



City of Lemon Grove
City Council Regular Meeting Agenda
Tuesday, March 15, 2016, 6:00 p.m.
Lemon Grove Community Center
3146 School Lane, Lemon Grove, CA

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

Call to Order

Pledge of Allegiance

Changes to the Agenda

Public Comment

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

1. Consent Calendar

(Note: The items listed on the Consent Calendar will be enacted in one motion unless removed from the Consent Calendar by Council, staff, or the public. Items that are pulled will be considered at the end of the agenda.)

A. Approval of Meeting Minutes

March 1, 2016 – Regular Meeting

Members present: Sessom, Gastil, Jones, Mendoza, and Vasquez

B. City of Lemon Grove Payment Demands

Reference: Gilbert Rojas, Interim Finance Director

Recommendation: Ratify Demands

C. Waive Full Text Reading of All Ordinances on the Agenda

Reference: Jim P. Lough, City Attorney

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

D. Denial of Claim

The City Council will consider denying the claim against the City.

Reference: Mike James, Public Works Director

Recommendation: Deny Claim

E. Approval of Final Map for Tentative Map TM0047 located at 8137 Cascio Court

The City Council will consider approval of Tentative Map TM0047. WC Group, LLC, owner of the parcel, has satisfied the conditions of approval for the proposed subdivision and requests approval of the Final Map.

Reference: Mike James, Public Works Director

Recommendation: Adopt Resolution

F. Acceptance of the Sewer Capital Improvement Project: Lining

The Lemon Grove Sanitation District will consider accepting the sewer lining work as complete per the contract specifications and authorize the City Manager to file a notice of completion with the County of San Diego.

Reference: Mike James, Public Works Director
Recommendation: Adopt Resolution

G. Amend the Design Contract for the Sewer Main Rehabilitation Project

The Lemon Grove Sanitation District will consider a change order for potholing services to confirm the location of the surrounding utilities in close proximity to the sewer lines proposed for rehabilitation.

Reference: Mike James, Public Works Director
Recommendation: Adopt Resolution

H. Request for Qualifications – Preparation of California Environmental Quality Act Compliance Documents for the General Plan Update

The City Council will consider approving and authorizing release of a Request for Qualifications (RFQ) to identify qualified consultants in the preparation of required environmental documents, for the City's General Plan Update.

Reference: David De Vries, Acting Development Services Director
Recommendation: Authorize Release of Request for Qualifications

2. New Business

None.

3. Public Hearing

A. Public Hearing for Review of the 2015 General Plan Annual Progress Report

The City Council will conduct a public hearing, review and authorize the submission of a General Plan Annual Progress Report (Report) to the State.

Reference: David De Vries, Acting Development Services Director
Recommendation: Conduct Public Hearing and Adopt Resolution

B. Underground Utility District No. 7

The City Council will consider extending the deadline for the conversion of the overhead distribution facilities for Phase 7A and 7B of the Underground Utility District (UUD) No. 7 to April 1, 2016, due to multiple unforeseen challenges with regards to the Lemon Grove Realignment Project.

Reference: Mike James, Public Works Director
Recommendation: Conduct Public Hearing and Adopt Resolution

City Council Oral Comments and Reports on Meetings Attended at the Expense of the City.
(GC 53232.3 (d) states that members of a legislative body shall provide brief reports on meetings attended at the expense of the local agency at the next regular meeting of the legislative body.)

Department Director Reports (Non-Action Items)

Closed Session

Conference with Legal Counsel – Anticipated Litigation
Significant exposure to litigation pursuant to paragraph
(2) or (3) of subdivision (d) of Section 54956.9:
Two Cases

Conference with Legal Counsel – Existing Litigation pursuant to Government Code
Subdivision (a) of Section 54956.9: Guillen v Ig et al Case # 37-2016-00005522-CU-EI-CTL

Adjournment

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

**MINUTES OF A MEETING OF
THE LEMON GROVE CITY COUNCIL**

March 1, 2016

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

Call to Order

Members present: Mayor Mary Sessom, Mayor Pro Tem George Gastil, Councilmember Jerry Jones, Councilmember Jennifer Mendoza, and Councilmember Racquel Vasquez.

Members absent: None.

City Staff present: Lydia Romero, City Manager, Dave DeVries, Acting Development Services Director; Daryn Drum, Division Fire Chief; Monica Gonzalez, Community Services Assistant; Dave Huey, Community Services Superintendent; James P. Lough, City Attorney; Mike James, Public Works Director; Lt. May, Sheriff's Department; and Gilbert Rojas, Interim Finance Director; Laureen Ryan Ojeda, Administrative Analyst.

Presentations

Introduction of Captain Garmo, San Diego Sheriff's Department | Rancho San Diego Command

Recognition of Deputy Katrantzis, San Diego Sheriff's Department

Public Comment

1. Consent Calendar

A. Approval of City Council Minutes

February 16, 2016 Regular Meeting

B. Ratification of Payment Demands

C. Waive Full Text Reading of All Ordinances and Resolutions on the Agenda

D. City of Lemon Grove Investment Policy (2016)

E. Regional Transportation Congestion Improvement Plan

F. Recruitment of Hearing Officers for Code Enforcement Citation Appeals

Action: Motion by Councilmember Jones, seconded by Mayor Pro Tem Gastil, to approve the Consent Calendar passed, by the following vote:

Ayes: Sessom, Gastil, Jones, Mendoza, Vasquez

Resolution No. 2016-3389: Resolution of the City Council of the City of Lemon Grove California Approving the City of Lemon Grove Investment Policy for 2016

Resolution No. 2016-3390: Resolution of the City Council of the City of Lemon Grove, California Amending the Regional Transportation Congestion Improvement Plan Fee

Resolution No. 2016-3391: Resolution of the City Council of the City of Lemon Grove, California Approving the Recruitment of Hearing Officers for Code Enforcement Citation Appeal Hearings

2. New Business

A. Annual Financial Report for Fiscal Year 2014-15

Gibert Rojas, Interim Finance Director, stated that the City contracted with Badawi & Associates to complete the Fiscal Year 2014-15 Independent Audit.

Mr. Ahmed Badawi, Badawi & Associates, provided a presentation and was available to the City Council to answer questions and noted that a correction will be made under "Fiduciary Fund Financial Statements" change the word "two" to "one" and under the Sanitation District change from "dump fee to waste water fee."

B. Recreation Focus Group Presentation

Mike James reported that in 2015, the City Council established a goal to create a focus group to explore the establishment of a Recreation Council. In June 2015, that goal was further expanded to include sub-tasks affiliated with this objective that included:

1. Identify the existing recreational opportunities for Lemon Grove residents in and near the city,
2. Identify recreational needs in the community, including parries and opportunities to meet those needs, and
3. Provide a recommendation of the role a recreation council can play in the community, including: the recreation council's form, whether it is a city established entity, its purpose, staff time required to support, funding issues/opportunities, etc.

The focus group was made up of the following volunteers:

Paul Gorden
Tiare Hamilton
Matthew Johnson
Eric Lund
Beatriz Mendoza
Gabriela Rivers
Denise Strattman
Katie Dexter

The consensus of the Focus Group was that a recreation council will play an important role in the future ability to increase the City's recreation program. The central premise behind this idea is to create a non-profit organization that will supplement the City's recreation program with fundraising activities and promotions.

The Focus Group reviewed current and previous programs and made the following recommendations:

All current special events should be maintained.

Pee wee sports should be maintained.

After school program should also be created and brought back under affordable terms and conditions.

Adult programs (other than softball) should also be brought back after the youth programs are well established.

Youth basketball and soccer programs could be combined with the City's pee wee sports program.

In addition to specifically responding to the topics City Council asked the focus group to respond to there were additional points of information that the group felt were important to share which may help facilitate the expansion of its recreation program.

The Focus Group envisioned a phased approach to any actions that are taken to implement a recreation council. The first step identified was to create a non-profit organization now with a timeline for follow-up on programs after the non-profit is solidified.

A marketing plan was also defined with recommendations to create a Recreation Facebook page, outreach to local faith based organizations and the Lemon Grove Family Resource Center, place a banner at Broadway and Lemon Grove Avenue, mail post cards promoting new recreation programs, use the City's e-mail notifications, partner with the Lemon Grove School District, and online marketing to attract volunteers and support the new recreation program.

Fundraising goals were discussed and recommendations such as generating at least 75 percent with the remaining 25 percent funded by the City and creating special fund raising events to generate the initial monies required to start the program.

The City Council received the report regarding the Recreation Services Focus Group and provided direction to staff.

3. Public Hearing

A. Planned Development Permit Modification PDP-006-09M1

Dave DeVries reported that in September 2014, the City and San Diego Community Land Trust (SDCLT) entered into a purchase option agreement for the eventual sale of 8084 Lemon Grove Way. SDCLT requested to complete the project as entitled and submitted draft construction drawings on January 20, 2016.

A substantial conformance review was performed and the Acting Development Services Director determined that the proposed changes to the siding materials and roof lines do not substantially conform to the approved plans and a planned development permit modification is required.

On February 8, 2016, SDCLT submitted a planned development permit modification request for City Council to consider the revised elevation and floor plans.

Mayor Sessom opened the public hearing.

Public Speaker(s)

Jean Diaz, San Diego Community Land Trust, commented on the project and expressed appreciation to the City Council.

Action: Motion by Councilmember Jones, seconded by Mayor Pro Tem Gastil, to close the public hearing and adopt the resolution passed, by the following vote:

Ayes: Sessom, Gastil, Jones, Mendoza, Vasquez

Resolution No. 2016-3392: Resolution of the Lemon Grove City Council Approving Planned Development Permit Modification PDP-006-09M1 Modifying the Floor Plan, Roof Line and Roof Siding Materials for an Approved Nine Unit Residential Development on 0.37 Vacant Acres at 8084 Lemon Grove Way (Northside Commons)

City Council Oral Comments and Reports on Meetings Attended at the Expense of the City. (GC 53232.3 (d))

Councilmember Jones attended the East County Chamber regalia (not at the city's expense), along with their Legislative Monthly meeting, and CALTRANS Safety Summit.

Councilmember Mendoza attended a Thrive Lemon Grove meeting and reported that the Lemon Grove Lions Club first ever event to be held Saturday March 19th from 9-3p.m.

Councilmember Vasquez attended the Citizens Water Academy Graduate 3-day course sponsored by the County of San Diego, Voice and Viewpoint Gala, Heartland Fire Committee meeting, and the State of the County Address.

Mayor Pro Tem Gastil attended the MTS meeting for February, LA/SD/SLO Rail Corridor meeting, and Troop 108 - Cub Scout's annual awards event.

Mayor Sessom had nothing to report.

City Manager and Department Director Reports

Lt. May thanked council for receiving the presentations.

Lydia Romero updated council on the medical marijuana dispensaries.

Closed Session

Conference with Legal Counsel – Anticipated Litigation Significant exposure to litigation pursuant to paragraph (2) or (3) of subdivision (d) of Section 54956.9:
One Case

Closed Session Report: No reportable action was taken.

Adjournment

There being no further business to come before the City Council, Housing Authority, Sanitation District Board, Lemon Grove Roadway Lighting District Board, and the Lemon Grove Successor Agency the meeting was adjourned at 7:40 p.m.

Susan Garcia

Susan Garcia, City Clerk

City of Lemon Grove Demands Summary

Approved as Submitted:

Gilbert Rojas, Interim Finance Director

For Council Meeting: 03/15//16

ACH/AP Checks 02/20/16-03/17/16

479,666.46

Payroll - 2/23/16

127,675.67

Total Demands

607,342.13

CHECK NO	INVOICE NO	VENDOR NAME	CHECK DATE	DESCRIPTION	INVOICE AMOUNT	CHECK AMOUNT
5264	L0690638272	Employment Development Department	2/23/2016	Unemployment Insurance - Oct-Dec'15	384.00	384.00
5265	2/16/16-2/18/16	Esgil Corporation	2/23/2016	75% Building Fees- 2/16/16-2/18/16	6,929.18	6,929.18
5266	00034840	Hudson Safe-T- Lite Rentals	2/23/2016	Street Name Signs	227.85	227.85
5267	9485633-00	Hydro-Scape Products, Inc.	2/23/2016	Glue/Electric Supplies	24.44	24.44
5269	07-2043	Lemon Grove School District	2/23/2016	Fuel Services-PW: Oct15	1,852.83	1,852.83
5270	318147 318148 318149 318150 318151	M.N. Mauzy Mechanical Inc.	2/23/2016	AC Maintenance - City Hall AC Maintenance - Sheriff Stn AC Maintenance - Fire Stn AC Maintenance - Community Center AC Maintenance - Rec Center	230.00 490.00 210.00 355.00 220.00	1,305.00
5274	2016-44 2016-44 2016-44 2016-44	Quality Code Publishing LLC	2/23/2016	Municipal Code Updaing/ Web Maintenance Printed Municipal Code Supplement Printed Municipal Code Supplement Printed Municipal Code Supplement	163.00 1,524.92 762.45 762.45	3,212.82
5278	9760410749 9760410750	Verizon Wireless	2/23/2016	City Phone Charges- 1/13/16-2/12/19 Phone Charges - PW- 1/13/16-2/12/19	354.03 222.23	576.26
5279	75769903	Waxie Sanitary Supply	2/23/2016	Cleaning Supplies	1,625.86	1,625.86
5258	673851-9 675293-9	BJ's Rentals	2/23/2016	Propane Propane	26.46 27.59	54.05
5259	802049316 82052293	Boundtree Medical LLC	2/23/2016	Medical Supplies Medical Supplies	24.40 143.62	168.02
5277	147253	State of California- Department of Justice	2/23/2016	Fingerprint Apps - Jan'16	32.00	32.00
5257	5656165284	AutoZone, Inc.	2/23/2016	Motor Oil/ Antifreeze/ Coolant	127.97	127.97
5271	2016088 2016091	Martin & Chapman Co.	2/23/2016	Election Forms/Nomination Papers/Requirements Calendar of Events 11/08/16	134.90 29.60	164.50
5261	18408	City of La Mesa	2/23/2016	Overtime Reimbursement- La Mesa- 1/6-1/17	3,220.62	3,220.62
5262	2259Wash- 2/7 7071MTV- 2/7 FireBup- 2/8	Cox Communications	2/23/2016	Calsense Modem Line:2259 Washington 2/6/16-3/5/16 Calsense Modem Line:7071 Mt Vernon- 2/6/16-3/5/16 B/U Phone/Fire /7853 Central- 2/7/16-3/6/16	21.10 19.99 31.55	72.64
5273	WO-25997-1 WO-26247-1	Office Advantage, Inc.	2/23/2016	Office Supplies Office Supplies	509.79 55.80	565.59
5268	InterlinkPlanni	Interlink Planning Group	2/23/2016	Refund/ Interlink Planning Group/ CUP-010-3MI; 812-000-2481	135.75	135.75
5260	Carillo,Vivian	Carillo, Vivian	2/23/2016	Refund/ Carillo, Vivian/Deposit- CommCtr 2-13-16	200.00	200.00
5263	0212162305	Domestic Linen- California Inc	2/23/2016	Shop Towels & Safety Mats	90.75	90.75
5275	Salinas,Martha	Salinas, Martha	2/23/2016	Refund/Salinas,Martha/ Deposit-RecCtr 2-13-16	200.00	200.00
5276	Feb22 16	SANDPIPA	2/23/2016	Ergonomic Furniture	546.00	546.00
5272	Jul-Feb16	Molina, Karlin	2/23/2016	Cell Phone Reimbursement- Jul-Oct'15, Jan-Feb'16	120.00	120.00
ACH	Dec15	San Diego County Sheriff's Department	2/23/2016	Law Enforcement Services - Dec'15	412,690.87	412,690.87
ACH	Refill 2/23/16	Pitney Bowes Global Financial Services LLC	2/24/2016	Postage Usage 2/23/16	250.00	250.00
ACH	44031045	WEX Wright Express Fleet Services	2/24/2016	Fuel - Fire Dept - Jan'16	1,065.89	1,065.89
5286	02/22/16-02/25/16	Esgil Corporation	3/1/2016	75% Building Fees- 2/22/16-2/25/16	2,048.40	2,048.40

5288	318152	M N Mauzy Mechanical Inc	3/1/2016 AC Maintenance- Senior Center	320.00	320.00
5289	1111-15	MJC Construction	3/1/2016 Cover Stockpile on Noth Ave	5,200.00	5,200.00
5293	3010222395	Parkhouse Tire Inc	3/1/2016 E10- Tire Replacement	2,032.25	2,032.25
5295	8683	Pro-Tech Industries	3/1/2016 Disinfectant	431.56	431.56
5296	30745544	RCP Block & Brick, Inc.	3/1/2016 Concrete- LG Park Exercise Equipment Installation	70.29	70.29
5297	17670(1)	Rick Engineering Company	3/1/2016 Professional Services- 1/1/16-1/29/16	5,825.01	5,825.01
5298	353674-2 354617-1	RJ Safety Co Inc	3/1/2016 Gloves Gloves	84.25 120.42	204.67
5300	0272529	SCS Engineers	3/1/2016 Professional Services- January 1- January 31, 2016	2,061.00	2,061.00
5301	39472	The East County Californian	3/1/2016 Public Hearing- 39472	143.50	143.50
5291	41679	Nolte Associates, Inc	3/1/2016 Professional Services- December 1- December 31, 2015	16,220.00	16,220.00
5280	677296-9	BJ's Rentals	3/1/2016 Equipment for LG Park Exercise Equipment Installation	72.00	72.00
5281	82059425	Boundtree Medical LLC	3/1/2016 Gloves/ Intubated Tube/ Masks	638.87	638.87
5302	71044797 71044798	Vulcan Materials	3/1/2016 Asphalt Asphalt	134.14 208.87	343.01
5287	6850	I.B. Trophies & Awards	3/1/2016 Fire Inspector Name Badge	9.72	9.72
5290	INV16385	Neogov Finance	3/1/2016 Finance Director Recruitment	175.00	175.00
5292	WO-26335-1	Office Advantage, Inc	3/1/2016 Laminating Tape	38.28	38.28
5282	3075 3083	D- Max Engineering Inc	3/1/2016 Time Charges: LG Constructions 2016 Time Charges: City Wide Concrete Repair	2,801.81 391.25	3,193.06
5299	FSA#2	Ryan-Ojeda, Laureen	3/1/2016 FSA #2 Reimbursement- 2/9-2/6/16	249.86	249.86
5284	29845	Dikken Engineering	3/1/2016 Services Through December 1, 2015- January 31, 2016	4,236.40	4,236.40
5285	0226162305	Domestic Linen- California Inc	3/1/2016 Shop Towels & Safety Mats	90.75	90.75
5283	Nov-Dec15	De Vries, Dave	3/1/2016 Cell Phone Reimbursement- Nov-Dec15	70.00	70.00
5294	PermitRunner	Permit Runner	3/1/2016 Refund/ Permit Runner/ Permit Issued Twice	149.94	149.94
				479,666.46	479,666.46

**LEMON GROVE CITY COUNCIL
AGENDA ITEM SUMMARY**

Item No. 1.D
Mtg. Date March 15, 2016
Dept. Public Works

Item Title: Denial of Claim

Staff Contact: Mike James, Public Works Director

Recommendation:

Deny a claim submitted by Laura Gonzalez.

Item Summary:

On December 8, 2015, the City of Lemon Grove received a timely filed claim from Laura Gonzalez. Staff recommends denying the claim based on the findings of the initial investigation.

Fiscal Impact:

None.

Environmental Review:

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

Public Information:

- | | | |
|--|---|---|
| ☒ None | ☐ Newsletter article | ☐ Notice to property owners within 300 ft. |
| ☐ Notice published in local newspaper | ☐ Neighborhood meeting | |

Attachments:

None.

**LEMON GROVE CITY COUNCIL
AGENDA ITEM SUMMARY**

Item No. 1.E.
Mtg. Date March 15, 2016
Dept. Public Works

Item Title: Approval of Final Map for Tentative Map TM0047 located at 8137 Cascio Court

Staff Contact: Tim Gabrielson, Interim City Engineer and Mike James, Public Works Director

Recommendation:

Adopt a resolution (**Attachment A**) approving the Final Map for Tentative Map TM0047 and authorize the City Clerk to accept the offers of dedication and easements on the Final Map.

Item Summary:

On August 18, 2009, the Lemon Grove City Council adopted Resolution No. 2892, 2893, and 2894 (**Attachment B**) approving Tentative Map TM0047 which authorized a 12-unit condominium and common areas subdivision on 0.73 gross acres of land located at 8137 Cascio Court in Lemon Grove.

WC Group, LLC, the owner of said parcel, has satisfied the conditions of approval for the proposed subdivision and requests approval of the Final Map for TM0047. Performance bonds and subdivision agreements are in place to ensure that conditions of approval are met and the project is completed in the manner approved by City Council.

If adopted, the Resolution (**Attachment A**) will authorize the City Clerk to execute the Final Map and accept the offer of dedication.

Fiscal Impact:

The City will receive \$2,310 for each new residential unit constructed in accordance with the Regional Transportation Congestion Improvement Program (RTCIP).

Environmental Review:

- | | |
|---|---|
| ☐ Not subject to review | ☐ Negative Declaration |
| ☐ Categorical Exemption, Section | ☒ Adopted ND09-03 |

Public Information:

- | | | |
|--|---|---|
| ☒ None | ☐ Newsletter article | ☐ Notice to property owners within 300 ft. |
| ☐ Notice published in local newspaper | ☐ Neighborhood meeting | |

Attachments:

- A. Resolution
- B. City Council Resolution No. 2892, 2893, 2894

RESOLUTION NO. 2016-

RESOLUTION OF THE CITY COUNCIL OF LEMON GROVE, CALIFORNIA APPROVING A FINAL MAP FOR TENTATIVE MAP TM0047

WHEREAS, On August 18, 2009, the Lemon Grove City Council adopted Resolution No. 2892, 2893, and 2894 approving Tentative Subdivision Map TM0047, as meeting the requirements of the City's Subdivision Ordinance and the California Subdivision Map Act; and

WHEREAS, the Final Map for Tentative Map TM0047 attached hereto as Exhibit 'A' has been submitted and meets the requirements as set forth in the California Government Code section 66433, et. Seq. and is now ready for approval by the City Council; and

WHEREAS, WC Group, LLC, as the owner of the project has paid all fees required by the conditions for processing of the Final Map; and

WHEREAS, the Director of Acting Development Services and the City Engineer have found said Final Map of Tract No. 0047 substantially conforms to the conditionally approved Tentative Map, as required by the California Subdivision Map Act.

WHEREAS, the Mitigated Negative Declaration (ND09-03) was certified by City Council for Tentative Map No. 0047 on August 18, 2009; and

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

1. The Final Map is consistent with the General Plan, the California Subdivision Map Act, and is in substantial conformance with the previously approved Tentative Map (TM0047); and
2. The Final Map for Tentative Map No. 0047 is hereby approved, and the City Clerk is authorized and directed to certify this fact on the face of the Final Map; and
3. All offers the dedication of real property to the City identified on the Final Map are accepted by the City of Lemon Grove; and
4. Authorizes the City Clerk to record a certified copy of this resolution.

/////

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NOTARY CERTIFICATE

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE
VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE
DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE
TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

STATE OF CALIFORNIA :
COUNTY OF SAN DIEGO :

ON _____, 20____, BEFORE ME, _____,
A NOTARY PUBLIC, PERSONALLY APPEARED
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO
BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE
WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY
EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED
CAPACITY(IES), AND THAT BY HIS SIGNATURE(S) ON THE
INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF
WHICH THE PERSON(S) ACTED, EXECUTED THIS INSTRUMENT

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE
STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE
AND CORRECT

WITNESS MY HAND AND OFFICIAL SEAL
SIGNATURE _____
PRINT NAME _____
MY PRINCIPAL PLACE OF BUSINESS IS IN SAN DIEGO COUNTY.
MY COMMISSION EXPIRES _____, 20____.

