



City of Lemon Grove  
City Council Regular Meeting Agenda  
Tuesday, March 3, 2020, 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:

Presentation:

Certificate of Recognition to Stephanie Boyce, Management Analyst

Heartland Fire Department - Annual Update and End of the Year Review

San Diego County Sheriff's Office - Annual Update and End of the Year Review

Public Comment:

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

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

City Manager Report:

1. Consent Calendar:

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

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

Reference: Kristen Steinke, City Attorney

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

B. City of Lemon Grove Payment Demands

Reference: Rod Greek, Interim Finance Manager

Recommendation: Ratify Demands

C. Approval of Meeting Minutes

Regular Meeting  
February 18, 2020

Reference: Shelley Chapel, City Clerk  
*Recommendation: Approve Minutes*

Public Hearing:

2. 2019 General Plan Annual Progress Report

Reference: Noah Alvey, Community Development Manager  
Recommendation: Conduct a public hearing, receive public comment, adopt a Resolution accepting the 2019 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).

Adjournment

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

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AFFIDAVIT OF NOTIFICATION AND POSTING

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

I, Shelley Chapel, MMC, City Clerk of the City of Lemon Grove, hereby declare under penalty of perjury that a copy of the above Agenda of the Regular Meeting of the City Council of the City of Lemon Grove, California, was delivered and/or notice by email not less than 72 hours before the hour of 5:30 p.m. on February 27, 2020, to the members of the governing agency, and caused the agenda to be posted on the City's website at [www.lemongrove.ca.gov](http://www.lemongrove.ca.gov) and at Lemon Grove City Hall, 3232 Main Street Lemon Grove, CA 91945.

**/s/ Shelley Chapel**

Shelley Chapel, MMC, City Clerk



# *CITY OF LEMON GROVE*

## CITY COUNCIL STAFF REPORT

Item No. 1.A

Meeting Date: March 3, 2020

Submitted to: Honorable Mayor and Members of the City Council

Department: **City Manager's** Office

Staff Contact: Kristen Steinke, City Attorney

Item Title: Waive the Full Text Reading of all Ordinances

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

Environmental Review:

Not subject to review

Negative Declaration

Categorical Exemption, Section |

Mitigated Negative Declaration

Fiscal Impact: None.

Public Notification: None.



# CITY OF LEMON GROVE

## CITY COUNCIL STAFF REPORT

**Item No. 1.B**

**Meeting Date:** March 3, 2020  
**Submitted to:** Honorable Mayor and Members of the City Council  
**Department:** City Manager's Office  
**Staff Contact:** Molly Brennan, Administrative Services Director  
<mailto:MBrennan@lemongrove.ca.gov>  
**Item Title:** **City of Lemon Grove Payment Demands**

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**Recommended Action: Ratify Demands.**

**Environmental Review:**

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

**Fiscal Impact:** None.

**Public Notification:** None.

**City of Lemon Grove Demands Summary**

Approved as Submitted:

Rod Greek, Interim Administrative Services Director  
For Council Meeting: 03/03/20

ACH/AP Checks 02/11/20-02/19/20

914,091.67

Payroll - 02/11/20

130,072.97

Total Demands

1,044,164.64

CHECK NO	INVOICE NO	VENDOR NAME	CHECK DATE	Description	INVOICE AMOUNT	CHECK AMOUNT
ACH	1000277957	City of San Diego	02/11/2020	Metro Sewer System FY20 - Qtr 3 - 1/1/20-3/31/20	697,294.00	697,294.00
ACH	Jan20	Wells Fargo	02/11/2020	Bank Service Charge - Jan'20	424.62	424.62
ACH	3568860625/0220 4154920380/0220	SDG&E	02/11/2020	Electric Usage:St Light 12/31/19-1/31/20 Electric Usage:St Light 12/31/19-1/31/20	1,255.54 1,834.74	3,090.28
ACH	Jan20	Home Depot Credit Services	02/11/2020	Home Depot Charges - Jan'20	958.74	958.74
ACH	Jan20-CC Jan20-CC	Wells Fargo	02/12/2020	Credit Card Processing-Mo.Svc - Jan'20 Credit Card Transaction Fees- Jan'20	9.95 921.14	931.09
ACH	Jan29-Feb11 20	Calpers Supplemental Income 457 Plan	02/13/2020	457 Plan 1/29/20-2/11/20	8,480.63	8,480.63
ACH	Feb11 20	Employment Development Department	02/13/2020	State Taxes 2/11/20	8,176.88	8,176.88
ACH	414728	Aflac	02/13/2020	AFLAC Insurance 2/12/20	1,662.22	1,662.22
ACH	Feb11 20	US Treasury	02/18/2020	Federal Taxes 2/11/20	28,003.16	28,003.16
ACH	Jan1-Jan28 20	California Public Empl Retirement System	02/19/2020	Pers Retirement 1/1/20-1/28/20	65,414.03	65,414.03
12571	BSA Fees: Oct-Dec	California Building Standards Commission	02/12/2020	BSA Fees: Oct-Dec'19	135.90	135.90
12572	2/11/20	California State Disbursement Unit	02/12/2020	Wage Withholding Pay Period Ending 2/11/20	161.53	161.53
12573	Lopez FF2 Cert	California State Fire Training	02/12/2020	FireFighter II Certification - Lopez	40.00	40.00
12574	2019.2209	Chen Ryan	02/12/2020	Prof Svc: LG Grant thru 2/7/20	200.00	200.00
12575	FRS0000191	City of El Cajon	02/12/2020	Overtime Reimbursement - Rihan 1/23/20	1,293.34	1,293.34
12576	21737	City of La Mesa	02/12/2020	Household Hazardous Waste Event- 12/7/19	821.50	821.50
12577	2334 2335	Clark Telecom & Electric Inc.	02/12/2020	Street Light Dig-Alert Markouts - Jan'20 Street Light Repairs - Jan'20	629.68 1,240.68	1,870.36
12578	Jan20	Colonial Life	02/12/2020	Colonial Optional Insurance -Jan20	773.34	773.34
12579	5363 5418 5419 5420	D- Max Engineering Inc	02/12/2020	D-Max Stormwater Prof Svcs thu 11/30/19 1993 Dain Dr Stormwater Inspection 12/1/19-12/31/19 Golden Doors Stormwater Inspection 12/1/19-12/31/19 6800 Mallard Ct Stormwater Inspection 12/1/19-12/31/19	1,676.00 423.22 29.72 714.65	2,843.59
12580	02032020560	DAR Contractors	02/12/2020	Animal Disposal- Jan'20	174.00	174.00
12581	Oct-Dec19	Department of Conservation	02/12/2020	Qtrly SMIP Fees - Oct-Dec'19	196.49	196.49
12582	0121202305 0204202305	Domestic Linen- California Inc	02/12/2020	Shop Towels & Safety Mats 1/21/20 Shop Towels & Safety Mats 2/4/20	92.70 92.70	185.40
12583	11/18-21/19 11/25-27/19 12/16-19/19 12/2-5/19 12/23/19	Esgil Corporation	02/12/2020	75% Building Fees- 11/18/19-11/21/19 75% Building Fees- 11/25/19-11/27/19 75% Building Fees- 12/16/19-12/19/19 75% Building Fees- 12/2/19-12/5/19 75% Building Fees- 12/23/19	5,743.36 8,833.24 4,790.98 4,769.31 2,934.69	30,614.01
12584	98967	Horton, Oberrecht, Kirkpatrick & Martha,APC	02/12/2020	Legal Svcs: GHC0019886	10,217.35	10,217.35
12585	Feb11 20	ICMA	02/12/2020	ICMA Deferred Compensation Pay Period Ending 2/11/20	780.77	780.77
12586	1598	Janazz, LLC SD	02/12/2020	IT Services- City Hall- Jan'20	2,500.00	2,500.00
12587	Russo	Russo, Monique	02/12/2020	Refund/Russo, Monique/Permit Cancellation/B19-0733	598.37	598.37
12588	Jan-20	San Diego County Sheriff's Department	02/12/2020	Byrne JAG-LG-Bike Patrol Program 10/1/19-12/31/19	3,024.50	3,024.50
12589	80235 80236	Southwest Signal Service	02/12/2020	Traffic Signal Service Calls - Jan'20 Bi-Monthly Traffic Signal Maint/PM Inspections - Jan'20	1,347.05 1,040.00	2,387.05
12590	0804	A Aaron Lock & Key	02/19/2020	Keys	48.16	48.16
12591	06150-2007-RI-2	APCD	02/19/2020	Emission Fee Renewal - Engine	446.00	446.00

