement plans as feasible to address existing deficiencies, including the intersections of Lemon Grove Avenue with Massachusetts Avenue and Lemon Grove Avenue and the access ramps to State Route 94. Review roadways that will likely need improvement to meet the growth in future travel demands, including Broadway, Federal and Palm Avenue.

For each identified improvement, endeavor to develop a financial program identifying cost, funding and implementation schedule, then include in the City's Capital Improvement Program and coordinate with other City and regional programs as necessary. The City should monitor the project construction phase to ensure conformance with policies and design standards.

**Schedule:** On-Going

**Funding Sources:** Varies - Federal (ISTEA), State, SANDAG, City General Fund, Redevelopment Activity, Developer Contributions, Assessment Districts

**Companion Agencies:** SANDAG, Caltrans

**Related Mobility Element Policies:** 1.3, 1.4, 1.6

**Required Master EIR Mitigation Measure:** 4.2-1

### 2. Citywide Street Inventory

**Program:** Maintain and update the Citywide Street Inventory as needed, initially using information and data from the City's Mobility Element and expanding to provide a comprehensive computerized on-line roadway facility data base. The Citywide Street Inventory should include, as a minimum, existing and planned rights-of-way, existing and planned pavement widths, number of travel lanes, sidewalks, parking lanes, bikeway facilities, intersection traffic control, parking restrictions, and neighborhood character.

**Schedule:** 1996/97

**Funding Source:** City General Fund

**Companion Agencies:** None

**Related Mobility Element Policies:** 1.1, 1.3, 1.5, 1.6

**Required Master EIR Mitigation Measure:** None

### 3. Neighborhood and Business Impacts

**Program:** Consider the preservation and enhancement of existing neighborhoods, schools and commercial centers in the planning and design of roadway improvements. To ensure that roadway improvements are implemented in a manner acceptable to the residents and businesses of Lemon Grove, provide for public review and input to the development of all roadway improvement plans. Obtain input through various public forums including the City Council, Planning Commission, project-specific public meetings, public notices, and the City Newsletter.

**Schedule:** On-going

**Funding Source:** City General Fund

**Companion Agencies:** None

**Related Mobility Element Policies:** 1.2, 1.6

**Required Master EIR Mitigation**

**Measure:** None

### 4. Traffic Impact Assessment

**Program:** Consider establishing guidelines for Traffic Impact Reports for the purpose of specifying analysis techniques and other requirements for the assessment of traffic impacts related to new development in the City Of Lemon Grove. Intersection capacity and Level of Service should be determined using techniques prescribed in the Highway Capacity Manual (Transportation Research Board). The City Engineer should have the final determination regarding appropriate utilization of the techniques included in the Highway Capacity Manual.

Establish intersection Level of Service "D" as the minimum acceptable Level of Service. As

a general rule, do not approve development projects increasing the traffic on City intersections to less than Level of Service "D" during the A.M. or P.M. peak hour without adequate mitigation. The City will also require enhanced traffic review for substantial discretionary projects according to the Congestion Management Program guidelines.

**Schedule:** 1996

**Funding Source:** City General Fund

**Companion Agencies:** None

**Related Mobility Element Policies:** 1.6

**Required Master EIR Mitigation**

**Measure:** 4.2-13

### 5. Neighborhood Traffic Control

**Program:** Monitor local street traffic in the neighborhoods adjacent to Skyline Drive, Central Avenue and San Miguel Avenue, and if warranted develop specific traffic control plans for the purpose of increasing safety and discouraging non-local through traffic from using local streets. With construction of SR-125, monitor the impacts on local traffic in the neighborhood areas adjacent to Palm Avenue and Troy Street. If warranted, evaluate developing and implementing a neighborhood traffic control plan. In developing traffic control plans, give consideration to raised medians to divert traffic from local streets, street pavement treatments including speed bumps, narrow pavement widths and additional stop signs and other traffic control techniques to limit speeds and through traffic.

**Schedule:** Short-Term

**Funding Source:** City General Fund

**Companion Agencies:** None

**Related Mobility Element Policies:** 1.2, 1.3

**Required Master EIR Mitigation**

**Measure:** None

## 6. Traffic Signal Coordination and Optimization

**Program:** Consider conducting a signal timing optimization and coordination study to improve traffic flows on Broadway and the adjacent cross-street intersections.

**Schedule:** 1996/1997

**Funding Sources:** City General Fund, Congestion Management and Air Quality Program (CMAQ)

**Companion Agencies:** SANDAG, Caltrans, Cities of San Diego and La Mesa

**Related Mobility Element Policies:** 1.2, 1.3

**Required Master EIR Mitigation**

**Measure:** 4.2-12

## 7. Street Access Guidelines

**Program:** Evaluate the merit and feasibility of instituting street access guidelines consistent with roadway functional classification. These guidelines could be applied to all new development and where feasible to redeveloping properties. Use the following criteria to help define appropriate access:

- ◆ Restrict individual driveway access along arterial roadways.
- ◆ Limit access to arterials through the use of medians.

- ◆ When conditions permit, locate access along arterial and collector streets a minimum of 250 feet from intersections.

- ◆ Identify options for consolidation of existing driveways along existing arterial roadways for the purpose of eliminating driveway conflicts.

**Schedule:** Short-Term

**Funding Source:** City General Fund

**Companion Agencies:** None

**Related Mobility Element Policies:** 1.2, 1.3, 1.6

**Required Master EIR Mitigation**

**Measure:** None

## 8. High Accident Locations

**Program:** Continue to develop and utilize the Accident Data Base to identify high accident locations. If a location has been identified as a high accident location, examine specific measures to improve safety, including but not limited to additional signage and/or lighting, pavement/stripping modifications, traffic control/signal improvements, and elimination of obtrusive landscaping.

**Schedule:** On-going

**Funding Source:** City General Fund

**Companion Agencies:** SANDAG, Caltrans

**Related Mobility Element Policies:** 1.3, 1.5

**Required Master EIR Mitigation**

**Measure:** None

## 9. Truck Routes

**Program:** Anticipate designating a system of truck routes utilizing Major Roads and

Federal Boulevard. If based upon further review certain Class I Collectors are deemed desirable for truck access and found to be acceptable for truck traffic, they should also be designated as truck routes. Strive to restrict truck access on all other roadways in the City. Routes for truck movement of hazardous materials should conform with SANDAG and Caltrans requirements.

**Schedule:** 1996

**Funding Source:** City General Fund

**Companion Agencies:** None

**Related Mobility Element Policies:** 1.1, 1.3, 1.5

**Required Master EIR Mitigation**

**Measure:** None

### 10. Massachusetts Avenue / Lemon Grove Avenue Intersection

**Program:** At the intersection of Massachusetts Avenue and Lemon Grove Avenue, prioritize implementing the planned improvements, including roadway striping and median modifications, as adopted by the City Council.

**Schedule:** Short-Term

**Funding Source:** City General Fund

**Companion Agencies:** None

**Related Mobility Element Policies:** 1.3, 1.5

**Required Master EIR Mitigation**

**Measure:** 4.2-11

### 11. Lemon Grove Avenue / State Route 94 Intersection

**Program:** Plan to conduct a detailed traffic operational study for the purpose of identifying traffic signal phasing

improvements in conjunction with the Trolley crossing.

**Schedule:** 1996/1997

**Funding Source:** City General Fund, Congestion Mitigation and Air Quality Program (CMAQ)

**Companion Agencies:** SANDAG

**Related Mobility Element Policies:** 1.2, 1.3

**Required Master EIR Mitigation**

**Measure:** 4.2-9

### 12. Trolley Crossings

**Program:** Coordinate with MTDB in evaluating the need to provide additional signage or pavement markings to safely direct traffic flow and delineate stopping points at the following rail crossings:

- ◆ Massachusetts Avenue
- ◆ San Miguel Avenue / Palm Street
- ◆ Central Avenue
- ◆ Broadway
- ◆ North Avenue

Investigate recent advances in signalization technologies, as well as the experiences of the Cities of San Diego, La Mesa, and El Cajon regarding the incorporation of trolley crossings into signal optimization plans for possible application in Lemon Grove.

**Schedule:** Short-Term

**Funding Sources:** City General Fund, SANDAG, MTDB

**Companion Agencies:** SANDAG, MTDB

**Related Mobility Element Policies:** 1.3

**Required Master EIR Mitigation**

**Measure:** None

## 13. State Route 94 Access

**Program:** Continue to examine methods of improving access to and from SR-94, particularly due to closure of the Grove Street ramps with construction of the SR-94/SR-125 interchange. Coordinate with Caltrans to examine methods of restructuring existing interchanges at College Avenue, Massachusetts Avenue, and Lemon Grove Avenue to provide more direct and convenient access for the residents of Lemon Grove. These improvements may include the signalization of the Massachusetts/SR-94 as a priority project.

**Schedule:** Long-Term

**Funding Sources:** State Highway Funds

**Companion Agencies:** Caltrans

**Related Mobility Element Policies:** 1.4

**Required Master EIR Mitigation**

**Measure:** 4.2-8

## 14. Construction of State Route 125

**Program:** In coordination with Caltrans, monitor the construction of SR-125 with a specific focus on proper and acceptable implementation of mitigation measures as prescribed by the adopted Environmental Impact Report and related project documents. If feasible, implement a SR-125 Public Information Program in conjunction with Caltrans, as part of the City Newsletter, for the purpose of disseminating key information about the project to the citizens of Lemon Grove.

**Schedule:** Short-Term

**Funding Source:** State Highway Funds, TransNet, City General Fund

**Companion Agencies:** Caltrans, SANDAG

**Related Mobility Element Policies:** 1.2, 1.4

**Required Master EIR Mitigation**

**Measure:** None

## 15. Street Maintenance Program

**Program:** Study options for developing a comprehensive street maintenance program, including regular review of the street system to identify maintenance needs, and development of an annual prioritization program. Maintenance of streets with bike lanes, including regular street sweeping, should be prioritized when identifying street maintenance needs.

**Schedule:** On-Going

**Funding Source:** City General Fund

**Companion Agencies:** None

**Related Mobility Element Policies:** 1.5

**Required Master EIR Mitigation**

**Measure:** None

## 16. Right-of-Way Acquisition

**Program:** Where additional property is required for the street improvements identified in the Mobility Element, the City should attempt to fairly compensate property owners for acquired property at fair market value. During the planning phase of individual street improvement projects, the City should also consider working with affected property owners to identify aesthetic impacts resulting in removal of mature trees, shrubs, fences and other landscape features, and establish a plan to offset the impact. The plan could include planting new trees or shrubs to replace those removed, and replacing fences.

**Schedule:** On-Going

**Funding Source:** City General Fund



**Companion Agencies:** None  
**Related Mobility Element Policies:** 1.2, 1.6, 4.1, 5.5  
**Required Master EIR Mitigation Measure:** 4.1-4

## 17. Construction Monitoring

**Program:** Plan to monitor the construction of roadway-related improvements, including sidewalk, parking, bicycle facility, restriping, and specific intersection improvements to ensure adequate traffic control for vehicular and pedestrian access, and minimal disruption to surrounding residents, schools, public facilities, and business owners. These should be coordinated with the contractor responsible for the improvements.

**Schedule:** On-Going  
**Funding Source:** City General Fund, Private Contractors  
**Companion Agencies:** None  
**Related Mobility Element Policies:** 1.2, 1.6  
**Required Master EIR Mitigation Measure:** 4.2-2

## TRANSIT

### 18. Comprehensive Transit Service

**Program:** Promote the provision of comprehensive transit services to residents by coordinating with MTDB and San Diego County Transit for the continued operation of bus routes and trolley service through the City. Ensure that up-to-date timetables are provided at transit centers, major bus stops, City Hall and the various community center facilities. Through ongoing coordination and review, continue to recommend service and

routing adjustments as necessary to improve transit services.

**Schedule:** On-going  
**Funding Source:** City General Fund, Transportation Development Act (TDA), FTA Section 9

**Companion Agencies:** MTDB, San Diego County Transit  
**Related Mobility Element Policies:** 2.1  
**Required Master EIR Mitigation Measure:** None

### 19. Transit Supportive Developments

**Program:** Encourage new developments that incorporate design features which promote transit utilization, including mixed-use residential/commercial components and convenient access to bus stops and trolley stations. Coordinate with SANDAG for continued review of the Lemon Grove Avenue Trolley Station area as a possible demonstration site for implementation of transit supportive developments.