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE
VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE
DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE
TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

STATE OF CALIFORNIA :
COUNTY OF SAN DIEGO :

ON _____, 20____, BEFORE ME, _____,
A NOTARY PUBLIC, PERSONALLY APPEARED
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO
BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE
WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY
EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED
CAPACITY(IES), AND THAT BY HIS SIGNATURE(S) ON THE
INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF
WHICH THE PERSON(S) ACTED, EXECUTED THIS INSTRUMENT

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE
STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE
AND CORRECT

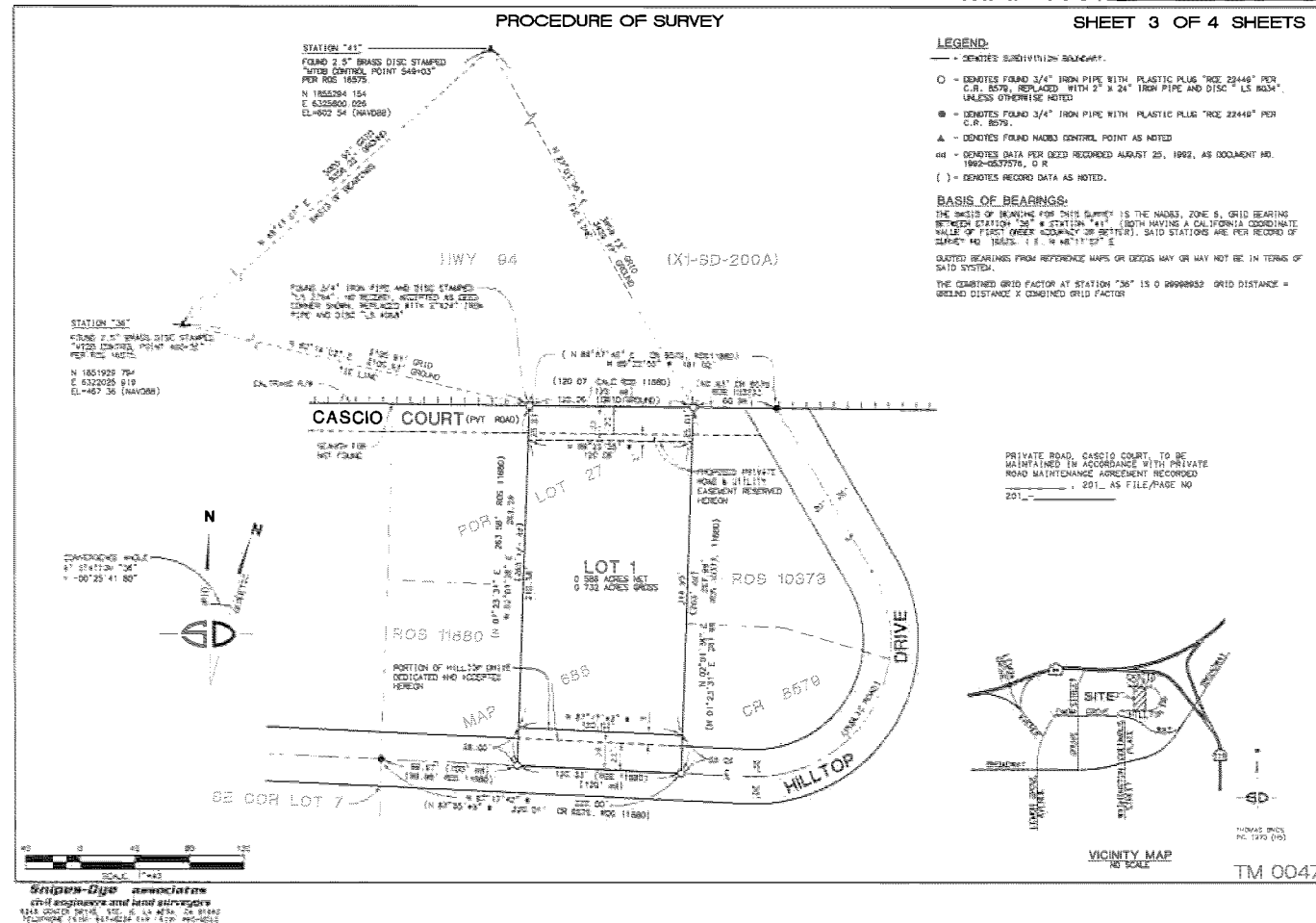
WITNESS MY HAND AND OFFICIAL SEAL
SIGNATURE _____
PRINT NAME _____
MY PRINCIPAL PLACE OF BUSINESS IS IN SAN DIEGO COUNTY.
MY COMMISSION EXPIRES _____, 20____.

NOTES:

- 1. THE SUBDIVISION SHALL BE CONNECTED TO A SEWER OF THE LEMON GROVE
SANITATION DISTRICT
- 2. DOMESTIC WATER SUPPLIED FOR THIS PROJECT SHALL COME FROM MELIX WATER
DISTRICT
- 3. SCHOOL FEES SHALL BE PAID TO THE LEMON GROVE SCHOOL DISTRICT AND THE
GROSSMONT UNION HIGH SCHOOL DISTRICT PRIOR TO ISSUANCE OF A BUILDING
PERMIT FOR FUTURE DEVELOPMENT
- 4. PARKLAND FEES SHALL BE PAID TO THE COMMUNITY DEVELOPMENT DEPARTMENT,
PRIOR TO FINAL INSPECTION OF ANY FUTURE DWELLING UNIT(S) BY THE CITY
BUILDING DEPARTMENT
- 5. SEWER CONNECTION FEES SHALL BE PAID PER DWELLING UNIT TO THE CITY OF
LEMON GROVE SANITATION DISTRICT PRIOR TO ISSUANCE OF BUILDING PERMITS
- 6. ALL UTILITY DISTRIBUTION FACILITIES SHALL BE PLACED UNDERGROUND

MAP NO.

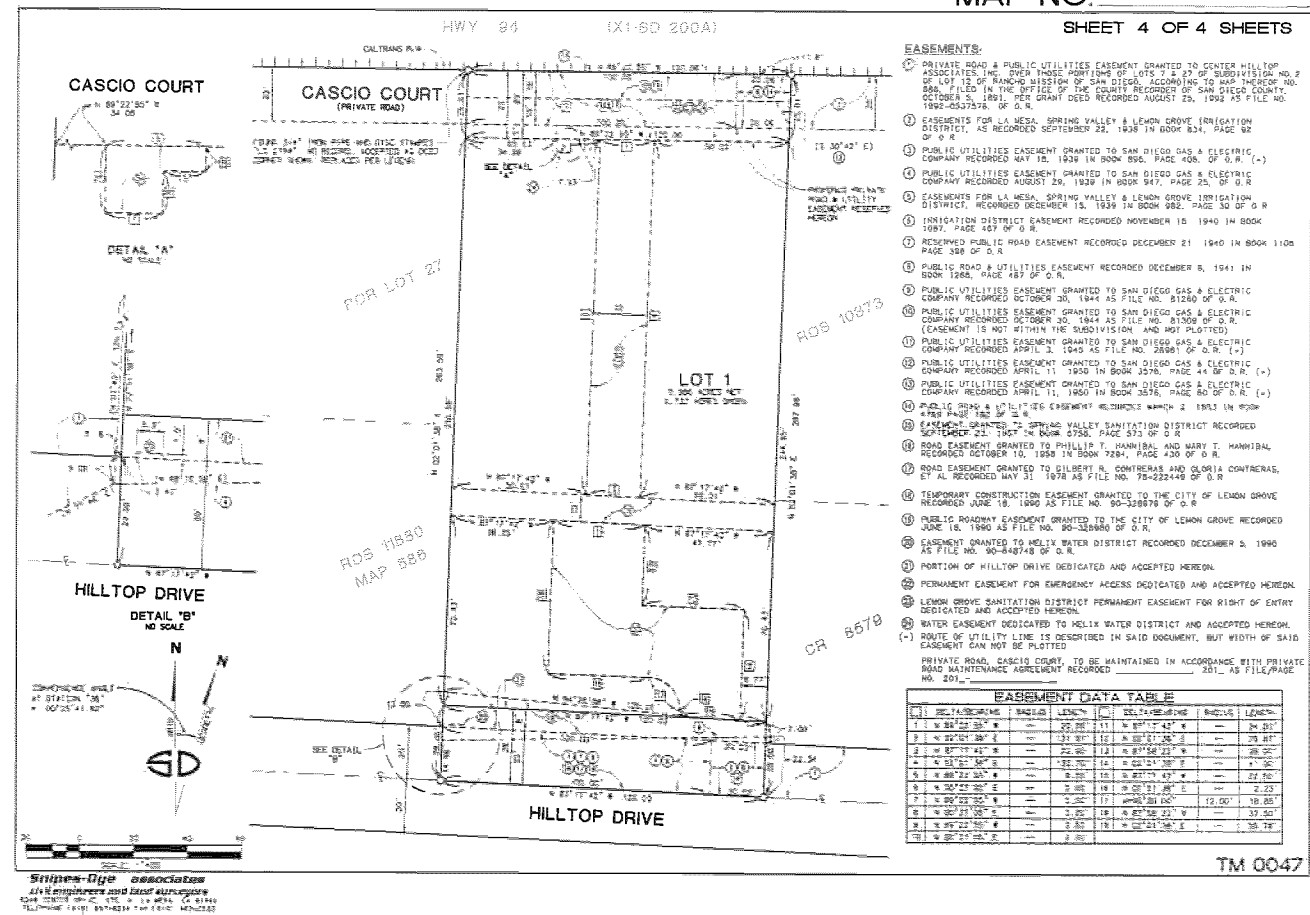
SHEET 3 OF 4 SHEETS



Attachment A – Exhibit 1

MAP NO.

SHEET 4 OF 4 SHEETS



RESOLUTION NO. 2892

RESOLUTION OF THE LEMON GROVE CITY COUNCIL APPROVING VARIANCE REQUEST VA06-002 TO ALLOW A REDUCTION FROM ONE OF THE TWO FRONT YARD SETBACKS AND A REDUCTION OF THE OPEN SPACE REQUIREMENTS FOR A 12-UNIT CONDOMINIUM DEVELOPMENT LOCATED AT 8137 CASCIO COURT

WHEREAS, Mr. Kevin Leon, on behalf of Center Hilltop Associates, filed a complete application for a variance request on June 1, 2009, to reduce one of two front yard setbacks and to reduce open space requirements outlined in Section 17.24.070 of the Municipal Code on 0.73 gross acres of land located at 8137 Cascio Court; and,

WHEREAS, a Mitigated Negative Declaration of Environmental Impact (ND09-03) will be filed subsequent to its adoption and the approval of the proposed project; and

WHEREAS, a public hearing was duly noticed and held by the Lemon Grove Planning Commission on July 27, 2009; and

WHEREAS, the Planning Commission also considered Planned Development Permit (PDP04-002) and Tentative Map (condominium) (TM0047) associated with this Variance VA06-001; and

WHEREAS, the Planning Commission found that the proposed Variance request (VA06-002) complies with the findings of fact required to approve this project pursuant to Development Code Section 17.28.0 60(B) and recommends approval to the City Council; and

WHEREAS, a public hearing was duly noticed and held by the Lemon Grove City Council on August 18, 2009; and

WHEREAS, the City Council is also considering Planned Development Permit (PDP04-002) and Tentative Map (condominium) (TM0047) associated with this Variance VA06-001; and

WHEREAS, the Council determined that the following findings of fact as required by Section 17.28.060(B) of the Lemon Grove Municipal Code could be made as follows:

- 1) There are special circumstances or exceptional characteristics applicable to the property involved, including size, shape, topography or location, that do not apply generally to other property or class of uses in the vicinity and under identical zone classification, so that a denial of the application would result in undue property loss; and

The subject property is a vacant property near SR94 and categorized as a through lot having two street frontages which require two 25-foot front yard setbacks. The northern property line is bounded by a private street easement and the southern property line is bounded by public roadway. Front yard setbacks are measured from the public street right-of-way and the access easement line into the property. Dedication and street improvements are required on both streets further reducing the area available for development. The site is bisected by a 10-foot sewer easement which prohibits any structures and restricts landscape plantings and features. The site contains a significant slope consisting

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of a 40-foot vertical difference from the north side of the property to the south side. The applicant is requesting a reduction of the front yard setback from Cascio Court, the private street. The additional dedication for road easement purposes is irregular and varies from 5-feet to 10-feet in order to accommodate accessible sidewalk area behind the private driveway entrance. The proposed front yard setback on Cascio Court varies from 10-feet to 5-feet. The site warrants a reduction of this street setback in order to accommodate other design features accommodating vehicle access (both non-emergency and emergency), pedestrian sidewalk standards, and to accommodate the proposed density of the project.

The applicant is requesting a reduction of the open space requirement from 6,000sq. ft. to 4,100 sq. ft because of the existing constraints on the site and to accommodate a density compatible to the General Plan Purpose and Goals and the Municipal Code requirements. The slope of the site, final grading and the water quality requirements precludes a large area of open area from being considered as open space. The applicant has provided private balconies, open on-grade patio areas and a rooftop activity deck (carport). The site is also within 600-feet of Kunkel Park. The site and density goals warrant a reduction of the open space requirements.

- 2) The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant such as that possessed by owners of other property in the same vicinity and zone, but which is denied to the property in question; and

Other properties in the same vicinity and zone enjoy similar reductions of setbacks along the private and public roads in the vicinity and appear to contain very little if any open space consistent with the current Municipal Code open space standards. This condition provides support for the required finding of fact that this variance is necessary for the preservation and enjoyment of a substantial property right possessed by the owners of other property in the same vicinity and zone.

- 3) The granting of such variance will not be detrimental to the public interest, safety, health or welfare, and will not be detrimental or injurious to the property or improvements in the same vicinity and zone in which the property is located;

This variance request will not be detrimental to the public interest, safety, health or welfare or injurious to the property or improvements to the vicinity and zone in which the property is located because the construction will be required to meet structural design standards and will improve vehicular emergency and non-emergency access.

- 4) The granting of such variance will not be contrary to or in conflict with the general purposes and intent of this Title, nor to the goals and programs of the General Plan.

The variance request is not inconsistent with the General Plan because the proposed design meets the minimum density required and achieves the highest density possible given the constraints on the site, general plan implementation programs relating to multifamily development, and

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the municipal code standards consistent with the policies of the Lemon Grove General Plan.

NOW, THEREFORE, BE IT RESOLVED that the facts set forth in the recitals of this Resolution are found and declared to be true, and therefore the City Council approves Variance (VA06-001) consistent with the plans dated June 1, 2009 and incorporated herein by reference as Exhibit A except as noted herein, to authorize the proposed 12-unit condominium residential development on approximately 0.73 gross acres of land located at 8137 Cascio Court, Lemon Grove, California. The approval of this variance shall be subject to the following conditions:

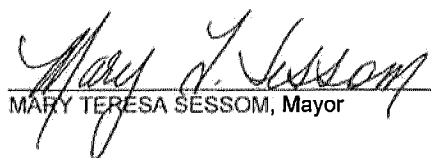
- A. Prior to construction of the project:
 - 1) Obtain approval of Planned Development Permit (PDP04-002).
 - 2) Obtain all improvement permits and building permits associated with constructing PDP04-002.
 - 3) The plans submitted for permits shall show compliance with all appropriate Building and Municipal Codes.
 - 4) The plans submitted for permits shall show substantial compliance to Exhibit A of the approved Variance request.
- B. Obtain certification from the Community Development Director prior to occupancy that the following has been completed:
 - 1) All physical elements of the proposed project shown on the approved Variance plans dated June 1, 2009 except as noted herein has been constructed in conformance to the plans and in accordance with appropriate Lemon Grove Municipal Code provisions.
- C. This Variance request shall expire two years from the effective date to be determined upon City Council approval (or such longer period as may be approved by the Planning Commission or the City Council of the City of Lemon Grove prior to said expiration date) unless construction or use in reliance on this planned development permit has commenced prior to said expiration date.

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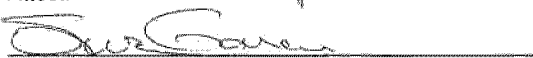
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PASSED AND ADOPTED by the City Council of the City of Lemon Grove, California on August 18, 2009 by the following vote:

<u>COUNCILMEMBERS</u>	AYES	NOES	ABSTAIN	ABSENT
Mary Teresa Sessom	☒	☐	☐	☐
Mary England	☒	☐	☐	☐
George Gastil	☒	☐	☐	☐
Jerry Jones	☒	☐	☐	☐
Jerry Selby	☐	☐	☐	☒


MARY TERESA SESSOM, Mayor

Attest:


SUSAN GARCIA, City Clerk

CERTIFICATION OF CITY CLERK

I, Susan Garcia, City Clerk of the City of Lemon Grove, California do hereby certify the foregoing to be a true and exact copy of Resolution No. 2892 duly passed and adopted by the City Council of said City on the date and by the vote therein recited.

SUSAN GARCIA, City Clerk

RESOLUTION NO. 2893

RESOLUTION OF THE CITY COUNCIL APPROVING PLANNED DEVELOPMENT PERMIT (PDP04-002) TO AUTHORIZE THE CONSTRUCTION OF A 12-UNIT CONDOMINIUM DEVELOPMENT LOCATED AT 8137 CASCIO COURT

WHEREAS, Mr. Kevin Leon, on behalf of Center Hilltop Associates, filed a complete application for a Planned Development Permit on June 1, 2009, to authorize a 12-unit condominium and common area subdivision on 0.73 gross acres of land located at 8137 Cascio Court; and

WHEREAS, a Mitigated Negative Declaration of Environmental Impact (ND09-03) will be filed subsequent to its adoption and the approval of the proposed project; and

WHEREAS, a public hearing was duly noticed and held by the Lemon Grove Planning Commission on July 27, 2009; and

WHEREAS, the Planning Commission also considered Variance VA06-001 and Tentative Map (condominium) (TM0047) associated with this Planned Development Permit (PDP04-002); and

WHEREAS, the Planning Commission found that the proposed Planned Development Permit (PDP04-002) complies with the findings of fact required to approve this project pursuant to Lemon Grove Municipal Code Section 17.28.030(D) and recommends approval to the City Council; and

WHEREAS, a public hearing was duly noticed and held by the Lemon Grove City Council on August 18, 2009; and

WHEREAS, the City Council is also considering Variance VA06-001 and Tentative Map (condominium) (TM0047) associated with this Planned Development Permit (PDP04-002); and

WHEREAS, the City Council has determined that the following findings of fact, as required by Section 17.28.030(D) of the Lemon Grove Municipal Code, can be made as follows:

1. In order to approve this Planned Development Permit this Council must find that the development proposed in the plans and drawings which accompany the application will be consistent with the objective of this Section.
 - a) This Council finds that the design of this project is consistent with the objectives of the Planned Development Permit section of the City of Lemon Grove Municipal Code because the design of the development utilizes modern site design techniques and conditions have been included in the approval of this project to make it consistent with the requirements of the Lemon Grove Municipal Code and to create a project which is harmonious with the existing and potential development in the vicinity.
2. In order to approve this Planned Development Permit, the Council must find that the proposed location of this Planned Development is consistent with the purposes of the Zoning District in which the subject property is located:

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- a) This Council finds that the proposed project complies with the approved Variance, or conditions have been included which require it to comply with the requirements of the Lemon Grove Municipal Code for a residential development of this type.
- 3. In order to approve this Planned Development Permit, the Council must find that the proposed development will comply with each of the applicable provisions of the Zoning Ordinance including off-street parking, landscaping/screening and open space.
 - a) This Council finds that the proposed project complies with the approved variance, or conditions have been included for this project to require it comply with the Lemon Grove Municipal Code requirements relating to off-street parking, screening and landscaping. The open space requirements have been reduced pursuant to VA06-001.
- 4. In order to approve this Planned Development Permit the Council must find that existing street and systems for water, drainage and sewer which are intended to serve the proposed development are adequate or will be made adequate to accommodate the additional burdens imposed by the proposed project.
 - a) This Council finds that this project will provide adequate systems for water, drainage and sewer to serve the proposed development and does not impose unacceptable burdens on the existing systems.
- 5. In order to approve this Planned Development Permit the Council must find that the combination of dwelling types, lot size, and uses in the development will complement each other and will harmonize with existing and proposed land uses in the vicinity; the planned open space, parking and recreation facilities are consistent with the anticipated population of the development.
 - a) This Council finds that the design of the proposed project, as conditioned, will be harmonious with the surrounding land uses and open space is adequate for the anticipated population of the development.
- 6. In order to approve this Planned Development Permit, the Council must find that the development will produce an environment of sustained desirability and stability, harmonious with the character of the surrounding area and consistent with the objectives of the Lemon Grove General Plan and other applicable plans or policies adopted by the City Council.
 - a) This Council finds that the proposed development, as conditioned, will harmonize with the land uses in the area of the subject property and is consistent with the applicable objectives of the Lemon Grove General Plan.
- 7. In order to approve this Planned Development Permit, the Council must find that the proposed development is sensitive to the site's topography, minimizes grading and avoids disruption to hillsides.
 - a) This Council finds that the project site has been previously disturbed and that the proposed grading for the site provides for appropriate access and building area and the maximum amount of open space possible, and impacts to the existing topography on adjacent properties and road systems is minimized.

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8. In order to approve this Planned Development Permit the Council must find that the proposed use will not become detrimental to the public interest, health, safety, convenience or general welfare.

- a) This Council finds that the design of the proposed project complies, or will be made to comply, with all of the applicable requirements of the City Zoning Ordinance relating to public safety and no such detriment should occur.

NOW, THEREFORE, BE IT RESOLVED that the facts set forth in the recitals of this Resolution are found and declared to be true, and therefore the City Council of the City of Lemon Grove approves Planned Development Permit PDP04-002 consistent with the plans, dated received June 1, 2009 and incorporated herein by reference as Exhibit A except as noted herein, to authorize the proposed development of a 12-unit condominium development consisting of four, two-story buildings, including landscaping, screening, and off-street parking on approximately 0.73 gross acres of vacant land located at 8137 Cascio Court., Lemon Grove California. The approval of this project shall be subject to the following conditions:

- A. Prior to the issuance of the building permit for the facility authorized by this Planned Development Permit the applicant shall:

- 1) Obtain City Council approval of Variance VA06-001.
- 2) Submit construction plans that show all physical elements of the proposed project consistent with Exhibit A dated June 1, 2009 except as noted herein.
- 3) The construction plans shall show compliance with the applicable provisions of the 2007 California Building Code (which adopts the 2006 International Building Code, Uniform Plumbing Code, 2006 Uniform Mechanical Code, 2006 National Electrical Code, Fire Code and Title 24 Energy requirements).
- 4) The construction plans shall show all garage doors equipped with an automatic roll-up garage door and remote control. This requirement shall also be included in the Conditions, Covenants and Restrictions (CC&Rs).
- 5) Submit for Community Development Director approval, a detailed landscape and irrigation plan for the entire project. Provide reference sheets for the grading and landscape erosion control plans (label these sheets "Reference Only"). Said landscape plan shall comply with the requirements of Section 17.24.050(B) of the Lemon Grove Municipal Code. The landscape plan shall be in substantial conformance to the approved landscape concept plan. The landscape plan shall be incorporated into the CC&Rs and landscaping and irrigation shall be maintained by the Homeowners' Association (HOA). The plans shall show:
 - a. Plantings are drought tolerant materials with water conserving irrigation.
 - b. Construction details, materials and finishes for the trash and recycle enclosure. A 10' x 30' concrete apron shall be located in front of this enclosure.
 - c. Surface improvements including but not limited to the design and

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locations of all walls, fences, driveways, walkways, botanical and common names of all plant materials, number, size and location of all plantings; all irrigation lines including valves and back-flow devices; and soil amendments.

- d. Landscape materials within the sewer easement shall be to the satisfaction of the City Engineer.
 - e. Show all safety railings and construction details for retaining walls.
- 6) The building plans for the proposed condominium units shall include one copy of the sample exterior building materials and colors to the satisfaction of the Community Development Director.
 - 7) The project plans shall show balconies as illustrated on Exhibit A with the exemption of north facing balconies on the northern most buildings.
 - 8) Prior to the issuance of the building permits for the proposed dwelling units, the applicant shall submit an acoustical analysis of the proposed building plans that shows compliance with the interior noise level requirements of California Building Code Title 24.
 - 9) Submit plans to show each dwelling unit and the carport in the development include the required automatic fire suppression sprinkler system to the satisfaction of the Fire Marshal.
 - 10) Obtain sewer permits and pay capacity fees for 12 units.
 - 11) A fire hydrant shall be installed to the satisfaction of the Fire Marshal. A note shall be placed on the construction plans stating that the hydrant shall be installed and in service prior to construction with combustible materials. A final inspection by the Fire Department shall be required to confirm compliance with this requirement.
- B. Prior to obtaining occupancy and/or final inspection for the facility authorized by this Planned Development Permit the applicant shall comply with the following:
- 12) Request final inspection approval from appropriate City Departments. The payment of the Parkland Dedication fee shall be paid for each dwelling unit prior to requesting a final inspection.
 - 13) All light fixtures shall be designed, shielded and adjusted to reflect light downward, away from any road or street, and away from any adjoining premises.
 - 14) Vehicular sight distance of all driveway entrances shall be to the satisfaction of the City Engineer.
 - 15) The private driveway is to be designated as a Fire Lane. Fire lanes (20 feet clear with no parking) and fire lane markings shall be provided to the satisfaction of the Lemon Grove Fire Department along the private vehicular driveway within the project. The fire lane will be designated per City Fire Department standards and shall be marked and posted "No Parking-Fire Lane" and the curb shall be painted red to the satisfaction of the Fire Department. A final inspection by the Fire Department shall be required to confirm compliance with this requirement prior to the construction with combustible materials and final occupancy.