12592	5656024918 5656024918 5656034556 5656039905	AutoZone, Inc.	02/19/2020	Cleaner/Degreaser/Spray Bottle Wiper Blades - LGPW#32 GapVax Motor Oil/Washer Fluid/Diesel Exhaust Fluid - LGPW#32 GapVax Motor Oil/Power Steering Fluid/Parts Cleaner	19.72 34.46 49.10 31.70	134.98
12593	18034L-IN	Aztec Landscaping Inc	02/19/2020	Irrigation Repairs - Various Locations	1,455.76	1,455.76
12594	Feb2020 Feb2020	BCC	02/19/2020	Life Insurance - Feb20 LTD Insurance - Feb'20	77.28 731.21	808.49
12595	4966060	Bearcom	02/19/2020	Portable Radios Monthly Contract 1/22/20-2/21/20	150.00	150.00
12596	1001752-9 989909-9 f6732-1	BJ's Rentals	02/19/2020	Propane Boom Knuckle Rental - Holiday Banners/Decor 12/3/19 Misc Charge/Boom Knuckle Rental - Holiday Banners/Decor 12/3/19	6.79 449.06 6.74	462.59
12597	82031695-00 82031697-00	Bridgestone Hosepower LLC	02/19/2020	Hose Assembly - LGPW Skidsteer Hose Assembly - LGPW Backhoe 420E	411.36 348.62	759.98
12598	Mar-20	California Dental Network Inc	02/19/2020	California Dental Insurance -Mar20	342.12	342.12
12599	20CTOFLGN07	County of San Diego- RCS	02/19/2020	800 MHZ Network - Jan '20	2,878.50	2,878.50
12600	SD10199FY20	County of San Diego- Vector Control Program	02/19/2020	Mosquito & Vector Disease Control Assessment-SD 10199 FY20	182.05	182.05
12601	202000090	County of San Diego/Assessor/Recorder/Clerk	02/19/2020	Recording Services- 1/28/20 & 1/30/20	210.00	210.00
12602	202000443 202000464	Dudek	02/19/2020	Prof Svcs: Inspection Support Svc/Grove Hill Proj 12/28-1/31/20 Prof Svcs: Inspection Support Svc/St Rehab Proj 12/28/19-1/31/20	1,687.50 520.00	2,207.50
12603	SS000210411	Hawthorne Machinery Co	02/19/2020	Equip Maint- CAT 420E Backhoe- Replace Brushes/Bearing	2,184.96	2,184.96
12604	0027572-IN	HDL Coren & Cone	02/19/2020	Contract Services Property Tax - Jan-Mar 2020	2,205.70	2,205.70
12605	202001 202001	Lemon Grove Car Wash, Inc.	02/19/2020	Oil Change - LGPW#31 '14 Ford Escape - 1/2/20 Oil Change/Car Wash - LGPW#16 '14 Ford F150 - 1/8/20	44.93 90.31	135.24
12606	INV29495	Logicopy	02/19/2020	Ricoh C3502 Copier Contract Charge - PW Yard - 2/7/20-3/6/20	51.58	51.58
12607	1/20/2020 1/20/2020 Jan20	SDG&E	02/19/2020	3500 1/2 Main- 12/18/19-1/20/20 3601 1/2 LGA-12/18/19-1/20/20 Gas & Electric 12/23/19-1/23/20	217.12 35.10 21,630.96	21,883.18
12608	16999	Shamrock Press & Graphics	02/19/2020	AP Checks	316.75	316.75
12609	1591	Spring Valley Lawn Mower Shop	02/19/2020	Repair-Graco Paint Sprayer/Spark Plug/Air Filter/Film Spray	178.28	178.28
12610	10590 10597 10607 10609	T-Man Traffic Supply	02/19/2020	Reflective Beads/Pavement Markings - Streets Paint/Spray Tips/Paint Strainer/Pavement Markings - Streets Paint/Pavement Markings - Streets Stencils/Pavement Markings - Streets	129.90 250.65 237.05 138.45	756.05
12611	0629-2 1107-8 5810-9 9808-1	The Sherwin-Williams Co.	02/19/2020	Repair - Walk-Behind Paint Sprayer Spray Paint Tips - Graffiti Removal Paint & Supplies - Graffiti Removal Repair - Impact 440 Airless Sprayer	367.13 33.28 403.59 198.96	1,002.96
12612	STMT 1/22/2020 STMT 1/22/2020 STMT 1/22/2020 STMT 1/22/2020 STMT 1/22/2020 STMT 1/22/2020 STMT 1/22/2020 STMT 1/22/2020 STMT 1/22/2020 STMT 1/22/2020 STMT 1/22/2020 STMT 1/22/2020 STMT 1/22/2020 STMT 1/22/2020	US Bank Corporate Payment Systems	02/19/2020	SoCal FPO Membership/Rodriguez Sata Hard Drive/E10 MDC APWA Street Rehab BMP Manual Transpo/Phx/EPIC-N BOD Mtg James 1/10/20 Station Supplies - Light bulbs/Batteries/Cleaner Airfare & Lodging/Sacramento/LCC Mtg/Mendoza J 1/22/20 Registration/El Cajon/SDECC Mtg/Jones & Altamirano 1/10/20 Cty Clerks Asso Membership Renewal/Chapel Nameplate & Picture Plate/Altamirano Job Posting/Park Ranger Basketball Hoops/Rec Ctr Gym Steel Pipes/Bollard Installation/8119 Broadway Daycamp Supplies - Air Hockey Table/Foosball Table File Sorter Organizer	55.00 74.35 84.19 2.00 50.93 285.21 60.00 65.00 25.86 100.00 377.00 203.23 336.18 64.56	1,783.51
12613	72406102 72482889	Vulcan Materials Company	02/19/2020	Asphalt/SS1H 4.5 Gallon Bucket Asphalt	149.88 104.30	254.18
					914,091.67	914,091.67



# CITY OF LEMON GROVE

## CITY COUNCIL STAFF REPORT

**Item No. 1.C**

**Meeting Date:** March 3, 2020

**Submitted to:** Honorable Mayor and Members of the City Council

**Department:** City Manager's Office

**Staff Contact:** Shelley Chapel, City Clerk

[Schapel@lemongrove.ca.gov](mailto:Schapel@lemongrove.ca.gov)

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

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**Recommended Action: Approval of City Council Meeting Minutes.**

**Environmental Review:**

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

**Fiscal Impact:** None.

**Public Notification:** None.

**MINUTES OF A MEETING OF  
THE LEMON GROVE CITY COUNCIL  
TUESDAY, FEBRUARY 18, 2020**

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

**Call To Order:**

Mayor Pro Tem Mendoza called the Regular Meeting to order at 6:05 p.m.

**Pledge of Allegiance:**

Pledge of Allegiance to the Flag was led by Councilmember Jones.

**Present:** Mayor Pro Tem Jennifer Mendoza, Councilmember Yadira Altamirano, Councilmember David Arambula, Councilmember Jerry Jones

**Absent:** Mayor Vasquez

**Staff Members Present:**

Lydia Romero, City Manager, Kristen Steinke, City Attorney, Mike James, Assistant City Manager/Public Works Director, Noah Alvey, Community Development Manager, Shelley Chapel, City Clerk, Steven Swaney, Fire Chief, Lieutenant Stranger, San Diego County Sheriff's Office - Lemon Grove Substation, Roberto Hidalgo, Human Resources Manager, and Rod Greek, Interim Finance Manager.

**Changes to the Agenda:**

City Manager Romero requested a change in the order of the agenda items for this agenda to accommodate a Consultant. The City Council approved the following changes:

Item 4 to be heard prior to Item 3

City Attorney Steinke requested that the Closed Session item be removed from the agenda as the item regarding a claim that was determined to be insufficient.

**Public Comment:** None.

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

**Councilmember Arambula** attended the following meetings and event:

- MTS General Board Meeting

**Councilmember Altamirano** attended the following meetings and events:

- Helix Water District Board Meeting

**Mayor Pro Tem Mendoza** attended the following meetings and events:

- SANDAG Transportation Committee Meeting
- League of California Cities Meeting with City Manager Romero



**City Manager Report:**

City Manager Romero announced that February 20, 2020 at 11:00 a.m. that Community Development Manager, Noah Alvey will present the Climate Action Plan in a Community Meeting.

**Consent Calendar:**

- A. Waive Full Text Reading of All Ordinances on the Agenda.
- B. Ratification of Payment of Demands
- C. City Council Meeting Minutes for Regular Meeting of February 4, 2020.
- D. Adopt Resolution No. 2020-307, entitled, "A Resolution of the Lemon Grove Sanitation District, California, Accepting the Fiscal Year 2017-18 Sewer Capital Improvement Project (Contract No. 2019-11) as Complete."

**Action: Motion by Councilmember Jones, seconded by Councilmember Arambula, to approve Consent Calendar Items A-D**

**The motion passed by the following vote:**

**Ayes: Mendoza, Altamirano, Arambula, Jones**

**Noes: None.**

**Absent: Vasquez**

**Public Hearing:**

- 2. Continuation of Public Hearing to Consider Conditional Use Permit Application CUP-190-0002, A Request to Establish a Medical Marijuana Dispensary at 3515-3521 Harris Street in Special Treatment Area III, Regional Commercial.

City Attorney Steinke announced that based on legal proceedings currently in the San Diego Superior Court regarding this address that the item will be continued to a date in the future. The item will be scheduled at the next regular meeting following the court's ruling and will be heard and that no new sensitive uses shall prejudice the application.

**Action: It was moved by Councilmember Jones, and seconded by Councilmember Arambula.**

**The motion passed by the following roll call vote:**

**Ayes: Mendoza, Altamirano, Arambula, Jones**

**Noes: None**

**Absent: Vasquez**

**Reports to Council:**

*This Item heard out of order.*

- 4. Lemon Grove Homelessness Partnership Plan

Mayor Pro Tem Mendoza introduced Mike James, Assistant City Manager / Public Works Director who gave the report and PowerPoint Presentation.

Appeared to Comment were: Melanie Lucero, Liana LeBaron, Teresa Rosiak-Proffit, and Chris Williams.

**Action: Council received and filed report.**

*This Item heard out of order.*

3. Acceptance of the Drainage Master Plan Update Final Report

Mayor Pro Tem Mendoza introduced Mike James, Assistant City Manager / Public Works Director who introduced Andrew Thies, Consultant with Rick Engineering. In combination they gave the report and PowerPoint Presentation.

No Public Comment.

**Action: Motion by Councilmember Jones, and second by Councilmember Altamirano to adopt Resolution No. 2020-3706, entitled, “A Resolution of the City Council of the City of Lemon Grove, California, Accepting the Drainage Master Plan Update.”**

The motion passed by the following vote:

**Ayes: Mendoza, Altamirano, Arambula, Jones**

**Noes: None**

**Absent: Vasquez**

5. FY 2019-2020 Mid-Year Budget

Mayor Pro Tem Mendoza turned the item over to City Manager Romero who introduced Rod Greek, Interim Finance Manager, who gave the report and PowerPoint Presentation.

No Public Comment.

**Action: Motion by Councilmember Jones, and second by Councilmember Arambula to Adopt Resolution No. 2020-3707, entitled, “A Resolution of the City Council of the City of Lemon Grove, California, Approving the Fiscal Year 2019-20 City of Lemon Grove Mid-Year Budget.”**

The motion passed by the following vote:

**Ayes: Mendoza, Altamirano, Arambula, Jones**

**Noes: None**

**Absent: Vasquez**

**Action: Motion by Councilmember Altamirano, and second by Councilmember Jones to Adopt Resolution No. 2020-3708, entitled, “A Resolution of the City Council of the City of Lemon Grove, California, Approving the Fiscal Year 2019-20 Appropriations Limit.”**

The motion passed by the following vote:

**Ayes: Mendoza, Altamirano, Arambula, Jones**

**Noes: None**

**Absent: Vasquez**

**Action: Motion by Councilmember Arambula, and second by Councilmember Jones to Authorize the transfer of \$804,924 from the FY 18-19 Fund balance to the City’s 115 Trust for investment towards future CalPERS obligations.**

The motion passed by the following vote:

**Ayes: Mendoza, Altamirano, Arambula, Jones**

**Noes: None**

**Absent: Vasquez**

**Closed Session: (ITEM REMOVED)**

1. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION  
Government Code Section 54956.9b  
Number of potential cases: 1

Mayor Pro Tem Mendoza announced a Special Meeting – Study Session will be held on Saturday, February 29, 2020, from 9:00 a.m. to 11:00 a.m. in the Community Room to discuss “Streets”.

**Adjournment:**

There being no further business to come before the Council, the meeting was adjourned at 8:19 p.m. to a Special Meeting – Study Session to be held Saturday, February 29, 2020, from 9:00 a.m. to 11:00 a.m. in the Lemon Grove Community Center located at 3146 School Lane. The next Regular Meeting of the City Council will be held on Tuesday, March 3, 2020 at 6:00 p.m.

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Shelley Chapel, MMC  
City Clerk



# CITY OF LEMON GROVE

## CITY COUNCIL STAFF REPORT

**Item No. 2**

**Meeting Date:** March 3, 2020

**Submitted to:** Honorable Mayor and Members of the City Council

**Department:** Community Development Department

**Staff Contact:** Noah Alvey, Community Development Manager

[Nalvey@lemongrove.ca.gov](mailto:Nalvey@lemongrove.ca.gov)

**Item Title: 2019 General Plan Annual Progress Report**

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**Recommended Action:** Conduct a public hearing, receive public comment, adopt a Resolution accepting the 2019 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).