**Schedule:** On-Going  
**Funding Sources:** City General Fund; SANDAG Growth Management Program  
**Companion Agencies:** SANDAG  
**Related Mobility Element Policies:** 2.3  
**Required Master EIR Mitigation Measure:** None

### 20. City Bus Stop Enhancement Program

**Program:** Study alternative design schemes for the City bus shelter program. Encourage aggressive implementation of bus shelters at transit centers and major bus stops. In conjunction with MTDB, review on an on-going basis the proximity of bus stop

locations to schools, public facilities and other community activity centers.

**Schedule:** On-Going

**Funding Sources:** City General Fund, Transportation Development Act (TDA), FTA Section 9

**Companion Agencies:** MTDB, County Transit

**Related Mobility Element Policies:** 2.1

**Required Master EIR Mitigation**

**Measure:** 4.2-3

## 21. Transportation Needs of The Elderly and Disabled

**Program:** Continue to promote the provision of special needs transportation for the elderly and disabled population in Lemon Grove. Coordinate with San Diego County Transit to monitor the adequacy of transit service to medical and related care facilities as well as senior centers in and around the Lemon Grove area. This should include performance evaluations of the Lemon Grove Shuttle route to ensure adequate service since discontinuation of the Lemon-Grove Dial-A-Ride.

**Schedule:** On-Going

**Funding Source:** City General Fund, Transportation Development Act (TDA), FTA Section 9

**Companion Agencies:** MTDB, County Transit

**Related Mobility Element Policies:** 2.4

**Required Master EIR Mitigation**

**Measure:** None

## 22. Promotion of Alternative Modes

**Program:** Undertake an aggressive program to encourage Lemon Grove

commuters to utilize alternative transportation modes. The program could include publicizing transit services including the location of transit centers and park-and-ride lots in the City Newsletter and through major employers in the City. At Lemon Grove City Hall, display and distribute transit route maps and schedules, bike route maps, and carpooling promotional materials as feasible.

**Schedule:** On-Going

**Funding Source:** City General Fund

**Companion Agencies:** SANDAG, MTDB

**Related Mobility Element Policies:** 2.1, 2.2, 3.2

**Required Master EIR Mitigation**

**Measure:** None

## BIKEWAY FACILITIES

### 23. Bikeway Implementation and Funding

**Program:** Strongly consider adoption of the Bicycle Facilities Sub-Element as the Bikeway Plan for the City Of Lemon Grove. Coordinate with SANDAG and Caltrans and apply for funding in a timely manner.

**Schedule:** 1996 - Phase I; 1998 - Phase II

**Funding Sources:** City General Plan, Bicycle facility funding sources as specified in Bicycle Facilities Sub-Element

**Companion Agencies:** SANDAG, Caltrans

**Related Mobility Element Policies:** 3.1, 3.2

**Required Master EIR Mitigation**

**Measure:** 4.2-4

## 24. Bikeway Storage Facilities

**Program:** Promote the provision of additional bicycle lockers at trolley stations and park-and-ride lots to provide additional opportunities for this alternative mode utilization for commute trips. Strive to provide bike racks at local community facilities including the downtown, parks and recreational facilities. Consider the need to provide bicycle storage facilities at all new and redeveloping commercial, office, industrial, high density residential and public properties.

**Schedule:** On-Going

**Funding Source:** City General Fund

**Companion Agencies:** SANDAG

**Related Mobility Element Policies:** 3.3

**Required Master EIR Mitigation**

**Measure:** 4.2-5

## 25. Bicycle Safety Awareness Program

**Program:** Aggressively promote the Bicycle Safety Awareness Program as established in the Bikeway Plan. Attempt to hold these programs at the beginning of every school year, and as needed to reinforce safety habits. Outreach to drivers and adults could take the form of informational articles and updates in the City newsletters and through dissemination of information by community groups and organizations.

**Schedule:** Ongoing

**Funding Sources:** City General Fund, California Office of Traffic Safety, TDA funds

**Companion Agencies:** Lemon Grove School District, Sheriffs Department

**Related Mobility Element Policies:** 3.4

**Required Master EIR Mitigation**

**Measure:** None

## PEDESTRIAN FACILITIES

### 26. Sidewalk Improvement Program

**Program:** Consistent with the policies and objectives of the Mobility Element, encourage the provision of sidewalks on one or both sides of the streets where feasible, especially between activity centers such as schools, transit stops, parks and the downtown commercial areas.

Inventorying existing pedestrian facilities would enable the City to identify deficiencies. Based upon available funding and locations of high pedestrian activity, the City could then recommend sidewalk improvements, especially where options exist to provide pedestrian facilities in conjunction with adjacent roadway improvements.

**Schedule:** Short-Term

**Funding Source:** City General Fund

**Companion Agencies:** None

**Related Mobility Element Policies:** 4.1, 4.2, 4.4

**Required Master EIR Mitigation**

**Measure:** 4.2-6

### 27. Pedestrian Linkage

**Program:** The City should encourage the provision of a pedestrian linkage as a condition of new development in STA IV, West Central Residential. This new pedestrian linkage could connect to the planned pedestrian trail in the subdivision to the south in order to provide continuous access to the commercial facilities along Broadway.

**Schedule:** Short-Term

**Funding Source:** City General Fund, Development Impact Fees

Companion Agencies: None  
Related Mobility Element Policies: 4.2,  
4.4  
Required Master EIR Mitigation  
Measure: None

## PARKING

### 28. Review Parking Standards

**Program:** Plan to conduct a review of current parking standards with a particular focus on mixed-use and transit-oriented developments, as well as any new or modified land use designations incorporated into the City's zoning ordinance. Consider the merits of reduced parking requirements for all new developments and/or redevelopment projects in the Downtown Village area and near trolley stations when decreased auto trip making can be demonstrated.

**Schedule:** 1996  
**Funding Source:** City General Fund  
**Companion Agencies:** SANDAG  
**Related Mobility Element Policies:** 5.1,  
5.2, 5.4  
**Required Master EIR Mitigation  
Measure:** None

### 29. Downtown Village Parking

**Program:** Provide additional directional signage, as feasible, to direct drivers to the off-street parking areas located to the rear of buildings in the Downtown Village.

**Schedule:** 1996  
**Funding Source:** City General Fund  
**Companion Agencies:** None  
**Related Mobility Element Policies:** 5.3  
**Required Master EIR Mitigation  
Measure:** 4.2-10

### 30. Evaluation of Parking Alternatives

**Program:** Evaluate alternatives to increasing the supply of parking in areas where parking is proposed for elimination. This may entail the consolidation of driveway access points in commercial areas to provide central rather than dispersed parking areas for businesses to increase the ground area available for parking spaces. Coordinate this effort with Implementation Program #7, Street Access Guidelines, which calls for guidelines regarding arterial access points and the consolidation of driveways.

**Schedule:** 1996  
**Funding Source:** City General Fund  
**Companion Agencies:** None  
**Related Mobility Element Policies:** 5.1,  
5.4, 5.6  
**Required Master EIR Mitigation  
Measure:** 4.2-7

## REGIONAL COORDINATION

### 31. Regional Coordination

**Program:** Continue to support and participate in regional transportation planning programs through SANDAG committee representation and planning coordination with adjacent jurisdictions.

**Schedule:** On-going  
**Funding Source:** City General Fund  
**Companion Agencies:** SANDAG,  
Caltrans, Cities of La Mesa and San Diego.  
**Related Mobility Element Policies:** All  
**Required Master EIR Mitigation  
Measure:** 4.9-12

## 32. CMP Compliance Program

**Program:** Determine City compliance to the Congestion Management Program (CMP) requirements using the self-certification process every two years. This process includes a check list of items to determine if Lemon Grove is in compliance with the CMP. The minimum CMP conformance items that the City must undertake are listed in the 1991 CMP, 1994 CMP Update and 1994 CMP/TIR Guidelines.

**Schedule:** Every Two Years

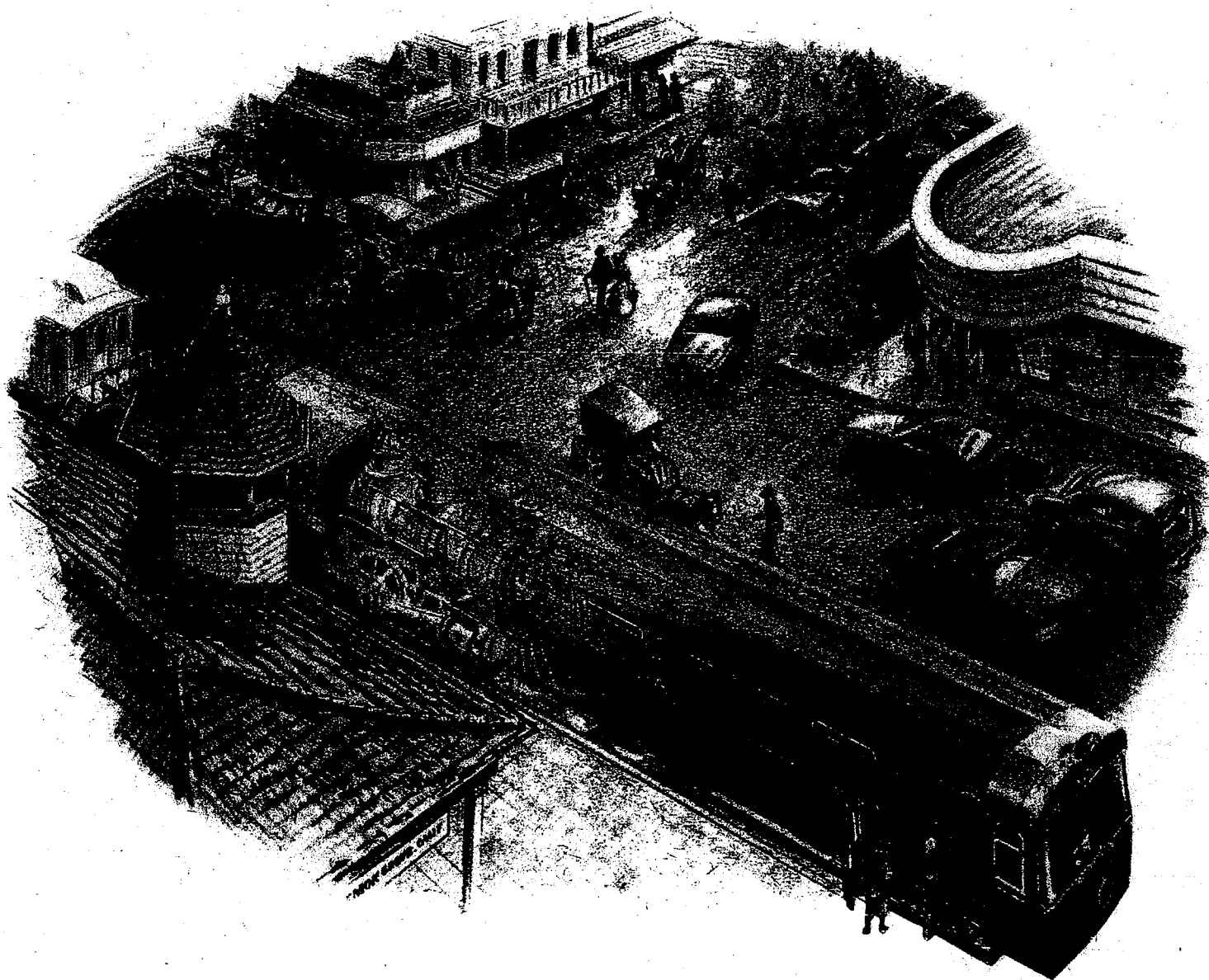
**Funding Source:** City General Fund

**Companion Agencies:** SANDAG

**Related Mobility Element Policies:** 1.6

**Required Master EIR Mitigation**

**Measure:** None



PUBLIC FACILITIES

---

# General Plan Implementation Manual

# PUBLIC FACILITIES

---

## WATER AND SEWER

### 1. Water Infrastructure Maintenance

**Program:** Work closely with the Helix Water District to help identify faulty lines or capacity deficiencies and facilitate the construction of improvements.

**Schedule:** Ongoing

**Funding Source:** Helix Water District

**Companion Agencies:** Helix Water District

**Related Public Facilities Element**

**Policies:** 1.1, 1.2

**Required Master EIR Mitigation**

**Measure:** 4.5-1

### 2. Water Service for New Development

**Program:** For proposed development and redevelopment projects, require developers to coordinate with Helix Water District to: 1) determine the increase in water service demand, and 2) identify the necessary infrastructure improvements and/or new facilities required for the specific project. District policy requires developers to fund all improvements and then grant the new facilities to the District for operation and maintenance. Where appropriate, request that the District size new and modified facilities to reflect the development levels anticipated by the General Plan.