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- 16) All access roadways and driveways shall maintain a minimum vertical clearance of 13'-6" to the satisfaction of the Fire Marshal.
 - 17) Install a standard street sign for Cascio Court to the satisfaction of the City Engineer.
 - 18) Install property identification signs on-site near both entry drives that prohibit the unauthorized use of the private parking and driveway areas to the satisfaction of the Community Development Director.
- C. Upon certification by the Community Development Director for occupancy or establishment of use allowed by the Planned Development Permit of this project, the following shall apply:
- 1) Comply with all of the Conditions of Section A of this resolution and the requirements of TM0047, as applicable.
 - 2) All landscaping shall be well maintained and adequately watered at all times. The landscaping located on the subject property shall be maintained in a healthy and growing condition at all times. All on-site & off-site landscaped areas shall be planted and irrigated by a permanent irrigation system.
 - 3) The proposed facility shall fully comply with the requirements of the Fire Code to the satisfaction of the Fire Chief.
 - 4) The project shall maintain water quality requirements as outlined in the Water Quality Documents.
 - 5) The project shall comply with all applicable provisions of the California Building Code.
 - 6) The use of barbed wire or razor ribbon on any fences, gates or walls is prohibited.
 - 7) All screening fences, walls and landscaping on the subject property shall be maintained in good condition at all times.
 - 8) All light fixtures shall be designed, shielded and adjusted to reflect light downward, away from any road or street, and away from any adjoining premises.
 - 9) All graffiti shall be removed or painted over with a paint that closely matches the color of the exterior of the building within 48 hours of the discovery of the graffiti.
 - 10) All dumpsters, recycling and refuse containers shall be maintained at all times.
 - 11) No parking is permitted within the private drive aisle (driveway) or designated fire lane area at any time.
 - 12) All structures on the subject property shall comply with all of the appropriate requirements of the Uniform Building Code, Mechanical Code, National Electric Code and Fire Code to the satisfaction of the City of Lemon Grove Building Official and Fire Chief.
 - 13) All aspects of the project shown on the approved plans dated June 1, 2009 shall be maintained in substantially the same condition as indicated

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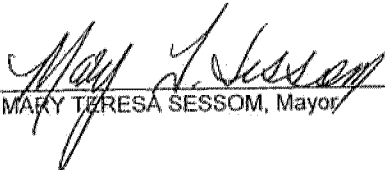
and shall be constructed in accordance with all appropriate City of Lemon Grove Municipal Codes and Ordinances.

- 14) Rooftop mechanical equipment, including but not limited to heating, air conditioning and ventilating equipment, shall be screened so that it may not be seen from the level of adjacent streets and sidewalks.
 - 15) The terms and conditions of this Planned Development Permit shall be binding upon the permittee and all persons, firms, and corporations having an interest in the property subject to this Planned Development Permit and the heirs, executors, administrators, successors, and assigns of each of them, including municipal corporations, public agencies, and districts.
- D. This Planned Development Permit expires two years from the effective date (or such longer period as may be approved by the Planning Commission or the City Council of the City of Lemon Grove prior to said expiration date) unless all requirements of this Planned Development Permit have been met prior to said expiration date.

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PASSED AND ADOPTED by the City Council of the City of Lemon Grove, California on August 18, 2009 by the following vote:

<u>COUNCILMEMBERS</u>	AYES	NOES	ABSTAIN	ABSENT
Mary Teresa Sessom	☒	☐	☐	☐
Mary England	☒	☐	☐	☐
George Gastil	☒	☐	☐	☐
Jerry Jones	☒	☐	☐	☐
Jerry Selby	☐	☐	☐	☒


MARY TERESA SESSOM, Mayor

Attest:


SUSAN GARCIA, City Clerk

CERTIFICATION OF CITY CLERK

I, Susan Garcia, City Clerk of the City of Lemon Grove, California do hereby certify the foregoing to be a true and exact copy of Resolution No. 2893 duly passed and adopted by the City Council of said City on the date and by the vote therein recited.

SUSAN GARCIA, City Clerk

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RESOLUTION NO. 2894

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMON GROVE, CALIFORNIA APPROVING TENTATIVE MAP (CONDOMINIUM TM0047) TO SUBDIVIDE A 0.73 ACRE PARCEL INTO 12 CONDOMINIUM LOTS AND COMMON AREA LOCATED AT 8137 CASCIO COURT

WHEREAS, Mr. Kevin Leon, on behalf of Center Hilltop Associates, filed a complete application for a Tentative Map request on June 1, 2009, to authorize a 12-unit condominium and common area subdivision on 0.73 gross acres of land located at 8137 Cascio Court; and,

WHEREAS, a Mitigated Negative Declaration of Environmental Impact (ND09-03) will be filed subsequent to its adoption and the approval of the proposed project; and

WHEREAS, a public hearing was duly noticed and held by the Lemon Grove Planning Commission on July 27, 2009; and

WHEREAS, the Planning Commission considered Planned Development Permit (PDP04-002) and Variance VA06-001 associated with this Tentative Map (condominium) (TM0047); and

WHEREAS, the Planning Commission found that the proposed Tentative Map complies with the findings of fact required to approve this project pursuant to Development Code Section 16.16.400 and recommends approval to the City Council; and

WHEREAS, a public hearing was duly noticed and held by the Lemon Grove City Council on August 18, 2009; and

WHEREAS, the City Council is also considering Planned Development Permit (PDP04-002) and Variance VA06-001 associated with this Tentative Map (condominium) (TM0047); and

WHEREAS, the City Council has considered said Tentative Map and recommendations of the Planning Commission, Community Development Department, City Engineer, and the Lemon Grove Fire Department with respect thereto and has determined that the conditions hereinafter enumerated are necessary to insure that the subdivision and the improvements thereof will conform to all ordinances, plans, rules, standards, and improvement and design standards of the City of Lemon Grove; and

WHEREAS, in accordance with Section 16.12.280 of the Lemon Grove Municipal Code, the City Council finds that it is impractical in this particular case for this condominium subdivision to conform fully to the requirements of the Subdivision Ordinance. However, waivers granted as part of the approval of this project are found to conform to the purpose of the Subdivision Map Act and of the Subdivision Ordinance of the Lemon Grove Municipal Code; and

WHEREAS, the City Council has reviewed the design of the proposed subdivision and recommends the following waivers and incentives required pursuant to California Government Code Section 65915 of certain requirements of the City Subdivision Ordinance in order to accommodate the proposed condominium map pursuant to Municipal Code Section 16.12.280:

1. A waiver of Section 17.16.040D1 (Minimum Lot Area) and Section 16.12.220B (Design Standards) to allow the proposed condominium lots to have less than 6,000 square feet or 1,500 square feet per dwelling unit of minimum lot area; and
2. A waiver of Section 17.16.040D3 (Minimum Lot Width and Depth) and 16.12.220D (Design Standards) to allow the proposed condominium lots to have less than the 60 foot minimum width and 90 foot minimum lot depth; and
3. A waiver of Section 17.16.040D4 (Minimum Yards) to allow the proposed condominium lots to have reduced minimum yards as specified in the Development Code to allow reduced yards between the separately owned parcels; and

WHEREAS, the City Council finds that the Tentative Map complies with the findings of fact required to approve this project pursuant to Lemon Grove Municipal Code Section 16.16.400 as follows:

1. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because the project is located in an urban infill area and the development will not cause any environmental damage; and
2. The proposed Tentative Map (TM0047) is consistent with the Residential Medium/High density (up to 29 dwelling units per net acre) land use designation of the Lemon Grove General Plan; and
3. The site is physically suitable for the proposed density of development because public utilities will be available to serve the proposed density; and
4. The design of the subdivision or the type of improvements will not cause serious public health problems; and
5. The design of the subdivision or type of improvements does not conflict with easements acquired by the public at large, for access through, or use of property within the proposed subdivision as defined under California Government Code Section 66474; and
6. The design and improvements of the proposed subdivision map comply with the requirements of the State Subdivision Map Act and the City of Lemon Grove Subdivision Ordinance except as specifically waived by the Planning Commission and the City Council; and

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

SECTION 1. Certifies the Mitigated Negative Declaration (ND09-03) that TM0047 would have no significant effect on the environment as mitigated; and

SECTION 2. Grants waivers of certain requirements of the City Subdivision Ordinance as enumerated in this resolution in order to accommodate this condominium subdivision; and

SECTION 3. Approves Tentative Map TM0047 consistent with plans received June 1, 2009 and incorporated herein by reference as Exhibit A, except as noted herein, subject to the following conditions which shall be complied with before a final map thereof is approved by the City Council and filed with the County Recorder of San Diego County.

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A. PRIOR TO ISSUANCE OF ANY GRADING OR IMPROVEMENT PERMIT, THE SUBDIVIDER SHALL:

- 1) Obtain approval of Variance (VA06-001) and Planned Development Permit (PDP04-002).
- 2) Submit a private grading plan (showing existing and proposed on-site improvements including, but not limited to, paving, grading, utilities, retaining walls, and drainage features). The plan shall be prepared in accordance with the City's standard requirements by a Registered Civil Engineer. All necessary measures for prevention of storm water pollution and hazardous material run-off to the public storm drain system from the proposed parking lot or development shall be implemented with the design of the grading.
- 3) Submit a preliminary soils engineering report for the Engineering Department's review prior to issuance of grading and improvement permits. The report shall address, at a minimum, items as stated in Lemon Grove Municipal Code Section 18.08.120. In addition to verifying the tentative map soil stability survey report, the preliminary soils report shall address the adequacy of the building pads, the maximum allowable soil bearing pressure and the recommended minimum pavement structural sections for the proposed streets, the parking areas, and the driveways.
- 4) Submit a public improvement plan showing the proposed and existing improvements within the public right of way. The plan shall be prepared in accordance with the City's standard requirements by a Registered Civil Engineer. The improvement plan submittal must include a sight distance calculation, prepared and signed by a Registered Civil Engineer, verifying that the proposed design provides adequate stopping sight distance for vehicles traveling on Hilltop Drive past the proposed retaining wall at the entry driveway, and for adequate decision sight distance for vehicles entering and exiting the site. Along Cascio Court, drainage patterns indicate flow along the curbline, thus a full curb and gutter section (per SDRSD G-2) will be required as opposed to the G-1 curb section. This revision from the tentative map design shall be shown on the engineered improvement plans.
- 5) The private road to the proposed project (Cascio Court) and the driveway must be a minimum of 20 feet wide, paved with an all weather surface and must be able to support the imposed load of a fire apparatus at 75,000 lbs. Fire lane markings will be required to the satisfaction of the Fire Department. These roads must be designated as "Emergency Access Easements" on the Final Map.
- 6) Obtain a Right-of-way Permit from the Engineering Department for all improvement work within the public right-of-way; obtain a grading permit for the proposed grading construction on private property.
- 7) Install gas, electric, sewer, water lines, and any other below surface utilities before installing any concrete curb, gutters, sidewalks, and street surfacing.

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- 8) The project must maintain water quality requirements as outlined in the Water Quality Documents.
- 9) Provide letters from the serving utility companies stating that arrangements satisfactory to the utility have been made to serve all parcels created. No letter will be required from the telephone company.
- 10) Install new utility distribution facilities underground, including cable television lines, within the boundaries of any new subdivision or within any half street abutting a new subdivision. Coordinate with the necessary cable television operators for the installation of such facilities. Transformers, terminal boxes, meter cabinets, pedestals, concealed ducts, and other facilities necessarily appurtenant to such underground utilities and street lighting systems may be placed above ground unless directed otherwise by the City Engineer. All proposed structures on the subject property shall connect to the utility systems via underground systems.
- 11) Execute a covenant agreeing not to oppose the formation of future utility undergrounding districts that may affect this property.
- 12) Construct, at developer's cost, a street lighting system conforming to City standards.
- 13) Prepare construction plans and construct drainage facilities in accordance with the Drainage and Hydrology Study prepared for the project and to the satisfaction of the City Engineer.
- 14) Ensure that on-site drainage is in compliance with the National Pollutant Discharge Elimination System (NPDES) permit.
- 15) Submit plans showing the size, type, and location of the required fire hydrant, minimum water supply pipe size, minimum turn radii and road width and all other requirements of the Fire Department. A final inspection by the Fire Department shall be required to confirm compliance with this requirement.
- 16) The contractor/permittee conducting any earth moving operation shall be responsible for controlling dust created by its grading operation or activities at all times.
- 17) Grant to the appropriate agency by recorded documents all required easements, specifically all on-site water main easements that serve fire hydrants, or furnish a letter from said agency that none is required.

B. PRIOR TO THE RECORDATION OF THE FINAL MAP, THE SUBDIVIDER SHALL:

- 17) Submit a private Street Maintenance Agreement for the future repair and rehabilitation of the Cascio Court within the limits of ownership prior to recordation of the final map. The City will provide the template for the agreement.
- 18) Submit a final soils engineering report for the Engineering Department's review following grading activities but prior to final inspection for grading permits. The report shall address, at a minimum, items as stated in Lemon Grove Municipal Code Section 18.08.800.

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- 19) Submit a pad certification and compaction report to the City for review and approval prior to applicant request for final inspection on the grading permit.
- 20) Dedicate street right-of-way to the City as shown on the tentative map. Specifically, dedicate sufficient right-of-way to complete a 28' half-width for Hilltop Drive. The City will prepare a "Grant Deed – Right-of-Way Dedication" Agreement for signature prior to recordation of the final map.
- 21) Submit a secured agreement to construct the public improvements prior to either recordation of the final map or building permitting. A cost estimate for work proposed within the public right of way shall be submitted with the plans. Subsequent to approval of the cost estimate, the City will prepare the improvement agreement for signature by the owner. A security equal to the approved cost estimates shall be posted with the public improvement agreement.
- 22) A portion of the proposed retaining wall is within the dedicated public right-of-way along Hilltop Drive. Prior to recordation of the final map, the owner will be required to submit an Encroachment Maintenance and Removal Agreement for this wall.
- 23) In order to provide permanent access for sanitation maintenance vehicles, a permanent easement for right of entry must be granted to the Lemon Grove Sanitation District for both the upper and lower parking lot areas. This right of entry easement must be shown on the final map.
- 24) The design and area of all lots and the design of the final map shall be in substantial conformance to that shown on the approved tentative map to the satisfaction of the Community Development Director.
- 25) Submit a title report for the property no more than 60 days in advance of the recordation of the Final Condominium Map to the City Engineer for review. The final map shall identify any easements indicated within the Title Report.
- 26) Create a HOA to manage the Covenants, Conditions and Restrictions (CC&Rs). Said CC&Rs shall be submitted to the City for review prior to State of California (Department of Real Estate) final approval and shall be written to the satisfaction of the Community Development Director and the City Engineer. The CC&Rs shall include the requirements of the SUSMP approved for this project to the satisfaction of the Water Quality Program Coordinator, City Engineer and Community Development Director and all other HOA requirements and shall be recorded concurrent with the final map and shall include but not limited to:
 - a. Best Management Practices (BMPs) and a Private Driveway and Drainage Maintenance Agreement. The maintenance and the preservation of the drainage facilities shall be included in the CC&Rs. The developer, current and future property owners shall adhere to the recommendations of the Water Quality Documents and CC&Rs approved for this project.
 - b. The HOA shall provide on-going maintenance of landscaping and irrigation of planting areas, parkways, and open space areas. The

Attachment B

- CC&Rs shall show private on-grade open space areas (near individual units) and designate unit responsibilities for maintenance.
- c. Immediate removal of graffiti is required.
 - d. All garage doors shall be automatic roll-up type doors and equipped with remote control devices.
 - f. All landscaping and other exterior site improvements on-site shall be well maintained at all times in substantially the same condition as approved in accordance with the approved site and landscape plans.
 - g. Requirements to maintain the drainage facilities and any access easements (where they occur) on the property.
 - h. Identify and implement the BMPs identified in the Standard Urban Stormwater Mitigation Plan (SUSMP) prepared for this project and state that the developer, current and future property owners shall comply with the recommendations of the SUSMP prepared for this project to the satisfaction of the Water Quality Program Coordinator and the City Engineer.
 - i. Funding of the long term maintenance of all facilities required by the Water Quality documents shall be included in the annual HOA budget.
 - j. A long-term operation and maintenance program (OMP) will be a requirement and the responsibility of the HOA to maintain. Funding for the program is required to be accounted for in the annual budget of the HOA.
 - k. Routine maintenance of all mechanical ventilation, heating and cooling equipment is required to ensure adequate air quality is achieved because of the proximity to SR94.
- 27) The CC&Rs shall clearly establish the responsibilities of the homeowners with regard to the continuing maintenance and preservation of the buildings, driveways, private street and drainage facilities (where they occur), slopes, landscaping and irrigation. Said CC&Rs shall specifically limit the number of dwelling units to 12 units to be built on the site, shall give the City the right but not the duty to enter the premises to do maintenance and levy assessments if the home owners fail or refuse to maintain said facilities, and shall prohibit amendments to the CC& Rs without express written consent of the City.
- 28) The developer shall execute an agreement imposing restrictions on real property with the Lemon Grove Community Development Agency, in which the Owner agrees to reserve one (1) condominium (hereinafter called the "affordable units") in the Project exclusively for sale to and/or occupancy by moderate income households whose annual income does not exceed the established California moderate income for the year of building permit issuance. The affordable unit shall be maintained for 45 years for an owner-occupied dwelling unit and 55 years for a rental unit. These covenants or restrictions shall be recorded in the office of the county recorder for the unit of real property subject to this subdivision in a form acceptable to the City Attorney. Notwithstanding any other provision of law, these covenants or restrictions shall run with the land and shall be

Attachment B

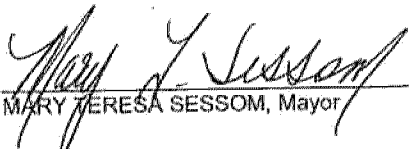
enforceable, against the original owner and successors in interest, by the agency or the community. This condition may be modified as required by the Lemon Grove Community Development Agency and the Community Development Department prior to the recordation of the final map

- 29) The subdivider shall provide the City Engineer with two reproducible Mylar copies of the final map for recordation.
- C. The protection of the public interest requires that the subdivider, contractors, builders, lot or parcel owners, and other person, firms and corporations concerned with the development of said subdivision conform to the following standards, and all permits required by the City of Lemon Grove will be issued pursuant to such standards:
 - 30) All domestic water supplied for this subdivision shall come from the Helix Water District.
 - 31) All buildings constructed in this subdivision shall be connected to the public sewer system of the Lemon Grove Sanitation District.
 - 32) Future construction on the site shall comply with applicable provisions of the 2007 California Building Code (which adopts the 2006 International Building Code, 2006 Uniform Mechanical Code, Uniform Plumbing Code, 2006 National Electrical Code & title 24 Energy Requirements).
 - 33) Sewer and water lines shall not be laid in the same trench in any part of this subdivision.
 - 34) Proper drainage shall be maintained throughout this subdivision as to prevent ponding and/or storage of surface water and shall be in compliance with the National Pollutant Discharge Elimination System (NPDES) permit to the satisfaction of the City Engineer.
- D. This approval of this tentative map will expire two years from the date of approval. The final map or maps conforming to this conditionally approved tentative map shall be filed with the City Council in time so that said Council may approve the map before this approval expires unless prior to that date the Planning Commission or City Council subsequently grants a one-year time extension for obtaining such approval of said final map or maps as provided by the City Subdivision Ordinance.
- E. The subdivider shall indemnify, protect, defend, and hold harmless, the City and any agency thereof, and/or any of its officers, employees, and agents from any and all claims, actions, or proceedings against the City, or any agency or instrumentality thereof, or any of its officers, employees, or agents to attack, set aside, void, or annul, an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board, or legislative body, including actions approved by the voters of the City, concerning the project, City shall promptly notify the applicant/subdivider of any claim, action, or proceeding brought within this time period, and City shall further cooperate fully. If the City fails to promptly notify the applicant/subdivider of any such claim, action, or proceeding, or fails to cooperate fully in the defense, the applicant/subdivider shall not thereafter be responsible to indemnify, defend, protect or hold harmless the City, any agency or instrumentality thereof, or any of its officers, employees, or agents.

Attachment B

PASSED AND ADOPTED by the City Council of the City of Lemon Grove, California on August 18, 2009 by the following vote:

<u>COUNCILMEMBERS</u>	AYES	NOES	ABSTAIN	ABSENT
Mary Teresa Sessom	☒	☐	☐	☐
Mary England	☒	☐	☐	☐
George Gastil	☒	☐	☐	☐
Jerry Jones	☒	☐	☐	☐
Jerry Selby	☐	☐	☐	☒


MARY TERESA SESSOM, Mayor

Attest:


SUSAN GARCIA, City Clerk

CERTIFICATION OF CITY CLERK

I, Susan Garcia, City Clerk of the City of Lemon Grove, California do hereby certify the foregoing to be a true and exact copy of Resolution No. 2894 duly passed and adopted by the City Council of said City on the date and by the vote therein recited.

SUSAN GARCIA, City Clerk

**LEMON GROVE SANITATION DISTRICT
AGENDA ITEM SUMMARY**

Item No. 1.F
Mtg. Date March 15, 2016
Dept. Public Works

Item Title: Acceptance of the Sewer Capital Improvement Project: Lining

Staff Contact: Mike James, Director of Public Works

Recommendation:

Adopt a resolution (**Attachment A**) accepting the Sewer Capital Improvement Project: Lining as complete.

Item Summary:

On March 17, 2015, Nu Line Technologies, Inc. was awarded Sewer Capital Improvement Project: Lining (Contract No. 2015-01) with a bid amount of \$189,946.46 and a project budget (including construction inspection and contingency) not to exceed \$280,000.

Since the project was awarded, there have been two change orders: Change Order No. 1 was issued after the initial cleaning and video assessment. It was discovered that approximately 38 percent of the total linear footage was six inches in diameter rather than the eight-inches that was indicated in the project drawings. Due to the difficulty and manpower that was needed to install the smaller, six-inch liner, the contractor requested an increase of \$50,510.00. Change Order No. 2 was issued for time and material changes at four locations, the deletion of two line items, and the addition of one line item. The contractor requested a decrease of \$1,267.34. The final project budget, including inspection, totaled \$278,708.66.

On February 25, 2016, the City's construction inspection consultant completed the final inspection of the improvements and determined the work was completed per the contract specifications.

Staff recommends that the City Council adopt a resolution accepting the work as complete, authorize the City Manager to file a notice of completion with the County of San Diego, and authorize staff to release the retention no sooner than thirty (30) days after the notice of completion has been filed.

Fiscal Impact:

Sanitation District funds were used to fund this project.

Environmental Review:

- | | |
|--|---|
| ☐ Not subject to review | ☐ Negative Declaration |
| ☒ Categorical Exemption, Section 15304 | ☐ Mitigated Negative Declaration |

Public Information:

- | | | |
|--|---|---|
| ☒ None | ☐ Newsletter article | ☐ Notice to property owners within 300 ft. |
| ☐ Notice published in local newspaper | ☐ Neighborhood meeting | |

Attachments:

A. Resolution

Attachment A

RESOLUTION NO. 2016 -

RESOLUTION OF THE LEMON GROVE SANITATION DISTRICT ACCEPTING THE SEWER CAPITAL IMPROVEMENT PROJECT: LINING (CONTRACT NO. 2015-01) AS COMPLETE

WHEREAS, on March 17, 2015, the City Council awarded the Sewer Capital Improvement Project: Lining (Contract No. 2015-01) to NuLine Technologies, Inc.; and

WHEREAS, Two change orders in the total amount of \$49,242.66 increased the original contract price from \$189,946.46 to \$239,189.12; and

WHEREAS, the final project cost of \$278,708.66 was allocated for this project from Sanitation District funds; and

WHEREAS, on February 25, 2016, NuLine Technologies, Inc. completed the scope of work as defined by the original contract and change orders; and

WHEREAS, Construction Inspection Consultants inspected all of the improvements and determined that NuLine Technologies, Inc. fulfilled its contractual obligations.

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

1. Accepts the work for the Sewer Capital Improvement Project: Lining (Contract No. 2015-01) as complete; and
2. Authorizes the City Manager to file a notice of completion with the County of San Diego; and
3. Authorizes City staff to release the retention no sooner than thirty (30) days after the notice of completion is filed. |

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/////

**LEMON GROVE SANITATION DISTRICT
AGENDA ITEM SUMMARY**

Item No. 1.G
Mtg. Date March 15, 2016
Dept. Public Works

Item Title: **Amend the Design Contract for the Sewer Main Rehabilitation Project**

Staff Contact: Mike James, Public Works Director

Recommendation:

Adopt a resolution (**Attachment A**) amending the design contract for the Sewer Main Rehabilitation Project awarded to Dokken Engineering for an additional amount of \$14,531.

Item Summary:

On January 15, 2013, the Sanitation District Board (Board) adopted Resolution No. 254 awarding a design contract to Dokken Engineering for the Sewer Main Rehabilitation Project.

On May 20, 2014, the Board authorized an amendment to the contract in the amount of \$10,450 to add additional locations to the design. In November 2015, a change order to field verify and revise the plans to reflect current conditions was authorized by the Interim City Manager in the amount of \$7,885. Since then, staff identified the need for potholing services to confirm the location of the surrounding utilities in close proximity to the sewer lines proposed for rehabilitation. At staff's request, Dokken Engineering provided a scope and fee for these additional services (**Attachment B**) for an amount not to exceed \$14,531.

Staff recommends that the Sanitation District Board adopt a resolution amending the design contract for the Sewer Main Rehabilitation Project to include additional services for a total project cost not to exceed \$89,466 (**Attachment A**).

Fiscal Impact:

The design contract cost will increase by \$14,531. The new contract total will not exceed \$89,466. Sufficient funds are allocated from the sanitation district.

Environmental Review:

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

Public Information:

- | | | |
|--|---|---|
| ☒ None | ☐ Newsletter article | ☐ Notice to property owners within 300 ft. |
| ☐ Notice published in local newspaper | ☐ Neighborhood meeting | |

Attachments:

- A. Resolution
- B. Amended Scope of Work

Attachment A

RESOLUTION NO. 2016-

RESOLUTION OF THE LEMON GROVE SANITATION DISTRICT AMENDING THE DESIGN CONTRACT FOR THE SEWER MAIN REHABILITATION PROJECT

WHEREAS, on January 15, 2013, a design contract for sewer main rehabilitation was awarded to Dokken Engineering under the Sanitation District's Five-Year Capital Improvement Program; and

WHEREAS, on May 20, 2014, the Board authorized an amendment to the contract in the amount of \$10,450 to add additional locations to the design; and

WHEREAS, in November 2015, a Change Order to revise the plans and specifications and a field verification was authorized by the Interim City Manager in the amount of \$7,885; and

WHEREAS, the design contract requires an amendment to add potholing services, and

WHEREAS, the Sanitation District finds it in the public interest to amend the contract for the Sewer Main Rehabilitation Project awarded to Dokken Engineering.