**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. The Report includes the status of General Plan implementation and progress toward meeting regional housing needs. In preparing the Report, staff distributed sections of the Report to the appropriate City departments for review and input. Notable achievements are summarized in the Report and are highlighted in Attachment B, Appendix 1 for convenience.

**Environmental Review:**

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

**Fiscal Impact:** None.

**Public Notification:** Notice published in the February 27, 2020 edition of the East County Californian

**Attachments:**

**Attachment A – Resolution**

**Attachment B – 2019 General Plan Annual Progress Report**

**RESOLUTION NO.**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMON GROVE, CALIFORNIA, ACCEPTING THE 2019 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 Section 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 Government Code Section 65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to Government Code Section 65583(c)(3); and

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

**WHEREAS**, on March 3, 2020, a public hearing was duly noticed and held by the Lemon Grove City Council; and

**WHEREAS**, the City Council reviewed the 2019 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 2019 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).

**PASSED AND ADOPTED** on March 3, 2020, the City Council of the City of Lemon Grove, California, adopted Resolution No. \_\_\_\_\_, passed by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

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**Racquel Vasquez, Mayor**

**Attest:**

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**Shelley Chapel, MMC, City Clerk**

**Approved as to Form:**

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**Kristen Steinke, City Attorney**

# City of Lemon Grove 2019 General Plan Annual Progress Report



Source: Courtesy of Lemon Grove Historical Society

March 2020



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## EXECUTIVE SUMMARY

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

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

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

This report summarizes the planning and implementation activities for the City from January 1<sup>st</sup> to December 31, 2019. In addition to the aforementioned requirements, the APR includes relevant ongoing and completed planning activities, programs, and permits, including applicable program tracking numbers. Appendix 1 includes a detailed status report of all implementation activities, except completed activities which have been removed from Appendix 1. Appendix 2 is comprised of the State mandated Housing Element Progress Report including permits issued and approved, as well as estimated affordability levels.

## COMMUNITY DEVELOPMENT

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

- The City issued building permits for 9 dwelling units in 2019, as compared to 28 dwelling units in 2018 and issued 26 Certificates of Occupancy, as compared to 25 in 2018. (Program Item # 177 & 178)
- In late 2019, the City submitted a grant application through the State Senate Bill 2 Planning Grant Program to implement planning and permit processing improvements to increase housing production. (Program Item #181)



- The City granted occupancy to the newest project within the Downtown Village Specific Plan, the 18 unit Celsius II development, at the end of September 2019. (Program Item #27 & #62)
- The City commented on and critiqued the SANDAG Regional Housing Needs Assessment unit allocation methodology in 2019 resulting in a subsequent appeal. (Program Item #33 & #35)
- Staff continue to meet and share resources with potential business operators and developers to promote economic development and investment in the City. (Program Item #26)



*Celsius II as seen from Olive Ave.*

## **MOBILITY**

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

- In 2019, a Residential Traffic Management Program was created to outline the process for local residential/businesses to request various traffic improvements. (Program Item #39)
- The Lemon Grove Avenue Undergrounding project began and will beautify the intersection of Lemon Grove Avenue and State Route 94. (Program Item #6, #44 & #58)

## **PUBLIC FACILITIES**

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

- The City completed its update to the Citywide Drainage Master Plan in June 2019. The recommendations include multiple locations citywide that may be improved by capital improvement projects. Projects are further vetted as funds allow. (Program Item #98 & #123)
- The City adopted a fee structure and encroachment policy for wireless facilities in the public right-of-way in October of 2019. (Program Item #79)



- In December 2019, the City updated its Americans with Disabilities Act (ADA) Transition Plan, thereby establishing a framework for ensuring full public access to city facilities and programs. (Program Item #64)

## SAFETY

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

- The City adopted Ordinance 454 on December 17, 2019, thus codifying the 2019 California Building Standards for enforcement in 2020. (Program Item #103)
- The City continues to work with the County of San Diego to provide facilities for San Diego Night's events which provide evening activities for local youth. (Program Item #102)



## NOISE

Protecting the City's quiet environments is the goal of the Noise Element. The Zoning Ordinance include standards which are applied to individual projects through the permitting process. As an example, the City Council approved a townhome project on Hilltop Dr. in December 2019, which required features to reduce noise from State Route 94.

## CONSERVATION AND RECREATION

The Conservation and Recreation Element sets forth goals for preserving the City's heritage, using natural resources efficiently, providing recreational opportunities, and enhancing open spaces.

- 2019 California Historical Building Code was included in the 2019 California Building Standards update and contains alternative building regulations for the preservation of historic buildings listed within the General Plan. (Program Item #103 & #138)
- City business license applications and renewal notices were updated to comply with Senate Bill 205 which requires business operators to provide Standard Industrial Classification code information and demonstrate appropriate storm water permit coverage when required. (Program Item #155)



- In 2019 the City updated its joint use agreement with the school district and staff continues to explore opportunities for increased partnerships as they become available. (Program Item #166)



## HOUSING

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

- The City continues to encourage accessory dwelling units which are a valuable source of lower income housing through the dissemination of information and implementation of State Law as amended by legislation like Assembly Bill 68. (Program Item #177)
- In 2019 the City Council adopted Ordinance No. 451, which added an Emergency Homeless Shelter Overlay Zone to the Zoning Ordinance which provides for temporary homeless shelters within the overlay area in accordance with State Law. (Program Item #1 & #181)

## HEALTH AND WELLNESS

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

- The City continues to actively seek grant opportunities to build future phases of the Connect Main Street Project. (Program Item #48)
- Lemon Grove's first community garden continues to flourish through 2019 realizing increased demand and productivity. (Program Item #186)



*Community Garden at Treganza Heritage Park*

# 2019 General Plan Annual Progress Report

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			×	×	The Lemon Grove Municipal Code (LGMC) is updated on an ongoing basis to address changes in the community and state law. In 2019 the City Council adopted Ordinance No. 451 which added an Emergency Homeless Shelter Overlay Zone to the Zoning Ordinance which provides for temporary homeless shelters within the overlay area in accordance with State Law.
2	Downtown Village, Special Treatment Area (STA) 1		Prepare a specific plan for the Downtown Village.	4.1-5	Smart Growth Incentive Program Grant			×	×	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 which culminated in the preparation of a draft Downtown Specific Plan for City Council in 2018.
3	Improve Image of General Business Areas		Require aesthetic improvements as conditions of planned development and discretionary permits.		Property Owners, Business Operators			×		All discretionary permits are required to comply with City standards. These standards may include landscaping, screening, and other aesthetic improvements. Building Permits for Tenant Improvements and alterations, with a project value in excess of \$25,000.00 are required to improve the right-of-way along the project frontage in accordance with City standards.
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			×		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. Building Permits for Tenant Improvements and alterations, with a project value in excess of \$25,000.00 are required to improve the right-of-way along the project frontage in accordance with City standards.

# 2019 General Plan Annual Progress Report

Item #	Community Development Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
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 General Plan Update or as initiated by developers. Staff has prepared resources to aide developers in identifying development opportunities on the excess CALTRANS property.
6	Inviting Gateways	5.2	Establish identifiable gateways and community boulevards evoking a sense of arrival.		Developers, General Fund, Smart Growth Incentive Program Grant Funds, SAGE project, TDA, TransNet, Sanitation, RTCIP, IIG, CDA, Street Reserve			X		The City continues to search for opportunities to enhance gateways and seeks adequate funding where feasible. The City is developing various gateways in conjunction with the development of the STA 1 area. The City was awarded a Smart Growth Incentive Grant to complete Phase 1 and 2 of the Connect Main Street Project. <b>The Lemon Grove Avenue Undergrounding project began and will beautify the intersection of Lemon Grove Avenue and State Route 94.</b> Additional opportunities may be identified as a part of the General Plan Update.
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		The City continues to maintain the Lemon Grove Avenue and State Route 94 on and off ramp per its agreement with Caltrans. <b>Private partnerships are ongoing to assist with beautification.</b>
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	X		Specific design standards have not been adopted to date however the City continues to review development to ensure it positively contributes to and enhances community aesthetics.

# 2019 General Plan Annual Progress Report

Item #	Community Development Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
9	Beautified Trolley Corridor	5.1, 5.2, 5.4	Beautify the trolley corridor to increase visual qualities and encourage trolley ridership.		General Fund, MTS Annual Maintenance funds			X		The City maintains the Corridor through MTS funds. The City has completed a phase of construction of the Main Street project and continues to apply for grant funds to continue the design/construction efforts moving forward.
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		Community banners are advertised daily 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 may be developed in coordination with a future project in this area. In 2016, the City completed a "Smart Growth" grant planning project to extend the Main Street Promenade project along the trolley corridor called Connect Main Street and completed construction of the first segment between Broadway and City Hall in 2017. The City was awarded a 2018 SANDAG Smart Growth Incentive Program (SGIP) grant for construction of additional Connect Main Street phases.
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		Opportunities are explored as they present themselves.



# 2019 General Plan Annual Progress Report

Item #	Community Development Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
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		Opportunities are explored as they present themselves.
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		Opportunities are explored as they present themselves.
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.



# 2019 General Plan Annual Progress Report

Item #	Community Development Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
19	<i>Implementation of the Community's Development Goals</i>	1.1 -1.6, 2.1 -2.5, 3.1, 3.2, 4.1, 4.2	<i>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.</i>	4.1-1	Developers			X		<i>All development projects are reviewed for compliance with the General Plan and conform to the requirements of the Zoning Ordinance, which reinforces the General Plan. After passage of the medical marijuana initiative in November 2016, staff fielded numerous applications which resulted in the approval of Conditional Use Permits for two medical marijuana dispensaries in 2018. The Lemon Grove Planning Commission was also reinstated in 2018 to review development applications for conformance with the General Plan and City regulations.</i>
20	<i>Regional Commercial, STA III</i>	1.3, 4.1, 4.2, 5.5	<i>Ensure that future development within STA III (Regional Commercial) substantially conforms to the policies outlined in the General Plan.</i>	4.1-7	Developers		X	X		<i>All development projects proposed within the STA III area are required to conform to regulations outlined within the General Plan and the Development Code</i>
21	<i>Federal Boulevard Automobile Sales District, STA V</i>	1.3, 4.1, 4.2	<i>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.</i>		Business Operators			X		<i>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.</i>
22	<i>Clean and Safe Neighborhoods</i>	1.1	<i>Encourage clean and safe neighborhoods by enforcing the Abandoned Vehicles and the Weed Control and Waste Matter Ordinances.</i>		General Fund			X		<i>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.</i>
23	<i>Compatible Home Occupations in Neighborhoods</i>	1.1	<i>Continue to enforce the Home Occupation Ordinance which establishes specific restrictions.</i>		General Fund			X		<i>All home occupation businesses require a business license and are reviewed to ensure compliance with the Development Code. Any complaints received are inspected by the Code Enforcement Division.</i>

# 2019 General Plan Annual Progress Report

Item #	Community Development Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
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 Division responds to all complaints regarding the operation of a treatment facility or group home. The Community Development Department maintains a map depicting large 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	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	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. <i>Staff often meet and share resources with potential business operators and developers to promote economic development and investment in the City.</i>
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	X		Citronica I (56 housing units), Citronica II (80 housing units), and Celsius I (84 units) are complete. The City completed the first phase of the Connect Main Street project in 2017 and, in 2018, the City was awarded a SANDAG Smart Growth Incentive Program (SGIP) grant for construction of additional Connect Main Street phases. <i>The City granted occupancy to the newest project within the Downtown Village Specific Plan, the 18 unit Celsius II development, at the end of September 2019. Staff continues to review all developments for conformance with applicable specific plans.</i>
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.