**Schedule:** Ongoing

**Funding Source:** Developers, Helix Water District

**Companion Agencies:** Helix Water District

**Related Public Facilities Element**

**Policies:** 1.1, 1.2

**Required Master EIR Mitigation**

**Measure:** 4.5-2

### 3. Water Facility Planning

**Program:** Endeavor to participate in Helix Water District's long-range and master planning programs to ensure that the City's needs are fairly represented. Encourage Lemon Grove residents to serve on the District Board of Directors.

**Schedule:** Ongoing

**Funding Source:** City General Fund

**Companion Agencies:** Helix Water District

**Related Public Facilities Element**

**Policies:** 1.1, 1.2

**Required Master EIR Mitigation Measure:** 4.5-3

### 4. Sewer System Upkeep and Planning

**Program:** Identify damaged and deteriorated lines using existing television camera study data and attempt to develop a long-range improvement plan. Prioritize improvements according to damage severity and potential public health hazards.

Incorporate improvements in the Lemon Grove Sanitation District's Capital Improvement Plan subject to funding availability.

**Schedule:** Short-Term

**Funding Source:** Lemon Grove Sanitation District General Fund, Community Development Block Grants

**Companion Agencies:** None

**Related Public Facilities Element**

**Policies:** 1.3

**Required Master EIR Mitigation**

**Measure:** 4.5-8

### 5. Sewer Service for New Development

**Program:** For proposed development and redevelopment projects, require developers to coordinate with the Lemon Grove Sanitation District to determine: 1) the sewer service demand, and 2) the necessary infrastructure improvements and/or new facilities. As a general rule, require developers to fund all improvements and then grant the new facilities to the district for operation and maintenance. Size new and modified facilities to reflect the development levels anticipated by the General Plan where appropriate.

**Schedule:** Ongoing

**Funding Source:** Developers

**Companion Agencies:** City of San Diego Metropolitan Wastewater Department

**Related Public Facilities Element**

**Policies:** 1.3

**Required Master EIR Mitigation**

**Measure:** 4.5-9

### 6. Wastewater Treatment/Reclamation

**Program:** Evaluate options for participating in long-range wastewater treatment planning programs to better represent the City's interest and help identify appropriate uses for reclaimed water.

**Schedule:** Ongoing

**Funding Source:**

**Companion Agencies:** City of San Diego Metropolitan Wastewater

Department, San Diego Association of Governments, Helix Water District

**Related Public Facilities Element**

**Policies:** 1.4

**Required Master EIR Mitigation**

**Measure:** 4.5-10

### 7. Reduced Septic System Use

**Program:** To reduce the potential for public health problems, strive to continue reducing septic system use. Continue to encourage property owners to connect the sewer system upon application submittals for septic system repair permits. Connection costs should be borne by property owners.

**Schedule:** Ongoing

**Funding Source:** Property Owners

**Companion Agencies:** County Health Department

**Related Public Facilities Element**

**Policies:** 1.3

**Required Master EIR Mitigation**

**Measure:** None



### POWER

#### 8. Coordinated Power Service

**Program:** Coordinate closely with service providers wanting to enter the local power market. Particularly guard against unnecessary or overlapping infrastructure in addition to potential environmental and aesthetic impacts.

**Schedule:** Ongoing

**Funding Source:** Power Providers

**Companion Agencies:** Federal Public Utilities Commission, Power Providers

**Related Public Facilities Element**

**Policies:** 2.1

**Required Master EIR Mitigation**

**Measure:** None

#### 9. Power Service for New Development

**Program:** Depending on the scale of the proposed project, require that developers coordinate with the power provider(s) to identify service requirements and any necessary infrastructure improvements.

**Schedule:** Ongoing

**Funding Source:** Power Providers, Developers

**Companion Agencies:** Power Providers

**Related Public Facilities Element**

**Policies:** 2.1

**Required Master EIR Mitigation**

**Measure:** 4.5-15

#### 10. Underground Power Lines

**Program:** Study options for designating major streets for underground lines, and coordinate undergrounding other utility lines along the streets with the appropriate

providers. In general, require underground utility lines for new development and redevelopment.

**Schedule:** Long-term

**Funding Source:** San Diego Gas & Electric, Other Utility Providers

**Companion Agencies:** San Diego Gas & Electric, Other Utility Providers

**Related Public Facilities Element**

**Policies:** 2.2

**Required Master EIR Mitigation**

**Measure:** None

### TELECOMMUNICATIONS

#### 11. State-of-the-Art Telecommunication Services

**Program:** Urge telecommunication service providers to install advanced communication facilities in Lemon Grove, and advocate constructing new office and industrial buildings with state-of-the-art telecommunications circuits. Participate on committees and boards involved in telecommunication planning to represent the City's interests.

**Schedule:** Ongoing

**Funding Source:** Telecommunication Providers, Developers, City General Fund

**Companion Agencies:**

Telecommunication Providers

**Related Public Facilities Element**

**Policies:** 3.1

**Required Master EIR Mitigation**

**Measure:** None

#### 12. Wireless Facilities

**Program:** To avoid community impacts, require that providers co-locate new cellular

and wireless facilities with existing utility infrastructure, site facilities in non-residential areas, and design facilities to blend in with the surrounding environs to the extent feasible. Consider incorporating these requirements into the Zoning Ordinance.

**Schedule:** Ongoing

**Funding Source:** Telecommunication Providers

**Companion Agencies:**

Telecommunication Providers

**Related Public Facilities Element**

**Policies:** 3.2

**Required Master EIR Mitigation**

**Measure:** None

### SOLID WASTE

#### 13. Solid Waste Collection

**Program:** Maintain regular solid waste collection services to safeguard public health and local aesthetics in part by contracting with a suitable service provider. Monitor the provider's activities and request service modifications to serve the community's changing needs, stemming from demographic, economic, regulatory or business fluctuations.

**Schedule:** Ongoing

**Funding Source:** Solid Waste Collection Franchise Fee

**Companion Agencies:** Solid Waste Service Provider

**Related Public Facilities Element**

**Policies:** 4.1

**Required Master EIR Mitigation**

**Measure:** 4.5-11

#### 14. City Beautification

**Program:** Continue to co-sponsor an annual clean-up day with the solid waste service provider, giving residents the opportunity to properly dispose of large, bulky items. Continue encouraging residents and business owners to properly dispose of household hazardous materials at designated hazardous waste collection days sponsored by the San Diego Regional Household Hazardous Materials Program. Endeavor to advertise these disposal opportunities in the City newsletter and local newspapers and through the Lemon Grove Chamber of Commerce.

**Schedule:** Ongoing

**Funding Source:** Solid Waste Collection Franchise Fee

**Companion Agencies:** Solid Waste Service Provider, San Diego Regional Household Hazardous Materials Program

**Related Public Facilities Element**

**Policies:** 4.1

**Required Master EIR Mitigation**

**Measure:** None

### FIRE PROTECTION AND LAW ENFORCEMENT

#### 15. Fire Protection Service Standard

**Program:** Continue to use service standards to determine the adequacy of emergency fire protection service.

**Schedule:** Ongoing

**Funding Source:** City General Fund

**Companion Agencies:** None

**Related Public Facilities Element**

**Policies:** 5.1, 5.2

**Required Master EIR Mitigation**  
**Measure:** 4.4-1

### **16. Adequate Fire Department Staffing and Equipment**

**Program:** Expand the Fire Department staff and upgrade equipment as needed to maintain the service standard and safeguard public safety. Also upgrade equipment as needed to ensure the safety of Fire Department staff and protect the public from fire hazards.

**Schedule:** Ongoing

**Funding Source:** City General Fund, Community Development Block Grant Funds

**Companion Agencies:** None  
**Related Public Facilities Element Policies:** 5.1, 5.2

**Required Master EIR Mitigation**  
**Measure:** 4.4-2

### **17. Automatic and Mutual Aid Agreements**

**Program:** Continue automatic and mutual aid agreements with the fire departments in the surrounding communities.

**Schedule:** Ongoing

**Funding Source:** City General Fund  
**Companion Agencies:** City of San Diego Fire Department, City of La Mesa Fire Department, County Fire Department, Heartland Community Facilities Authority

**Related Public Facilities Element Policies:** 5.1, 5.2

**Required Master EIR Mitigation**  
**Measure:** 4.4-3

### **18. Law Enforcement Service Standards**

**Program:** Continue to use service standards to determine the adequacy of emergency law enforcement service.

**Schedule:** Ongoing

**Funding Source:** City General Fund

**Companion Agencies:** County Sheriff's Department

**Related Public Facilities Element**

**Policies:** 4.3

**Required Master EIR Mitigation**  
**Measure:** 4.4-4

### **19. Sufficient Law Enforcement Service**

**Program:** When the City renews the service contract with the Sheriff's Department, consider whether the contracted staffing levels reflect local service standards, demographics and crime trends.

**Schedule:** Ongoing

**Funding Source:** City General Fund

**Companion Agencies:** County Sheriff's Department

**Related Public Facilities Element**

**Policies:** 5.3

**Required Master EIR Mitigation**  
**Measure:** 4.4-5

### **20. Local Sheriff's Office**

**Program:** Work with the Sheriff's Department in future years to maintain the local station.

**Schedule:** Ongoing

**Funding Source:** City General Fund

**Companion Agencies:** Sheriff's Department

**Related Public Facilities Element**

## Public Facilities

---

**Policies:** 5.3, 5.4

**Required Master EIR Mitigation**

**Measure:** None

### 21. Retired Volunteer Senior Patrol (RSVP)

**Program:** Continue to support the Retired Volunteer Senior Patrol (RSVP) program and help recruit new members.

**Schedule:** Ongoing

**Funding Source:** Sheriff's Department, City General Fund

**Companion Agencies:** Sheriff's Department, Local Civic Organizations

**Related Public Facilities Element**

**Policies:** 5.3, 5.4

**Required Master EIR Mitigation**

**Measure:** None

### 22. Community Participation

**Program:** Encourage the Fire and Sheriff's Departments to actively participate in all facets of the community, including involvement in business, senior and youth activities.

**Schedule:** Ongoing

**Funding Source:** City General Fund

**Companion Agencies:** Sheriff's Department, Fire Department

**Related Public Facilities Element**

**Policies:** 5.3, 5.5

**Required Master EIR Mitigation**

**Measure:** None

## SCHOOLS

### 23. School Facilities

**Program:** Work closely with the Lemon Grove School District to determine any

existing or projected facility and service inadequacies and help develop appropriate strategies to remediate deficiencies. Require developers to coordinate the payment of school impact fees with the school districts.

**Schedule:** Ongoing

**Funding Source:** Lemon Grove School District, Grossmont Union High School District, Development Impact Fees

**Companion Agencies:** Lemon Grove School District, Grossmont Union High School District

**Related Public Facilities Element**

**Policies:** 6.1

**Required Master EIR Mitigation**

**Measure:** 4.4-6

### 24. Co-Sponsored Youth Programs

**Program:** With Lemon Grove School District, Grossmont Union High School District, and Project Lemon Grove, co-sponsor recreational and educational programs for area youth to the extent feasible.

**Schedule:** Ongoing

**Funding Source:** City General Fund, Lemon Grove School District, Grossmont Union High School District, Project Lemon Grove

**Companion Agencies:** Lemon Grove School District, Grossmont Union High School District

**Related Public Facilities Element**

**Policies:** 6.1, 6.2

**Required Master EIR Mitigation**

**Measure:** None

## Public Facilities

---

### 25. Attractive and Well-Maintained Campuses

**Program:** Help the Lemon Grove School District organize campus clean-up days in conjunction with local parents, students, civic groups and businesses.

**Schedule:** Ongoing

**Funding Source:** Lemon Grove School District, Civic Organizations, Local Businesses

**Companion Agencies:** Lemon Grove School District

**Related Public Facilities Element**

**Policies:** 6.1, 6.3

**Required Master EIR Mitigation**

**Measure:** None

### 26. Safe Schools

**Program:** Coordinate with the local school districts to evaluate student safety. More specifically, identify conditions and situations threatening student safety such as drug dealing and gang activity, and pool resources to implement programs to restore secure environments for the community's youth. Involve the Sheriff's Department and civic groups like the Lemon Grove Project in problem identification and solution development.

**Schedule:** Ongoing

**Funding Source:** Lemon Grove School District, Grossmont Union High School District, Sheriff's Department, City General Fund

**Companion Agencies:** Lemon Grove School District, Grossmont Union High School District, Sheriff's Department  
**Related Public Facilities Element**

**Policies:** 6.1, 6.2, 6.4

**Required Master EIR Mitigation**

**Measure:** None

### 27. Community Volunteers in Local Schools

**Program:** To expand volunteer assistance at local schools, help the school districts coordinate a volunteer program involving local civic organizations, churches and businesses.