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

1. Modifies the scope of work for the Sewer Main Rehabilitation Project design contract awarded to Dokken Engineering; and
2. Amends the total project design budget in an amount not-to-exceed \$89,466; and
3. Authorizes the Executive Director or designee to execute and manage said contract.

/////

/////



DOKKEN ENGINEERING

Transportation Solutions from Concept to Construction

February 25, 2016

Jeremiah J. Harrington
Assistant Engineer
City of Lemon Grove
3232 Main Street
Lemon Grove, CA 91945

Reference: City of Lemon Grove Sewer Improvement Project – Potholing

Dear Mr. Harrington:

This letter provides a scope of services and fee for additional services to provide the City with potholing and engineering design services to incorporate the potholing results into the contract documents. The services requested under this amendment supplement, and do not overlap with, services authorized under the original project scope or amendment 1.

SCOPE OF SERVICES

The following detailed scope of services describes the specific tasks to be performed and deliverables that will be provided.

Potholing Services

IEC is including a proposal from Underground Solutions to perform the potholing work. The scope of the potholing work includes submitting an application package including traffic control plans to the City for obtainment of an encroachment permit (assumed permit fee is waived), calling USA Digalert to perform utility markouts, staging and maintaining traffic control, vacuum excavations for 10 pothole locations, backfilling, compacting and patching pothole locations with permapatch/rapid set, mark each location with PK nails and paint for future survey and preparation of a subsurface utility report with data, photos and pothole locations on a map. The pothole locations are as shown on the attached map. Potholing services do not include survey of pothole locations.

IEC will incorporate the pothole results into the plans including creating a pothole table indicating potholed points and revising the mapped utilities to conform to potholed locations and depths. The existing contract documents do not incorporate horizontal control and vertical control has been provided for select manholes. The pothole locations will be input as relative to the existing sewer by measurements done on site and visual correlation with surface improvements. The incorporation of pothole results does not include horizontal or vertical redesign of existing facilities. Following incorporation of the pothole results IEC will submit revised plans to the City for review and will attend a meeting at the City to discuss results.

FEE ESTIMATE

A breakdown of the scope and fee is attached.

Attachment B



DOKKEN ENGINEERING

Transportation Solutions from Concept to Construction

Jeremiah J. Harrington
City of Lemon Grove
February 25, 2016
Page 2 of 2

We propose to complete this work on a time and materials basis at a total cost not to exceed **\$14,531**.
This brings the total requested project budget to **\$89,466**.

Sincerely,



Robert S. Weber, PE
Senior Project Manager
Infrastructure Engineering Corporation



John Klemunes, PE
Regional Manager
Dokken Engineering

CC: Jamie Fagnant, PE

Attachment B

FEE ESTIMATE
DOKKEN ENGINEERING
City of Lemon Grove Sewer Capital Improvement Project - Amendment 2

Task/ Subtask	Task/Subtask Description	Sr. Project Manager (Rob Weber)	Project Engineer (Jonie Fagnant)	Engineer II/ CAD II Designer (Anthony Salvani)	Subtask Labor-Hours	Subtask Labor Cost	Direct Cost	Subcontract	Total Cost
		\$190.00	\$140.00	\$120.00					
	Potholing Services								\$14,531
	Potholing Services		2		2	\$280	\$0	\$0	\$280
	Incorporation of pothole results	1	2	5	11	\$1,130	\$0	\$11,531	\$13,941
	Meeting	3	4		7	\$1,130	\$120	\$0	\$1,250
		4	8	5	20				
		\$760	\$1,120	\$960		\$2,840	\$120	\$11,571	\$14,531

TOTAL NOT-TO-EXCEED FEE: \$14,531

**LEMON GROVE CITY COUNCIL
AGENDA ITEM SUMMARY**

Item No. 1.H
Mtg. Date March 15, 2016
Dept. Development Services (Planning Division)

Item Title: **Request for Qualifications – Preparation of CEQA Compliance Documents for the General Plan Update**

Staff Contact: David De Vries, Acting Development Services Director

Recommendation:

Authorize the release of a Request for Qualifications (**Attachment B**) to select a consultant to prepare the required California Environmental Quality Act (CEQA) compliance documents for the General Plan Update.

Item Summary:

Staff has drafted a Request for Qualifications (RFQ) (**Attachment B**) for City Council consideration. The intent of the RFQ is to identify qualified consultants in the preparation of required environmental documents, in accordance with CEQA, for the City's General Plan Update (expected adoption October 2016). Staff anticipates either a Program Environmental Impact Report (PEIR) or an update to the City's Master Environmental Impact Report (MEIR) will be required. Prior to presenting the RFQ for City Council input, staff sought comments from Claudia Tedford, Principal, with CityPlace Planning who is contracted to assist the City in its General Plan Update.

The staff report (**Attachment A**) provides a brief overview of the RFQ and the forthcoming process. Staff recommends that the RFQ be released.

Fiscal Impact:

The General Plan Update has a budget of \$150,000 for FY15/16, which is funded from the General Fund.

Environmental Review:

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

Public Information:

- | | | |
|--|---|---|
| ☒ None | ☐ Newsletter article | ☐ Notice to property owners within 300 ft. |
| ☐ Notice published in local newspaper | ☐ Neighborhood meeting | |

Attachments:

- A. Staff Report
- B. Draft Request for Qualifications
- C. Sample Professional Services Contract

Attachment A

LEMON GROVE CITY COUNCIL STAFF REPORT

Item No. 1.H

Mtg. Date March 15, 2016

Item Title: **Request for Qualifications – Preparation of CEQA Compliance Documents for the General Plan Update**

Staff Contact: David De Vries, Acting Development Services Director

Discussion:

Staff has drafted a Request for Qualifications (RFQ) for City Council consideration. The intent of the RFQ is to identify qualified environmental consultants (or consultant teams) with expertise and experience in drafting environmental documents for General Plan updates to ensure compliance with the California Environmental Quality Act (CEQA) and the 2003 State of California General Plan Guidelines.

Staff anticipates either a Program Environmental Impact Report (PEIR) or an update to the City's Master Environmental Impact Report (MEIR) will be required. A PEIR may be faster and less expensive and can analyze the General Plan Update as one project and a MEIR evaluates cumulative impacts and is intended to streamline the later review of future projects that comply with the updated General Plan. Staff's goal is to strategize with potential consultants on CEQA compliance alternatives, identify updates needed within the 1996 General Plan MEIR, identify a scope of work for CEQA compliance for the General Plan Update, and contract with a consultant that can prepare the necessary documents expeditiously, at a low or reasonable cost, and with the community's best interests in mind, especially as it relates to future development.

Prior to presenting the RFQ for City Council input, staff sought comments from Claudia Tedford, Principal, with CityPlace Planning and who is contracted to assist the City in the preparation of its General Plan Update.

The Draft RFQ outlines the scope of work and selection process in detail.

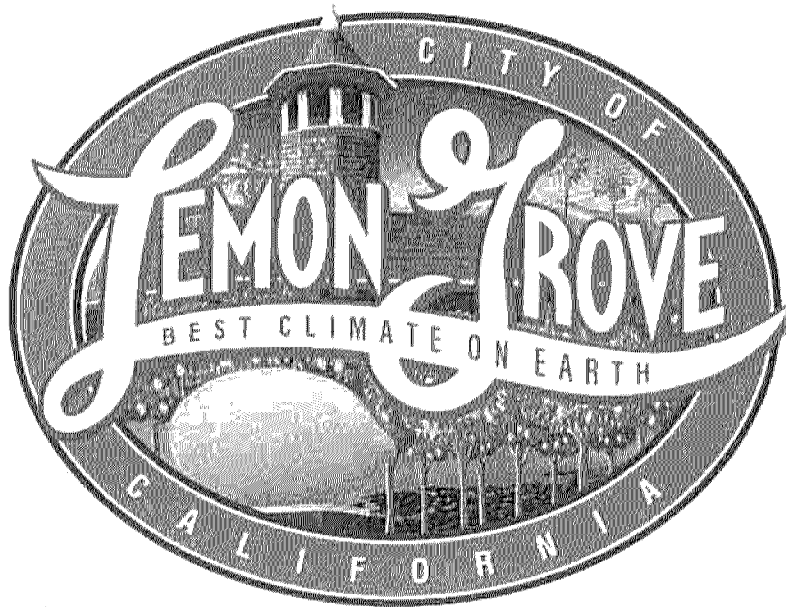
Staff will begin the selection process immediately and then conduct interviews with selected firms. Based on its evaluation, staff will present a recommendation to the City Council at the April 19, 2016 meeting. A sample professional services contract is attached.

Conclusion:

Staff recommends that the City Council authorize the release of a Request for Qualifications to select a consulting firm to prepare the required CEQA compliance documents for the General Plan Update.

REQUEST FOR QUALIFICATIONS

CEQA COMPLIANCE DOCUMENTS FOR THE GENERAL PLAN UPDATE



City of Lemon Grove
Development Services Department
Planning Division

Attachment B

RELEASE DATE: March 16, 2016

REQUEST FOR QUALIFICATIONS

CEQA COMPLIANCE DOCUMENTS FOR THE GENERAL PLAN UPDATE

IMPORTANT INFORMATION

Release of RFQ: March 16, 2016

Responses Due: March 30, 2016, 4:00 P.M.

Interviews: April 6, 2016

Responses must include the following:

- One original (unbound)
- Seven copies
- One electronic copy (in PDF format)

Addresses for Responses:

Physical Address: City of Lemon Grove
Attention: David DeVries, Acting Development Services Director
3232 Main Street
Lemon Grove, CA 91945

Email Address: ddevries@lemongrove.ca.gov

Proposed Award Date: April 19, 2016

Project Start Date: April 20, 2016

Contacts for Questions: David DeVries, Acting Development Services Director
ddevries@lemongrove.ca.gov
(619) 825-3812
Miranda Evans, Assistant Planner
mevans@lemongrove.ca.gov
(619) 825-3813

TABLE OF CONENTS

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II. Background 1

III. Proposed Scope of Services 2

IV. Response to this Request for Qualifications. 4

V. Selection Process. 5

VI. Terms & Conditions. 5

Attachment B

I. Intent

The City of Lemon Grove (the "City") releases this Request for Qualifications (RFQ) with the intent to identify qualified environmental consultants (or consultant teams) with expertise and experience in drafting environmental documents expeditiously for General Plan updates to ensure compliance with the California Environmental Quality Act (CEQA) and the 2003 State of California General Plan Guidelines.

Firms that provide a response to this RFQ may be invited to participate in an interview process to further determine the organization's capacity to provide the services sought by the City.

II. Background

The City of Lemon Grove is located approximately ten miles east of downtown San Diego among many communities in San Diego County. The City encompasses 3.75 square miles and is largely bounded by the SR-94 to the north and the SR-125 to the east. The population is approximately 26,000. The City is largely a single-family residential community built mostly in the 40's, 50's, and 60's. The City houses a quaint downtown, "big box" commercial retailers, shopping centers, and surrounding these retailers are heavy commercial, light industrial, and higher density residential land uses. The San Diego Orange Line bisects the City from the north to the south and over half of the City is within a quarter mile a bus stop or trolley station.

The City Council recently identified an update to the Lemon Grove General Plan as a priority goal in FY15-16. The City Council contracted with the Cal Poly San Luis Obispo (SLO) Master in City & Regional Planning (MCRP) Design Studio on August 4, 2015 to provide public outreach, analyze the existing General Plan, prepare a community profile, and draft a general plan update. In January 2016, in order to build on the efforts of the SLO Design Studio, City staff contracted with CityPlace Planning and Circulate San Diego to lead community workshops related to the general plan and assist in the review of the SLO Design Studio's draft general plan. CityPlace Planning prepared the City's 2014 Health & Wellness Element and the City of Vista's general plan (adopted in 2012).

The City's General Plan was adopted in 1996. Subsequently, the City has adopted the 2001 Broadway Commercial Project Specific Plan, the 2005 Downtown Village Specific Plan, the 2006 Bikeways Master Plan, the 2010-2020 Housing Element, and the 2014 Health & Wellness Element. The following provides further detail on the preferred timeline for the adoption of the updated general plan:

- Tuesday, February 16, 2016 at regularly scheduled City Council meeting – Public outreach overview and review of draft ideas for considerations and feedback from City Council (completed).
- March 2016 – Request for Qualifications (RFQ) for consultants to prepare EIR. Contract awarded (in progress).
- February to June 2016 – General Plan update drafted by SLO Design Studio in coordination with City staff, CityPlace Planning, and Circulate San Diego. Additional contract work will be required after the SLO Design Studio team provides their final deliverables (in progress).
- June 2016 – Public hearing to review draft to City Council. Public Noticing commences.

Attachment B

- July 2016 – Public hearing to review revised final draft to Council. CEQA and State Clearinghouse noticing process commences.
- October 2016 – City Council adopts general plan update and certifies final EIR.

It is worth noting that Rick Engineering Company has been contracted to prepare an expanded Downtown Village Specific Plan and will include traffic and land use analysis of the expanded downtown area. The preparation of the background report and technical analysis has commenced and public outreach is expected to begin in March 2016. Staff intends to make the expanded Downtown Village Specific Plan area into a Special Treatment Area for the draft general plan (placeholder) which will be replaced with the new Specific Plan with an expected adoption date in mid to late 2017.

III. Proposed Scope of Services

The RFQ seeks a consultant to complete six activities related to the preparation of CEQA compliance documents for the General Plan Update. These activities include:

- 1) Scoping – Identify appropriate environmental documents to obtain CEQA compliance for the General Plan Update. The City desires the ability to streamline environmental review of future projects in compliance with the General Plan Update as a result. Confirm availability of existing data and obtain additional data needed. Draft required notices. Conduct scoping meeting and prepare record of comments.
- 2) Prepare Technical Studies - Several technical analyses will need to be prepared to inform both the development of portions of certain elements of the General Plan, and to prepare the environmental analysis. It is anticipated the following technical studies would be required, but other studies may be needed: transportation study, noise, greenhouse gas (GHG) assessment, biological assessment, cultural and historic resource assessment including Tribal consultation, geology and soils, hazards and hazardous materials, and hydrology and water quality. The consultant's response should identify any additional studies that may be required.
- 3) Prepare Draft CEQA Compliance Documents – Prepare the Draft in accordance with state CEQA guidelines and State General Plan Guidelines and any applicable local or state laws. The following tasks are anticipated:
 - a. Complete all necessary analyses and related assessments including program alternatives, cumulative impacts, discussion of Growth Inducing and Cumulative impacts;
 - b. In conjunction with the City, develop appropriate alternatives for analysis;
 - c. Prepare a Mitigation, Monitoring and Reporting Program (MMRP);
 - d. Prepare GIS maps;
 - e. Provide no less than two screenchecks for City staff review;
 - f. Incorporate City staff comments into public review draft;
 - g. Prepare a public review draft; and
 - h. Provide necessary copies and Notice of Completion for the State Clearinghouse.

Attachment B

- 4) Resolve Concerns – If appropriate, amend the Draft based on public comments received and resubmit for feedback. Continue this activity until appropriate concerns are resolved.
- 5) Prepare the Final CEQA Compliance Documents – Prepare response to comments, make any needed revisions, Prepare a Statement of Overriding Considerations if needed, and prepare a final document with technical appendices.
- 6) Attend City Council certification hearings.

IV. Response to this Request for Qualifications

Responses to this Request for Qualifications are due on **March 30, 2016, 4:00 P.M.** Responses must include one original (unbound), seven copies and an electronic copy (in PDF format). The original and unbound copies should be mailed or delivered to the following address:

City of Lemon Grove
Attention: David DeVries, Acting Development Services Director
3232 Main Street
Lemon Grove, CA 91945

The electronic copy should be emailed to ddevries@lemongrove.ca.gov.

The response should include the following information:

- 1) Cover Letter – provide a letter, signed by an officer of the consulting firm authorized to contractually bind the firm, stating that the firm is willing to enter into a mutually developed agreement and final scope of work with the City of Lemon Grove.
- 2) Project Personnel – identify the proposed project manager and support team. Include key personnel from subcontractor or consulting partners. Include a one paragraph summary resume for each key team member.
- 3) Discussion of Similar Projects – identify similar projects that the consulting firm has completed. For each project, include dates of involvement, status of the project, project budget, and reference contact information (name and title of contact with his/her email address and phone number).
- 4) Rate Sheet – for prime consultant and all proposed subcontractors.
- 5) Scope of Work & Project Strategy – relying on the proposed scope of work found in Section III of this RFQ, provide the following:
 - Proposed method to accomplish work or Revised Scope of Work,
 - Project phases and tasks as available,
 - Project Timeline and Timing of each phase as available,
 - Deliverables if known, and
 - Optional deductibles or add-ons.
- 6) Additional Funding – identify if the consultant firm can secure additional funding to augment the scope of work. If so, City staff will follow-up verbally regarding the response.

Attachment B

- 7) Insurance – provide evidence that the consulting firm can meet the City’s insurance requirements identified in Section VI of this RFQ.

V. Selection Process

City staff will evaluate responses to the RFQ, with a focus on:

- Experience and technical competence (specialized experience, record of performance, strength of key personnel and experience with similar local government agencies),
- Proposed scope of work, method to accomplish work, deliverables and time schedules,
- Quality and initiative demonstrated in responding to the RFQ, and
- Ability to provide deliverables and responses in a short turnaround time.

City staff may conduct interviews with selected consulting firms or may ask for additional information. Based on its evaluation, staff will finalize a scope of work with a selected firm and will present an agreement for professional services to the Lemon Grove City Council for consideration.

VI. Terms & Conditions

- 1) Issuance of this RFQ does not commit the City to award a contract, or to pay any costs incurred in the preparation of a response to this request. The City retains the right to reject all submittals. Selection is also dependent upon the negotiation of a mutually acceptable contract with the successful respondent and approval by the City Council. The contract shall be in the form attached to this proposal.
- 2) The firm selected to perform the scope work shall be required to provide evidence of public liability and property damage insurance with limits of not less than \$1 million per occurrence for all covered losses and not less than \$2 million general aggregate for injury to, or death of, one or more persons and/or property damage arising out of a single accident or occurrence, insuring against all liability of the City, the selected firm and its authorized representatives, arising out of, or in connection with, the performance of work pursuant to this RFQ. Professional liability insurance (errors and omissions) shall be required of the firm in the minimum amount of \$1 million dollars. The insurance shall be provided at the sole cost and expense of the firm(s) selected.
- 3) As a general rule, all documents received by the City are considered public records and will be made available for public inspection and copying upon request. If you consider any documents submitted with your response to be proprietary or otherwise confidential, please submit a written request for a determination of whether the documents can be withheld from public disclosure no later than ten (10) days prior to the due date of your response. If you do not obtain a determination of confidentiality prior to the submittal deadline, any document(s) submitted will be subject to public disclosure.

Attachment C

**AGREEMENT
BY AND BETWEEN
THE CITY OF LEMON GROVE
AND
*CONSULTANT***

THIS AGREEMENT is approved and effective upon the date of the last signature, by and between the CITY OF LEMON GROVE, a municipal corporation (the "CITY"), and *CONSULTANT*, a professional environmental firm (the "CONTRACTOR").

RECITALS

WHEREAS, the CITY desires to employ a CONTRACTOR to provide professional environmental services.

WHEREAS, the CITY has determined that the CONTRACTOR is a professional environmental firm and is qualified by experience, specific project knowledge, and ability to perform the Project Manager and supporting environmental services desired by the CITY, and the CONTRACTOR is willing to perform such services.

NOW, THEREFORE, THE PARTIES HERETO DO MUTUALLY AGREE AS FOLLOWS:

1. **ENGAGEMENT OF CONTRACTOR.** The CITY hereby agrees to engage the CONTRACTOR and the CONTRACTOR hereby agrees to perform the services hereinafter set forth in accordance with all terms and conditions contained herein.

The CONTRACTOR represents that all services required hereunder will be performed directly by the CONTRACTOR or under direct supervision of the CONTRACTOR.

2. **SCOPE OF SERVICES.** The CONTRACTOR will perform services for the preparation and certification of California Environmental Quality Act (CEQA) Compliance Documents for the General Plan Update as further defined in the attached Exhibit "A" beginning on page 13.

The CONTRACTOR shall be responsible for providing services for the preparation and certification of California Environmental Quality Act (CEQA) Compliance Documents for the General Plan Update consistent with the budget and scope of work in Exhibit "A". The CONTRACTOR shall not rely on personnel of the CITY for such services, except as authorized in advance by the CITY and as referenced in Exhibit "A". The CONTRACTOR shall appear at meetings cited.

The CITY may unilaterally, or upon request from the CONTRACTOR, from time to time reduce or increase the Scope of Services to be performed by the CONTRACTOR under this Agreement. Upon doing so, the CITY and the CONTRACTOR agree to meet in good faith and confer for the purpose of negotiating a corresponding reduction or increase in the compensation associated with said change in services.

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3. **PROJECT COORDINATION AND SUPERVISION.**

David DeVries, Acting Development Services Director hereby is designated as the Project Manager for the CITY and will monitor the progress and execution of this Agreement. The CONTRACTOR shall assign a single professional analyst to act as the Project Director, or Principal in Charge, to provide supervision and have overall responsibility for the progress and execution of this Agreement for the CONTRACTOR. *PRINCIPAL IN CHARGE* thereby is designated as the Project Director for the CONTRACTOR.

4. **COMPENSATION AND PAYMENT.** The compensation for the CONTRACTOR shall be based on monthly billings covering actual work performed. Billings shall include labor classifications, respective rates, hours worked and also materials, if any. The total cost for all work described in Exhibit "A" shall not exceed the base amount of *TO BE DETERMINED*, without prior written authorization from the City's Project Manager. Monthly invoices will be processed for payment and remitted within thirty (30) days from receipt of invoice, provided that work is accomplished consistent with Exhibit "A" as determined by and in the sole discretion of the CITY.

The CONTRACTOR shall maintain all books, documents, papers, employee time sheets, accounting records, and other evidence pertaining to costs incurred and shall make such materials available at its office at all reasonable times during the term of this Agreement and for three (3) years from the date of final payment under this Agreement, for inspection by the CITY and for furnishing of copies to the CITY, if requested.

5. **LENGTH OF AGREEMENT.** The duration of this agreement will be until November 30, 2016 unless an extension is otherwise mutually agreed upon and approved.

6. **DISPOSITION AND OWNERSHIP OF DOCUMENTS.** The Memoranda, Reports, Maps, Drawings, Plans, Specifications and other documents prepared by the CONTRACTOR for this Project, whether paper or electronic, shall become the property of the CITY for use with respect to this Project, and shall be turned over to the CITY upon completion of the Project, or any phase thereof, as contemplated by this Agreement. By accepting payment for completion, filing and delivering documents as called for in this paragraph, the CONTRACTOR discharges the City of all of the City's payment obligations and liabilities under this agreement.

Contemporaneously with the transfer of documents, the CONTRACTOR hereby assigns to the CITY and CONTRACTOR thereby expressly waives and disclaims, any copyright in, and the right to reproduce, all written material, drawings, plans, specifications or other work prepared under this agreement, except upon the CITY's prior authorization regarding reproduction, which authorization shall not be unreasonably withheld. The CONTRACTOR shall, upon request of the CITY, execute any further document(s) necessary to further effectuate this waiver and disclaimer.

The CONTRACTOR agrees that the CITY may use, reuse, alter, reproduce, modify, assign, transfer, or in any other way, medium or method utilize the CONTRACTOR's

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written work product for the CITY's purposes, and the CONTRACTOR expressly waives and disclaims any residual rights granted to it by Civil Code Sections 980 through 989 relating to intellectual property and artistic works.

Any modification or reuse by the CITY of documents, drawings or specifications prepared by the CONTRACTOR shall relieve the CONTRACTOR from liability under Section 14 but only with respect to the effect of the modification or reuse by the CITY, or for any liability to the CITY should the documents be used by the CITY for some project other than what was expressly agreed upon within the Scope of this project, unless otherwise mutually agreed.

7. **INDEPENDENT CONTRACTOR.** Both parties hereto in the performance of this Agreement will be acting in an independent capacity and not as agents, employees, partners or joint venturers with one another. Neither the CONTRACTOR nor the CONTRACTOR'S employees are employees of the CITY and are not entitled to any of the rights, benefits, or privileges of the CITY's employees, including but not limited to retirement, medical, unemployment, or workers' compensation insurance.

This Agreement contemplates the personal services of the CONTRACTOR and the CONTRACTOR's employees, and it is recognized by the parties that a substantial inducement to the CITY for entering into this Agreement was, and is, the professional reputation and competence of the CONTRACTOR and its employees. Neither this Agreement nor any interest herein may be assigned by the CONTRACTOR without the prior written consent of the CITY. Nothing herein contained is intended to prevent the CONTRACTOR from employing or hiring as many employees, or subcontractors, as the CONTRACTOR may deem necessary for the proper and efficient performance of this Agreement. All agreements by CONTRACTOR with its subcontractor(s) shall require the subcontractor to adhere to the applicable terms of this Agreement.