# 2019 General Plan Annual Progress Report

Item #	Community Development Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
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 to fund all community events such as eight summer concerts in the park, two movies in the park, the Easter Eggstravaganza, and the annual bonfire.
30	Community Outreach	3.4	Strive to implement outreach programs.		General Fund			X		The City utilizes public notices, email list serves, social media, media advisories, direct mailers and the City website as outreach mediums to the community. In 2018, the City Council adopted an ordinance enhancing noticing requirements to require on-site signage and expand radius notice boundaries for certain land use applications.
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 and encourages business growth. The Community Development Agency implemented two grant programs to assist retail business owners, but the programs are suspended due to the dissolution of the agency and lack of funds. The City maintains webpages with helpful business resources and City staff regularly meet with prospective business operators to encourage business growth. The City also monitors for regulatory reform opportunities such as the 2017 Brewery Ordinance which provided for by right brewing, winemaking, and distilling with certain City districts.
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.

# 2019 General Plan Annual Progress Report

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 proactive role in developing regional planning strategies.		General Fund			×		The City regularly participates in regional planning activities. City Council and staff participate on regional boards and committees (e.g., LAFCO, Metro JPA, MTS, SANDAG) and report on pertinent issues as needed. The City commented on and critiqued the SANDAG Regional Housing Needs Assessment unit allocation methodology in 2019 resulting in a subsequent appeal.
34	Attractive Public Areas	1.1, 1.2, 5.4	Beautify the City through maintaining landscaping.		General Fund			×		The Public Works Department maintains all landscape in parks, city facility locations, and medians located in the City with the assistance of a contracted landscape maintenance company and a tree maintenance/arborist. Opportunities for new landscaping are pursued with each new development/business proposals.
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		×	×		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 first five years. <i>The City is participating in the Regional Housing Needs Assessment with SANDAG in anticipation of a future Housing Element update.</i>
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			×		Opportunities are explored as they present themselves.

# 2019 General Plan Annual Progress Report

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, CDBG, Transnet, SB1			×		The City continues to use a pavement management program (and software) to assess and treat 70 miles of street surfaces throughout the City.
38	Traffic Impact Assessment	1.6	Establish guidelines for Traffic Impacts Report.	4.2-13	General Fund			×		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.
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			×		The City reactivated the Traffic Advisory Committee to evaluate traffic related concerns. <i>In 2019, a Residential Traffic Management Program was created to outline the process for local residents to request various traffic improvements.</i>
40	Traffic Signal Coordination and Optimization	1.2	Consider conducting a signal timing optimization and coordination study to improve traffic flows on Broadway and the adjacent cross-street intersections.	4.2-12	Transnet, SB1			×		Individual intersections are analyzed and adjusted as needed (and as funding allows) to increase the efficiency and safety of vehicular, pedestrian, and bicycle travel.
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	×				The City uses the Regional Standard Drawings for driveway standards.
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			×		<i>SDG&amp;E began the undergrounding project and it is anticipated to finish in 2020.</i>

# 2019 General Plan Annual Progress Report

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. Often times those locations are near streets/intersections that are being treated as a part of the annual street rehabilitation project.
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		An update of the Bikeway Master Plan was adopted in 2016. The Connect Main Street Special Treatment Area also provides for dedicated bike lanes and walking/jogging paths that parallel Lemon Grove Avenue from the Lemon Grove Avenue Trolley Depot to the Massachusetts Avenue Trolley Depot. The General Plan Update may consider additional bikeway projects and funding opportunities.
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 Special Treatment Area includes pedestrian linkages as required by the General Plan and City Ordinances.
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		Parking standards will be further analyzed with updates to the General Plan and/or Specific Plans.

# 2019 General Plan Annual Progress Report

<b>Item #</b>	<b>Mobility Element</b>	<b>Element Policies</b>	<b>Task</b>	<b>Mitigation Measure</b>	<b>Funding</b>	<b>Not Started</b>	<b>In Progress</b>	<b>On-going</b>	<b>Completed</b>	<b>Status</b>
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		Other wayfinding techniques are being explored as new business development occurs. Opportunities may be further analyzed as a part of a Downtown Village Specific Plan and/or the General Plan Update.
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		Parking supply will be further analyzed with updates to the General Plan and/or Specific Plans.
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.
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.

# 2019 General Plan Annual Progress Report

Item #	Mobility Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
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 public and private 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, with assessment and input from the Sheriff's Traffic Department, 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	The City substantially completed the Lemon Grove Avenue (LGA) Realignment project this year and is now awaiting SDG&E to begin its 20A undergrounding project. <i>The undergrounding project began in 2019 and is expected to be completed in 2020.</i>
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.
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.



# 2019 General Plan Annual Progress Report

Item #	Mobility Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
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		Numerous projects featuring direct connections to the trolley station have been completed in the Transit Mixed Use Zoning District of the Downtown Village Specific Plan. Projects include Citronica I (56 housing units), Citronica II (80 housing units), and Celsius I (84 units) as well as the Celsius II development (18 units), which was completed in September 2019. The Main Street Promenade plan also provides for signage, pedestrian pathways, and community open space promoting transit utilization. The City was awarded a grant to construct portions of the Main Street Promenade project along the trolley corridor and continues to seek funding opportunities for construction additional segments.
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, SANDAG Active Transportation Grant			X		The Main Street Promenade incorporates complete streets concepts. The City received a \$2.5 million grant from SANDAG for construction of Phase 1 and 2. In December 2019, the City updated its ADA Transition Plan, thereby establishing a framework for ensuring full public access to city facilities and programs.
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. 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, Grant Funds			X		The City continues to explore opportunities in the Connect Main Street project and will look for additional opportunities as a part of future planning efforts like a General Plan Update.9

# 2019 General Plan Annual Progress Report

Item #	Public Facilities Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
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. The City partnered with CirculateSanDiego and the San Diego Bike Coalition on several local biking events, education programs, bicycle tune ups, and programs to educate and inform participants on bike safety, including the annual Bike to Work event in May 2019 (SANDAG grant)
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 Sewer System Master Plan Update and the Sewer System Maintenance Program guide the capital improvement program as well as the daily maintenance required to manage the District's sewer main line.
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.		General Fund, Sponsors, Civic Organizations, Local Churches, Sheriff's Department			X		A volunteer assistance program was created for assistance with community clean up events. The City coordinates with the San Diego County Sheriff's, local faith based organizations, Eagle Scouts and the Lemon Grove School District during school events and off campus volunteer clean up programs (e.g., Creek to Bay five City programs) and in 2019 the City created an Adopt-a-Park program.
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, including the replacement of all cast iron pipe facilities within the City. The City meets with Helix on a monthly basis as a part of its utility coordination meetings to discuss projects that either entity may consider in the future.
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.

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Item #	Public Facilities Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
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.
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, Sanitation			X		City personnel meet 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	Developers			X		Staff requires that all developers coordinate their projects with the power providers prior to approval.

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Item #	Public Facilities Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
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, Developers			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.
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 numerous telecommunication projects and continues to review all new projects in accordance with City policy as well as Federal Communications Commission regulations. <i>The City adopted a fee structure and encroachment policy for wireless facilities in the public right-of-way in October of 2019.</i>
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 permit and are required to blend in with the surrounding area by incorporating appropriate design features. The co-location of telecommunication facilities is encouraged.
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 clean-up events 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.

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Item #	Public Facilities Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
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			×		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 and again in 2019, Heartland Fire & Rescue achieved Insurance Service Organization (ISO) Class I 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			×		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			×		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			×		The City continues to use the County Law Enforcement Service Standards to determine adequate service levels for the citizens of Lemon Grove. The Sheriff's Department supplies crime statistics to the city on a monthly basis.
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			×		The City examines the level of service and the City's needs prior to renewing the Sheriff's contract.

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Item #	Public Facilities Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
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			×		The City will continue to include a local station as a part of the Sheriff's Department contract renewal process. The City Manager's Office coordinates with the local Sheriff substation on grant funding opportunities and grant award management. In 2017, a grant funded bicycle patrol team was added to the local substation.
89	Senior Volunteer Patrol (SVP)	5.3, 5.4	Continue to support the Senior Volunteer Patrol (SVP) program and help recruit new members.		Sheriff's Department			×		The City continues to support the 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			×		The Sheriff and Fire Department continue to participate in community events and training. Examples are: Citizen Clean-Up Day, Business Crime 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			×		The City and Lemon Grove School District staff continue to explore partnership opportunities at all City and School District locations as opportunities present themselves. All developments over 500 square feet are required to pay school to the school districts prior to the issuance of building permits.
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			×		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. Liberty Charter High School Sport Teams also utilize the recreation center.

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Item #	Public Facilities Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
93	<i>Attractive and Well Maintained Campuses</i>	6.1, 6.3	<i>Help the Lemon Grove School District organize campus clean-up days in conjunction with local parents, students, civic groups, and businesses.</i>		<i>Lemon Grove School District, Civic Organizations, Local Businesses</i>			X		<i>The City works with community volunteers and organizations like the boy scouts and little league to provide quarterly clean-up projects. Annual clean-ups are held in conjunction with curbside pick-up days.</i>
94	<i>Safe Schools</i>	6.1, 6.2, 6.4	<i>Coordinate with the local school districts to evaluate student safety.</i>		<i>School Districts, Sheriff's Department, General Fund</i>			X		<i>The Sheriff's Department conducts presentations, lockdown drills, and communicates with the school district focusing on student safety on an on-going basis.</i>
95	<i>Library Planning</i>	7.1	<i>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.</i>	4.4-7	<i>General Fund</i>			X		<i>Friends of the Library and the City ensure the library is adequately furnished.</i>
96	<i>Promote Community Literacy</i>	7.1	<i>Endeavor to co-sponsor outreach events and literacy programs with community entities like the Lemon Grove Library and Friends of Lemon Grove Library.</i>		<i>General Fund</i>			X		<i>The City uses its website, social media presence, and annual community events to assist in outreach events for these community entities.</i>
97	<i>New Central Location (Library)</i>	7.2	<i>Plan to move the library to a larger facility on the school district property to heighten its accessibility and prominence.</i>		<i>School District Bond Fund, County Library</i>				X	<i>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.</i>

# 2019 General Plan Annual Progress Report

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		×	×	×	The City completed its update to the Citywide Drainage Master Plan in June 2019. The recommendations include multiple locations citywide that may be improved by capital improvement projects. Projects are further vetted as funds allow.
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			×		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	×				The City will research the feasibility of establishing these routes.
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			×		These issues are addressed as needed. The Sheriff's Department informs the City of any problems associated with crime at the local trolley stations. The City and Sheriff's Department implemented ongoing and targeted enforcement at specific sites along the trolley route and coordinates closely with MTS. Sheriff bicycle patrols around the trolley areas were also increased.