**Schedule:** Short-Term

**Funding Source:** Lemon Grove School District, Grossmont Unified High School District

**Companion Agencies:** Lemon Grove School District, Civic Organizations, Local Businesses and Churches

**Related Public Facilities Element**

**Policies:** 6.1, 6.3

**Required Master EIR Mitigation**

**Measure:** None

## LIBRARY

### 28. Library Planning

**Program:** Participate in San Diego County Library planning programs to ensure that the Lemon Grove Library is adequately furnished with books, facilities, state-of-the-art information services and informed staff. Consider lobbying for facilities and services that reflect local demographics, interests and business needs. Also consider coordinating with the San Diego County Library to establish a program to help ensure that new development contributes to expanding library facilities to serve population growth.

## Public Facilities

---

**Schedule:** Ongoing  
**Funding Source:** City General Fund, San Diego County Library  
**Companion Agencies:** San Diego County Library  
**Related Public Facilities Element Policies:** 7.1  
**Required Master EIR Mitigation Measure:** 4.4-7

**Companion Agencies:** San Diego County Library  
**Related Public Facilities Element Policies:** 7.2  
**Required Master EIR Mitigation Measure:** None

### 29. Promote Community Literacy

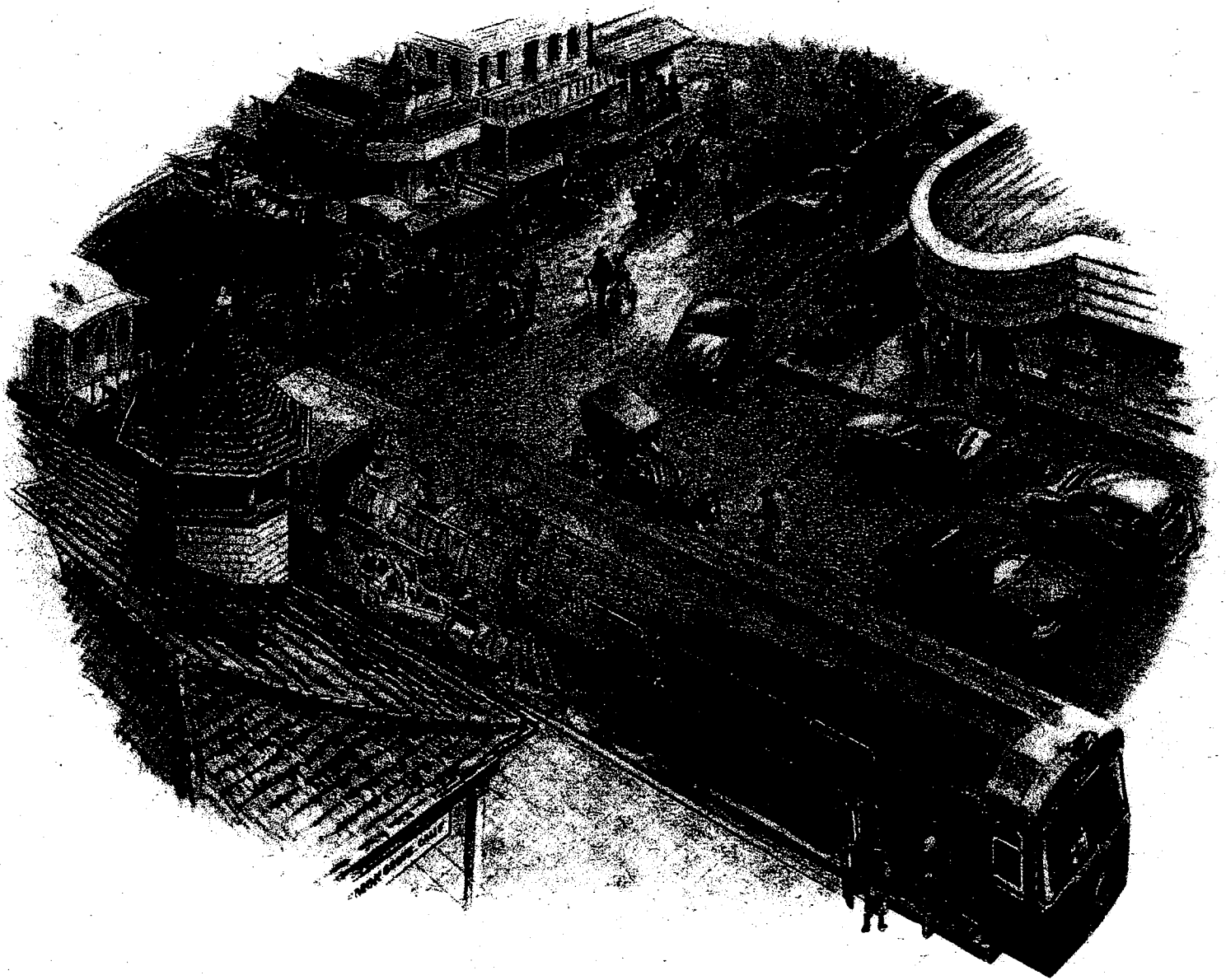
**Program:** Endeavor to co-sponsor outreach events and literacy programs with community entities like the Lemon Grove Library and Friends of Lemon Grove Library. Help find corporate sponsors for funding and use the City newsletter to advertise such library programs.

**Schedule:** Ongoing  
**Funding Source:** San Diego County Library, City General Fund, Corporate Sponsors, Friends of Lemon Grove Library  
**Companion Agencies:** San Diego County Library  
**Related Public Facilities Element Policies:** 7.1  
**Required Master EIR Mitigation Measure:** None

### 30. New Central Location

**Program:** As a long-range goal, plan to move the library to a larger facility in the planned civic center identified in the Community Development Element to heighten its accessibility and prominence in addition to accommodating future growth.

**Schedule:** Long-Term  
**Funding Source:** San Diego County Library, City General Fund



SAFETY

---

# General Plan Implementation Manual

# SAFETY

---

## GEOLOGIC CONDITIONS

### 1. Earthquake Preparedness and Education

**Program:** Attempt to initiate an earthquake and preparedness program consisting of actions like the following.

- ◆ During the annual statewide earthquake preparedness month, educate the community about precautionary measures to take before an earthquake occurs (such as establish a food and water supply, identify the natural gas shut-off valve), what to do during an earthquake to prevent injuries, and what to do after an earthquake to prevent fires and other hazards. Disseminate information through the City newsletter and local schools, churches, civic organizations and the Lemon Grove Chamber of Commerce.
- ◆ Buildings, particularly structures constructed prior to current seismic standards, require reinforcement to minimize the potential for damage. Provide literature on earthquake preparedness and structural reinforcement at City Hall year round. During earthquake preparedness month, co-sponsor educational workshops with local lumber and home improvement businesses to demonstrate reinforcement

techniques for residential and commercial structures.

- ◆ Survey all City-owned buildings for conformance to current seismic codes. If reinforcement is necessary, conduct press releases describing the improvement projects to provide community leadership.

**Schedule:** Earthquake Preparedness Month, Ongoing

**Funding Source:** City General Fund, Corporate Sponsors

**Companion Agencies:** State Department of Emergency Services

**Related Safety Element Policies:** 1.1, 1.2

**Required Master EIR Mitigation Measure:** 4.10-1

### 2. Safe Buildings

**Program:** For existing development, strive to enforce current building codes to reduce the potential for structural failure during an earthquake. Require improvements where necessary to bring buildings up to code.

**Schedule:** Ongoing

**Funding Source:** City General Fund, Private Property Owners

**Companion Agencies:** None

**Related Safety Element Policies:** 1.1, 1.2



**Required Master EIR Mitigation Measure:** 4.10-2

### 3. New Development without Geologic Hazards

**Program:** Through the environmental review process required by the California Environmental Quality Act (CEQA), assess potential geologic hazards created by new development projects and require appropriate mitigation measures to reduce the risk to acceptable levels. Particularly examine hazards related to earthquakes, soils with shrink-swell potential, and slopes. Also examine grading and landform alterations required for new development for potential hazards, require appropriate geotechnical engineering studies, and require implementation of all subsequent engineering recommendations.

**Schedule:** Ongoing

**Funding Source:** Developers

**Companion Agencies:** None

**Related Safety Element Policies:** 1.1, 1.3

**Required Master EIR Mitigation Measure:** 4.10-3

### 4. Slope Stability

**Program:** Evaluate the feasibility of monitoring and mapping slope failures, and assisting property owners to plan remedial actions.

**Schedule:** Ongoing

**Funding Source:** Property Owners

**Companion Agencies:** None

**Related Safety Element Policies:** 1.1, 1.3

**Required Master EIR Mitigation Measure:** 4.10-4

## FLOODING

### 5. Improved Federal Boulevard Drainage

**Program:** Study the infrastructure required to reduce the area subject to the 100-year flood, and investigate funding options to construct the improvements. Coordinate improvements with the City of San Diego.

**Schedule:** Short-Term

**Funding Source:** Bond Revenue, City General Fund Assessment District

**Companion Agencies:** City of San Diego

**Related Safety Element Policies:** 2.1, 2.2

**Required Master EIR Mitigation Measure:** 4.15-1

### 6. Participation in the Federal Flood Insurance Program

**Program:** To allow local property owners to obtain federal flood insurance, consider participating in the National Flood Insurance Administration (NFIA) program administered by the Federal Emergency Management Administration (FEMA). This would involve local administration of the Lemon Grove Flood Insurance Study and the corresponding flood zone management measures which have already been provided by FEMA.

**Schedule:** Short-Term

**Funding Source:** City General Fund

**Companion Agencies:** Federal Emergency Management Administration

**Related Safety Element Policies:** 2.1, 2.2

**Required Master EIR Mitigation Measure:** 4.15-2

## 7. Updated Storm Drainage General Plan

**Program:** Endeavor to update the Storm Drainage General Plan to reassess current drainage inadequacies, identify required improvements and funding sources, prioritize improvement projects and incorporate them into the five-year Capital Improvement Program.

**Schedule:** Long-Term

**Funding Source:** City General Fund, Assessment Districts, Community Development Block Grants

**Companion Agencies:** None

**Related Safety Element Policies:** 2.1

**Required Master EIR Mitigation Measure:** 4.15-3

## 8. Adequate Drainage for New Development

**Program:** Through the environmental review process required by CEQA, require assessment of potential drainage and flood impacts from proposed development projects depending on the site and proposed development characteristics. As a general guidelines, require developers to construct the drainage infrastructure required to avoid flooding impacts on- and off-site, and require developers to construct off-site drainage improvements and then dedicate the new facilities to the City for operation and maintenance.

**Schedule:** Ongoing

**Funding Source:** Developers

**Companion Agencies:** None  
**Related Safety Element Policies:** 2.1  
**Required Master EIR Mitigation Measure:** 4.15-4

## FIRE

### 9. Fire Prevention Education

**Program:** Help to educate community residents and businesses about fire prevention and safety, including property maintenance, smoke detectors, excessive accumulation of combustible material, and what to do if there is a fire. Also consider coordinating with the Lemon Grove School District to teach local children about the fire dangers and prevention.

**Schedule:** Ongoing

**Funding Source:** City General Fund

**Companion Agencies:** Lemon Grove School District

**Related Safety Element Policies:** 3.1

**Required Master EIR Mitigation Measure:** 4.15-5

### 10. Adequate Water Flows for Fire Suppression

**Program:** Monitor the adequacy of water pressures throughout Lemon Grove for fire fighting purposes. Regularly test water pressure in hydrants as needed to protect public safety.

**Schedule:** Ongoing

**Funding Source:** Helix Water District, City General Fund

**Companion Agencies:** Helix Water District

**Related Safety Element Policies:** 3.2, 3.3

**Required Master EIR Mitigation Measure:** 4.15-6

## 11. Reduced Fire Hazards in Older Structures

**Program:** Encourage conformance to existing codes by providing information about potential fire hazards in older buildings in the City newsletter and brochures in City Hall. Where code violations are identified, require the proper improvements to protect public safety.

**Schedule:** Ongoing

**Funding Source:** Property Owners, City General Fund

**Companion Agencies:** None

**Related Safety Element Policies:** 3.1, 3.3

**Required Master EIR Mitigation Measure:** 4.15-7

## 12. Fire Safety in New Development

**Program:** For new development projects, require conformance to the most current Uniform Fire Code adopted by the City and require the appropriate use of fire safety equipment such as smoke detectors and alarms, automated sprinklers, and well-marked, accessible exits.