8. **CONTROL.** Neither the CITY nor its officers, agents or employees shall have any control over the conduct of the CONTRACTOR or any of the CONTRACTOR's employees except as herein set forth, and the CONTRACTOR expressly agrees not to represent that the CONTRACTOR or the CONTRACTOR's agents, servants, or employees are in any manner agents, servants or employees of the CITY, it being understood that the CONTRACTOR, its agents, servants, and employees are as to the CITY wholly independent contractors and that the CONTRACTOR's obligations to the CITY are solely such as are prescribed by this Agreement.

9. **COMPLIANCE WITH APPLICABLE LAW.** The CONTRACTOR, in the performance of the services to be provided herein, shall comply with all applicable State and Federal statutes and regulations, and all applicable ordinances, rules and regulations of the CITY OF LEMON GROVE, whether now in force or subsequently enacted. The CONTRACTOR, and each of its subcontractors, shall obtain and maintain a current CITY OF LEMON GROVE business license prior to and during performance of any work pursuant to this Agreement.

10. **LICENSES, PERMITS, ETC.** The CONTRACTOR represents and covenants that it has all licenses, permits, qualifications, and approvals of whatever nature that are legally required to practice its profession. The CONTRACTOR represents and covenants that the CONTRACTOR shall, at its sole cost and expense, keep in effect at all times during the term of this Agreement, any license, permit, or approval which is legally required for the CONTRACTOR to practice its profession. Submittals Required with the Agreement. Failure of the

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CONTRACTOR to provide the following documentation with the executed agreement will cause delay in the agreement being executed by the City:

- A. Insurance as specified in Section 15 of this agreement;
- B. Taxpayer Identification Number (W-9)
<http://www.irs.gov/pub/irs-pdf/fw9.pdf>;
- C. IRS Letter of Non-Profit 501 (c) (3) (If Applicable);
- D. City Business License;

11. STANDARD OF CARE.

A. The CONTRACTOR, in performing any services under this Agreement, shall perform in a manner consistent with that level of care and skill ordinarily exercised by members of the CONTRACTOR'S trade or profession currently practicing under similar conditions and in similar locations. The CONTRACTOR shall take all special precautions necessary to protect the CONTRACTOR's employees and members of the public from risk of harm arising out of the nature of the work and/or the conditions of the work site.

B. Unless disclosed in writing prior to the date of this agreement, the CONTRACTOR warrants to the CITY that it is not now, nor has it for the five (5) years preceding, been debarred by a governmental agency or involved in debarment, arbitration or litigation proceedings concerning the CONTRACTOR's professional performance or the furnishing of materials or services relating thereto.

C. The CONTRACTOR is responsible for identifying any unique products, treatments, processes or materials whose availability is critical to the success of the project the CONTRACTOR has been retained to perform, within the time requirements of the CITY, or, when no time is specified, then within a commercially reasonable time. Accordingly, unless the CONTRACTOR has notified the CITY otherwise, the CONTRACTOR warrants that all products, materials, processes or treatments identified in the project documents prepared for the CITY are reasonably commercially available. Any failure by the CONTRACTOR to use due diligence under this sub-paragraph will render the CONTRACTOR liable to the CITY for any increased costs that result from the CITY's later inability to obtain the specified items or any reasonable substitute within a price range that allows for project completion in the time frame specified or, when not specified, then within a commercially reasonable time.

D. City's Right to Terminate for Default. If the CONTRACTOR fails to perform or adequately perform any obligation required by this agreement, the CONTRACTOR's failure constitutes a Default. If the CONTRACTOR fails to satisfactorily cure a Default within ten (10) calendar days of receiving a written notice from the City specifying the nature of the Default, the City may immediately cancel and/or terminate this Agreement, and terminate each and every right of the CONTRACTOR, and any person claiming any rights by or through the CONTRACTOR under this Agreement. The rights and remedies of the City enumerated in this paragraph are cumulative and shall not limit the City's rights under any other provision of this Agreement, or otherwise waive or deny any right or remedy, at law or in equity, existing as of the date of this Agreement or enacted or established at a later date, that may be available to the City against the CONTRACTOR.

12. NON-DISCRIMINATION PROVISIONS. The CONTRACTOR shall not discriminate against any employee or applicant for employment because of age, race, color, ancestry, religion, sex, sexual orientation, marital status, national origin, physical handicap, or medical condition. The CONTRACTOR will take positive action to insure that applicants are employed without regard to their age, race, color, ancestry, religion, sex, sexual orientation, marital status, national origin, physical handicap, or medical condition. Such action shall include but not be limited to the following: employment, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and selection for

Attachment C

training, including apprenticeship. The CONTRACTOR agrees to post in conspicuous places available to employees and applicants for employment any notices provided by the CITY setting forth the provisions of this non-discrimination clause.

13. CONFIDENTIAL INFORMATION. The CITY may from time to time communicate to the CONTRACTOR certain confidential information to enable the CONTRACTOR to effectively perform the services to be provided herein. The CONTRACTOR shall treat all such information as confidential and shall not disclose any part thereof without the prior written consent of the CITY. The CONTRACTOR shall limit the use and circulation of such information, even within its own organization, to the extent necessary to perform the services to be provided herein. The foregoing obligation of this Section 13, however, shall not apply to any part of the information that (i) has been disclosed in publicly available sources of information; (ii) is, through no fault of the CONTRACTOR, hereafter disclosed in publicly available sources of information; (iii) is already in the possession of the CONTRACTOR without any obligation of confidentiality; (iv) has been or is hereafter rightfully disclosed to the CONTRACTOR by a third party, but only to the extent that the use or disclosure thereof has been or is rightfully authorized by that third party; or (v) is disclosed according to law or court order.

The CONTRACTOR shall not disclose any reports, recommendations, conclusions or other results of the services or the existence of the subject matter of this Agreement without the prior written consent of the CITY. In its performance hereunder, the CONTRACTOR shall comply with all legal obligations it may now or hereafter have respecting the information or other property of any other person, firm or corporation.

CONTRACTOR shall be liable to CITY for any damages caused by breach of this condition, pursuant to the provisions of Section 14.

14. INDEMNIFICATION AND HOLD HARMLESS. The CONTRACTOR shall indemnify, defend, and hold harmless the CITY, and its officers, officials, agents and employees from any and all claims, demands, costs or liability that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of CONTRACTOR, its employees, agents, and subcontractors in the performance of services under this Agreement. CONTRACTOR's duty to indemnify under this section shall not include liability for damages for death or bodily injury to persons, injury to property, or other loss, damage or expense arising from the sole negligence or willful misconduct by the CITY or its elected officials, officers, agents, and employees. CONTRACTOR's indemnification obligations shall not be limited by the insurance provisions of this Agreement. The CITY AND CONTRACTOR expressly agree that any payment, attorney's fees, costs or expense CITY incurs or makes to or on behalf of an injured employee under the CITY 's self-administered workers' compensation is included as a loss, expense, or cost for the purposes of this section, and that this section will survive the expiration or early termination of this Agreement.

15. INSURANCE. The CONTRACTOR, at its sole cost and expense, shall purchase and maintain, and shall require its subcontractors, when applicable, to purchase and maintain throughout the term of this agreement, the following insurance policies:

☒ A. If checked, Professional Liability Insurance (errors and omissions) with minimum limits of \$1,000,000 per occurrence.

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B. Automobile insurance covering all bodily injury and property damage incurred during the performance of this Agreement, with a minimum coverage of \$1,000,000 combined single limit per accident. Such automobile insurance shall include hired and non-owned vehicles.

C. Comprehensive general liability insurance, with minimum limits of \$1,000,000 combined single limit per occurrence, covering all personal injury, bodily injury and property damage arising out of its operation under this Agreement. Contractual liability shall include coverage of tort liability of another party to pay for bodily injury or property damage to a third person or organization. Contractual liability limitation endorsement is not acceptable.

D. Workers' compensation insurance covering all of CONTRACTOR's employees. The CONTRACTOR shall comply with all of the provisions of the Worker's Compensation Insurance and Safety Acts of the State of California, the applicable provisions of Division 4 and 5 of the California Government Code and all amendments thereto; and all similar state or Federal acts or laws applicable; and shall indemnify, and hold harmless the CITY and its officers, and employees from and against all claims, demands, payments, suits, actions, proceedings and judgments of every nature and description, including reasonable attorney's fees and defense costs presented, brought or recovered against the CITY or its officers, employees, or volunteers, for or on account of any liability under any of said acts which may be incurred by reason of any work to be performed by the CONTRACTOR under this Agreement. That policy shall provide a minimum of \$1,000,000 of employer's liability coverage, and the CONTRACTOR shall provide an endorsement that the insurer waives the right of subrogation against the City and its respective elected officials, officers, employees, agents and representatives.

E. The aforesaid policies shall constitute primary insurance as to the CITY, its officers, employees, and volunteers, so that any other policies held by the CITY shall not contribute to any loss under said insurance. Said policies shall provide for thirty (30) days prior written notice to the CITY of cancellation or material change.

F. If any required insurance coverage is provided on a "claims made" rather than "occurrence" form, the CONTRACTOR shall maintain such insurance coverage for three years after expiration of the term (and any extensions) of this Agreement.

G. Insurance shall be written with only California admitted companies which hold a current policy holder's alphabetic and financial size category rating of not less than A VIII according to the current Best's Key Rating Guide, or a company equal financial stability that is approved by the CITY.

H. Deductibles. All deductibles on any policy shall be the responsibility of the CONTRACTOR

I. **Specific Provisions Required.** Each policy required under this section shall expressly provide, and an endorsement shall be submitted to the City, that:

1. Said policies, except for the professional liability and worker's compensation policies, shall name the CITY and its officers, agents and employees as additional insureds. The CITY's Additional Insured status must be reflected on additional insured endorsement form CG 2012, or equivalent, which shall be submitted to the CITY.

2. The Policies cannot be canceled, non renewed or materially changed except after thirty (30) calendar days prior written notice by the CONTRACTOR to the CITY by certified mail, as reflected in an endorsement which shall be submitted to the CITY except for non-payment of premium, in which case ten (10) days notice will be provided.

3. This Agreement shall not take effect until certificate(s) or other sufficient proof that these insurance provisions have been complied with, are filed with and approved by the CITY. If the CONTRACTOR does not keep all of such insurance policies in full force and effect at all times during the terms of this Agreement, the CITY may elect to treat the failure to maintain the requisite insurance as a breach of this Agreement and terminate the Agreement as provided herein.

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4. The CONTRACTOR may obtain additional insurance not required by this Agreement.

16. **LEGAL FEES.** If any party brings a suit or action against the other party arising from any breach of any of the covenants or agreements or any inaccuracies in any of the representations and warranties on the part of the other party arising out of this Agreement, then in that event, the prevailing party in such action or dispute, whether by final judgment or out-of-court settlement, shall be entitled to have and recover of and from the other party all reasonable costs and expenses of suit, including reasonable attorneys' fees.

17. **MEDIATION/ARBITRATION.** If a dispute arises out of or relates to this Agreement, or the breach thereof, the parties agree first to try, in good faith, to settle the dispute by mutual negotiation between the principles, and failing that through nonbinding mediation in San Diego, California, in accordance with the Commercial Mediation Rules of the American Arbitration Association (the "AAA"). The costs of mediation shall be borne equally by the parties.

If a third part dispute or litigation, or both, arises out of, or relates in any way to the services provided under this Agreement, upon the City's request, the CONTRACTOR, its agents, officers, and employees agree to assist in resolving the dispute or litigation. The CONTRACTORs assistance includes, but is not limited to, providing professional consultations, attending mediations, arbitrations, depositions, trials or any event related to the dispute resolution and/or litigation.

18. **TERMINATION.** A. This Agreement may be terminated with or without cause by the CITY. Termination without cause shall be effective only upon 30-day's written notice to the CONTRACTOR. During said 30-day period the CONTRACTOR shall perform all services in accordance with this Agreement. The CONTRACTOR may terminate this agreement upon thirty (30) days prior notice in the event of a continuing and material breach by the City of its obligations under this Agreement including but not limited to payment of invoices..

B. This Agreement may also be terminated immediately by the CITY for cause in the event of a material breach of this Agreement that is not cured to the City's satisfaction within a ten (10) day prior cure period, or material misrepresentation by the CONTRACTOR in connection with the formation of this Agreement or the performance of services, or the failure to perform services as directed by the CITY.

C. Termination with or without cause shall be effected by delivery of written Notice of Termination to the CONTRACTOR as provided for herein.

D. In the event of termination, all finished or unfinished Memoranda Reports, Maps, Drawings, Plans, Specifications and other documents prepared by the CONTRACTOR, whether paper or electronic, shall immediately become the property of and be delivered to the CITY, and the CONTRACTOR shall be entitled to receive just and equitable compensation for any work satisfactorily completed on such documents and other materials up to the effective date of the Notice of Termination, not to exceed the amounts payable hereunder, and less any damages caused the CITY by the CONTRACTOR's breach, if any. Thereafter, ownership of said written material shall vest in the CITY all rights set forth in Section 6.

E. The CITY further reserves the right to immediately terminate this Agreement upon: (1) the filing of a petition in bankruptcy affecting the CONTRACTOR; (2) a reorganization of the CONTRACTOR for the benefit of creditors; or (3) a business reorganization, change in business name or change in business status of the CONTRACTOR.

F. The termination of the services shall be effective upon receipt of the notice by the CONTRACTOR.

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19. **NOTICES.** All notices or other communications required or permitted hereunder shall be in writing, and shall be personally delivered; or sent by overnight mail (Federal Express or the like); or sent by registered or certified mail, postage prepaid, return receipt requested; or sent by ordinary mail, postage prepaid; or telegraphed or cabled; or delivered or sent by telex, telecopy, facsimile or fax; and shall be deemed received upon the earlier of (i) if personally delivered, the date of delivery to the address of the person to receive such notice, (ii) if sent by overnight mail, the business day following its deposit in such overnight mail facility, (iii) if mailed by registered, certified or ordinary mail, five (5) days (ten (10) days if the address is outside the State of California) after the date of deposit in a post office, mailbox, mail chute, or other like facility regularly maintained by the United States Postal Service, (iv) if given by telegraph or cable, when delivered to the telegraph company with charges prepaid, or (v) if given by telex, telecopy, facsimile or fax, when sent. Any notice, request, demand, direction or other communication delivered or sent as specified above shall be directed to the following persons:

To the CITY: David De Vries, Acting Development Services Director
 City of Lemon Grove
 3232 Main Street
 Lemon Grove, CA 91945-1701

To the CONTRACTOR: *PRINCIPAL IN CHARGE*
 CONSULTANT
 CONSULTANT ADDRESS

Notice of change of address shall be given by written notice in the manner specified in this Section. Rejection or other refusal to accept or the inability to deliver because of changed address of which no notice was given shall be deemed to constitute receipt of the notice, demand, request or communication sent. Any notice, request, demand, direction or other communication sent by cable, telex, telecopy, facsimile or fax must be confirmed within forty-eight (48) hours by letter mailed or delivered as specified in this Section.

20. CONFLICT OF INTEREST AND POLITICAL REFORM ACT OBLIGATIONS.
During the term of this Agreement, the CONTRACTOR shall not perform services of any kind for any person or entity whose interests conflict in any way with those of the CITY OF LEMON GROVE. The CONTRACTOR also agrees not to specify any product, treatment, process or material for the project in which the CONTRACTOR has a material financial interest, either direct or indirect, without first notifying the CITY of that fact. The CONTRACTOR shall at all times comply with the terms of the Political Reform Act and the Lemon Grove Conflict of Interest Code. The CONTRACTOR shall immediately disqualify itself and shall not use its official position to influence in any way any matter coming before the CITY in which the CONTRACTOR has a financial interest as defined in Government Code Section 87103. The CONTRACTOR represents that it has no knowledge of any financial interests that would require it to disqualify itself from any matter on which it might perform services for the CITY.

If the CONTRACTOR violates any conflict of interest laws or any of these provisions in this section, the violation shall be grounds for immediate termination of this Agreement. Further, the violation subjects the Contractor to liability to the CITY for attorney fees and all damages sustained as a result of the violation.

☒ If checked, the CONTRACTOR shall comply with all of the reporting requirements of the Political Reform Act and the CITY OF LEMON GROVE Conflict of Interest Code. Specifically, the CONTRACTOR shall:

Attachment C

1. Go to www.fppc.ca.gov
2. Download the Form 700: Statement of Economic Interests
3. Completely fill out the form
4. Submit the form to the Public Works Department with the signed contracts.

The CONTRACTOR shall be strictly liable to the CITY for all damages, costs or expenses the CITY may suffer by virtue of any violation of this Paragraph 21 by the CONTRACTOR.

21. MISCELLANEOUS PROVISIONS.

A. *Computation of Time Periods.* If any date or time period provided for in this Agreement is or ends on a Saturday, Sunday or federal, state or legal holiday, then such date shall automatically be extended until 5:00 p.m. Pacific Time of the next day which is not a Saturday, Sunday or federal, state or legal holiday.

B. *Counterparts.* This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which, together, shall constitute but one and the same instrument.

C. *Captions.* Any captions to, or headings of, the sections or subsections of this Agreement are solely for the convenience of the parties hereto, are not a part of this Agreement, and shall not be used for the interpretation or determination of the validity of this Agreement or any provision hereof.

D. *No Obligations to Third Parties.* Except as otherwise expressly provided herein, the execution and delivery of this Agreement shall not be deemed to confer any rights upon, or obligate any of the parties hereto, to any person or entity other than the parties hereto.

E. *Exhibits and Schedules.* The Exhibits and Schedules attached hereto are hereby incorporated herein by this reference for all purposes.

F. *Amendment to this Agreement.* The terms of this Agreement may not be modified or amended except by an instrument in writing executed by each of the parties hereto.

G. *Waiver.* The waiver or failure to enforce any provision of this Agreement shall not operate as a waiver of any future breach of any such provision or any other provision hereof.

H. *Applicable Law.* This Agreement shall be governed by and construed in accordance with the laws of the State of California.

I. *Entire Agreement.* This Agreement supersedes any prior agreements, negotiations and communications, oral or written, and contains the entire agreement between the parties as to the subject matter hereof. No subsequent agreement, representation, or promise made by either party hereto, or by or to an employee, officer, agent or representative of any party hereto shall be of any effect unless it is in writing and executed by the party to be bound thereby.

J. *Successors and Assigns.* This Agreement shall be binding upon and shall inure to the benefit of the successors and assigns of the parties hereto.

K. *Construction.* The parties acknowledge and agree that (i) each party is of equal bargaining strength, (ii) each party has actively participated in the drafting, preparation and negotiation of this Agreement, (iii) each such party has consulted with or has had the opportunity to consult with its own, independent counsel and such other professional advisors as such party has deemed appropriate, relative to any and all matters contemplated under this Agreement, (iv) each party and such party's counsel and advisors have reviewed this Agreement, (v) each party has agreed to enter into this Agreement following such review and the rendering of such advice, and (vi) any rule or construction to the effect that ambiguities are to be resolved against the drafting party shall not apply in the interpretation of this Agreement, or any portions hereof, or any amendments hereto.

Attachment C

L. Severability. The unenforceability, invalidity, or illegality of any provision of this Agreement shall not render any other provision of this Agreement unenforceable, invalid, or illegal.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date and year first above written.

CITY OF LEMON GROVE

By: _____
Lydia Romero
City Manager

APPROVED AS TO FORM

By: _____
James P. Lough
City Attorney

CONSULTANT

(Corporation – signatures of two corporate officers)

(Partnership – one signature)

(Sole proprietorship – one signature)

By: _____
(Name)

(Title)

By: _____
(Name)

(Title)

2. New Business

None.

**LEMON GROVE CITY COUNCIL
AGENDA ITEM SUMMARY**

Item No. 3.A
Mtg. Date March 15, 2016
Dept. Development Services

Item Title: **Public Hearing for Review of the 2015 General Plan Annual Progress Report**

Staff Contact: David De Vries, Acting Development Services Director

Recommendation:

- 1) Conduct a public hearing; and
- 2) Adopt a resolution (**Attachment A**) accepting the 2015 General Plan Annual Progress Report and direct staff to submit the Report to the California State Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD).

Item Summary:

State law requires cities and counties to annually review, conduct a public hearing, and authorize the submission of a General Plan Annual Progress Report (Report) to the State. Staff presents the 2015 Report (**Attachment B**) for City Council review and consideration. The Report includes the status of the General Plan implementation and the progress towards meeting regional housing needs. In preparing the Report, staff distributed sections of the Report to the appropriate City departments for review and input. Notable changes from the 2014 Report have been highlighted for convenience. Staff recommends that the City Council conduct a public hearing and adopt the resolution (**Attachment A**) accepting the Report and directing staff to submit the Report to the Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD) as more fully described in the resolution.

Fiscal Impact:

None.

Environmental Review:

- | | |
|--|---|
| ☐ Not subject to review | ☐ Negative Declaration |
| ☒ Categorical Exemption, Section 15306 | ☐ Mitigated Negative Declaration |

Public Information:

- | | | |
|---|---|--|
| ☐ None | ☐ Newsletter article | ☐ Notice to property owners |
| ☒ Notice published in local newspaper | ☐ Neighborhood meeting | |

Attachments:

- A. Resolution
- B. 2015 General Plan Annual Progress Report

Attachment A

RESOLUTION NO. 2016-_____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMON GROVE ACCEPTING THE 2015 GENERAL PLAN ANNUAL PROGRESS REPORT AND DIRECTING STAFF TO SUBMIT THE REPORT TO THE STATE OF CALIFORNIA IN ACCORDANCE WITH GOVERNMENT CODE SECTION 65400(a)(2)

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

WHEREAS, the project has been found to be categorically exempt from the California Environmental Quality Act (CEQA) per Section 15306 (Class 6, Information Collection); and

WHEREAS, on March 15, 2016, a public hearing was duly noticed and held by the Lemon Grove City Council; and

WHEREAS, the City Council has reviewed the 2015 General Plan Annual Progress Report and finds that it accurately reflects the status of the City's General Plan implementation.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lemon Grove, California hereby accepts the 2015 General Plan Annual Progress Report and directs staff to submit the Report to the Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD).

/////
/////

The City of Lemon Grove 2015 General Plan Annual Progress Report

Attachment B

Item #	Community Development Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
1	Consistent Zoning Ordinance		Update the Zoning Ordinance to be consistent with the goals of the General Plan	4.1-2	General Fund			X	X	The Development Code is revised on an ongoing basis to address changes in the community. City Council Ordinance 398 was adopted December 1, 2009 simplifying the discretionary permit process. City Council Ordinance 394 was adopted on November 16, 2010 amending development standards to be more consistent with the goals of the General Plan. City Council Ordinance 422 was adopted on April 15, 2014 allowing community gardens in the City. City Council Ordinance 438 was adopted on January 19, 2016 implementing several Housing Element obligations.
2	Downtown Village, Special Treatment Area (STA) 1		Prepare a specific plan for the Downtown Village	4.1-5	General Fund				X	The City Council adopted the Downtown Village Specific Plan in 2005. In 2015, the City received grant funding for a Downtown Village Specific Plan expansion and technical analysis for the revised plan has commenced.
3	Improve Image of General Business Areas		Require aesthetic improvements as conditions of planned development and discretionary permits		Property Owners, Business Operators			X		All discretionary permits are required to comply with City standards. These standards may include landscaping, screening, and other aesthetic improvements.
4	Improve Image of Federal Boulevard Industrial District	1.5, 4.1, 4.4, 5.3	Strongly encourage property and business owners to improve dilapidated properties in highly visible industrial district areas		Property Owners, Business Operators, General Fund			X		New and existing businesses relocating along Federal Blvd. are encouraged and in some cases required to improve their business sites. Several projects have obtained permits or are in the process of improving their businesses along Federal Blvd. (e.g. Crossfit Gym, EDCO, and Murray Cabinets).
5	East Broadway	1.6	Plan for development compatible with the SR-125.		General Fund		X			There are several vacant parcels, previously Caltrans right-of-way (excess), along the SR-125 corridor identified as transportation land uses in the General Plan. These parcels will be redesignated during the 2016 General Plan Update or as initiated by developers.

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Item #	Community Development Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
6	Inviting Gateways	5.2	Establish identifiable gateways and community boulevards evoking a sense of arrival.		Developers, General Fund		X	X		The City continues to search for opportunities to enhance gateways and seeks adequate funding where feasible. The City is developing various gateways in conjunction with the development of the STA 1 area. The City has completed the construction of the Main Street Promenade project. The City has received its permit for the Lemon Grove Avenue Realignment project and the public art mural in the Buena Vista underpass was completed.
7	Pleasant Freeway Image	1.5, 4.4, 5.3	Improve the view from the freeway and encourage people to visit the City.		Property Owners, Business Operators, Caltrans		X	X		The City continues to maintain the Lemon Grove Avenue and State Route 94 on and off ramp per its agreement with Caltrans. Redevelopment activities along freeways are ongoing and assist in beautification.
8	Design Review	5.1, 5.5	New development should positively contribute to enhanced community aesthetics. Revise the Development Code to establish minimum design standards for all land use types.	4.1-3	Developers, General Fund			X		The City has not adopted specific design standards, but the City continues to review development to ensure it positively contributes to and enhances community aesthetics.
9	Beautified Trolley Corridor	5.1, 5.2, 5.4	Beautify the trolley corridor to increase visual qualities and encourage trolley ridership.		General Fund, MTS Annual Maintenance funds			X	X	The City maintains the Corridor through MTS funds. The City has completed construction of the Main Street Promenade project. SANDAG, on behalf of MTS, upgraded the trolley platforms at both trolley stations. The City was awarded a "Smart Growth" design grant to extend the Main Street Promenade concept along the trolley corridor (Connect Main Street). The planning grant will conclude with a General Plan Amendment in 2016. In 2015, a grant was received for minor improvements to the Skate Park, the Main Street Promenade, and for a segment of Connect Main Street.