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Item #	Safety Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
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 Division enforces current building codes. <b>City Council adopted Ordinance 454 on December 17, 2019, thus codifying the 2019 California Building Standards for enforcement in 2020.</b>
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.

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Item #	Safety Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
106	<i>Adequate Drainage for New Development</i>	2.1	<i>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.</i>	4.15-4	Developers			×		<i>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.</i>
107	<i>Community Risk Reduction</i>	3.1	<i>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.</i>	4.15-5	General Fund			×		<i>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.</i>
108	<i>Adequate Water Flows for Fire Suppression</i>	3.2, 3.3	<i>Monitor the adequacy of water pressures throughout Lemon Grove for fire fighting purposes.</i>	4.15-6	Helix Water District, General Fund			×		<i>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 &amp; 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.</i>

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<b>Item #</b>	<b>Safety Element</b>	<b>Element Policies</b>	<b>Task</b>	<b>Mitigation Measure</b>	<b>Funding</b>	<b>Not Started</b>	<b>In Progress</b>	<b>On-going</b>	<b>Completed</b>	<b>Status</b>
109	<i>Reduced Fire Hazard in Older Structures</i>	3.1, 3.3	<i>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.</i>	4.15-7	Property Owners, General Fund			×		<i>The City provides information regarding fire hazards through social media. All business related structures in the City receive annual fire safety inspections to ensure that safety regulations are being met.</i>
110	<i>Weed Control and Waste Matter Ordinance</i>	3.1, 3.2, 3.3	<i>Continue implementing the ordinance and update as necessary to address new fire hazards.</i>	4.15-9	General Fund, Property Owners			×		<i>The Weed Control and Waste Matter Ordinance address current community needs and is enforced on a regular basis. Heartland Fire &amp; Rescue responds to citizen concerns and proactively investigates risk areas for fire hazards, issuing abatement notices ensuring fire hazards are mitigated.</i>
111	<i>Reduced Public Safety Risk from Hazardous Materials and Weapons of Mass Destruction</i>	4.1, 4.2, 4.3	<i>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.</i>	4.15-10	General Fund, Grant Funds			×		<i>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.</i>
112	<i>Hazardous Materials Use Regulations</i>	4.1, 4.2, 4.3	<i>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.</i>	4.15-11	Business Operators			×		<i>All business licenses are reviewed by the Lemon Grove Fire Department.</i>

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Item #	Safety Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
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			×		The City adopted a Household Hazardous Waste Program in June of 1992 which was re-adopted in April of 1996.
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			×		The County of San Diego is the responsible agency for the clean-up of contaminated sites. The City reports violations and refers proposed projects at known sites to the County for review and regulatory oversight.
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			×		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			×		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.

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Item #	Safety Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
117	Community Network	5.1, 5.2, 5.4	<i>Promote a community-wide network of public and private agencies, organizations, businesses, and individuals.</i>		<i>General Fund, Corporate Sponsors, Civic Organizations, Local Churches, Sheriff's Department</i>			X		<i>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. The City and Sheriff's Department also participate in monthly Lemon Grove Clergy Group meeting to share information and learn more about the activities occurring in the City.</i>
118	Positive Community Relationships	5.1, 5.2	<i>Encourage positive community relationships and improve community security.</i>	4.15-16	<i>General Fund, Corporate Sponsors, Civic Organizations, Local Churches, Sheriff's Department</i>			X		<i>The City provides events, literature, and programs, and communicates with the community through social media, to encourage positive community relationships and improve community security.</i>
119	New Development that Deters Crime	5.2, 5.5	<i>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.</i>	4.15-17	<i>Developers, Sheriff's Department</i>			X		<i>Development plans are reviewed by the Sheriff's Department for recommendations of measures to prevent crime using Crime Prevention Through Environmental Design (CPTED) analysis and through the Department's Crime Free Multi-Housing, Business Watch, and Community Advisory Groups.</i>

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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, County of San Diego			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. <i>The City works with the County of San Diego to provide facilities for SD Nights events which provide evening activities for local youth.</i>
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 periodically updates its Emergency Operations Plan, Continuity of Operations Plan, and Evacuation Plan. The EPC provides City staff with emergency response training through NIMS position training and EOC drills.

# 2019 General Plan Annual Progress Report

Item #	Safety Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
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			×		The City completed its update to the Citywide Drainage Master Plan in June 2019. The recommendations include multiple locations citywide that may be improved by capital improvement projects. Projects are further vetted as funds allow.
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			×		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.

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<b>Item #</b>	<b>Noise Element</b>	<b>Element Policies</b>	<b>Task</b>	<b>Mitigation Measure</b>	<b>Funding</b>	<b>Not Started</b>	<b>In Progress</b>	<b>On-going</b>	<b>Completed</b>	<b>Status</b>
125	Noise and Land Use Compatibility Standards for New Development	1.1, 2.1, 2.5, 4.1	Use the noise and labor 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. The Zoning Ordinance also conforms to, and implements, the General Plan Land Use Plan.
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.



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<i>Item #</i>	<i>Noise Element</i>	<i>Element Policies</i>	<i>Task</i>	<i>Mitigation Measure</i>	<i>Funding</i>	<i>Not Started</i>	<i>In Progress</i>	<i>On-going</i>	<i>Completed</i>	<i>Status</i>
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. The Engineering Division and Sheriff's Department coordinate on traffic/speed related issues and jointly attend Traffic Advisory Committee meetings to address public concerns related to traffic as well.
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 Division 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		City Staff review proposed development plans for conformance with STA III area when a development plan is presented.

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<i>Item #</i>	<i>Noise Element</i>	<i>Element Policies</i>	<i>Task</i>	<i>Mitigation Measure</i>	<i>Funding</i>	<i>Not Started</i>	<i>In Progress</i>	<i>On-going</i>	<i>Completed</i>	<i>Status</i>
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.

# 2019 General Plan Annual Progress Report

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 for reference. A comprehensive historic survey will be done when funds become available.
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 adopted an official list of historic properties with the General Plan. An updated list of historic properties provided by the Lemon Grove Historical Society is available for reference and may be incorporated into future Planning efforts.
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, the 2019 California Historical Building Code contains alternative building regulations the preservation of historic buildings listed within the General Plan. Protections for sites identified in the Lemon Grove Historical Society's historic sites may be incorporated into future Planning efforts.
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.

# 2019 General Plan Annual Progress Report

Item #	Conservation & Recreation Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
140	Oral History	1.2, 1.3	<i>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.</i>		Community/ Corporate Sponsors			×		<i>The Lemon Grove Historical Society takes historic accounts and information regularly.</i>
141	Historic School Curriculum	1.2, 1.3	<i>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.</i>		General Fund, Community/ Corporate Sponsors, Grants			×		<i>The Lemon Grove Historical Society developed a standard curriculum on Lemon Grove's history for the schools.</i>
142	Home for the Lemon Grove Historical Society	1.2, 1.4	<i>Help the Lemon Grove Historical Society to find a home for collected relics and artifacts and establish a museum.</i>		General Fund, Lemon Grove Historical Society, Community/ Corporate Society				×	<i>The City assisted the Lemon Grove Historical Society in establishing the Parsonage Museum and the H. Lee House within the Civic Center Park.</i>

# 2019 General Plan Annual Progress Report

Item #	Conservation & Recreation Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
143	<i>Increased Bicycle Transportation</i>	8.1, 8.2, 8.5	<i>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.</i>	4.9-3	<i>ISTEA, the California Bicycle Transportation Act, TransNet, the Transportation Development Act, Traffic Mitigation Fees, Development Street Improvements</i>		X	X		<i>The City is actively implementing the 2006 update of the Bikeway Master Plan. The City was awarded a SANDAG Smart Growth Incentive Program (SGIP) grant to construct additional phases of the Connect Main Street plan which would provide additional facilities along a Bikeway Master Plan corridor.</i>
144	<i>Parks Master Plan</i>	9.1, 9.2, 9.3, 9.4, 11.1, 11.2, 11.3	<i>Anticipate preparing and implementing a Parks Master Plan.</i>	4.14-1	<i>General Fund for Preparation, Development In-Lieu Fees, Community Development Block Grants, Private Donations for Implementation</i>		X			<i>A Parks Master Plan may be a part of the preparation of a General Plan Update.</i>
145	<i>Recreation Strategy Plan</i>	10.1, 10.2	<i>Endeavor to develop a Recreation Strategy Plan to explore alternatives for expanding recreational options in the community.</i>	4.14-7	<i>General Fund</i>			X		<i>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.</i>

# 2019 General Plan Annual Progress Report

Item #	Conservation & Recreation Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
146	Visually Enhanced Open Space	11.2, 11.3	<i>Subject to funding availability, maximize the benefit of open spaces such as the trolley right-of-way and parks through enhanced landscaping and maintenance.</i>		SAFE TEALU, General Fund			×	×	<i>Landscaping of the Trolley Corridor is completed. In 2016, the City completed the Connect Main Street design project along the trolley corridor. In 2017, the first segment of the Connect Main Street project was completed from Broadway to City Hall. The segment included expanded sidewalks with stained concrete, numerous trees, cobblestone groundcover and cast iron stormwater grates. In 2018, the City was awarded a SANDAG Smart Growth Incentive Program (SGIP) grant for construction of additional Connect Main Street phases.</i>
147	Fossil and Prehistoric Resource Protection	2.1	<i>For proposed new development or redevelopment projects, the City should require impact assessment and mitigation according to CEQA for paleontological or prehistoric resources.</i>	4.12-4, 4.13-1	Developers			×		<i>All non-exempt projects requiring environmental review in compliance with CEQA are evaluated for fossil and prehistoric resource protection.</i>
148	Natural Habitat Protection	3.1	<i>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.</i>	4.11-1	Developers			×		<i>Projects located in the coastal sage scrub / wetland areas within the City must undergo environmental review and are required to prepare a biological resource study for potential impacts to this resource.</i>

# 2019 General Plan Annual Progress Report

Item #	Conservation & Recreation Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
149	<i>Integrated Waste Management</i>	4.1	<i>Continue to implement the Lemon Grove Source Reduction and Recycling Element and update as necessary to respond to new conditions and State requirements.</i>	4.5-12	General Fund			X		<i>This is an on-going program in which the City provides a yearly report to the State.</i>
150	<i>Long-Term Landfill Capacity</i>	4.2	<i>Evaluate opportunities to participate in interjurisdictional efforts to explore solid waste disposal solutions that minimize environmental and economic impacts.</i>	4.5-14	General Fund			X		<i>There are currently limited opportunities to participate or coordinate with neighboring jurisdictions.</i>
151	<i>Ongoing Water Conservation</i>	5.1	<i>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.</i>	4.5-5	<i>Helix Water District, San Diego County Water Authority</i>			X		<i>Helix Water District provides and distributes water conservation information through their newsletter and billing statements. Information is also available at the City Hall lobby.</i>
152	<i>Water Conservation in New Development</i>	5.1, 5.2	<i>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.</i>	4.5-6	<i>Developers, Property Owners, General Fund</i>			X		<i>The Municipal Code requires water efficient landscape and irrigation systems for all new development projects.</i>
153	<i>Water Conservation Retrofits</i>	4.5-5	<i>Investigate the adoption of an ordinance requiring water-efficient plumbing retrofits during the resale of residential, commercial, office, and industrial properties.</i>		<i>Property Owners</i>	X				<i>No activity on this task occurred.</i>

# 2019 General Plan Annual Progress Report

Item #	Conservation & Recreation Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
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 but no programs have been studied to date.
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. <i>In late 2019, City business license applications and renewal notices were updated for 2020 to comply with Senate Bill 205 which requires business operators to provide Standard Industrial Classification code information and demonstrate appropriate NPDES permit coverage when required.</i>
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.