## 13. Weed Control and Waste Matter Ordinance

**Program:** Continue implementing the ordinance and update as necessary to address new fire hazards.

**Schedule:** Ongoing

**Funding Source:** City General Fund,

Property Owners

**Companion Agencies:** None

**Related Safety Element Policies:** 3.1, 3.2, 3.3

**Required Master EIR Mitigation Measure:** 4.15-9

Implementation programs regarding sufficient fire protection and suppression services (Safety Element Policy 3.2) are provided in the section entitled "Public Facilities" in the *General Plan Implementation Manual*.

## HAZARDOUS MATERIALS

### 14. Reduced Public Safety Risk from Hazardous Materials

**Program:** To reduce the number of potential injuries, attempt to control concentrations of hazardous materials in areas where people congregate, such as neighborhoods, schools and shopping areas.

**Schedule:** Ongoing

**Funding Source:** City General Fund

**Companion Agencies:** County Hazardous Materials Management Division

**Related Safety Element Policies:** 4.1, 4.2, 4.3

**Required Master EIR Mitigation Measure:** 4.15-10

### 15. Hazardous Materials Use Regulation

**Program:** When issuing business licenses, plan to check that the appropriate permits to handle, transport, use and dispose of hazardous materials have been obtained from the regulatory agencies.

**Schedule:** Ongoing  
**Funding Source:** Business Operators  
**Companion Agencies:** County Hazardous Materials Management Division, California Environmental Protection Agency  
**Related Safety Element Policies:** 4.1, 4.2, 4.3  
**Required Master EIR Mitigation Measure:** 4.15-11

## 16. Household Hazardous Waste Control

**Program:** Consider adopting and implementing the Household Hazardous Waste Element prepared in 1991.

**Schedule:** Element Adoption - Short Term, Element Implementation - Ongoing  
**Funding Source:** County Hazardous Materials Management Division, City General Fund  
**Companion Agencies:** County Hazardous Materials Management Division  
**Related Safety Element Policies:** 4.1, 4.2  
**Required Master EIR Mitigation Measure:** 4.15-12

## 17. Hazardous Material Transport Routes

**Program:** In coordination with the County Hazardous Materials Management Division (HMMD) and the Lemon Grove Fire Department, strive to establish routes for the transport of hazardous materials. The routes should avoid areas where people congregate such as neighborhoods, schools and shopping areas. Implementation could be partially achieved through the HMMD permit process, and the Fire Department and Sheriff's Department could help monitor enforcement.

**Schedule:** Short-Term  
**Funding Source:** City General Fund  
**Companion Agencies:** County Hazardous Materials Management Division, Sheriff's Department  
**Related Safety Element Policies:** 4.1, 4.3  
**Required Master EIR Mitigation Measure:** 4.15-13

## 18. Contaminated Site Clean-Up

**Program:** The City should assist in the clean-up of contaminated sites through actions such as the following.

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

**Schedule:** Ongoing  
**Funding Source:** Property Owners, County Hazardous Materials Management Division  
**Companion Agencies:** County Hazardous Materials Management Division

**Related Safety Element Policies:** 4.3, 4.4

**Required Master EIR Mitigation**

**Measure:** 4.15-14

## 19. County Hazardous Waste Management Plan

**Program:** Attempt to implement the County of San Diego's Hazardous Waste Management Plan locally and participate in future updates.

**Schedule:** Ongoing

**Funding Source:** Business Operators, Property Owners, City General Fund

**Companion Agencies:** County Hazardous Materials Management Division

**Related Safety Element Policies:** 4.1, 4.2, 4.3

**Required Master EIR Mitigation**

**Measure:** 4.15-15

- ◆ Encouraging residents to utilize free public crime prevention services such as the Commercial Security Consultation and Residential Security Consultation through the Sheriff's Department.

- ◆ Enforcing ordinances regarding public disorder, loitering and alcohol use.

**Schedule:** Ongoing

**Funding Source:** City General Fund, Corporate Sponsors, Civic Organizations, Local Churches, Project Lemon Grove, Sheriff's Department

**Companion Agencies:** Sheriff's Department

**Related Safety Element Policies:** 5.1, 5.2

**Required Master EIR Mitigation**

**Measure:** 4.15-16

## 21. Community Network

**Program:** Promote a community-wide network of public and private agencies, organizations, businesses and individuals. Such a network should collect and analyze data on local social problems, define early intervention methods, exchange information, and develop strategies to foster the long-term well-being of all community members.

**Schedule:** Ongoing

**Funding Source:** Participating Organizations, Federal and State Grants/Programs

**Companion Agencies:** Sheriff's Department, Lemon Grove Project, School Districts, Churches, County, etc.

**Related Safety Element Policies:** 5.1, 5.2, 5.4

**Required Master EIR Mitigation**

**Measure:** None

## CRIME

### 20. Crime Prevention

**Program:** Promote the well-being of residents to maintain a stable community. Strategies could include:

- ◆ Supporting crime prevention programs, such as Neighborhood Watch and the Retired Senior Volunteer Patrol, and community education about new laws, and crime prevention measures for personal, family, property and business security.
- ◆ Publishing local crime statistics, including type and location of incidents.

## 22. Positive Community Relationships

**Program:** Encourage positive community relationships and improve community security with steps like the following:

- ◆ Celebrate the community's diversity by establishing an annual ethnic fair and providing ethnic recreational programs.
- ◆ Ensure equal representation on City committees and boards by local ethnic groups.
- ◆ Encourage local civic organizations, schools, churches and Project Lemon Grove to develop programs promoting interaction between youth and seniors.
- ◆ Maximize the use of volunteer patrols, such as the Retired Senior Volunteer Patrol (RSVP), neighborhood watch groups and business associations. Encourage involvement by all sectors of the community.

**Schedule:** Ongoing

**Funding Source:** City General Fund, Corporate Sponsors, Civic Organizations, Local Churches, Lemon Grove Project, Sheriff's Department

**Companion Agencies:** Sheriff's Department

**Related Safety Element Policies:** 5.1, 5.2

**Required Master EIR Mitigation Measure:** 4.15-16

## 23. New Development That Deters Crime

**Program:** Require that new development deter crime through the incorporation of

defensible space concepts, sufficient lighting and visibility as feasible. Request the Sheriff's Department to review development proposals and recommend measures to enhance public safety and prevent crime.

**Schedule:** Ongoing

**Funding Source:** Developers

**Companion Agencies:** County Sheriff's Department

**Related Safety Element Policies:** 5.2, 5.5

**Required Master EIR Mitigation Measure:** 4.15-17

## 24. Positive Youth Activities

**Program:** To deter youth from alcohol and other drug use, gang involvement and vandalism, encourage and provide recreational, educational and prevention programs through forums like the schools, churches, the Lemon Grove Project, Teens with a Cause, D.A.R.E., and other civic programs and organizations

**Schedule:** Ongoing

**Funding Source:** City General Fund, Sheriff's Department, Civic Organizations, Project Lemon Grove, Lemon Grove School District, Grossmont Union High School District

**Companion Agencies:** County Sheriff's Department, Civic Organizations, Project Lemon Grove, Lemon Grove School District, Grossmont Union High School District

**Related Safety Element Policies:** 5.1, 5.2, 5.4

**Required Master EIR Mitigation Measure:** 4.15-18

## 25. Graffiti Removal Program

**Program:** Continue to implement the graffiti removal program to reduce the potential for gang activity. Continue requiring walls to be landscaped as needed to avoid vandalism.

**Schedule:** Ongoing

**Funding Source:** City General Fund, Property Owners

**Companion Agencies:** County Sheriff's Department

**Related Safety Element Policies:** 5.2, 5.4, 5.5

**Required Master EIR Mitigation**

**Measure:** 4.15-19

## 26. Safe Trolley Corridor

**Program:** Coordinate with Metropolitan Transportation Development Board to identify methods to reduce crime around the local trolley stations. Evaluate methods to enhance the aesthetic character and maintenance of the trolley tracks and stations to increase the perception of prevalent law and order and deter potential criminals.

**Schedule:** Short-Term

**Funding Source:** Metropolitan Transportation Development Board, ISTEA, City General Fund

**Companion Agencies:** Metropolitan Transportation Development Board, San Diego Association of Governments, Sheriff's Department

**Related Safety Element Policies:** 5.2, 5.3

**Required Master EIR Mitigation**

**Measure:** 4.15-20

## 27. Target High Crime Areas

**Program:** Each year when renewing the law enforcement contract with the County Sheriff's Department, endeavor to identify high crime areas in Lemon Grove, probable causes, and a plan to reduce criminal activity. Consider recent crime trends when reviewing the contract.

**Schedule:** Annually

**Funding Source:** City General Fund

**Companion Agencies:** County Sheriff's Department

**Related Safety Element Policies:** 5.2, 5.3

**Required Master EIR Mitigation**

**Measure:** 4.15-21

Implementation programs regarding student safety and secure schools (Safety Element Policy 5.4) are provided in the section entitled "Public Facilities" in the *General Plan Implementation Manual*.

## EMERGENCY PREPAREDNESS

### 28. Swift and Efficient Response

**Program:** Emergency preparedness should be accomplished as follows:

- ◆ Regularly update the *Emergency Plan* to address any changes in emergency response systems or new types of potential disasters.
- ◆ Educate residents and businesses about the *Emergency Plan* and evacuation routes, using the City newsletter and periodically distributing literature to the

Lemon Grove Chamber of Commerce, civic groups, religious institutions and the schools.

- ◆ Periodically train City staff and other emergency response staff to effectively implement the *Emergency Plan*.

**Schedule:** Ongoing

**Funding Source:** City General Fund

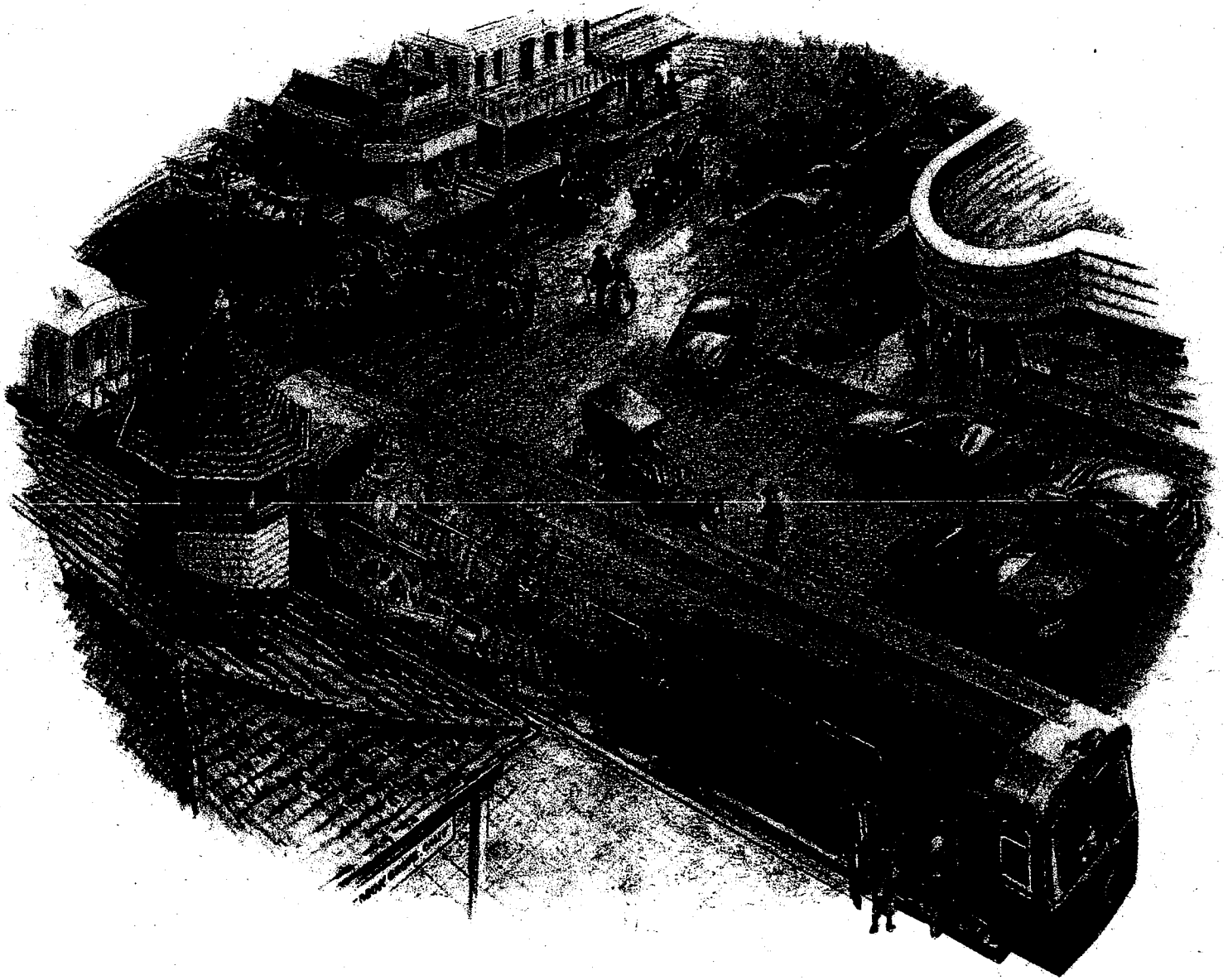
**Companion Agencies:** County Sheriff's Department, State Office of Emergency Services

**Related Safety Element Policies:** 6.1, 6.2, 6.3

**Required Master EIR Mitigation**

**Measure:** 4.15-22





NOISE

---

# General Plan Implementation Manual

# NOISE

---

## NOISE STANDARDS

### 1. Noise and Land Use Compatibility Standards for New Development

**Program:** Use the noise and land use compatibility standards established in the Noise Element to guide future development. Consider both existing and future noise levels of the project site when considering noise compatibility, using the noise contours for 1995 and 2015 in the Noise Element. Require measures to attenuate noise where needed to increase the compatibility of the proposed use with the noise environment.