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Item #	Community Development Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
10	Community Boulevards	5.2, 5.3	Designate Broadway and Lemon Grove Avenue as community boulevards and consider embellishing with distinctive landscaping, directional signage, and banners.		General Fund			X		New landscape median improvements were completed on Lemon Grove Avenue and previously on Broadway. A community banner is located at Broadway and Lemon Grove Avenue.
11	Massachusetts Station, STA II	1.1, 2.1, 2.2, 2.4, 5.2	Develop a specific plan for STA II (Massachusetts Station).	4.1-6	Developers, General Fund	X				A specific plan will be developed in coordination with a future project in this area. Several developers have expressed interest in redeveloping this area in past years. Coordinate potential development with MTS. The City has been awarded a "Smart Growth" grant to extend the Main Street Promenade project along the trolley corridor (Connect Main Street). The planning grant will conclude with a General Plan Amendment in 2016.
12	Western Central Avenue Residential, STA IV	1.1, 2.1	Develop a master plan for STA IV that addresses density, buffers open space, and improves visual character.	4.1-8	Developers	X				The specific plan will be developed in coordination with a future project in that area.
13	Central Lemon Grove Ave. STA VI	1.1, 1.4	Conduct a traffic study and a geotechnical study and incorporate appropriate measures to protect the stability of the steep embankment.		Property Owners, Developers	X				The previous discussions with a developer for this area did not proceed and there is currently no development proposal.
14	SR-125 On-ramp Planning Area, STA VII	1.6	Work with Caltrans, area property owners, and other interested groups to monitor the relationship between SR-125 and the City's system of streets.		Caltrans				X	The SR-125 is completed. Future improvements have been included in the County Plan.

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Item #	Community Development Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
15	Eastern Central Avenue, STA VIII	1.1, 1.2, 2.2, 2.3	Provide multi-family housing while protecting and enhancing the neighborhood.		Developers, Property Owners			X		The City will ensure conformance to the development standards and encourage high density for new development proposals in this area
16	Reversion of Skyline Drive Neighborhood Commercial Area	1.1, 2.1, 2.3, 2.4, 5.5	Strive for residential development within the existing Skyline neighborhood commercial area that is compatible with the architecture and scale of the surrounding neighborhood.	4.1-11	Property Owners, Developers	X				The City has not received any development proposals in this area
17	Civic Center	1.2, 3.1, 3.2, 5.1, 5.4, 5.5, 5.6	Plan for the development of the Civic Center.	4.1-13	General Fund, Bond Revenues, Private Endowments, Fundraising Programs			X		The City pursues grant funds and opportunities for enhancements as applicable
18	City Boundary Adjustments	6.1, 6.2	Consider adjusting the City boundaries to better reflect the school district boundaries, natural features and the circulation network.		General Fund	X				LAFCO is not proposing or encouraging adjustments to the City boundaries at this time
19	Implementation of the Community's Development Goals	1.1 -1.6, 2.1 -2.5, 3.1, 3.2, 4.1, 4.2	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	4.1-1	Developers			X		All development projects are reviewed for compliance with the General Plan
20	Regional Commercial, STA III	1.3, 4.1, 4.2, 5.5	Ensure that future development within STA III (Regional Commercial) substantially conforms to the policies outlined in the General Plan.	4.1-7	Developers			X		All development projects proposed within the STA III area are required to conform to regulations outlined within the General Plan and the Development Code
21	Federal Boulevard Automobile Sales District, STA V	1.3, 4.1, 4.2	Future activity in STA V shall only permit car dealerships and related automotive services and shops and require measures to reduce impacts to nearby residents		Business Operators			X		Automobile dealerships and automotive service centers are encouraged to locate along Federal Blvd. and in areas zoned for general commercial. Proposed development is reviewed for impacts and those potential impacts are required to be mitigated to a level below significance.

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Item #	Community Development Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
22	Clean and Safe Neighborhoods	1.1	Encourage clean and safe neighborhoods by enforcing the Abandoned Vehicles and the Weed Control and Waste Matter Ordinances		General Fund			X		The City's code enforcement continually enforces the Weed Control and Waste Matter Ordinance and enforces the Abandoned Vehicles Ordinance on a complaint basis only
23	Compatible Home Occupations in Neighborhoods	1.1	Continue to enforce the Home Occupation Ordinance which establishes specific restrictions.		General Fund			X		All home occupation businesses require a business license and are reviewed to ensure compliance with the Development Code. Any complaints received are inspected by the Code Enforcement Department.
24	Compatible Institutional Uses in Neighborhoods	1.1	Monitor residential treatment facilities and group homes present in the neighborhoods to help minimize nuisances		General Fund			X		The Code Enforcement Department responds to all complaints regarding the operation of a treatment facility or group home. The Development Services Department maintains a map depicting day care facilities
25	Broadway Retail Commercial	1.2, 1.4, 4.1, 4.2	Continue to monitor the Broadway retail commercial activity outside of the STAs and support redevelopment		Developers, Business Operators, General Fund			X		The City monitors all retail commercial activity within the City.
26	Revitalization of General Business Areas	1.4, 1.6, 4.1, 4.3, 4.4	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		Developers, General Fund			X		The City supports the redevelopment of the commercial areas within the City. The dissolved Community Development Agency implemented two grant programs to assist retail business owners, but the programs were suspended due to the dissolution and lack of funds
27	Existing Specific Plans	1.3	Encourage further development within the Downtown Village Specific Plan and Broadway Commercial Project Specific Plan areas		Developers, General Fund			X		Citronica I (50 housing units) and Citronica II (50 housing units) are completed. The planned development permit for the CitMark development of 84 market rate housing units is under construction. The Main Street Promenade project is completed. The Connect Main Street planning project is in progress. In 2015, the City received grant funding for a Downtown Village Specific Plan expansion and technical analysis for the revised plan has commenced. All projects are reviewed for conformance with applicable specific plans.

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Item #	Community Development Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
28	Compatible Condominium and Apartment Development	1.1, 1.2, 2.2, 2.3, 5.5	Future projects should provide quality housing opportunities and uplift the aesthetics of surrounding areas	4.1-2	Developers			X		All new multi-family development projects are reviewed for aesthetic appeal, compatibility with the surrounding areas, and conformance with the General Plan and Development Code
29	Public Events	3.2, 3.3, 3.4	Continue to sponsor and co-sponsor community events		General Fund			X		The City hosts and continues to seek sponsorship of community events such as summer concerts in the park series, rummage sale, movies in the park, and a community bonfire. In 2013, the City hosted the Healthy Eating & Active Living (HEAL) Zone Block Party in coordination with the Library Grand Opening. In 2014, the City increased the concerts in the park series by two concerts and added one additional movie in the park. In 2015, a farmer's market commenced in the Main Street Promenade
30	Community Outreach	3.4	Strive to implement outreach programs		General Fund			X		The City utilizes a City newsletter, public notices, email list serves, social media, and the City website as outreach mediums to the community.
31	Business Growth	4.1, 4.2, 4.3, 4.4, 4.5	Encourage business growth through proactive strategies		General Fund, Developers			X	X	The City continues ongoing communications with the business community. The City encourages business growth. The Community Development Agency implemented two grant programs to assist retail business owners, but the programs are suspended due to the dissolution of the Community Development Agency and lack of funds. The City created an economic development webpage that is updated quarterly and includes helpful business resources. The City Council adopted a commercial broker incentive program.
32	Light and Glare	5.5	Review all new development projects to determine if the projects will have adverse light and glare impacts	4.6-1	Developers			X		All projects are reviewed for compliance with light and glare regulations.

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Item #	Community Development Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
33	Participation in Regional Planning	6.1, 6.2	Represent the community's best interest and play a pro-active role in developing regional planning strategies		General Fund			X		The City regularly participates in regional planning activities
34	Attractive Public Areas	1.1, 1.2, 5.4	Beautify the City through maintaining landscaping		General Fund			X		The Public Works Department maintains public landscape throughout the City via private contractor. Efforts are underway to expand upon the City's urban forestry program
35	Housing Element Implementation	2.3, 2.4	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.	4.3-1	General Fund		X	X		The City adopted the 2010-2020 Lemon Grove Housing Element. A work program was created to ensure compliance with the Housing Element's Goals, Policies, and Programs within the next five years.
36	Revitalization of Federal Blvd. Industrial District	1.5, 4.1, 4.4	Promote revitalization of the Federal Boulevard Industrial District.		General Fund, Business Operators			X		The City continues to consider development opportunities within the Federal Blvd. Industrial District.
Item #	Mobility Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
37	Citywide Street Inventory	1.1, 1.3, 1.5, 1.6	Maintain & update the Citywide Street Inventory as needed.		General Fund			X		The City adopted a pavement management program. The condition of roadways are mapped and pavement repair is scheduled as funding allows. Heartland Communications Facility Authority and the City maintains a comprehensive computerized on-line roadway facility database.
38	Traffic Impact Assessment	1.6	Establish guidelines for Traffic Impacts Report.	4.2-13	General Fund			X		The City uses both the Institute of Transportation Engineers and the City of San Diego's traffic standards. Traffic Impact Reports are required by the City Engineer if needed for discretionary projects

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Item #	Mobility Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
39	Neighborhood Traffic Control	1.2, 1.3	Monitor local street traffic in neighborhoods adjacent to Skyline Drive, Central Avenue, and San Miguel Avenue		General Fund			X		The City conducts traffic improvements and studies as funding allows. Improvements are prioritized in the Five-Year Capital Improvement Program.
40	Traffic Signal Coordination and Optimization	1.2	Consider conducting a signal timing optimization and coordination study to improve traffic flows on Broadway and the adjacent cross-street intersections	4.2-12	General Fund, Congestion Management and Air Quality Program			X	X	Rick Engineering developed traffic signal timing plans. The signals are preempted by the Trolley. A traffic corridor study was developed for Massachusetts Avenue and improvements are complete. Updates are conducted as needed as funding allows.
41	Street Access Guidelines	1.2, 1.3, 1.6	Evaluate the merit and feasibility of instituting street access guidelines consistent with roadway functional classifications		General Fund	X				The City uses the Regional Standard Drawings for driveway standards. Street access guidelines will be conducted as funding allows.
42	Truck Routes	1.1, 1.3, 1.5	Anticipate designating a system of truck routes utilizing major roads including Federal Blvd.		General Fund				X	The City Council adopted designated Truck Routes on November 7, 2000.
43	Massachusetts Avenue/ Lemon Grove Avenue Intersection	1.3, 1.5	At the intersection of Massachusetts Ave. and Lemon Grove Ave., prioritize implementing the planned improvements, including roadway striping and median modifications as adopted by the City Council.	4.2	General Fund			X	X	The roadway striping is completed. The median modifications are completed.
44	Lemon Grove Ave, State Route 94 Intersection	1.2, 1.3	Plan to conduct a detailed traffic operational study for the purpose of identifying traffic signal phasing improvements in conjunction with the trolleys		General Fund, Prop 1b Funds, Transnet		X		X	Rick Engineering developed traffic signal timing plans. The City has received its permits for the Lemon Grove Avenue Realignment project which will allow traffic to access the SR-94 west of the trolley tracks.

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Item #	Mobility Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
45	Sidewalk Improvement Program	4.1, 4.2, 4.4	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 area. Provide an inventory of existing pedestrian facilities to assist in identifying deficiencies.	4.2-6	General Fund, Transnet, Safe Routes to Schools, CDBG			X		The City continues to install/replace several pedestrian ramps and sidewalk repairs at various locations in 2015 as a part of its annual street rehabilitation project. The City continues to improve sidewalks as part of the Five-Year Capital Improvement Program and the Public Works Department Annual Maintenance Program. In 2015, the Palm Safe Routes to School project commenced.
46	Trolley Crossings	1.3	Coordinate with MTS 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, San Miguel, Central, Broadway & North Ave.		General Fund			X		Fencing is installed at key locations along Lemon Grove Avenue and the trolley tracks. Signage and markings are installed as needed. In 2013, the City installed a new pedestrian crossing at Broadway. In 2014, MTS upgraded trolley crossings at Central Ave. and at North Ave./Lemon Grove Ave.
47	Construction of State Route 125	1.2, 1.4	In coordination with Caltrans, monitor the construction of SR-125.		State Highway Funds				X	The SR-125 is completed.
48	Bikeway Implementation and Funding	3.1, 3.2	Strongly consider adoption of the Bicycle Facilities Sub-Element as the Bikeway Plan for the City of Lemon Grove.		General Fund, Developers			X	X	An update of the Bikeway Master Plan was adopted. Staff incorporates bike facility project priorities into the Capital Improvement Program as needed.

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Item #	Mobility Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
49	Pedestrian Linkage	4.2, 4.4	City should encourage the provision of a pedestrian linkage as a condition of new development in STA IV (West Central Residential).		General Fund			X		The City will ensure that future development of this area will include pedestrian linkages as required by the General Plan. The City continues to install sidewalks when funds are available. On July 15, 2014, the City Council adopted a Health & Wellness Element encouraging safe pedestrian connections throughout the City.
50	Review Parking Standards	5.1, 5.2, 5.4	Conduct a review of current parking standards with a particular focus on mixed-use and transit.		General Fund			X	X	The adoption of the Downtown Village Specific Plan includes modified off-street parking standards consistent with mixed-use transit oriented development. Parking standards were modified in November 2010 (Ord. 394).
51	Downtown Village Parking	5.3	Provide additional directional signage to direct drivers to the off-street parking areas located to the rear of buildings in the Downtown Village.	4.2	General Fund			X	X	Directional signage is provided. Staff is reviewing additional wayfinding programs to present to City Council.
52	Evaluation of Parking Alternatives	5.1, 5.4, 5.6	Evaluate alternatives to increasing the supply of parking in areas where parking is proposed for elimination. This effort should be coordinated with the development of street access guidelines.	4.2-7	General Fund			X	X	Development activities require compliance with City parking standards. The City currently uses the City of San Diego's street access guidelines. Parking standards were modified in November 2010 (Ord. 394).
53	Regional Coordination	All	Continue to support and participate in regional transportation planning programs through SANDAG.	4.9-12	General Fund			X		Staff continues to support and participate in regional transportation planning programs through SANDAG.
54	CMP Compliance Program	1.6	Determine City compliance to the Congestion Management Program requirements using the self-certification process every two years.		General Fund				X	City Council supported the regional opt-out of the CMP approved by the SANDAG board in 2009.

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Item #	Mobility Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
55	Roadway Improvements	1.3, 1.4, 1.6	Strive to implement needed roadway improvements in conformance with the policies and direction provided by the City's Mobility Element.	4.2-1	Federal and State Funding, Transnet, General Fund			X		Various street and median improvements are constructed in accordance with the Pavement Management Program and the Capital Improvement Program as needed.
56	Neighborhood and Business Impacts	1.2, 1.6	Consider the preservation and enhancement of existing neighborhoods, schools, and commercial centers in the planning and design of roadway improvements		General Fund			X		Staff actively considers the preservation and enhancement of existing neighborhoods in the City when reviewing proposed projects. Many new development projects create impacts that require dedication of public right-of-way and construction of public street improvements to meet General Plan roadway classifications.
57	High Accident Locations	1.3, 1.5	Continue to develop and utilize the Accident Data Base to identify high accident locations.		General Fund			X		The City continues to identify high-accident locations and analyze ways to reduce collisions
58	State Route 94 Access	1.4	Continue to examine methods of improving access to and from SR-94, particularly due to the closure of the Grove Street Ramp	4.2-8	General Fund		X	X		The City obtained the permit for the Lemon Grove Avenue Realignment project and anticipates construction to begin in summer 2016.
59	Right-of-Way Acquisition	1.2, 1.6, 4.1, 5.5	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.	4.1-4	General Fund			X		The street dedication ordinance requires public street dedication for certain projects for building permits valued over \$15,000. Discretionary permit projects may require street dedication.
60	Construction Monitoring	1.2, 1.6	Plan to monitor the construction of roadway-related improvements, including sidewalk, parking, and bicycle facility improvements	4.2-2	General Fund			X		The Engineering Division approves roadway related public improvement plans and the construction of required public improvements

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Item #	Mobility Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
61	Comprehensive Transit Service	2.1	Promote the provision of comprehensive transit services to residents by coordinating with MTS for the continued operation of bus routes and trolley service for the City.		General Fund, State and Regional Grants			X		The Main Street Promenade project creates convenient pedestrian paths between the bus stops and the Main Street Trolley Station. The City continues to investigate opportunities for improvements.
62	Transit Supportive Development	2.3	Encourage new development to incorporate design features which promote transit utilization, including mixed-use residential/commercial components	2.3	General Fund	X	X			Citronica I (56 housing units) and Citronica II (80 housing units) are completed. The planned development permit for the CitiMark development of 85 market rate housing units is under construction. Staff encourages the incorporation of design features that promote transit utilization. The Main Street Promenade project incorporates signage, pedestrian pathways, and community open space promoting transit utilization. The City has been awarded a "Smart Growth" grant to extend the Main Street Promenade project along the trolley corridor (Connect Main Street). The planning grant will conclude with a General Plan Amendment in 2016.
63	City Bus Stop Enhancement Program	2.1	Study alternative design schemes for the City bus shelter program	4.2-3	General Fund			X		A bus shelter replacement project was completed. It replaced several bus shelters and added one new one.

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Item #	Mobility Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
64	Transportation needs of the Elderly and Disabled	2.4	Continue to promote the provision of special needs transportation for the elderly and disabled population in Lemon Grove		General Fund, TDA, FTA			X		The City provides funding to Senior Programs operated by Senior Community Centers. There are four programs available to seniors and persons with disabilities (three transportation programs and one nutrition program). The City incorporated the Complete Streets Act principles into the Main Street Promenade project. The Main Street Promenade project creates convenient pedestrian paths between a bus stop and the Main Street Trolley Station. The City has been awarded a "Smart Growth" grant to extend the Main Street Promenade project along the trolley corridor (Connect Main Street). The planning grant will conclude with a General Plan Amendment in 2016. On July 15, 2014, the City Council adopted a Health & Wellness Element encouraging safe pedestrian connections throughout the City.
65	Promotion of Alternative Modes	2.1, 2.2, 3.2	Undertake an aggressive program to encourage Lemon Grove commuters to utilize alternative transportation modes		General Fund		X	X		Staff monitors several different program types and will advance these programs as appropriate. Extension of the Main Street Promenade (Connect Main Street) will promote alternative modes.
66	Bikeway Storage Facilities	3.3	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	3.3	General Fund			X	X	Changes in the administration of the bike locker system have resulted in an adequate supply of bicycle lockers at the trolley stations. The City has installed bike racks in all of the City Parks, City Hall, and the Main Street Promenade. The City will investigate opportunities in the Connect Main Street project. On July 15, 2014, the City Council adopted a Health & Wellness Element encouraging bicycle racks and lockers.
67	Bicycle Safety Awareness Program	3.4	Aggressively promote the Bicycle Safety Awareness Program as established in the Bikeway Plan		General Fund, TDA Funds, OTS Funds			X		The Sheriff's Department promotes bicycle awareness through giveaway events and safety education.

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Item #	Public Facilities Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
68	Sewer System Upkeep and Planning	1.3	Identify damaged and deteriorated lines using existing television camera study data and attempt to develop a long-range improvement plan	4.5-8	Sanitation District, General Fund			X	X	The Sanitary Sewer Master Plan was completed in 2007 and staff conducted an update in 2009. A long range capital improvement program for sewer facilities has been completed and updates will be conducted as needed. Sewer repairs and linings have been conducted as budgeted and scheduled. The sewer mains are cleaned once every year and videoed once every four years.
69	Community Volunteers in Local Schools	6.1, 6.3	To expand volunteer assistance at local schools, help the school districts coordinate a volunteer program involving local civic organizations, churches, and businesses		School District			X		A volunteer assistance program was created for assistance with City-owned facilities.
70	Water Infrastructure Maintenance	1.1, 1.2	Work closely with the Helix Water District to help identify faulty lines or capacity deficiencies and facilitate the construction of improvements.	4.5-1	Helix Water District			X		Helix has completed a number of water facility repairs and upgrades within the City. The City meets with Helix on a monthly basis.
71	Water Service for New Development	1.1, 1.2	For proposed development and redevelopment projects, require developers to coordinate with Helix Water District.	4.5-2	Developers, Helix Water District			X		All developers are required to coordinate proposed development with Helix Water District.
72	Water Facility Planning	1.1, 1.2	Endeavor to participate in Helix Water District's long-range and master planning programs to accommodate City needs.	4.5-3	General Fund			X		The Engineering Division hosts a monthly utility coordination meeting. The City meets with Helix on a monthly basis.
73	Sewer Service for New Development	1.3	For proposed development and redevelopment projects, require developers to coordinate with the Lemon Grove Sanitation District.	4.5-9	Developers			X		All new development projects are required to coordinate sewer services which are monitored and regulated by the Lemon Grove Sanitation District.

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Item #	Public Facilities Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
74	Wastewater Treatment/Reclamation	1.4	Consider participating in long-range wastewater treatment planning programs to better represent the City's interest and help identify appropriate uses for reclaimed water.	4.5-10	State funding, General Fund			X		City personnel meets with the Metro JPA and Metro TAC members on a monthly basis to discuss long-range wastewater treatment planning programs
75	Reduced Septic System Use	1.3	To reduce the potential for public health problems, strive to continue reducing septic system use		Property Owners			X		All construction projects are reviewed for opportunities to connect properties to the sewer system.
76	Coordinated Power Service	2.1	Coordinate closely with service providers wanting to enter the local power market.		Power Providers	X				The City does not anticipate pursuing this goal due to local government constraints
77	Power Service for New Development	2.1	Require that developers coordinate with the power providers to identify service requirements and any necessary infrastructure improvements	4.5-15	Power Providers			X		Staff requires that all developers coordinate their projects with the power providers prior to approval.
78	Underground Power Lines	2.2	Study options for designating major streets for underground lines and underground other utility lines along the streets with the appropriate providers.		SDG&E, Other Utility Providers			X		Certain projects valued over \$25,000 are required to underground utilities. The City coordinates with SDG&E on the undergrounding of utilities through their utility undergrounding program. In 2010, the City Council approved Underground Utility District No. 7 in the former Redevelopment Area
79	State-of-the-Art Telecommunication Services	3.1	Urge telecommunication service providers to install advanced communication facilities in Lemon Grove.		Telecommunication Providers, Developers, General Fund			X		The City has processed and approved several telecommunication projects.
80	Wireless Facilities	3.2	To avoid community impacts, require that providers co-locate new cellular and wireless facilities with existing utility infrastructure.		Telecommunication Providers			X		All telecommunication facilities are required to obtain a conditional use permit or minor use permit and are required to blend in with the surrounding area by incorporating appropriate design features. The co-location of telecommunication facilities is encouraged

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Item #	Public Facilities Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
81	Solid Waste Collection	4.1	Maintain regular solid waste collection services to safeguard public health and local aesthetics in part by contracting with a suitable service provider.	4.5-11	Solid Waste Collection Franchise Fee			X		The City contracts with EDCO for the City's solid waste collection and disposal services.
82	City Beautification	4.1	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		EDCO Disposal Services			X		The City hosts the annual clean-up day with disposal by EDCO offered free to residents and sponsors residential household hazardous waste and electronic waste recycling events. The City also educates residents and businesses regarding recycling. The City created quarterly one day clean up events in addition to the annual clean up day.
83	Fire Protection Service Standard	5.1, 5.2	Continue to use service standards to determine the adequacy of emergency fire protection service.	4.4-1	General Fund			X		In 2010, the City entered into the Heartland Fire and Rescue Management Joint Powers Authority (JPA). The JPA uses a combined resources approach to meet service standards and ensure adequate fire protection. In 2015, Heartland Fire & Rescue achieved Insurance Service Organization (ISO) Class 1 rating.
84	Adequate Fire Department Staffing and Equipment	5.1, 5.2	Expand the Fire Department staff and upgrade equipment as needed to maintain the service standard and safeguard public safety. Continue to foster the Heartland Fire and Rescue JPA.	4.4-2	General Fund, CDBG			X		The Fire Department placed a new triple combination pumper engine into service in 2014 replacing existing aging equipment. The Lemon Grove Fire Department, through the Heartland Fire and Rescue management JPA will continue to analyze facility and personnel expansion needs. The Fire Department continues to evaluate performance to determine if additions are needed to meet the needs of the community.
85	Automatic and Mutual Aid Agreements	5.1, 5.2	Continue automatic and mutual aid agreements with the fire departments in the surrounding communities.	4.4-3	General Fund			X		The City continues to participate in Automatic and Mutual aid fire safety agreements. These agreements have been enhanced with the use of automatic vehicle location systems which provide for closest unit response.
86	Law Enforcement Service Standards	4.3	Continue to use service standards to determine the adequacy of emergency law enforcement service.	4.4-4	General Fund			X		The City continues to use the County Law Enforcement Service Standards to determine adequate service levels for the citizens of Lemon Grove.