# 2019 General Plan Annual Progress Report

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	<i>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.</i>	4.9-1	<i>Developers, General Fund, State and Federal Housing grants, SAFE TEALU, Companion Agencies: San Diego Association of Governments, MTS</i>			×		<i>Further development STA I, and development of STA II, will create mixed use redevelopment areas near Lemon Grove's trolley stations. The City will comply with SANDAG's pedestrian access guidelines, where applicable.</i>
159	Efficient Traffic Flow	8.3	<i>Improve local roads according to the Circulation Plan as needed to maintain efficient traffic flow subject to funding availability.</i>	4.9-2	<i>Developers, General Fund, Caltrans</i>			×		<i>The City is actively improving traffic circulation through the actions of the Traffic Advisory Committee and individual traffic signal intersection studies as needed.</i>
160	Improve Job Opportunities for Residents	8.1, 8.5	<i>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.</i>	4.9-4	<i>General Fund</i>			×		<i>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.</i>

# 2019 General Plan Annual Progress Report

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			×		All development is 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			×		The City coordinates with the San Diego County Department of Environmental Health on the abatement of asbestos as it arises. Demolition permits are reviewed for conformance with asbestos removal requirements.
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			×		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			×		All projects are reviewed for potential Air Quality impacts to the existing community as required by CEQA .
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			×		Staff attends regional growth management meetings at SANDAG to help develop guidelines that will preserve and improve air quality in the region. The City began developing a Climate Action Plan in 2017 with technical support and project management assistance from SANDAG and SDGE.

# 2019 General Plan Annual Progress Report

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			×		In 2019 the City updated its joint use agreement with the school district and staff continues to explore opportunities for increased usage as they present themselves.
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			×		The City continues to seek additional funds to enhance all City parks. Passive and active park amenities are a part of new development proposals. New residential developments are required to provide park space or pay in-lieu fees toward park construction.
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			×		The City explores partnerships with the County of San Diego, City of La Mesa, and City of San Diego to discuss regional park opportunities as they arise.
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			×		Parkland dedication in-lieu fees are collected for all new residential and commercial development. Land donations and improvements for parks are considered for all development 50 units or more or where deviations are proposed.
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			×		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.

# 2019 General Plan Annual Progress Report

Item #	Conservation & Recreation Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
171	<i>Open Space for Public Well-Being</i>	11.1	<i>When considering approval of proposed residential projects, evaluate the capacity of nearby open space areas for both children and adults.</i>		<i>General Fund, Developers</i>			X		<i>All proposed residential development is reviewed for available open space and recreational areas. The Main Street Promenade is complete. The City completed the Connect Main Street plan for the trolley corridor in 2016, and, in the summer of 2017, the City completed the first segment of the project. In 2017, a public park along Ildica Street, opposite Camino De Las Palmas, was also provided for in the approved subdivision at 1993 Dain Drive. In 2018, the City was awarded a SANDAG Smart Growth Incentive Program (SGIP) grant for construction of additional Connect Main Street phases.</i>
172	<i>Public Education</i>	4.1	<i>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.</i>	4.5-13	<i>Household Hazardous Waste (AB939) Fee</i>			X		<i>EDCO provides and distributes recycling, reuse, and source reduction information through their newsletter and billing statements. Information is also available at the City Hall lobby.</i>
173	<i>Water Conservation Month</i>	5.1	<i>Attempt to increase awareness about the need to use water efficiently, and educate the community about different ways to conserve water.</i>	4.5-4	<i>General Fund, Helix Water District</i>			X		<i>Helix Water District periodically provides information bulletins within the monthly statements. The Main Street Promenade project includes educational signage regarding water conservation. The landscape bulletin includes measures for new planting and irrigation systems to be water efficient.</i>
174	<i>Reduced Runoff Pollutants</i>	6.1, 6.2	<i>Each year, attempt to conduct a campaign to educate the community about the importance of minimizing pollutants in runoff (non-point source pollutants).</i>	4.8-2	<i>General Fund</i>			X		<i>The City utilizes the website, and community events to educate residents on preventing storm water pollution and household hazardous waste disposal.</i>

# 2019 General Plan Annual Progress Report

<i>Item #</i>	<i>Conservation &amp; Recreation Element</i>	<i>Element Policies</i>	<i>Task</i>	<i>Mitigation Measure</i>	<i>Funding</i>	<i>Not Started</i>	<i>In Progress</i>	<i>On-going</i>	<i>Completed</i>	<i>Status</i>
175	<i>Park-and-Ride</i>	8.1, 8.5	<i>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.</i>	4.9-5	<i>General Fund</i>			X		<i>The City encourages increased use of the park-and-ride lot at the SR-94 freeway and Lemon Grove Avenue through SANDAG's iCommute Park &amp; Ride website</i>

# 2019 General Plan Annual Progress Report

Item #	Housing Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Accomplishments
176	<i>Maintenance and Enhancement of Housing (1)</i>	1.1-1.3	<i>Maintain and enhance the quality of residential neighborhoods in Lemon Grove.</i>	<i>Program 1, 4-5, 8-11, 13-14, 17-18</i>	<i>CDBG, County HUD, HUD Section 8 and Housing Vouchers, General Fund, Developers</i>		×	×		<b>Housing Rehabilitation Programs:</b> 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. New developments are encouraged to provide parks and open space.
177	<i>Promote a Balanced Mix of Housing (2 &amp; 7)</i>	2.1-2.6, 7.1-7.2	<i>Encourage a balanced mix of housing. Assist in the development of adequate housing to meet the needs of extremely low, very low, low, and moderate income households.</i>	<i>Program 2-21</i>	<i>General Fund, CDBG, HOME funds, LIHTC, Tax-Exempt Multi-Family Revenue Bonds, Tax Credit for Low Income Rental Housing, HOPWA, Non-profit Developers</i>		×	×		<i>The City continues to encourage accessory dwelling units which are a valuable source of low income housing through the dissemination of information and implementation of State Law as amended by legislation like Assembly Bill 68. The City also promotes smart growth housing opportunities adjacent to its trolley stations. Citron Court and Citronica I and II provide 172 affordable housing units immediately adjacent to the 102 moderate and above moderate housing units of the Celsius I &amp; II projects, in the Transit Mixed Use Zone of the Downtown Village Specific Plan. 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". In 2017, the City met all housing needs for the 2010-2020 Housing Element cycle (RHNA).</i>

# 2019 General Plan Annual Progress Report

Item #	Housing Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Accomplishments
178	Provision of Housing (3 & 6)	3.1-3.8, 6.1	<i>Encourage the adequate provision of housing in a variety of costs, types, styles, locations, and tenures to meet the existing and future needs of Lemon Grove residents. Provide adequate housing sites.</i>	Program 1-21	General Fund, CDBG, HOME funds, LIHTC, Tax-Exempt Multi-Family Revenue Bonds, Tax Credit for Low Income Rental Housing, HOPWA, Developers			×		<i>The City issued building permits for 9 dwelling units in 2019, as compared to 28 dwelling units in 2018 and issued 26 Certificates of Occupancy, as compared to 25 in 2018. The Planning Division actively coordinates with developers to promote housing development. The Community Development Department will be initiating a Housing Element update in Spring 2020.</i>
179	Home Ownership (4)	4.1, 4.2	<i>Provide increased opportunities for home ownership.</i>	Program 3-4, 12, 14, 21	MCC, DCCA, Cal HFA, NHF			×		<i>The City encourages home ownership through the use of the Mortgage Credit Certificate (MCC), the County Down Payment and Closing Cost Assistance Program (DCCA), the California Housing Finance Agency Homebuyer's Down Payment Assistance Program (CHDAP), the National Homebuyer's Fund (NHF), and community land trusts. A condominium conversion ordinance was adopted on January 19, 2016.</i>
180	Equal Opportunity (5)	5.1-5.3	<i>Promote equal opportunity for all residents to reside in housing of their choice</i>	Program 1, 5, 12, 16, 20	CDBG, General Fund			×		<i>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.</i>

# 2019 General Plan Annual Progress Report

Item #	Housing Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Accomplishments
181	Address Governmental Constraints (8)	8.1-8.3	Address impediments to the provision of housing.	Program 6-7, 12, 14-15	General Fund		X	X		<p>A density bonus ordinance was adopted in 2016 and allows deviations of development standards. The Planned Development Permit process also allows for deviations of development standards. The City's development impact and processing fees for new housing units are amongst the lowest in the County. Processing times for new developments in the City are generally faster than most jurisdictions in the County. City Council Ordinance 386 (adopted 2009) simplified the discretionary permit process. City Council Ordinance 394 (adopted 2010) reduced development standards to promote development consistent with the General Plan goals. City Council Ordinance 438 was adopted in 2016 implementing several Housing Element obligations. <i>In February 2019, City Council adopted Ordinance 451 providing opportunities for development of an emergency shelter without discretionary action in compliance with Government Code Section 65583(a)(4)(A). In late 2019, the City submitted a grant application through the Senate Bill 2 (SB 2) Planning Grant Program to implement planning and permit processing improvements to increase housing production.</i></p>



# 2019 General Plan Annual Progress Report

Item #	Health & Wellness Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Accomplishments
182	<i>Safe Comfortable Public Spaces (1.1)</i>	1.1.1, 1.1.2, 1.1.3, 1.1.4, 1.1.5	<i>Provide safe and comfortable streets and public spaces that foster physical and social connections.</i>	<i>Program 1-4</i>	<i>General Fund, Grant Funds</i>			×		<i>The City was awarded a SANDAG Smart Growth Incentive Program (SGIP) grant for construction of additional Connect Main Street phases which should take place in 2020.</i>
183	<i>Bicycle and Pedestrian Connections (1.2)</i>	1.2.1, 1.2.2, 1.2.3	<i>Provide bicycle and pedestrian routes throughout the City connecting people with transit, parks, schools, employment, shopping, and residences.</i>	<i>Program 1-4</i>	<i>General Fund, Grant Funds</i>			×		<i>In 2018, the City was awarded a SANDAG Smart Growth Incentive Program (SGIP) grant for construction of additional Connect Main Street phases. The CIP includes improvements to the bicycle and pedestrian network.</i>
184	<i>Lead by Example (2.1)</i>	2.1.1, 2.1.2, 2.1.3, 2.1.4, 2.1.5	<i>The City shall strive to lead by example.</i>	<i>Program 4</i>	<i>Federal and State Funding, Transnet, General Fund</i>			×		<i>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.</i>