**Schedule:** Ongoing  
**Funding Source:** Developers  
**Companion Agencies:** None  
**Related Noise Element Policies:** 1.1, 2.1, 2.5, 4.1  
**Required Master EIR Mitigation Measure:** 4.7-1

### 2. Future Residential Development

**Program:** Review future residential development for conformance with the California Noise Insulation Standards (Title 24, Part 2, California Code of Regulations), which requires that interior noise levels for both single-family and multiple-family dwelling units equal 45 decibels dB(A) or less. Per Title 24, require noise studies for all proposed residential sites in close proximity to automotive traffic, rail or industrial

development with baseline noise levels exceeding 60 dB(A) CNEL. Require individual development projects to demonstrate that the interior noise level will equal 45 dB(A) or less.

**Schedule:** Ongoing  
**Funding Source:** Developers  
**Companion Agencies:** None  
**Related Noise Element Policies:** 2.1, 3.0  
**Required Master EIR Mitigation Measure:** 4.7-2

### 3. Minimal Noise Impacts from New Development

**Program:** Review proposed development projects for noise impacts to determine if the noise conditions are incompatible with the proposed use, or if the proposed use will generate noise that impacts nearby sensitive noise receptors such as residences, schools, parks, churches and the library. For all identified significant impacts, require appropriate mitigation to reduce noise impacts to acceptable levels to the extent feasible.

**Schedule:** Ongoing  
**Funding Source:** Developers  
**Companion Agencies:** None  
**Related Noise Element Policies:** 1.1, 2.1, 2.1, 4.1  
**Required Master EIR Mitigation Measure:** 4.7-3

## QUIET NEIGHBORHOODS

### 4. Compatible Land Use Plan

**Program:** Strive for future development that conforms to the Land Use Plan to maintain the peaceful neighborhoods.

**Schedule:** Ongoing

**Funding Source:** City General Fund, Developers

**Companion Agencies:** None

**Related Noise Element Policies:** 1.1, 1.2, 1.3

**Required Master EIR Mitigation Measure:** None

Enforce the Title 24 requirements in new residential development near the freeway. Furthermore, request that Caltrans construct noise barriers along the SR-94 right-of-way to attenuate noise transmission and improve the living environment.

**Schedule:** In Conjunction with New Development; Noise Barriers - Short-Term

**Funding Source:** Developers, Caltrans

**Companion Agencies:** Developers, Caltrans

**Related Noise Element Policies:** 2.1, 2.2

**Required Master EIR Mitigation Measure:** 4.7-5

### 5. Circulation Plan Implementation

**Program:** Implement the Circulation Plan through future roadway improvements subject to funding availability.

**Schedule:** Ongoing

**Funding Source:** City General Fund, Developers

**Companion Agencies:** Caltrans

**Related Noise Element Policies:** 1.3

**Required Master EIR Mitigation Measure:** 4.7-4

### 7. Protection from SR-125 Noise

**Program:** Plan to monitor construction of SR-125, and help monitor proper implementation of the mitigation measures required in the Environmental Impact Statement/Environmental Impact Report for the freeway project.

**Schedule:** In Conjunction with SR-125 Construction

**Funding Source:** Caltrans

**Companion Agencies:** Caltrans

**Related Noise Element Policies:** 2.1, 2.2, 2.3

**Required Master EIR Mitigation Measure:** 4.7-6

## TRANSPORTATION NOISE

### 6. Protection from SR-94 Noise

**Program:** Implement the Land Use Plan which calls for the continued transition of the residential neighborhood abutting SR-94 between Corona Street and Vista Way to commercial development, which will reduce adverse noise impacts from the freeway.

### 8. Quiet Trolley Operations

**Program:** Consider working with the Metropolitan Transit Development Board to identify objectional sources of trolley noise and appropriate measures to reduce noise, where feasible.

**Schedule:** Short-Term  
**Funding Source:** Metropolitan Transit Development Board  
**Companion Agencies:** Metropolitan Transit Development Board  
**Related Noise Element Policies:** 2.5  
**Required Master EIR Mitigation Measure:** 4.7-7

**Related Noise Element Policies:** 4.2  
**Required Master EIR Mitigation Measure:** 4.7-9

## DOWNTOWN VILLAGE AND MASSACHUSETTS STATION STAs

### 11. Quiet Residences in Mixed Use Areas

**Program:** Reduce the potential noise exposure of residents in the Downtown Village and Massachusetts Station STAs by requiring site designs where noise is attenuated by building features, and use of appropriate insulation, treated windows and ventilation systems. The Title 24 standards for interior noise apply to all residential development within both STAs.

**Schedule:** Ongoing  
**Funding Source:** Developers  
**Companion Agencies:** None  
**Related Noise Element Policies:** 1.2, 3.1  
**Required Master EIR Mitigation Measure:** None

### 9. Vehicle Noise and Speed Enforcement

**Program:** Coordinate with the Sheriff's Department to encourage active enforcement of vehicle noise and speed laws.

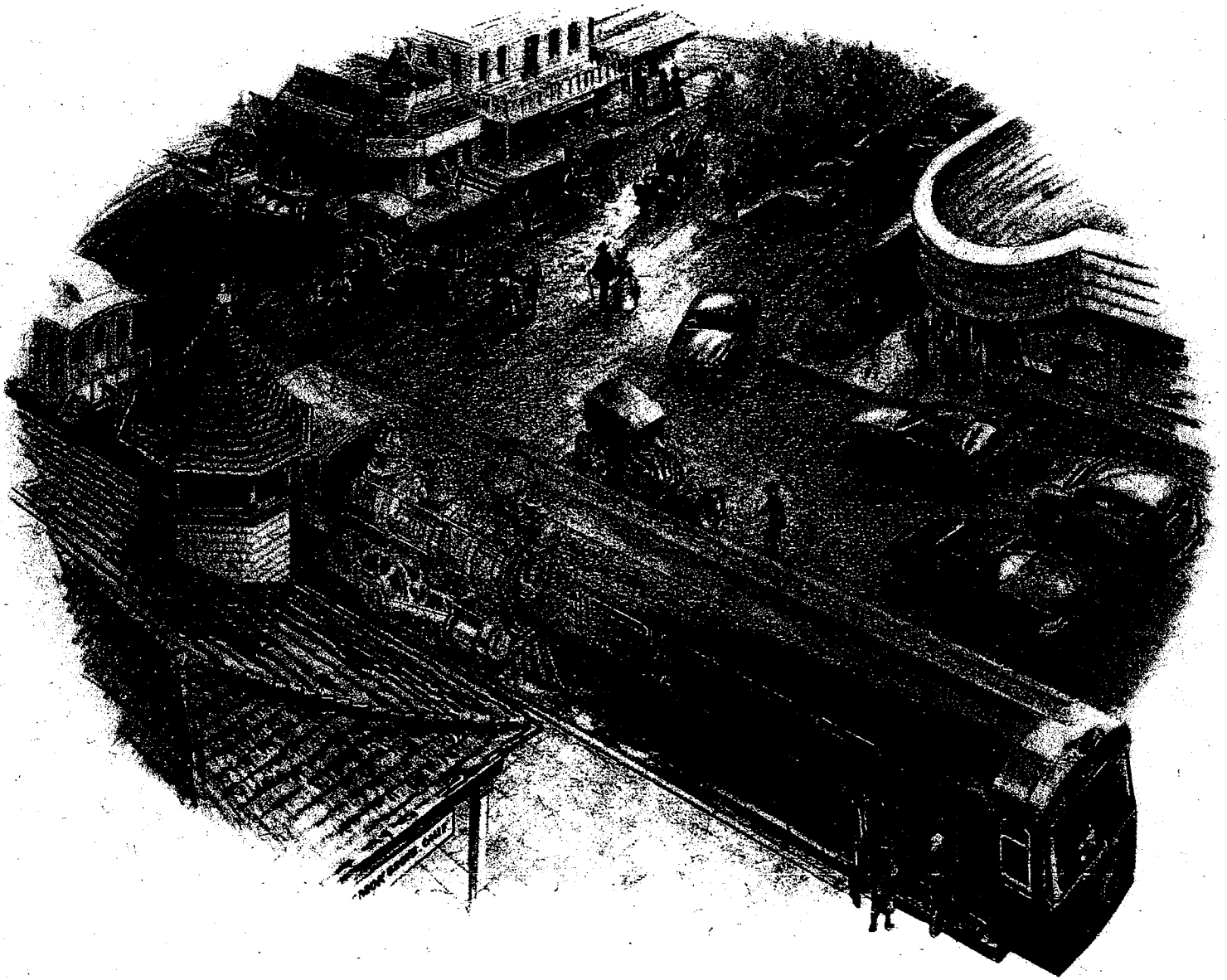
**Schedule:** Ongoing  
**Funding Source:** Sheriff's Department, Vehicle Owners  
**Companion Agencies:** Sheriff's Department  
**Related Noise Element Policies:** 2.4  
**Required Master EIR Mitigation Measure:** 4.7-8

## OTHER NOISE SOURCES

### 10. Noise Abatement and Control Ordinance

**Program:** Actively enforce the Noise Abatement and Control Ordinance, particularly in residential neighborhoods, to maintain quiet and peaceful conditions. Revise the ordinance as necessary to address new noise concerns. Educate the community about the noise ordinance to encourage both compliance and reporting of violations.

**Schedule:** Ongoing  
**Funding Source:** City General Fund  
**Companion Agencies:** Sheriff's Department



## CONSERVATION AND RECREATION

---

# General Plan Implementation Manual

# CONSERVATION AND RECREATION

---

## HISTORIC RESOURCES

### 1. Citywide Historic Survey

**Program:** Under the supervision of a qualified historian and with the assistance of the Lemon Grove Historical Society, endeavor to conduct a comprehensive survey throughout the City to identify significant historic and architectural resources, which include buildings, sites, objects, structures and districts. The survey should include evaluating the significance of each resource according to the National Register of Historic Places criteria and the California Environmental Quality Act Guidelines. Historic resources that are significant to the City's heritage should also be identified based on carefully defined criteria.

**Schedule:** Short-Term

**Funding Source:** City General Fund

**Companion Agencies:** National Park Service, State Historic Places Office

**Related Conservation and Recreation**

**Element Policies:** 1.1, 1.2, 1.3

**Required Master EIR Mitigation**

**Measure:** 4.12-1

### 2. Historic Sites List

**Program:** Based on the results of the Citywide Historic Survey, plan to develop a Historic Sites List with the assistance of a qualified historian and the Lemon Grove Historical

Society. The list could include a register of locations, photographs and historically relevant information regarding each site, structure or feature recognized as historically sensitive or significant to the City's heritage. Involve the Lemon Grove Historical Society and the community in development of the Historic Sites List. All property owners subject to the list should be notified and provided an opportunity to comment prior to adoption of the list. Consider supporting or sponsoring community efforts to register local historic sites that fulfill state or federal requirements. The City will also consider coordinating with the state Office of Historic Preservation on historic incentive programs to benefit local preservation efforts.