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Item #	Public Facilities Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
87	Sufficient Law Enforcement Service	5.3	When the City renews the service contract with the Sheriff's Department, consider whether the contracted staffing levels reflect local service standard demographics and crime trends	4.4-5	General Fund			X		The City examines the level of service and the City's needs prior to renewing the Sheriff's contract.
88	Local Sheriff's Office	5.3, 5.4	Work with the Sheriff's Department in future years to maintain the local station		General Funds			X		The City will continue to include a local station as a part of the Sheriff's Department annual contract renewal process
89	Retired Volunteer Senior Patrol (RVSP)	5.3, 5.4	Continue to support the Retired Volunteer Senior Patrol (RVSP) program and help recruit new members		Sheriff's Department			X		The City continues to support the Retired Senior Volunteer Patrol program
90	Community Participation	5.3, 5.5	Encourage the Fire and Sheriff's Departments to actively participate in all facets of the community, including involvement in business, senior, and youth activities		General Fund			X		The Sheriff and Fire Department continue to participate in community events and training. Examples are: Citizen Clean-Up Day, Business Come Prevention, Adult Crossing Guards, Student Safety Patrol, Disaster Preparedness Training, School Fire Safety Education, Smoke Detector Installation Program, Prescription Take-Back Day, CERT Training, Community forums, Fire Open House Event and various community meetings and clean-up events.
91	School Facilities	6.1	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 with the school districts	4.4-6	Lemon Grove School District, Grossmont Union High School District, Development Impact Fees			X		The City and the Lemon Grove School District have been working closely to find more efficient and cost effective ways to provide services. Joint projects include Lemon Grove School field improvements, sidewalk construction near schools, school safety and bike programs, and collaboration on grants. All developments over 500 square feet are required to pay school impact fees to the school districts prior to issuance of building permits. The Lemon Grove School District passed a bond measure in 2008 that includes the construction of a joint school/public library on school property (completed 2013). Efforts continue towards additional joint use opportunities.

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Item #	Public Facilities Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
92	Co-Sponsored Youth Programs	6.1, 6.2	With Lemon Grove School District and Grossmont Union High School District, co-sponsor recreational and educational programs for area youth to the extent feasible.		General Fund, School Districts			X		City facilities are used for various school sponsored events by the Lemon Grove School District and Grossmont Union High School District. The Lemon Grove Academy continues to use the recreation center for their physical education classes during school hours
93	Attractive and Well Maintained Campuses	6.1, 6.3	Help the Lemon Grove School District organize campus clean-up days in conjunction with local parents, students, civic groups, and businesses.		Lemon Grove School District, Civic Organizations, Local Businesses			X		The City works with community volunteers to provide clean-up projects City wide.
94	Safe Schools	6.1, 6.2, 6.4	Coordinate with the local school districts to evaluate student safety.		School Districts, Sheriff's Department, General Fund			X		The Sheriff's Crime Prevention Division conducted various school lockdown drills, brought guest speakers such as a K-9 dog to Red Ribbon Day, taught internet safety to parents of students, and hosted "Smart Start" Teen Driver Education. The City applied for and received grant funding for several "Safe Routes to Schools" projects. The City continuously coordinates with the school district through a collaboration committee to evaluate student safety and other items of joint interest.
95	Library Planning	7.1	Participate in San Diego County Library planning programs to ensure that the Lemon Grove Library is adequately furnished with books, facilities, and state-of-the-art information services.	4.4-7	General Fund			X		Friends of the Library and the City ensure the library is adequately furnished.
96	Promote Community Literacy	7.1	Endeavor to co-sponsor outreach events and literacy programs with community entities like the Lemon Grove Library and Friends of Lemon Grove Library.		General Fund			X		The City uses its newsletters, the City website, social media, and annual community events to assist in outreach events for these community entities.

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Item #	Public Facilities Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
97	New Central Location (Library)	7.2	Plan to move the library to a larger facility on the school district property to heighten its accessibility and prominence		School District Bond Fund, County Library				X	The Lemon Grove School District passed a bond measure in November 2008 that includes a provision for constructing a joint school/public library on school property. The project was completed in 2013
Item #	Safety Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
98	Improve Federal Boulevard Drainage	2.1, 2.2	Study the infrastructure required to reduce the area subject to the 100-year flood, and investigate funding options to construct the improvements. Coordinate improvements with the City of San Diego.	4.15-1	Bond Revenue, General Fund, Assessment District				X	The City completed this work in 2005
99	Participation in the Federal Flood Insurance Program	2.1, 2.2	To allow local property owners to obtain federal flood insurance, consider participating in the National Flood Insurance Administration Program administered by the Federal Emergency Management Administration	4.15-2	General Fund			X		The City participates in the National Flood Insurance Administration Program
100	Hazardous Material Transport Routes	4.1, 4.3	In coordination with the County Hazardous Materials Management Division and the Lemon Grove Fire Department, strive to establish routes for the transport of hazardous materials	4.15-13	General Fund	X				The City will research the feasibility of establishing these routes.

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Item #	Safety Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
101	Safe Trolley Corridor	5.2, 5.3	Coordinate with MTS to identify methods to reduce crime around the local trolley stations	4.15-20	MTS, General Fund			X		These issues are addressed as needed. The Sheriff's Department informs the City of any problems associated with crime at the local trolley stations. MTS conducted lighting upgrades at the trolley stations. The City implemented ongoing and targeted enforcement at specific sites along the trolley route. The City has been awarded a "Smart Growth" grant to extend the Main Street Promenade project along the trolley corridor (Connect Main Street). The planning grant will conclude with a General Plan Amendment in 2016.
102	Earthquake Preparedness and Education	1.1, 1.2	Attempt to initiate an earthquake preparedness program.	4.10-1	General Fund, Corporate Sponsors			X		Emergency preparedness information is available to residents at City Hall, the Fire Department, and via Heartland Fire website and social media (Facebook, Twitter, & Nixle). The Heartland Fire and Rescue Emergency Preparedness Coordinator provides training and information on all aspects of disaster preparedness.
103	Safe Buildings	1.1, 1.2	For existing development, strive to enforce current building codes to reduce the potential for structural failure during an earthquake. Require improvements where necessary to bring buildings up to code.	4.10-2	General Fund, Private Property Owners			X		The City's Building Department enforces current building codes.

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Item #	Safety Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
104	New Development without Geologic Hazards	1.1, 1.3	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.	4.10-3	Developers			X		Environmental assessment is conducted on all development projects as required by CEQA
105	Slope Stability	1.1, 1.3	Evaluate the feasibility of monitoring and mapping slope failures and assisting property owners to plan remedial actions	4.10-4	Property Owners, General Fund, Grants			X		Staff meets with residents as needed to assist them with slope stability issues.
106	Adequate Drainage for New Development	2.1	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.	4.15-4	Developers			X		Environmental assessment is conducted on all development projects as required by CEQA. The Engineering Division requires that development projects mitigate for added runoff with detention or infiltration on-site.
107	Community Risk Reduction	3.1	Help to educate community residents and businesses about fire prevention and safety, including property maintenance, smoke detectors, excessive accumulation of combustible materials, disaster preparedness, and what to do if there is a fire.	4.15-5	General Fund			X		The Lemon Grove Fire Department implements its public education and fire prevention programs on a regular basis through Fire Safety Trailer Visits and participation in Community Emergency Response Teams (CERT) training. The Fire Department has an active code enforcement program aimed at reducing community risk.
108	Adequate Water Flows for Fire Suppression	3.2, 3.3	Monitor the adequacy of water pressures throughout Lemon Grove for fire fighting purposes.	4.15-6	Helix Water District, General Fund			X		Helix Water District monitors the water pressures through the use of hydro-systems in the district's pumping stations and uses a computer program to analyze available fire flow. Heartland Fire & Rescue determines the required fire flow based on the California Fire Code and confirms available fire flow with Helix Water District prior to issuance of Building Permits.

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Item #	Safety Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
109	Reduced Fire Hazard in Older Structures	3.1, 3.3	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	4.15-7	Property Owners, General Fund			X		The City provides information regarding fire hazards in newsletters and through social media. All business related structures in the City receive annual fire safety inspections to ensure that safety regulations are being met.
110	Weed Control and Waste Matter Ordinance	3.1, 3.2, 3.3	Continue implementing the ordinance and update as necessary to address new fire hazards.	4.15-9	General Fund, Property Owners			X		The Weed Control and Waste Matter Ordinance address current community needs and is enforced on a regular basis. Heartland Fire & Rescue responds to citizen concerns and proactively investigates risk areas for fire hazards, issuing abatement notices ensuring fire hazards are mitigated.
111	Reduced Public Safety Risk from Hazardous Materials and Weapons of Mass Destruction	4.1, 4.2, 4.3	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 and prevent the development and use of weapons of mass destruction.	4.15-10	General Fund, Grant Funds			X		All projects are reviewed and inspected by the Lemon Grove Fire Department to ensure that the storage of hazardous materials complies with the appropriate regulations. Staff is implementing homeland security measures within the City and has completed updated drafts of the City's Emergency Plan, the Continuity of Operations Plan, and the Evacuation Plan.
112	Hazardous Materials Use Regulations	4.1, 4.2, 4.3	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.	4.15-11	Business Operators			X		All business licenses are reviewed by the Lemon Grove Fire Department.
113	Household Hazardous Waste Control	4.1, 4.2	Consider adopting and implementing the Household Hazardous Waste Element prepared in 1991.	4.15-12	County Hazardous Materials Management Division, General Fund			X		The City adopted a Household Hazardous Waste Program in June of 1992 which was re-adopted in April of 1996.

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Item #	Safety Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
114	Contaminated Site Clean-Up	4.3, 4.4	The City should assist in the clean up of contaminated sites	4.15-14	Property Owners, County Hazardous Materials Management Division			X		The County of San Diego is the responsible agency for the clean-up of sites. The City does report any violations
115	County Hazardous Waste Management Plan	4.1, 4.2, 4.3	Attempt to implement the County of San Diego's Hazardous Waste Management Plan locally and participate in future updates	4.15-15	Business Operators, Property Owners, General Fund			X		The City implements this plan locally.
116	Crime Prevention	5.1, 5.2	Promote the well-being of residents to maintain a stable community	4.15-16	General Fund, Corporate Sponsors, Civic Organizations, Local Churches, Sheriff's Department			X		The City utilizes its governing power, services, and efforts to maintain and improve the quality of life for all of its citizens. The City of Lemon Grove works with the Sheriff's Crime Prevention Division personnel on a case by case basis. The Crime Prevention Division hosts community meetings, events, and trainings.
117	Community Network	5.1, 5.2, 5.4	Promote a community-wide network of public and private agencies, organizations, businesses, and individuals		General Fund, Corporate Sponsors, Civic Organizations, Local Churches, Sheriff's Department			X		The City's newsletter provides a listing of public and private agencies and organizations to assist the community. The City Council provides funding for various organizations and events. The City directs interested parties to the 2-1-1 Information Line which provides information relating to local community health and disaster services
118	Positive Community Relationships	5.1, 5.2	Encourage positive community relationships and improve community security.	4.15-16	General Fund, Corporate Sponsors, Civic Organizations, Local Churches, Sheriff's Department			X		The City provides events, literature, and programs to encourage positive community relationships and improve community security.
119	New Development that Deters Crime	5.2, 5.5	Require that new development deter crime through the incorporation of defensible space concepts and sufficient lighting and visibility as feasible. Request that the Sheriff's Department review development proposals and recommend measures to enhance public safety and prevent crime	4.15-17	Developers, Sheriff's Department			X		Development plans are reviewed by the Sheriff's Department for recommendations of measures to prevent crime through the Department's Crime Free Multi-Housing, Business Watch, and Community Advisory Groups.

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Item #	Safety Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
120	Positive Youth Activities	5.1, 5.2, 5.4	Deter youth from alcohol and other drug use, gang involvement, and vandalism. Encourage and provide recreation, education, and prevention programs through forums like the schools, churches, the Student Safety Patrol, the Juvenile Fire Setters Program, and other civic programs and organizations.	4.15-18	General Fund, Sheriff's Department, Civic Organizations, Lemon Grove School District, Grossmont Union High School District			X		The City co-sponsors and provides four camps and limited recreational activities for youth within the City. The Sheriff's Crime Prevention Division continues to partner with the City and its partners to educate the youth in safe bicycling habits.
121	Graffiti Tracker	5.2, 5.4, 5.5	Continue to implement the graffiti removal program to reduce the potential for gang activity.	4.15-19	General Fund, Property Owners				X	The City has adopted a graffiti removal program which receives and responds to requests for graffiti removal. The City and Sheriff's Department implemented a regional graffiti tracker program in April of 2009.
122	Swift and Efficient Response	6.1, 6.2, 6.3	Regularly update the Emergency Plan. Educate residents and businesses about the Emergency Plan. Periodically train City staff and other emergency response staff to effectively implement the Emergency Plan.	4.15-22	General Fund			X		Through the Heartland Fire and Rescue Emergency Preparedness Coordinator (EPC), the City regularly updates its Emergency Operations Plan, Continuity of Operations Plan, and Evacuation Plan. The EPC provides City staff with regular emergency response training through NIMS position training and EOC drills.
123	Updated Storm Drainage General Plan	2.1	Endeavor to update the Storm Drainage General Plan to reassess current drainage inadequacies, identify required improvements and funding sources, and prioritize improvement projects and incorporate them into the Five-Year Capital Improvement Program.	4.15-3	General Fund, Assessment Districts, Community Development Block Grants			X		The Storm Drainage Master Plan was updated in 1998 and is effective through 2010. The plan identifies the City's needs for drainage improvements and prioritizes them. The projects are part of the City's Five-Year Capital Improvement Plan (CIP). An update to the Master Plan will be proposed as part of the CIP as funding allows.

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Item #	Safety Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
124	Target High Crime Areas	5.2, 5.3	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.	4.15-21	General Fund, Sheriff's Department			X		Staff meets with the Sheriff's Department on a regular basis to discuss high crime areas and actions necessary to reduce crime in these areas. Extra presence was sent to problem locations to assist in deterring crime.
Item #	Noise Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
125	Noise and Land Use Compatibility Standards for New Development	1.1, 2.1, 2.5, 4.1	Use the noise and land use compatibility standards established in the Noise Element to guide future development.	4.7-1	Developers			X		Discretionary projects are reviewed for compliance with the Noise Element. Noise studies are required for new development projects as applicable to ensure compatibility.
126	Future Residential Development	2.1, 3.0	Review future residential development for conformance with California Noise Insulation Standards, which requires that interior noise levels for both single-family and multiple-family dwelling units equal 45 decibels or less.	4.7-2	Developers			X		All new residential development is required to comply with the California Noise Insulation Standards.
127	Minimal Noise Impacts from New Development	1.1, 2.1, 4.1	Review proposed development projects for noise impacts to determine if the noise conditions are incompatible with the proposed use.	4.7-3	Developers			X		All new development is reviewed for noise compatibility. Noise studies are required as applicable to ensure compatibility.
128	Compatible Land Use Plan	1.1, 1.2, 1.3	Strive for future development that conforms to the Land Use Plan to maintain peaceful neighborhoods		General Fund, Developers			X		New development is required to conform with the General Plan

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Item #	Noise Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
129	Circulation Plan Implementation	1.3	Implement the Circulation Plan through future roadway improvements subject to funding availability.		General Fund, Developers			X		All projects are evaluated for impacts and are required to comply with the adopted Mobility Element of the General Plan. Discretionary and building permit projects often require street dedication and improvements based on impacts and/or building valuation.
130	Vehicle Noise and Speed Enforcement	2.4	Coordinate with the Sheriff's Department to encourage active enforcement of vehicle noise and speed laws	4.7-8	Sheriff's Department, Vehicle Owners			X		Staff meets with the Sheriff's Department once a week to discuss issues within the City. Engineering staff coordinates with the Sheriff's Department on traffic/speed related issues.
131	Noise Abatement and Control Ordinance	4.2	Actively enforce the Noise Abatement and Control Ordinance, particularly in residential neighborhoods, to maintain quiet and peaceful conditions	4 7-9	General Fund, Sheriff's Department			X		All noise complaints are investigated by the Code Enforcement Department or the Sheriff's Department.
132	Quiet Residences in Mixed Use Areas	1.2, 3 1	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 the use of appropriate insulation, treated windows, and ventilation systems		Developers			X		All proposed new or rehabilitated building projects are evaluated for potential noise exposure of residents. Potential impacts are required to be mitigated.
133	Protection from SR-94 Noise	2.1, 2.2	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.	4 7-5	Developers, Caltrans			X		The City will implement the approved Land Use Plan within the STA III area when a development plan is presented.

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Item #	Noise Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
134	Protection from SR-125 Noise	2.1, 2.2, 2.3	Plan to monitor construction of the SR-125 and help monitor proper implementation of the mitigation measures required in the Environmental Impact Statement / Environmental Impact Report for the freeway project.	4.7-6	Caltrans				X	State Route 125 is completed.
135	Quiet Trolley Operations	2.5	Consider working with MTS to identify objectionable sources of trolley noise and appropriate measures to reduce noise where feasible.	4.7-7	MTS			X		Addressed as needed.
Item #	Conservation & Recreation Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
136	City Historic Survey	1.1, 1.2, 1.3	Under 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.	4.12-1	General Fund	X		X		The City currently utilizes the list of historic properties developed by the Lemon Grove Historical Society. A comprehensive historic survey will be done when funds become available. A list of cultural resources in the Downtown Village Specific Plan area has been compiled.
137	Historic Sites List	1.1, 1.2, 1.3	Based on the result of the City-wide Historic Survey, plan to develop a Historic Sites List with the assistance of a qualified historian and the Lemon Grove Historical Society.	4.12-2	General Fund		X			The City has not adopted an official list of historic properties within the City. However, staff refers to the list of historic properties provided by the Lemon Grove Historical Society when researching properties. A list of cultural resources in the STA 1 area has been compiled.

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Item #	Conservation & Recreation Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
138	Historic Preservation Ordinance	1.1, 1.2	Consider adopting a Historic Preservation Ordinance that could incorporate: 1) prohibiting the demolition of a structure or object on the Historic Sites List until the condition of the structure, rehabilitation cost, and reuse potential have been evaluated; and 2) measures to preserve the structure	4.12-3	General Fund	X				The City has not initiated a Historic Preservation Ordinance. However, staff refers to the List of Historic Properties provided by the Lemon Grove Historical Society when researching potentially historic properties.
139	Historic Sites Signage	1.1, 1.2	To enhance awareness and appreciation of the community's history, evaluate options for identifying properties on the Historic Sites List with standard signage		Community/Corporate Sponsors			X		Historic Site signage is provided as needed.
140	Oral History	1.2, 1.3	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		Community/Corporate Sponsors			X		The Lemon Grove Historical Society takes historic accounts and information regularly.
141	Historic School Curriculum	1.2, 1.3	With the Lemon Grove Historical Society and Lemon Grove School District, support developers of a standard curriculum on Lemon Grove's history for the local schools		General Fund, Community/Corporate Sponsors, Grants			X		The Lemon Grove Historical Society developed a standard curriculum on Lemon Grove's history for the schools.
142	Home for the Lemon Grove Historical Society	1.2, 1.4	Help the Lemon Grove Historical Society to find a home for collected relics and artifacts and establish a museum.		General Fund, Lemon Grove Historical Society, Community/Corporate Society				X	The City has assisted the Lemon Grove Historical Society in establishing the Parsonage Museum and the H. Lee House within the Civic Center Park.

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Item #	Conservation & Recreation Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
143	Increased Bicycle Transportation	8.1, 8.2, 8.5	Subject to funding availability, implement the Bicycle Facilities Sub-Element of the Mobility Element to help improve regional air quality in addition to improving bicycle safety.	4.9-3	ISTEA, the California Bicycle Transportation Act, TransNet, the Transportation Development Act, Traffic Mitigation Fees, Development Street Improvements		X	X		The City is actively implementing the Bikeways Master Plan with the installation of bicycle facilities on most of the arterial streets in Lemon Grove. New bicycle facilities on Massachusetts Ave. were completed in August of 2005. The City Council adopted an update of the Bikeways Master Plan in October 2006. The Main Street Promenade includes bicycle facilities and the Connect Main Street planning project will include additional facilities
144	Parks Master Plan	9.1, 9.2, 9.3, 9.4, 11.1, 11.2, 11.3	Anticipate preparing and implementing a Parks Master Plan	4.14-1	General Fund for Preparation, Development In-Lieu Fees, Community Development Block Grants, Private Donations for Implementation		X			A Parks Master Plan may be conducted as a part of the preparation of the General Plan Update in 2016
145	Recreation Strategy Plan	10.1, 10.2	Endeavor to develop a Recreation Strategy Plan to explore alternatives for expanding recreational options in the community.	4.14-7	General Fund			X		Staff continues to meet with the School District and City community groups to explore cost neutral means to expand on the recreational options in the community. In 2013, the City constructed its first dog park at Berry Street Park
146	Visually Enhanced Open Space	11.2, 11.3	Subject to funding availability, maximize the benefit of open spaces such as the trolley right-of-way and parks through enhanced landscaping and maintenance.		SAFE TEALU, General Fund			X	X	Landscaping of the Trolley Corridor is completed. The City has been awarded a "Smart Growth" grant to extend the Main Street Promenade project along the trolley corridor (Connect Main Street). The planning grant will conclude with a General Plan Amendment in 2016
147	Fossil and Prehistoric Resource Protection	2.1	For proposed new development or redevelopment projects, the City should require impact assessment and mitigation according to CEQA for paleontological or prehistoric resources.	4.12-4, 4.13-1	Developers			X		All non-exempt projects requiring environmental review in compliance with CEQA are evaluated for fossil and prehistoric resource protection.

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Item #	Conservation & Recreation Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
148	Natural Habitat Protection	3.1	For future development within the City limits that could affect the 7 acre of coastal sage scrub or the 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	4.11-1	Developers			X		Projects located in the coastal sage scrub / wetland area within the City must undergo environmental review and are required to prepare a biological resource study for potential impacts to this resource.
149	Integrated Waste Management	4.1	Continue to implement the Lemon Grove Source Reduction and Recycling Element and update as necessary to respond to new conditions and State requirements	4.5-12	General Fund			X		This is an on-going program in which the City provides a yearly report to the State
150	Long-Term Landfill Capacity	4.2	Evaluate opportunities to participate in interjurisdictional efforts to explore solid waste disposal solutions that minimize environmental and economic impacts.	4.5-14	General Fund			X		There are currently limited opportunities to participate or coordinate with neighboring jurisdictions
151	Ongoing Water Conservation	5.1	Provide the Helix Water District and San Diego County Water Authority literature on Water conservation at City Hall, the Lemon Grove Library, and the Chamber of Commerce office as feasible.	4.5-5	Helix Water District, San Diego County Water Authority			X		The City provides water conservation information at these locations and through the City newsletter and website
152	Water Conservation in New Development	5.1, 5.2	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.	4.5-6	Developers, Property Owners, General Fund			X		Staff requires drought tolerant landscaping and water efficient irrigation systems for all new development projects

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Item #	Conservation & Recreation Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
153	Water Conservation Retrofits	4.5-5	Investigate the adoption of an ordinance requiring water-efficient plumbing retrofits during the resale of residential, commercial, office, and industrial properties.		Property Owners	X				No activity on this task occurred.
154	Future Reclaimed Water Use	5.3	Monitor reclaimed water programs implemented by the Helix Water District and the City of San Diego Wastewater Department.	4.5-7	Helix Water District	X				Staff monitors reclaimed water programs implemented by the Helix Water District and the City of San Diego Wastewater Department. At this time, there is no capital outlay proposed to provide reclaimed water to the City.
155	NPDES Compliance	6.2	Endeavor to implement all applicable requirements of the National Pollutant Discharge Elimination System (NPDES) Municipal Permit in Lemon Grove	4.8-1	Developers, Business Owners, General Fund, Stormwater Fees		X			City is currently working to comply with the 2013 NPDES Municipal permit by implementing the permit required programs
156	Promote Energy Conservation	7.1	Endeavor to provide literature about SDG&E energy conservation and retrofit programs at City Hall.	4.5-16	San Diego Gas & Electric			X		SDG&E provides informative brochures with their monthly statements.
157	Efficient Energy Use in New Development	7.2	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	4.5-17	Developers			X		All new development projects are required to comply with Title 24 energy requirements. Compliance is verified by the Building Official.

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Item #	Conservation & Recreation Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
158	Accessible Urban Form	8.1, 8.2, 8.3, 8.5	To decrease pollutants from automobile use, strive towards a development or redevelopment pattern that allows people to use transit, walk, or bicycle to activity centers	4.9-1	Developers, General Fund, State and Federal Housing grants, SAFE TEALU, Companion Agencies: San Diego Association of Governments, MTS			X		The development of the STA I and STA II areas will create mixed use redevelopment areas near Lemon Grove's trolley stations. The City will comply with SANDAG's pedestrian access guidelines, where applicable. The Main St. Promenade and extension (Connect Main Street) will promote multi-modal transit. The Main Street Promenade is complete. The City has been awarded a "Smart Growth" grant to extend the Main Street Promenade project along the trolley corridor (Connect Main Street). The planning grant will conclude with a General Plan Amendment in 2016. On July 15, 2014, the City Council adopted a Health & Wellness Element encouraging safe pedestrian and bicycle connections to transit centers and throughout the City.
159	Efficient Traffic Flow	8.3	Improve local roads according to the Circulation Plan as needed to maintain efficient traffic flow subject to funding availability.	4.9-2	Developers, General Fund, Caltrans			X	X	The City is actively improving traffic circulation on local streets through various funding sources. The Massachusetts Avenue Corridor Improvements were completed in 2009. The Main Street Promenade and Lemon Grove Avenue realignment project will improve bus, vehicle, and pedestrian circulation in the Downtown Village area.
160	Improve Job Opportunities for Residents	8.1, 8.5	Through the City's economic development program, encourage the local establishment of new businesses offering high-quality jobs to allow residents to work locally and avoid excessive commutes.	4.9-4	General Fund			X		The City is continually encouraging the establishment of new local businesses. The City completed an "Assessment of Economic Development Opportunities" in December of 1999 which continues to provide valid direction. The City Council adopted a commercial broker incentive program.