# 2019 General Plan Annual Progress Report

Item #	Health & Wellness Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Accomplishments
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		The first segment of the Connect Main Street project was constructed on Main Street between Broadway and Pacific Ave. in 2017 and a SANDAG Smart Growth Incentive Program (SGIP) grant for construction of additional Connect Main Street phases was awarded to the City in 2018. <b>The Lemon Grove Avenue freeway realignment was also substantially completed in 2018 and the undergrounding of utilities commenced in 2019.</b> In 2017, the City Council approved an ordinance to allow for light manufacturing, brewpubs, wine bars and related accessory uses which would streamline the process for breweries and encourage an "alive after 5" atmosphere. As a result, 13 Point Brewery opened its doors in late 2018. Residential development also continued to thrive over the past year. 2018 saw construction begin on the the Mallard Court (12 units) and Dain Drive (13 units) developments and completion and occupancy of the Grove Lofts apartment (16 units) and Cascio Court (12 units).
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		<b>In 2014, an Ordinance allowing for community gardens was adopted resulting in construction of Lemon Grove's first community garden beginning in 2018.</b> The City has completed the construction of the Main Street Promenade project. The Connect Main Street design project is complete and the first phase was constructed in 2017. In 2015, a farmer's market commenced in the Main Street Promenade. In 2016, City Council adopted regulations requiring minimum edible plants for new housing units.
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		Opportunities are explored as they present themselves. New developments are reviewed for compliance with the City's minimum edible landscape regulations to ensure future residents have access to fresh produce.

# 2019 General Plan Annual Progress Report

<b>Item #</b>	<b>Health &amp; Wellness Element</b>	<b>Element Policies</b>	<b>Task</b>	<b>Mitigation Measure</b>	<b>Funding</b>	<b>Not Started</b>	<b>In Progress</b>	<b>On-going</b>	<b>Completed</b>	<b>Accomplishments</b>
188	Local Residential Facilities (4.1)	4.1.1, 4.1.2	<i>Promote enjoyment for residents at local recreational facilities</i>	Program 1-4	General Fund, Grant Funds			×		<i>Opportunities are explored as they present themselves.</i>
189	Active Living (4.2)	4.2.1, 4.2.2, 4.2.3, 4.2.4., 4.2.5, 4.2.6	<i>Promote buildings and open spaces that encourage active living</i>	Program 3-4	General Fund, Grant Funds			×		<i>The Connect Main Street plan is adopted and will provide active living facilities for residents. The City was awarded a grant for construction of the first two segments of teh Connect Main Street project and is seeking funding for the construction of additional segments. Most residential developments projects within the City are required to provide outdoor space and amenities for residents and the Lemon Grove Municipal Code provides additional incentives for the provision of enhanced open or recreational spaces.</i>

<b>Jurisdiction</b>	Lemon Grove	
<b>Reporting Year</b>	2019	(Jan. 1 - Dec. 31)

<b>Building Permits Issued by Affordability Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
Very Low	Deed Restricted	00
	Non-Deed Restricted	00
Low	Deed Restricted	00
	Non-Deed Restricted	04
Moderate	Deed Restricted	00
	Non-Deed Restricted	03
Above Moderate		02
<b>Total Units</b>		<b>09</b>

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

<b>Housing Applications Summary</b>	
Total Housing Applications Submitted:	0
Number of Proposed Units in All Applications Received:	29
Total Housing Units Approved:	29
Total Housing Units Disapproved:	0

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

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

Cells in grey contain auto-calculation formulas

Jurisdiction	Lemon Grove
Reporting Year	2019 (Jan. 1 - Dec. 31)

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

Note: "+" indicates an optional field  
 Cells in grey contain auto-calculation formulas

(CCR Title 25 §6202)

**Table A**  
**Housing Development Applications Submitted**

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes	
1					2	3	4	5							6	7	8	9	10
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*
Summary Row: Start Data Entry Below								0	0	0	2	4	6	17	29	29	0	0	
479-402-23-00	479-404-12-00	2301 Mallard Ct.	Mallard Court	B19-000-0217	SFD	O	5/22/2019					1			1	1		No	Already Entitled
479-402-23-00	479-404-07-00	2351 Mallard Ct.	Mallard Court	B19-000-0222	SFD	O	5/22/2019							1	1	1		No	Already Entitled
479-402-23-00	479-404-06-00	2350 Mallard Ct.	Mallard Court	B19-000-0223	SFD	O	5/22/2019							1	1	1		No	Already Entitled
479-402-23-00	479-404-01-00	2300 Mallard Ct.	Mallard Court	B19-000-0224	SFD	O	5/22/2019					1			1	1		No	Already Entitled
479-402-23-00	479-404-11-00	2311 Mallard Ct.	Mallard Court	B19-000-0225	SFD	O	5/22/2019							1	1	1		No	Already Entitled
479-402-23-00	479-404-10-00	2321 Mallard Ct.	Mallard Court	B19-000-0226	SFD	O	5/22/2019					1			1	1		No	Already Entitled
479-402-23-00	479-404-09-00	2331 Mallard Ct.	Mallard Court	B19-000-0227	SFD	O	5/22/2019							1	1	1		No	Already Entitled
479-402-23-00	479-404-08-00	2341 Mallard Ct.	Mallard Court	B19-000-0228	SFD	O	5/22/2019							1	1	1		No	Already Entitled
479-402-23-00	479-404-05-00	2340 Mallard Ct.	Mallard Court	B19-000-0229	SFD	O	5/22/2019							1	1	1		No	Already Entitled
479-402-23-00	479-404-04-00	2330 Mallard Ct.	Mallard Court	B19-000-0230	SFD	O	5/22/2019					1			1	1		No	Already Entitled
479-402-23-00	479-404-03-00	2320 Mallard Ct.	Mallard Court	B19-000-0231	SFD	O	5/22/2019							1	1	1		No	Already Entitled
479-402-23-00	479-404-02-00	2310 Mallard Ct.	Mallard Court	B19-000-0233	SFD	O	5/22/2019							1	1	1		No	Already Entitled
	576-15-27-00	7040 Bryson Lane	1963 Berry Street	B19-000-0450	SFD	O	2/28/2019							1	1	1		No	Already Entitled
	576-15-28-00	7050 Bryson Lane	1963 Berry Street	B19-000-0082	SFD	O	8/26/2019							1	1	1		No	Already Entitled
	576-341-02-00	1896 Noble Street	1896 Noble Street	B19-000-0158	SFD	O	4/8/2019							1	1	1		No	Already Entitled
	479-340-05-00	7185 San Miguel	7185 San Miguel	B19-000-0438	ADU	R	8/20/2019						1		1	1		No	Permitted by right
	576-020-05-00	2226 Berry Street	2226 Berry Street	B19-000-0512	ADU	R	9/19/2019				1				1	1		No	Permitted by right
	480-670-09-00	2330 Washington St.	2330 Washington St.	B19-000-0531	ADU	R	9/30/2019						1		1	1		No	Permitted by right
	576-541-27-00	7510 Zemco Drive	7510 Zemco Drive	B19-000-0576	ADU	R	10/16/2019				1				1	1		No	Permitted by right
	479-160-02-00	3205 Citrus St.	3205 Citrus St.	B19-000-0656	ADU	R	11/19/2019						1		1	1		No	Permitted by right
	577-011-12-00	2116 Eldora St.	2116 Eldora St.	B19-000-0659	ADU	R	12/3/2019						1		1	1		No	Permitted by right
	480-231-16-00	2950 Corona St.	2950 Corona St.	B19-000-0720	ADU	R	12/18/2019						1		1	1		No	Permitted by right
	503-300-05-00	2621 Washington St.	2621 Washington St.	B19-000-0728	ADU	R	12/23/2019						1		1	1		No	Permitted by right
	499-181-02-00	8200 Hilltop Drive	8200 Hilltop Drive	PDP-170-0003 et al.	5+	O	10/30/2019							6	6	6	0	No	Approved Entitlement

<b>Jurisdiction</b>	Lemon Grove	
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### ANNUAL ELEMENT PROGRESS REPORT

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A2\_1\_Prior A2\_1\_Current A2\_1\_Address A2\_1\_Name A2\_1\_ID A2\_2\_Unit A2\_3\_Tenure A2\_4\_vLowDeed A2\_4\_vLowNone A2\_4\_LowDeed A2\_4\_LowNone A2\_4\_ModDeed A2\_4\_ModNone A2\_4\_Above A2\_5\_Date A2\_6\_Units

**Table A2**

**Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units**

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement									
1					2	3	4								5	6
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0	0	0	
	480-043-16-00	3485 Olive Street	Celsius II	B17-000-0516 et al.	5+	R									0	
	503-342-36-00	8327 Mt. Vernon St.	8327 Mt. Vernon St.	B18-000-0120	SFD	O									0	
	479-410-60-00	2525 69th Street	2525 69th Street	B16-000-0371	SFD	O									0	
	576-081-23-00	2103 Massachusetts Ave.	2103 Massachusetts Ave.	B17-000-0318	ADU	R									0	
	480-264-20-00	3088 Cypress Ave.	3088 Cypress Ave.	B18-000-0061	ADU	R									0	
	576-472-12-00	1471 La Corta Circle	1471 La Corta Circle	B18-000-0197	ADU	R									0	
	479-410-21-00	6934 Mt. Vernon Street	6934 Mt. Vernon Street	B18-000-0374	ADU	R									0	
	577-161-23-00	1882 Sweetwater Rd.	1882 Sweetwater Rd.	B18-000-0446	ADU	R									0	
	503-352-07-00	2235 Debco Drive	2235 Debco Drive	B18-000-0490	ADU	R									0	
	480-710-32-00	2323 Edgerton Dr.	2323 Edgerton Dr.	B18-000-0675	ADU	R									0	
	480-551-11-00	7816 Mt. Vernon St.	7816 Mt. Vernon St.	B18-000-0683	ADU	R									0	
	480-370-03-00	7971 Lincoln St.	7971 Lincoln St.	B18-000-0703	ADU	R									0	
	480-303-04-00	8067 Darryl St.	8067 Darryl St.	B19-000-0066	ADU	R									0	
	576-120-15-00	2112 Glencoe Dr.	2112 Glencoe Dr.	B19-000-0351	ADU	R									0	