**Schedule:** Short-Term

**Funding Source:** City General Fund

**Companion Agencies:** National Park Service, State Historic Places Office

**Related Conservation and Recreation**

**Element Policies:** 1.1, 1.2, 1.3

**Required Master EIR Mitigation**

**Measure:** 4.12-2

### 3. Historic Preservation Ordinance

**Program:** Consider adopting a Historic Preservation Ordinance that could incorporate the following requirements.

- ◆ Prohibit the demolition of a structure or object on the Historic Sites List until the

## Conservation and Recreation

---

condition of the structure, rehabilitation cost and reuse potential have been evaluated, and preserving the structure is proven to be economically infeasible. If demolition is approved, mitigation should include fully documenting the site with plans, photographs and an archaeological/architectural assessment, and/or moving the resource to a new location within the City.

- ◆ New development and physical improvements proposed adjacent to historic sites should not conflict with the preservation of the historic site.

All property owners subject to the ordinance should be notified and provided an opportunity to comment prior to adoption of the ordinance.

**Schedule:** Short-Term

**Funding Source:** City General Fund

**Companion Agencies:** National Park Service, State Historic Places Office

**Related Conservation and Recreation**

**Element Policies:** 1.1, 1.2

**Required Master EIR Mitigation**

**Measure:** 4.12-3

### 4. Historic Sites Signage

**Program:** To enhance awareness and appreciation of the community's history, evaluate options for identifying properties on the Historic Sites List with standard signage.

**Schedule:** Short-Term

**Funding Source:** City General Fund, Community/Corporate Sponsors

**Companion Agencies:** None

**Related Conservation and Recreation**

**Element Policies:** 1.1, 1.2

**Required Master EIR Mitigation**

**Measure:** None

### 5. Oral History

**Program:** In conjunction with the Lemon Grove Historical Society, support or sponsor a program to record old timers' stories about the early years of the community. The recordings should be transcribed and made available to the public at the Lemon Grove Library.

**Schedule:** Short-Term

**Funding Source:** City General Fund, Community/Corporate Sponsors

**Companion Agencies:** None

**Related Conservation and Recreation**

**Element Policies:** 1.2, 1.3

**Required Master EIR Mitigation**

**Measure:** None

### 6. Historic School Curriculum

**Program:** With the Lemon Grove Historical Society and Lemon Grove School District, support development of a standard curriculum on Lemon Grove's history for the local schools.

**Schedule:** Short-Term

**Funding Source:** City General Fund, Community/Corporate Sponsors, Grant  
**Companion Agencies:** Lemon Grove School District

**Related Conservation and Recreation**

**Element Policies:** 1.2, 1.3

**Required Master EIR Mitigation**

**Measure:** None

## Conservation and Recreation

---

### 7. Home for the Lemon Grove Historical Society

**Program:** Help the Lemon Grove Historical Society to find a home for collected relics and artifacts and to establish a museum. The facilities should ultimately be located in the planned Civic Center (see the Community Development Element).

**Schedule:** Short-Term

**Funding Source:** City General Fund, Lemon Grove Historical Society, Community/Corporate Sponsors

**Companion Agencies:** None

**Related Conservation and Recreation Element Policies:** 1.2, 1.4

**Required Master EIR Mitigation**

**Measure:** None

### FOSSILS AND PREHISTORIC RESOURCES

#### 8. Fossil and Prehistoric Resource Protection

**Program:** For proposed new development or redevelopment projects, the City should require impact assessment and mitigation according to the California Environmental Quality Act for paleontological or prehistoric resources. This process should include determining the potential for the occurrence of significant fossils and/or prehistoric resources. If it is determined that potentially significant resources could occur, an investigation should be conducted by a qualified paleontological or cultural resource professional to determine: 1) if resources are in fact present, and 2) the significance of the resource. If the proposed project will impact a significant paleontological and/or

prehistoric cultural resource, mitigation in the form of research, recordation, data recovery and/or in-situ preservation should be required prior to grading.

**Schedule:** Ongoing

**Funding Source:** Developers

**Companion Agencies:** None

**Related Conservation and Recreation Element Policies:** 2.1

**Required Master EIR Mitigation**

**Measure:** 4.12-4 and 4.13-1

### NATURAL BIOLOGICAL HABITAT

#### 9. Natural Habitat Protection

**Program:** For future development within the City limits that could affect the 0.7 acre of coastal sage scrub or the 0.7 acre of disturbed wetlands, the City should require an impact assessment and appropriate mitigation according to the requirements of applicable local, State and Federal policies and regulations related to the impacted biological resources. Impacts should be avoided wherever possible, or off-site mitigation shall be implemented.

**Schedule:** Ongoing

**Funding Source:** Developers

**Companion Agencies:** U.S. Fish and Wildlife, California Department of Fish and Game

**Related Conservation and Recreation Element Policies:** 3.1

**Required Master EIR Mitigation**

**Measure:** 4.11-1



# Conservation and Recreation

---

## SOLID WASTE MANAGEMENT

### 10. Integrated Waste Management

**Program:** Continue to implement the Lemon Grove Source Reduction and Recycling Element and update as necessary to respond to new conditions and state requirements. Plan to prepare annual monitoring reports and evaluate measures to improve the effectiveness of programs.

**Schedule:** Ongoing  
**Funding Source:** City General Fund  
**Companion Agencies:** California Integrated Waste Management Board, County of San Diego Solid Waste Department, EDCO Disposal Services  
**Related Conservation and Recreation Element Policies:** 4.1  
**Required Master EIR Mitigation Measure:** 4.5-12

### 11. Public Education

**Program:** Through periodic articles in the City's newsletter, increase the public's awareness of recycling, reuse and source reduction in addition to the environmental and economic benefits of efficient solid waste management.

**Schedule:** Annually  
**Funding Source:** City General Fund  
**Companion Agencies:** California Integrated Waste Management Board, County of San Diego Solid Waste Department, EDCO Disposal Services  
**Related Conservation and Recreation Element Policies:** 4.1

**Required Master EIR Mitigation Measure:** 4.5-13

### 12. Long-Term Landfill Capacity

**Program:** Evaluate opportunities to participate in interjurisdictional efforts to explore solid waste disposal solutions that minimize environmental and economic impacts.

**Schedule:** Ongoing  
**Funding Source:** City General Fund  
**Companion Agencies:** San Diego Association of Governments, County of San Diego  
**Related Conservation and Recreation Element Policies:** 4.2  
**Required Master EIR Mitigation Measure:** 4.5-14

## EFFICIENT WATER USE

### 13. Water Conservation Month

**Program:** Attempt to increase awareness about the need to use water efficiently, and educate the community about different ways to conserve water. Activities could include a combination of the following.

- ◆ Coordinate with Helix Water District to produce and distribute material promoting Water Conservation Month, and describing available water conservation programs provided by the district and San Diego County Water Authority.
- ◆ Use the City newsletter to promote Water Conservation Month, identify water conservation strategies, and provide

## Conservation and Recreation

---

information about the limited availability of imported water.

- ◆ Ask local nurseries to provide workshops on drought tolerant landscaping and water-efficient irrigation systems.
- ◆ Coordinate with the Lemon Grove Chamber of Commerce to educate the business community about water conservation through coordination with the Lemon Grove Chamber of Commerce.
- ◆ Coordinate special student education programs with Helix Water District and the Lemon Grove School District.
- ◆ Study methods to improve water conservation efforts in City buildings, public parks and other landscaped public areas.

**Schedule:** Annually

**Funding Source:** City General Fund, Helix Water District

**Companion Agencies:** Helix Water District, San Diego County Water Authority, Lemon Grove School District

**Related Conservation and Recreation**

**Element Policies:** 5.1

**Required Master EIR Mitigation**

**Measure:** 4.5-4

### 14. Ongoing Water Conservation

**Program:** Provide the Helix Water District and San Diego County Water Authority literature on water conservation at the City Hall, Lemon Grove Library, and Chamber of Commerce office as feasible.

**Schedule:** Ongoing

**Funding Source:** Helix Water District, San Diego County Water Authority

**Companion Agencies:** Helix Water District, San Diego County Water Authority

**Related Conservation and Recreation**

**Element Policies:** 5.1

**Required Master EIR Mitigation**

**Measure:** 4.5-5

### 15. Water Conservation in New Development

**Program:** As a general guideline, require drought tolerant landscaping, efficient irrigation systems, and ultra low-flow plumbing fixtures for all new development and rehabilitation projects, including public projects. All state Title 22 requirements related to water conservation should be properly incorporated into new development.

**Schedule:** Ongoing

**Funding Source:** Developers, Property Owners, City General Fund

**Companion Agencies:** Helix Water District, San Diego County Water Authority

**Related Conservation and Recreation**

**Element Policies:** 5.1, 5.2

**Required Master EIR Mitigation**

**Measure:** 4.5-6

### 16. Water Conservation Retrofits

**Program:** Investigate the adoption of an ordinance requiring water-efficient plumbing retrofits during the resale of residential, commercial, office, business and industrial properties.

**Schedule:** Ongoing

**Funding Source:** Property Owners

## Conservation and Recreation

---

Companion Agencies: San Diego County Water Authority, Helix Water District

**Related Conservation and Recreation**

**Element Policies:** 4.5-5

**Required Master EIR Mitigation**

**Measure:** None

### 17. Future Reclaimed Water Use

**Program:** Monitor reclaimed water programs implemented by the Helix Water District and the City of San Diego Wastewater Department. When reclaimed water becomes available for use in Lemon Grove, work with the water providers to help identify appropriate uses in Lemon Grove and coordinate required infrastructure construction.

**Schedule:** Ongoing

**Funding Source:** Helix Water District

**Companion Agencies:** Helix Water District, San Diego Metropolitan Wastewater Department

**Related Conservation and Recreation**

**Element Policies:** 5.3

**Required Master EIR Mitigation**

**Measure:** 4.5-7

## CLEAN WATER

### 18. NPDES Compliance

**Program:** Endeavor to implement all applicable requirements of the National Pollutant Discharge Elimination System (NPDES) in Lemon Grove, as follows.

- ◆ **General Construction Activity Storm Water Permit** - For construction activity involving soil disturbance of five or more acres, require the developer to obtain the NPDES General Construction Activity

Storm Water Permit. The permit requires eliminating or reducing non-storm water discharges to storm water conveyance system; developing and implementing a Storm Water Pollution Prevention Plan concurrent with commencement of construction activities; and performing inspections of storm water pollution prevention measures. Review documentation of compliance prior to issuing grading permits.

- ◆ **Areawide Municipal Storm Water Permit** - Continue participating in the areawide cooperative program to manage water quality in accordance with the requirements of this permit.

**Schedule:** Ongoing

**Funding Source:** General Construction Activity Storm Water Permit - Developers, Areawide Municipal Storm Water Permit - City General Fund

**Companion Agencies:** Regional Water Quality Control Board

**Related Conservation and Recreation**

**Element Policies:** 6.2

**Required Master EIR Mitigation**

**Measure:** 4.8-1

### 19. Reduced Runoff Pollutants

**Program:** Each year, attempt to conduct a campaign to educate the community about the importance of minimizing pollutants in runoff (non-point source pollutants). Include all or a combination of the following components in the campaign:

- ◆ Provide information in the City newsletter regarding sources of non-point source pollutants and ways to reduce such pollutants.

# Conservation and Recreation

---

- ◆ Paint anti-pollution messages above storm drains in streets.
- ◆ In conjunction with the Lemon Grove School District, educate the local children about reducing runoff pollutants.
- ◆ In conjunction with the Lemon Grove Chamber of Commerce, educate the business community about reducing runoff pollutants.

**Schedule:** Annually

**Funding Source:** City General Fund

**Companion Agencies:** Regional Water Quality Control Board, Lemon Grove School District

**Related Conservation and Recreation**

**Element Policies:** 6.1, 6.2

**Required Master EIR Mitigation**

**Measure:** 4.8-2

## 20. City Clean Water Leadership

**Program:** Evaluate opportunities for developing and implementing a plan to reduce non-point source pollutants from City grounds, particularly parks and storage yards. To encourage similar actions by community residents and business owners, publicize the City's actions to improve water quality.

**Schedule:** Short-Term

**Funding Source:** City General Fund

**Companion Agencies:** Regional Water Quality Control Board

**Related Conservation and Recreation**

**Element Policies:** 6.1, 6.2

**Required Master EIR Mitigation**

**Measure:** 4.8-3

## ENERGY CONSERVATION

### 21. Promote Energy Conservation

**Program:** Endeavor to provide literature about San Diego Gas and Electric (SDG&E) energy conservation and retrofit programs at City Hall. Consider publishing information about the SDG&E programs in the City newsletter and educate the community about the benefits of energy conservation including improved air quality, reduced need for costly infrastructure improvements, and extending the availability of oil for future generations.