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Item #	Conservation & Recreation Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
161	Minimize Impacts of New Development	8.1, 8.2, 8.3, 8.4, 8.5	Review development proposals for potential air quality impacts-both construction and operation impacts - pursuant to CEQA and the regional Air Quality Strategy, and evaluate compliance with regional clean air planning objectives	4.9-6	Developers			X		All discretionary development applications are reviewed for potential air quality impacts. This evaluation is conducted in compliance with CEQA.
162	Minimize Asbestos Hazards	8.4	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.	4.9-7	Developers			X		The City coordinates with the San Diego County Department of Environmental Health on the abatement of asbestos as it arises
163	Proper APCD Permits	8.4, 8.5	Endeavor to ensure that all commercial and industrial operations in the City obtain all appropriate permits from the San Diego Air Pollution District.	4.9-8	Business Operators			X		The Lemon Grove Fire Department reviews Air Quality permits during their yearly inspection of businesses
164	Protect Sensitive Receptors	8.1, 8.2, 8.3, 8.4	Consider the effects of emissions from nearby transportation corridors when considering development proposals for residential and mixed-use development.	4.9-9	Developers			X		All discretionary projects are reviewed for potential Air Quality impacts to the existing community as required by the CEQA process
165	Participation in Regional Air Quality Programs	8.5	Participate in regional air quality planning and implement regional plans such as the Regional Air Quality Strategy and the Regional Growth Management Strategy.	4.9-10	General Fund			X		Staff attends regional growth management meetings at SANDAG to help develop guidelines that will preserve air quality in the region

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Item #	Conservation & Recreation Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
166	Joint Use of City and School Facilities	9.3	The City should work to continue the joint use of City and Lemon Grove School District facilities and cooperatively address facility maintenance, vandalism, and other concerns that arise.	4.14-2	General Fund, Lemon Grove School District		X	X		The City has coordinated with the Lemon Grove School District on the Safe Neighborhoods-after school program, the Lemon Grove Middle School Field Improvements, the Monterey Heights Sports Park, and the schedules for all district athletic fields. In 2004, the City entered into a new joint use agreement with the school district (updated in 2012). The Lemon Grove School District passed a bond measure in 2008 that includes the construction of a joint school/public library on school property (completed 2013). As part of the HEAL zone initiative additional joint use opportunities are being explored. On July 15, 2014, the City Council adopted a Health & Wellness Element encouraging joint use agreements throughout the City.
167	Facilities for Active Recreational Pursuits	9.1, 9.2, 9.3, 9.4	Provide areas in parks for active youth and adult recreational activities in addition to passive recreational areas for picnicking and relaxing to the extent feasible.	4.14-3	General Fund, Community Development Block Grants, Private Funds			X		The City continues to seek additional funds to enhance all City parks. The Main Street Promenade is complete. The City has been awarded a "Smart Growth" grant to extend the Main Street Promenade project along the trolley corridor (Connect Main Street). The planning grant will conclude with a General Plan Amendment in 2016. The Promenade and extension are expected to increase recreational opportunities. On July 15, 2014, the City Council adopted a Health & Wellness Element encouraging increased recreation throughout the City.
168	Optimize Park Use	9.4	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.	4.14-4	General Fund			X	X	The Monterey Heights Sports Park conceptual design is complete. The Connect Main Street planning project is underway. The Promenade is expected to include active and passive recreational opportunities. On July 15, 2014, the City Council adopted a Health & Wellness Element encouraging increased recreation throughout the City.

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Item #	Conservation & Recreation Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
169	Offset Impacts of New Development	9.1, 9.2, 11.1, 11.2, 11.3	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	4.14-5	Developers			X		Parkland dedication in-lieu fees are collected for all new residential and commercial development.
170	Diverse Recreational Programs	10.1, 10.2	Continue to provide diverse recreational programs reflecting the interests of local children, teens, adults, and seniors.	4.14-6	General Fund; Federal, State and Regional Grants			X		The City is currently evaluating cost neutral recreation programs. The programs may be available for adults and youth. There are existing winter, spring, summer, and fall day camps. On July 15, 2014, the City Council adopted a Health & Wellness Element encouraging increased recreation throughout the City.
171	Open Space for Public Well-Being	11.1	When considering approval of proposed residential projects, evaluate the capacity of nearby open space areas for both children and adults		General Fund, Developers			X		All proposed residential development is reviewed for available open space and recreational areas. The Main Street Promenade is complete. The City has been awarded a "Smart Growth" grant to extend the Main Street Promenade project along the trolley corridor (Connect Main Street). The planning grant will conclude with a General Plan Amendment in 2016. The Promenade and extension are expected to increase open space opportunities.
172	Public Education	4.1	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.	4.5-13	Household Hazardous Waste (AB939) Fee			X		Articles regarding recycling and waste management are regularly published in the City's newsletter and website.
173	Water Conservation Month	5.1	Attempt to increase awareness about the need to use water efficiently, and educate the community about different ways to conserve water.	4.5-4	General Fund, Helix Water District			X		Helix Water District periodically provides information bulletins within the monthly statements. The Main Street Promenade project includes educational signage regarding water conservation.

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Item #	Conservation & Recreation Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
174	Reduced Runoff Pollutants	6 1, 6.2	Each year, attempt to conduct a campaign to educate the community about the importance of minimizing pollutants in runoff (non-point source pollutants)	4.8-2	General Fund			X		The City utilizes their newsletter, website, and community events to educate the residents on preventing storm water pollution and household hazardous waste disposal.
175	Park-and-Ride	8.1. 8.5	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.	4.9-5	General Fund			X		The City encourages 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.
Item #	Housing Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Accomplishments
176	Maintenance and Enhancement of Housing (1)	1.1-1.3	Maintain and enhance the quality of residential neighborhoods in Lemon Grove.	Program 1, 4-5, 8-11, 13-14, 17-18	CDBG, County HUD, HUD Section 8 and Housing Vouchers, General Fund		X	X		Housing Rehabilitation Programs: Programs in the Housing Element including "Promote Community Based Neighborhood Improvement Districts", "Prepare and Adopt a Street Design Manual", and "Promote County of San Diego Home Repair Loan/Grant Programs" will enhance the quality of neighborhoods once implemented. The Home Repair Loan Program provides low-interest loans for the repair of low-income owner-occupied homes. Grants are available to low income mobile home owners to repair their mobile homes. The City allows the conversion of apartments to condominiums and facade and landscaping improvements are required.

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Item #	Housing Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Accomplishments
177	Promote a Balanced Mix of Housing (2 & 7)	2.1-2.6, 7.1-7.2	Encourage a balanced mix of housing. Assist in the development of adequate housing to meet the need of extremely low, very low, low, and moderate income households.	Program 2-21	General Fund, CDBG, HOME funds, LIHTC, Tax-Exempt Multi-Family Revenue Bonds, Tax Credit for Low Income Rental Housing, HOPWA, Non-profit Developers		X	X		The City continues to encourage second units (accessory rental dwelling units) which continue to be a valuable source of low income housing. The City promotes smart growth housing opportunities adjacent to its' trolley stations. Citron Court and Citronica I and II provide 172 affordable housing units. Programs to be developed pursuant to the Housing Element include "Utilize Density Bonus Provisions", "Preserve Affordable Dwelling Units "At-Risk" of Converting to Market Rates", "Cooperate/Coordinate with Housing Developers, Agencies, and Tenant Groups", "Pursue Affordable Housing Sources", and "Coordinate Section 8 Housing Choice Vouchers and Public Housing".
178	Provision of Housing (3 & 6)	3.1-3.8, 6.1	Encourage the adequate provision of housing in a variety of costs, types, styles, locations, and tenures to meet the existing and future needs of Lemon Grove residents. Provide adequate housing sites.	Program 1-21	General Fund, CDBG, HOME funds, LIHTC, Tax-Exempt Multi-Family Revenue Bonds, Tax Credit for Low Income Rental Housing, HOPWA, Developers			X		During 2015, building permits were issued for 72 new single-family residences affordable to above-moderate income households and five new accessory rental dwelling units (ARDUs) affordable to low income households. The Regional Housing Needs Allocation (RHNA) encourages the City to develop 349 housing units from 2010 to 2020. Since 2010, the City has issued building permits for 277 new housing units. The City has approved six development applications for the development of 52 row home condominiums and 112 multi-family apartments/condominiums, totaling 168 entitled housing units. The Planning Department actively coordinates with developers to promote housing. A density bonus ordinance was adopted on January 19, 2015.

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Item #	Housing Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Accomplishments
179	Home Ownership (4)	4.1, 4.2	Provide increased opportunities for home ownership.	Program 3-4, 12, 14, 21	MCC, DCCA, Cal HFA, NHF			X		The City encourages home ownership through the use of the Mortgage Credit Certificate (MCC), the County Down Payment and Closing Cost Assistance Program (DCCAP), the California Housing Finance Agency Homebuyer's Down Payment Assistance Program (CHDAP), the National Homebuyers Fund (NHF) and community land trusts. A condominium conversion ordinance was adopted on January 19, 2016.
180	Equal Opportunity (5)	5.1-5.3	Promote equal opportunity for all residents to reside in housing of their choice	Program 1, 5, 12, 16, 20	CDBG, General Fund			X		The City supports fair housing laws and statutes. To promote equal opportunity, the City participates in the Fair Housing Council of San Diego's Fair Housing Program.
181	Address Governmental Constraints (8)	8.1-8.3	Address impediments to the provision of housing.	Program 6-7, 12, 14-15	General Fund	X		X		A density bonus ordinance was adopted on January 19, 2016 and allows deviations of development standards. The Planned Development Permit process allows for deviations of development standards. The City is amongst the lowest in the County for development impact and processing fees for new housing units. Processing times for new developments in the City are generally faster than most jurisdictions in the County. City Council Ordinance 386 (adopted 2009) simplified the discretionary permit process. City Council Ordinance 394 (adopted 2010) reduced development standards to promote development consistent with the General Plan goals. City Council Ordinance 438 was adopted on January 19, 2016 implementing several Housing Element obligations.

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Item #	Health & Wellness Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Accomplishments
182	Safe Comfortable Public Spaces (1.1)	1.1.1, 1.1.2, 1.1.3, 1.1.4, 1.1.5	Provide safe and comfortable streets and public spaces that foster physical and social connections	Program 1-4	General Fund, Grant Funds			X		City Council Ordinance 422 was adopted on April 15, 2014 allowing community gardens in the City. The City has completed the construction of the Main Street Promenade project. The Connect Main Street planning project is in progress. In 2015, a farmer's market commenced in the Main Street Promenade. The City hosts and continues to seek sponsorship of community events such as summer concerts in the park series, rummage sale, movies in the park, and a community bonfire.
183	Bicycle and Pedestrian Connections (1.2)	1.2.1, 1.2.2, 1.2.3	Provide bicycle and pedestrian routes throughout the City connecting people with transit, parks, schools, employment, shopping, and residences	Program 1-4	General Fund, Grant Funds			X		The City has completed the construction of the Main Street Promenade project. The Connect Main Street planning project is in progress. The CIP includes improvements to the bicycle and pedestrian network.
184	Lead by Example (2.1)	2.1.1, 2.1.2, 2.1.3, 2.1.4, 2.1.5	The City shall strive to lead by example.	Program 4	Federal and State Funding, Transnet, General Fund			X		The City maintains City owned street infrastructure, landscape, and facilities and ensures graffiti is removed within a timely manner. Improvements to City owned assets are constructed according to the CIP. The City actively promotes positive messaging with the City's website, publications, and social media.
185	Diverse Flourishing Economy (2.2)	2.2.1, 2.2.2	Provide a diverse flourishing economy that promotes public health	Program 1-4	General Fund			X		Design for the Connect Main Street planning project is near complete. The Lemon Grove Avenue freeway realignment is expected to break ground in 2015. The General Plan Update public outreach program commenced and the Update anticipates incorporation of "Complete Streets" initiatives. Grant funding for the Downtown Village Specific Plan expansion was awarded and background research has commenced. A drive-thru Starbucks on Massachusetts is entitled. Eyeglass World remodel in Smart & Final shopping center is under construction. The planned development permit for the CityMark development of 64 market rate housing units is underway. Northside Commons - for sale affordable housing project - design is complete. Grove Lofts apartments in east Broadway area is entitled.

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Item #	Health & Wellness Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Accomplishments
186	Healthy Affordable Foods (3.1)	3.1.1, 3.1.2, 3.1.3, 3.1.4	Connect neighborhoods to healthy affordable food	Program 1-4	General Fund, Grant Funds			X		City Council Ordinance 422 was adopted on April 15, 2014 allowing community gardens in the City. The City has completed the construction of the Main Street Promenade project. The Connect Main Street planning project is in progress. In 2015, a farmer's market commenced in the Main Street Promenade.
187	Healthy Eating Choices (3.2)	3.2.1, 3.2.2, 3.2.3, 3.2.4	Encourage healthy eating choices amongst residents	Program 1-4	General Fund			X		City Council Ordinance 422 was adopted on April 15, 2014 allowing community gardens in the City. In 2015, a farmer's market commenced in the Main Street Promenade. Eight participating restaurants have healthy menu options.
186	Local Residential Facilities (4.1)	4.1.1, 4.1.2	Promote enjoyment for residents at local recreational facilities	Program 1-4	General Fund, Grant Funds			X		In 2013, the City built its first dog park at Berry Street Park. The City has completed the construction of the Main Street Promenade project. The Connect Main Street planning project is in progress. The City hosts and continues to seek sponsorship of community events such as summer concerts in the park series, rummage sale, movies in the park, and a community bonfire. In 2015, a farmer's market commenced in the Main Street Promenade.
187	Active Living (4.2)	4.2.1, 4.2.2, 4.2.3, 4.2.4, 4.2.5, 4.2.6	Promote buildings and open spaces that encourage active living	Program 3-4	General Fund, Grant Funds			X		The City has completed the construction of the Main Street Promenade project. The Connect Main Street planning project is in progress. The City hosts and continues to seek sponsorship of community events such as summer concerts in the park series, rummage sale, movies in the park, and a community bonfire. In 2015, a farmer's market commenced in the Main Street Promenade. The CitiMark development is in construction for 84 residential units including a fitness room and a rooftop terrace for social activities.

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Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Lemon Grove
Reporting Period 1-Jan-14 - 31-Dec-14

Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
2307 Edgerton	SU	R		1			1	1			1 Comparables
1621, 23, & 25 Drexel	SF/SU	R		1		2	3	3			1 Comparables
Valencia Hills 2+7	5+	O				60	60	60			1 Actual
7012 Mt. Vernon	5+	O				9	9	9			1 Comparables
2053 Eldora St.	SU	R		1			1	1			1 Comparables
6292 Palm St.	SU	R		1			1	1			1 Comparables
3026 Washington St.	SU	R		1			1	1			1 Comparables
7025 Lomas Ct.	SF	O				1	1	1			1 Comparables
(9) Total of Moderate and Above Moderate from Table A3				0	0	0	0	0			
(10) Total by income Table A/A3			0	5	0	72	77	77			
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary.

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Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Lemon Grove

Reporting Period 1-Jan-14 - 31-Dec-14

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Income				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary.

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Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	City of Lemon Grove
Reporting Period	1-Jan-14 - 31-Dec-14

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate						0	0
No. of Units Permitted for Above Moderate						0	0

* Note: This field is voluntary.

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Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Lemon Grove

Reporting Period 1-Jan-14 - 31-Dec-14

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	2010	2011	2012	2013	2014	2015	2016	2017	2018		
Very Low	Deed Restricted	77		32		56						88	-12
	Non-deed Restricted			1								1	
Low	Deed Restricted	59		23		24						47	-27
	Non-deed Restricted		4	3	1	26						39	
Moderate	Deed Restricted	54											48
	Non-deed Restricted		1	1	1	3						6	
Above Moderate		119		1			23					26	23
Total RHNA by CCG. Enter allocation number:		309											
Total Units			5	61	2	109	23					200	
Remaining Need for RHNA Period													32

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

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Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Lemon Grove

Reporting Period 1-Jan-14 - 31-Dec-14

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
	Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
1	Nonconforming Units	Continue to implement the Nonconforming Unit Ordinance	Ongoing	The City provides for the issuance of Reconstruction Permits to allow the restoration of substantially destroyed residential units.
2	Encourage Second Units	Provide periodic reminders	Ongoing	The City will provide periodic reminders and updates promoting second units through City-wide information venues (website, mail outs, electronic notifications, public notices, etc.).
3	Facilitate Higher Density Housing	Encourage the development of the minimum densities near trolley stations	Ongoing	The City continues to encourage minimum densities near trolley stations. The City Council adopted a Density Bonus Ordinance on January 19, 2016.
4	Evaluate Condominium Conversion Ordinance	Explore changes to the Condominium Conversion Ordinance	1-Aug-14	The City Council adopted a Condominium Conversion Ordinance on January 19, 2016.
5	Improve Substandard Housing	Utilize code enforcement regulations to improve Substandard Housing	Ongoing	Substandard housing complaints are forwarded to the San Diego County Department of Environmental Health (DEH) for review and enforcement.
6	Density Bonuses	Utilize Density Bonus provisions	1-Aug-13	The City utilizes the State's Density Bonus provisions. The City Council adopted a Density Bonus Ordinance on January 19, 2016 consistent with State Law.
7	Special Treatment Areas (STA)	Develop plans for Special Treatment Areas	Ongoing	The Downtown Village Specific Plan for STA 1 is complete and provides for higher density housing and mixed uses. An expansion to the Downtown Village Specific Plan is in progress. Other specific plans may be pursued for other STAs.

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Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Lemon Grove

Reporting Period 1-Jan-14 - 31-Dec-14

	Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
8	Community Based Improvement Districts	Promote community based improvement districts	Ongoing	This program will be analyzed in 2016.
9	Crime Prevention Through Environmental Design (CPTED)	Promote the CPTED principles	Ongoing	Projects are evaluated for compliance with CPTED principles.
10	Street Design Manual	Prepare and adopt a street design manual	1-Aug-14	A street design manual incorporating "Complete Streets" principles shall be prepared and adopted. The General Plan Update will consider complete streets principles and revised street configurations in 2016.
11	Energy Conservation & Sustainable Best Practices	Encourage energy conservation and sustainable best practices	Ongoing	The City encourages development incorporating energy conservation and sustainable best practices and will provide information resources to the public. Related housing resources are listed on the City website.
12	Maintain Residential Site Inventory	Maintain residential site inventory	Ongoing	Site inventory is maintained. The site inventory was updated for the 2010-2020 Housing Element and the Series 13 SANDAG Growth Forecast.
13	Preserve "At-Risk" Affordable Housing	Preserve Affordable Dwelling Units "At Risk" of Converting to Market Rates	Ongoing	Preservation occurs as funds allow.
14	Cooperate with Housing Groups	Cooperate/Coordinate with housing developers, agencies, and tenant groups	Ongoing	The City maintains a list of active affordable housing developers.

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Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Lemon Grove

Reporting Period 1-Jan-14 - 31-Dec-14

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
15 Reduce Governmental Constraints to Provision of Housing	Reduce constraints	Underway	On January 19, 2015, the City Council adopted Ordinance 438 which adopted a condominium conversion ordinance, adopted a density bonus ordinance consistent with state law and provided additional incentives, amended the definitions of "family" and "household" to allow transitional and supportive housing consistent with state law, added "accessibility improvements" in the Minor Modification (ministerial variance) process, amended the definition of "senior housing" and "day care" consistent with state law, and added affordable housing as an equivalent benefit as part of the Planned Development Permit process. On December 1, 2015, the City Council Ordinance 435 which adopted simplified water efficient landscape regulations. As required by the 2010-2020 Housing Element, the City will analyze second unit regulations to reduce constraints and allow for emergency shelters in a specified area.
16 Participate in Regional Analysis of Housing Need	Participate in regional analysis of housing need	Ongoing	The City actively participates in regional housing needs analysis.
17 Pursue Affordable Housing Funding Sources	Pursue affordable housing funds	Ongoing	Affordable housing opportunities continue to be pursued. In 2009, 56 affordable housing units (Citron Court) were completed. In 2013, Citronica 1 was completed (56 units). In 2014, Citronica 2 (80 units) was completed and the City provided an option to purchase 8084 Lemon Grove Way (9 units) for deed-restricted affordable housing development. In 2015, Grove Lofts, a 16 unit density bonus project was entitled.
18 County of San Diego Home Repair Loan/Grant Program	Support loan/grant program	Ongoing	Program is listed on the City's Housing Resources Webpage and is supported as needed.
19 Section 8 Housing Choice Vouchers and Public Housing	Support voucher program	Ongoing	Program is listed on the City's Housing Resources Webpage and is supported as needed.
20 Participate in the Fair Housing Council of San Diego's (FHCS) Fair Housing Program	Support fair housing program	Ongoing	Program is listed on the City's Housing Resources Webpage and is supported as needed.

The City of Lemon Grove 2015 General Plan Annual Progress Report

Attachment B

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Lemon Grove
Reporting Period 1-Jan-14 - 31-Dec-14

	Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
21	Promote Funding Opportunities for Home Ownership	Actively promote home ownership	Ongoing	The City supports home ownership programs such as the Mortgage Credit Certificate (MCC), the County of San Diego Down Payment and Closing Cost Assistance Program (DCCA), the National Homebuyer's Fund (NHIF), community land trusts, and other programs. Programs are shown in the City's Housing Resources Webpage.
22	Encourage Extremely Low-Income Housing	Encourage housing for extremely low-income households	Ongoing	The City supports the development of housing for extremely low-income persons. In 2014, 17 units affordable to extremely low-income persons were constructed (Citronica 2).

General Comments:

Actual: Based on actual monthly rent or mortgage paid and number of bedrooms.
Comparables: Average statistics of comparables (dwelling units that are similar in size and with a similar number of bedrooms) were used to support the affordability of housing units identified in this progress report. The statistics show that the identified unit will be affordable to the specified income level based on market rate rents for these unit types. Source used for the comparable properties was rental price of similar units on Craigslist on March 7, 2016. Six comparables were used to justify the affordability of the second units.

**LEMON GROVE CITY COUNCIL
AGENDA ITEM SUMMARY**

Item No. 3.B
Mtg. Date March 15, 2016
Dept. Public Works

Item Title: **Underground Utility District No. 7**

Staff Contact: Mike James, Public Works Director

Recommendation:

1. Conduct a Public Hearing; and
2. Adopt a resolution (**Attachment A**) revising the completion date for converting the overhead distribution facilities within Underground Utility District No. 7.

Item Summary:

On March 4, 2014, the City Council revised the deadline for the conversion of the overhead distribution facilities for Phase 7A and 7B of the Underground Utility District (UUD) No. 7 to April 1, 2016. In Fiscal Year 2015-2016 (FY 2015-16), city staff encountered multiple unforeseen challenges with regards to the Lemon Grove Realignment Project. Some of those challenges included city staff turnover and introducing Rick Engineering to the duties and responsibilities as the Interim City Engineer and Project Manager for the Realignment Project, which the UUD is dependent on. Extending the UUD will allow the proper collection and use of funds through the anticipated construction schedule of the project.

Staff recommends that the City Council adopt a resolution (**Attachment A**) revising the date to June 30, 2017 for undergrounding utilities for both Phase 7A and 7B.

Fiscal Impact:

Sufficient funds are allocated within the SDG&E-managed 20A Conversion budget.

Environmental Review:

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

Public Information:

- | | | |
|--|---|--|
| ☐ None | ☐ Newsletter article | ☒ Notice to property owners within UUD |
| ☐ Notice published in local newspaper | | ☐ Neighborhood meeting |

Attachments:

A. Resolution

Attachment A

RESOLUTION NO. 2016-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMON GROVE, CALIFORNIA REVISING THE DATE FOR UNDERGROUNDING UTILITIES WITHIN UNDERGROUND UTILITY DISTRICT NO. 7

WHEREAS, pursuant to the provisions of Ordinance No. 13, a procedure is established for the creation of underground utility districts; and

WHEREAS, the City Council found that Underground Utility District No. 7 is in the general public interest; and

WHEREAS, on April 6, 2010, the City Council adopted Ordinance No. 390 which established Underground Utility District No. 7; and

WHEREAS, on March 4, 2015, the City Council revised the date of completion to underground the utilities within the boundaries of Underground Utility District No. 7 as April 1, 2016 for Phase 7A and 7B; and

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

1. Revises and ratifies the date of completion to underground the utilities within the boundaries of Underground Utility District No. 7 as June 30, 2017 for Phase 7A and Phase 7B; and
2. Directs the City Clerk to provide appropriate noticing of said completion dates in accordance with Ordinance No. 13.

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