<b>Jurisdiction</b>	Lemon Grove	
<b>Reporting Year</b>	2019	(Jan. 1 - Dec. 31)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Annual Buildi																	
Project Identifier					Unit Types		Affordability by Household Incomes - Building Permits							8	9		
1					2		3		7							8	9
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits		
Summary Row: Start Data Entry Below							0	0	0	4	0	3	2		9		
480-043-16-00	3485 Olive Street	Celsius II	B17-000-0516 et al.	5+	R										0		
503-342-36-00	8327 Mt. Vernon St.	8327 Mt. Vernon St.	B18-000-0120	SFD	O							1	7/24/2019	1			
479-410-60-00	2525 69th Street	2525 69th Street	B16-000-0371	SFD	O									0			
576-081-23-00	2103 Massachusetts Ave.	2103 Massachusetts Ave.	B17-000-0318	ADU	R									0			
480-264-20-00	3088 Cypress Ave.	3088 Cypress Ave.	B18-000-0061	ADU	R									0			
576-472-12-00	1471 La Corta Circle	1471 La Corta Circle	B18-000-0197	ADU	R				1				10/8/2019	1			
479-410-21-00	6934 Mt. Vernon Street	6934 Mt. Vernon Street	B18-000-0374	ADU	R									0			
577-161-23-00	1882 Sweetwater Rd.	1882 Sweetwater Rd.	B18-000-0446	ADU	R							1	5/7/2019	1			
503-352-07-00	2235 Debco Drive	2235 Debco Drive	B18-000-0490	ADU	R				1				5/6/2019	1			
480-710-32-00	2323 Edgerton Dr.	2323 Edgerton Dr.	B18-000-0675	ADU	R				1				3/26/2019	1			
480-551-11-00	7816 Mt. Vernon St.	7816 Mt. Vernon St.	B18-000-0683	ADU	R						1		3/21/2019	1			
480-370-03-00	7971 Lincoln St.	7971 Lincoln St.	B18-000-0703	ADU	R						1		4/11/2019	1			
480-303-04-00	8067 Darryl St.	8067 Darryl St.	B19-000-0066	ADU	R						1		7/22/2019	1			
576-120-15-00	2112 Glencoe Dr.	2112 Glencoe Dr.	B19-000-0351	ADU	R				1				10/10/2019	1			

<b>Jurisdiction</b>	Lemon Grove	
<b>Reporting Year</b>	2019	(Jan. 1 - Dec. 31)

Annual Build																
Project Identifier					Unit Types		Affordability by Household Incomes - Certificates of Occupancy									
1					2	3	10							11	12	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness	
Summary Row: Start Data Entry Below							0	0	0	3	0	18	5		26	
480-043-16-00	3485 Olive Street	Celsius II	B17-000-0516 et al.	5+	R							15	3	9/30/2019	18	
503-342-36-00	8327 Mt. Vernon St.	8327 Mt. Vernon St.	B18-000-0120	SFD	O										0	
479-410-60-00	2525 69th Street	2525 69th Street	B16-000-0371	SFD	O							1		10/23/2019	1	
576-081-23-00	2103 Massachusetts Ave.	2103 Massachusetts Ave.	B17-000-0318	ADU	R				1					1/4/2019	1	
480-264-20-00	3088 Cypress Ave.	3088 Cypress Ave.	B18-000-0061	ADU	R							1		6/18/2019	1	
576-472-12-00	1471 La Corta Circle	1471 La Corta Circle	B18-000-0197	ADU	R										0	
479-410-21-00	6934 Mt. Vernon Street	6934 Mt. Vernon Street	B18-000-0374	ADU	R							1		4/11/2019	1	
577-161-23-00	1882 Sweetwater Rd.	1882 Sweetwater Rd.	B18-000-0446	ADU	R							1		11/12/2019	1	
503-352-07-00	2235 Debco Drive	2235 Debco Drive	B18-000-0490	ADU	R				1					10/7/2019	1	
480-710-32-00	2323 Edgerton Dr.	2323 Edgerton Dr.	B18-000-0675	ADU	R				1					9/4/2019	1	
480-551-11-00	7816 Mt. Vernon St.	7816 Mt. Vernon St.	B18-000-0683	ADU	R							1		11/7/2019	1	
480-370-03-00	7971 Lincoln St.	7971 Lincoln St.	B18-000-0703	ADU	R										0	
480-303-04-00	8067 Darryl St.	8067 Darryl St.	B19-000-0066	ADU	R										0	
576-120-15-00	2112 Glencoe Dr.	2112 Glencoe Dr.	B19-000-0351	ADU	R										0	



<b>Jurisdiction</b>	Lemon Grove	
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A2\_1\_Prior A2\_1\_Current A2\_1\_Address A2\_1\_Name A2\_1\_ID A2\_2\_Unit A2\_3\_Tenure A2\_13\_xLow A2\_14\_Stream A2\_15\_Infill A2\_16\_Assist A2\_17\_Deed A2\_18\_Affordable A2\_19\_Terms A2\_20\_Units A2\_20\_Dest A2\_20\_Demo A2\_21\_Notes

Annual Build																	
Project Identifier					Unit Types			Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Notes
1					2	3	13	14	15	16	17	18	19	20			21
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (see instructions)	Deed Restriction Type (see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units*	Demolished or Destroyed Units*	Demolished/Destroyed Units Owner or Renter*	Notes*
Summary Row: Start Data Entry Below							0	0						0	0	0	
480-043-16-00	3485 Olive Street	Celsius II	B17-000-0516 et al.	5+	R		N					Previous APR					
503-342-36-00	8327 Mt. Vernon St.	8327 Mt. Vernon St.	B18-000-0120	SFD	O		N					Comparables					
479-410-60-00	2525 69th Street	2525 69th Street	B16-000-0371	SFD	O		N					Previous APR & Comparables					
576-081-23-00	2103 Massachusetts Ave.	2103 Massachusetts Ave.	B17-000-0318	ADU	R		N					Previous APR					
480-264-20-00	3088 Cypress Ave.	3088 Cypress Ave.	B18-000-0061	ADU	R		N					Previous APR					
576-472-12-00	1471 La Corta Circle	1471 La Corta Circle	B18-000-0197	ADU	R		N					Comparables					
479-410-21-00	6934 Mt. Vernon Street	6934 Mt. Vernon Street	B18-000-0374	ADU	R		N					Previous APR					
577-161-23-00	1882 Sweetwater Rd.	1882 Sweetwater Rd.	B18-000-0446	ADU	R		N					Comparables					
503-352-07-00	2235 Deboo Drive	2235 Deboo Drive	B18-000-0490	ADU	R		N					Comparables					
480-710-32-00	2323 Edgerton Dr.	2323 Edgerton Dr.	B18-000-0675	ADU	R		N					Comparables					
480-551-11-00	7816 Mt. Vernon St.	7816 Mt. Vernon St.	B18-000-0683	ADU	R		N					Comparables					
480-370-03-00	7971 Lincoln St.	7971 Lincoln St.	B18-000-0703	ADU	R		N					Comparables					
480-303-04-00	8067 Darryl St.	8067 Darryl St.	B19-000-0066	ADU	R		N					Comparables					
576-120-15-00	2112 Glencoe Dr.	2112 Glencoe Dr.	B19-000-0351	ADU	R		N					Comparables					

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This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
 Please contact HCD if your data is different than the material supplied here

<b>Table B</b>													
<b>Regional Housing Needs Allocation Progress</b>													
<b>Permitted Units Issued by Affordability</b>													
		<b>1</b>	<b>2</b>									<b>3</b>	<b>4</b>
<b>Income Level</b>		<b>RHNA Allocation by Income Level</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>Total Units to Date (all years)</b>	<b>Total Remaining RHNA by Income Level</b>
Very Low	Deed Restricted	77	88			1						90	
	Non-Deed Restricted		1										
Low	Deed Restricted	59	47									98	
	Non-Deed Restricted		34		5	2	5	1	4				
Moderate	Deed Restricted	54										108	
	Non-Deed Restricted		6			61	14	24	3				
Above Moderate		119	1	23	72	42	7	3	2			150	
<b>Total RHNA</b>		<b>309</b>											
<b>Total Units</b>			<b>177</b>	<b>23</b>	<b>77</b>	<b>106</b>	<b>26</b>	<b>28</b>	<b>9</b>			<b>446</b>	

Note: units serving extremely low-income households are included in the very low-income permitted units totals  
 Cells in grey contain auto-calculation formulas

Jurisdiction	Lemon Grove
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### ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field  
Cells in grey contain auto-calculation formulas

Table C Sites Identified or Rezoned to Accommodate Shortfall Housing Need																	
Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Type of Shortfall	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	

**ANNUAL ELEMENT PROGRESS REPORT**

**Housing Element Implementation**

(CCR Title 25 §6202)

<b>Jurisdiction</b>		Lemon Grove	
<b>Reporting Year</b>		2019	(Jan. 1 - Dec. 31)
<b>Table D</b>			
<b>Program Implementation Status pursuant to GC Section 65583</b>			
<b>Housing Programs Progress Report</b>			
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.			
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>Name of Program</b>	<b>Objective</b>	<b>Timeframe in H.E</b>	<b>Status of Program Implementation</b>
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.
Encourage Second Units	Provide periodic reminders	Ongoing	The City provides periodic reminders and updates promoting second units through citywide information venues (website, mail outs, electronic notifications, public notices, etc.) A bulletin summarizing expanded accessory rental dwelling unit allowances provided by California Senate Bill 1069 and Assembly Bill 2299 was prepared in January 2017 and is available to the public. Staff regularly shares information regarding AB 68 at the public counter.
Facilitate Higher Density Housing	Encourage the development of the minimum densities near trolley stations	Ongoing	The City encourages minimum densities near trolley stations through the on-going implementation of the 2012 Downtown Village Specific Plan and the Density Bonus Ordinance adopted in January 19, 2016.
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.
Improve Substandard Housing	Utilize code enforcement regulations to improve substandard housing	Ongoing	Substandard housing complaints are managed by the Code Enforcement Division and abatement proceedings occur when necessary.
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.

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<b>Reporting Period</b>	2019	(Jan. 1 - Dec. 31)

## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field  
Cells in grey contain auto-calculation formulas

Table E									
Commercial Development Bonus Approved pursuant to GC Section 65915.7									
Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

<b>Jurisdiction</b>	Lemon Grove
<b>Reporting Period</b>	2019 (Jan. 1 - Dec. 31)

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
 (CCR Title 25 §6202)

Note: "+" indicates an optional field  
 Cells in grey contain auto-calculation formulas

**Table F**

**Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)(2)**

This table is optional. Jurisdictions may list (for informational purposes only) units that do not count toward RHNA, but were substantially rehabilitated, acquired or preserved. To enter units in this table as progress toward RHNA, please contact HCD at APR@hcd.ca.gov. HCD will provide a password to unlock the grey fields. 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 Government Code section 65583.1(c)(2).

Activity Type	Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1 <sup>+</sup>
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Total Units by Income									

<b>Jurisdiction</b>	Lemon Grove
<b>Reporting Period</b>	2019 (Jan. 1 - Dec. 31)

**NOTE: THIS table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.**

Note: "+" indicates an optional field  
Cells in grey contain auto-calculation formulas

**ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation  
(CCR Title 25 §6202)**

<b>Table G</b>						
<b>Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of</b>						
<b>Project Identifier</b>						
1						4
<b>APN</b>	<b>Street Address</b>	<b>Project Name<sup>+</sup></b>	<b>Local Jurisdiction Tracking ID<sup>+</sup></b>	<b>Realistic Capacity Identified in the Housing Element</b>	<b>Entity to whom the site transferred</b>	<b>Intended Use for Site</b>
Summary Row: Start Data Entry Below						