**Schedule:** Ongoing

**Funding Source:** San Diego Gas & Electric

**Companion Agencies:** San Diego Gas & Electric

**Related Conservation and Recreation**

**Element Policies:** 7.1

**Required Master EIR Mitigation**

**Measure:** 4.5-16

### 22. Efficient Energy Use in New Development

**Program:** Require that new development projects - including public projects - incorporate the state Title 24 energy requirements as appropriate and consider requiring the following components to maximize energy efficiency:

- ◆ Energy efficient lighting, heating and air conditioning equipment.
- ◆ Structural design and landscaping that provides for natural cooling from shade.
- ◆ Structural orientation to reduce solar radiation during the summer.

## Conservation and Recreation

---

- ◆ Building, window and insulation materials that reduce the transfer of energy between the outside and inside of the structure.

**Schedule:** Ongoing

**Funding Source:** Developers

**Companion Agencies:** San Diego Gas & Electric

**Related Conservation and Recreation Element Policies:** 7.2

**Required Master EIR Mitigation**

**Measure:** 4.5-17

### CLEAN AIR

#### 23. Accessible Urban Form

**Program:** To decrease pollutants from automobile use, strive towards a development pattern that allows people to use transit, walk or bicycle to activity centers such as the Downtown Village, Civic Center, shopping areas, schools, parks and employment areas. Implement the Community Development and Mobility Element policies for improved local and regional air quality in addition to renewing community livability.

**Schedule:** Ongoing

**Funding Source:** Private Developers, Redevelopment Agency, City General Fund, State and Federal Housing Grants, ISTEA

**Companion Agencies:** San Diego Association of Governments, Metropolitan Transportation Development Board

**Related Conservation and Recreation**

**Element Policies:** 8.1, 8.2, 8.3, 8.5

**Required Master EIR Mitigation**

**Measure:** 4.9-1

#### 24. Efficient Traffic Flow

**Program:** Improve local roads according to the Circulation Plan as needed to maintain efficient traffic flow subject to funding availability.

**Schedule:** Ongoing

**Funding Source:** Developers, City Redevelopment Agency, City General Fund, Caltrans

**Companion Agencies:** Caltrans

**Related Conservation and Recreation**

**Element Policies:** 8.3

**Required Master EIR Mitigation**

**Measure:** 4.9-2

#### 25. Increased Bicycle Transportation

**Program:** Subject to funding availability, implement the Bicycle Facilities Sub-Element of the Mobility Element to help improve regional air quality in addition to improving bicycle safety.

**Schedule:** Short-Term

**Funding Source:** See Bicycle Facilities Sub-Element

**Companion Agencies:** SANDAG, Caltrans

**Related Conservation and Recreation**

**Element Policies:** 8.1, 8.2, 8.5

**Required Master EIR Mitigation**

**Measure:** 4.9-3

#### 26. Improve Job Opportunities for Residents

**Program:** Through the City's economic development program, encourage local establishment of new businesses offering

## Conservation and Recreation

---

high-quality jobs to allow residents to work locally and avoid excessive commutes.

**Schedule:** Ongoing

**Funding Source:** City General Fund

**Companion Agencies:** None

**Related Conservation and Recreation**

**Element Policies:** 8.1, 8.5

**Required Master EIR Mitigation**

**Measure:** 4.9-4

- ◆ Incorporation of transit stops.
- ◆ Pedestrian and bicycle access and facilities, and linkage to other activity and transit centers.
- ◆ Traffic flow improvements.
- ◆ Energy efficient equipment, site design and construction.

### 27. Park-and-Ride

**Program:** Encourage increased use of the park-and-ride lot at the SR-94 freeway and Lemon Grove Avenue by periodically advertising the lot in the City newsletter.

**Schedule:** Annually

**Funding Source:** City General Fund

**Companion Agencies:** Caltrans

**Related Conservation and Recreation**

**Element Policies:** 8.1, 8.5

**Required Master EIR Mitigation**

**Measure:** 4.9-5

**Schedule:** Ongoing

**Funding Source:** Developers

**Companion Agencies:** San Diego Air Pollution Control District

**Related Conservation and Recreation**

**Element Policies:** 8.1, 8.2, 8.3, 8.4, 8.5

**Required Master EIR Mitigation**

**Measure:** 4.9-6

### 29. Minimize Asbestos Hazards

**Program:** To minimize public health hazards, follow due diligence to identify asbestos and require conformance with all applicable regulations for removal and containment of asbestos where necessary.

**Schedule:** Ongoing

**Funding Source:** Developers

**Companion Agencies:** San Diego Air Pollution Control District

**Related Conservation and Recreation**

**Element Policies:** 8.4

**Required Master EIR Mitigation**

**Measure:** 4.9-7

### 28. Minimize Impacts of New Development

**Program:** Review development proposals for potential air quality impacts - both construction and operation impacts - pursuant to the California Environmental Quality Act and the Regional Air Quality Strategy, and evaluate compliance with regional clean air planning objectives. To mitigate impacts, require the use of available technology and land use and transportation planning techniques as appropriate, including:

- ◆ Dust and vehicle emission control during construction.

### 30. Proper APCD Permits

**Program:** Endeavor to ensure that all commercial and industrial operations in the City obtain all appropriate permits from the

## Conservation and Recreation

---

San Diego Air Pollution Control District. Require documentation of necessary permits prior to issuing business permits to the extent feasible.

**Schedule:** Ongoing  
**Funding Source:** Business Operators  
**Companion Agencies:** San Diego Air Pollution Control District  
**Related Conservation and Recreation Element Policies:** 8.4, 8.5  
**Required Master EIR Mitigation Measure:** 4.9-8

### 31. Protect Sensitive Receptors

**Program:** Consider the effects of emissions from nearby transportation corridors when considering development proposals for residential and mixed-use development. In cases where future residents would be impacted by elevated emission levels, require design and engineering measures to reduce the potential impacts.

**Schedule:** Ongoing  
**Funding Source:** Developers  
**Companion Agencies:** San Diego Air Pollution Control District  
**Related Conservation and Recreation Element Policies:** 8.1, 8.2, 8.3, 8.4  
**Required Master EIR Mitigation Measure:** 4.9-9

### 32. Participation in Regional Air Quality Programs

**Program:** Participate in regional air quality planning and implement regional plans, such as the Regional Air Quality Strategy and the Regional Growth Management Strategy, in Lemon Grove. To ensure that new regional

programs can be feasibly implemented and enforced by the local cities, identify options for participating in regional air quality planning processes.

**Schedule:** Ongoing  
**Funding Source:** City General Fund  
**Companion Agencies:** San Diego Air Quality Management District, San Diego Association of Governments  
**Related Conservation and Recreation Element Policies:** 8.5  
**Required Master EIR Mitigation Measure:** 4.9-10

## RECREATION AND OPEN SPACE

### Parks

#### 33. Parks Master Plan

**Program:** Anticipate preparing and implementing a Parks Master Plan addressing the following areas.

- ◆ Complete inventory of existing park and recreational facilities.
- ◆ Long-term maintenance of facilities and grounds.
- ◆ Landscape enhancements that contribute to improving the City's aesthetic character.
- ◆ Improvements and programs to prevent the occurrence of crime, vandalism, graffiti and public nuisances in parks.
- ◆ Accessibility per the Americans with Disabilities Act (ADA).

## Conservation and Recreation

---

- ◆ Continued joint use of City and Lemon Grove School District facilities.
- ◆ Improvements to existing parks to better meet the needs of the community, with consideration of local cultural diversity.
- ◆ Equal geographic distribution of recreational facilities throughout Lemon Grove.
- ◆ Parks and recreational facilities needed to meet the existing and future needs of the community, based on a park availability standard of 1.5 per 1,000 population. While this standard is lower than typical city park standards, it reflects the builtout conditions in Lemon Grove and establishes a realistic goal.
- ◆ Funding strategies.

**Schedule:** Short-Term  
**Funding Source:** City General Fund for Preparation; Development In-Lieu Fees, Community Development Block Grants and Private Donations for Implementation  
**Companion Agencies:** Lemon Grove School District  
**Related Conservation and Recreation Element Policies:** 9.1, 9.2, 9.3, 9.4, 11.1, 11.2, 11.3  
**Required Master EIR Mitigation Measure:** 4.14-1

### 34. Joint Use of City and School Facilities

**Program:** The City should work to continue the joint use of City and Lemon Grove School District (LGSD) facilities and cooperatively address facility maintenance, vandalism and other concerns that arise.

**Schedule:** Ongoing  
**Funding Source:** City General Fund, Lemon Grove School District  
**Companion Agencies:** Lemon Grove School District  
**Related Conservation and Recreation Element Policies:** 9.3  
**Required Master EIR Mitigation Measure:** 4.14-2

### 35. Facilities for Active Recreational Pursuits

**Program:** Provide areas in parks for active youth and adult recreational activities, such as basketball, baseball, roller skating and bicycling, in addition to passive recreational areas for picnicking and relaxing to the extent feasible. When identifying sites for active recreational facilities, consider potential noise impacts to adjacent areas.

**Schedule:** Ongoing  
**Funding Source:** City General Fund, Community Development Block Grants, Private Funds  
**Companion Agencies:** None  
**Related Conservation and Recreation Element Policies:** 9.1, 9.2, 9.3, 9.4  
**Required Master EIR Mitigation Measure:** 4.14-3

### 36. Optimize Regional Park Use

**Program:** Since no regional park exists within the City limits, monitor options to participate in the planning for nearby regional parks to promote facilities that meet the needs of Lemon Grove residents.

**Schedule:** Ongoing  
**Funding Source:** City General Fund



## Conservation and Recreation

---

**Companion Agencies:** County of San Diego, City of San Diego, City of La Mesa  
**Related Conservation and Recreation Element Policies:** 9.4  
**Required Master EIR Mitigation Measure:** 4.14-4

### 37. Offset Impact of New Development

**Program:** As provided by the Quimby Act, require new development to dedicate land and/or pay fees in lieu of dedication for the acquisition and development of recreational facilities as a general guideline. Consider increasing the in lieu fees to better reflect current land acquisition and park development costs.

**Schedule:** Ongoing  
**Funding Source:** Developers  
**Companion Agencies:** None  
**Related Conservation and Recreation Element Policies:** 9.1, 9.2, 11.1, 11.2, 11.3  
**Required Master EIR Mitigation Measure:** 4.14-5

### Recreational Programs

#### 38. Diverse Recreational Programs

**Program:** Continue to provide diverse recreational programs reflecting the interests of local children, teens, adults and seniors. Modify programming as needed to reflect the evolving ethnic composition and interests of the City.

**Schedule:** Ongoing  
**Funding Source:** City General Fund; Federal, State and Regional Grants

**Companion Agencies:** Project Lemon Grove, County of San Diego  
**Related Conservation and Recreation Element Policies:** 10.1, 10.2  
**Required Master EIR Mitigation Measure:** 4.14-6

### 39. Recreation Strategy Plan

**Program:** Endeavor to develop a Recreation Strategy Plan to explore alternatives for expanding recreational options in the community. Strategies may include:

- ◆ Co-sponsoring recreational programs, activities and events with local civic and artistic organizations and public agencies.
- ◆ Using fund-raising techniques and volunteers to expand the scope of programs where appropriate and practical.
- ◆ Identifying opportunities for commercial recreational facilities and programs.

**Schedule:** Short-Term  
**Funding Source:** City General Fund  
**Companion Agencies:** Project Lemon Grove, County of San Diego, Civic Organizations  
**Related Conservation and Recreation Element Policies:** 10.1, 10.2  
**Required Master EIR Mitigation Measure:** 4.14-7

### Aesthetics Open Space

#### 40. Visually Enhanced Open Space

**Program:** Subject to funding availability, maximize the benefit of open spaces such as

## Conservation and Recreation

---

the trolley right-of-way and parks through enhanced landscaping and maintenance. Beautify the City by properly maintaining landscaping, picking up trash and routinely cleaning hard surfaces in public areas such as parks and medians. Beautify the trolley corridor by landscaping the trolley right-of-way and Lemon Grove Avenue median islands throughout the City.

**Schedule:** Short-Term

**Funding Source:** ISTE, City General Fund

**Companion Agencies:** Metropolitan Transit Development Board

**Related Conservation and Recreation**

**Element Policies:** 11.2, 11.3

**Required Master EIR Mitigation**

**Measure:** None

### 41. Open Space for Public Well-Being

**Program:** When considering approval of proposed residential projects, evaluate the availability of nearby open space areas for both children and adults.

**Schedule:** Ongoing

**Funding Source:** City General Fund, Developers

**Companion Agencies:** None

**Related Conservation and Recreation**

**Element Policies:** 11.1

**Required Master EIR Mitigation**

**Measure:** None