RESOLUTION NO. 2940

RESOLUTION OF THE LEMON GROVE CITY COUNCIL ACCEPTING THE 2009 GENERAL PLAN ANNUAL PROGRESS REPORT AND DIRECTING STAFF TO SUBMIT THE REPORT TO THE STATE OF CALIFORNIA IN ACCORDANCE WITH GOVERNMENT CODE SECTION 65400(a)(2)

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

WHEREAS, the City Council has reviewed the 2009 General Plan Annual Progress Report and finds that it accurately reflects the status of the City's General Plan implementation; and

WHEREAS, on May 4, 2010, the City Council held a public hearing regarding the 2009 General Plan Annual Progress Report; and

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

1. Finds the facts set forth in the recitals of this Resolution to be true;
2. Accepts the 2009 General Plan Annual Progress Report (**Attachment B**) regarding the status of the General Plan, as required by Section 65400, 65583, and 65584 of the Government Code; and
3. Directs staff to submit the 2009 General Plan Annual Progress Report (**Attachment B**) to OPR and HCD.

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PASSED AND ADOPTED by the City Council of the City of Lemon Grove, California on May 4, 2010 by the following vote:

COUNCILMEMBERS	AYES	NOES	ABSTAIN	ABSENT
Mary Teresa Sessom	xx			
Mary England	xx			
George Gastil	xx			
Jerry Jones	xx			
Jerry Selby	xx			

MARY TERESA SESSOM, Mayor

Attest:

SUSAN GARCIA, City Clerk

CERTIFICATION OF CITY CLERK

I, Susan Garcia, City Clerk of the City of Lemon Grove, California do hereby certify the foregoing to be a true and exact copy of Resolution No. 2940 duly passed and adopted by the City Council of said City on the date and by the vote therein recited.

SUSAN GARCIA, City Clerk

The City of Lemon Grove- 2009 General Plan Annual Progress Report

Community Development Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
Consistent Zoning Ordinance		Update the Zoning Ordinance to be consistent with the goals of the General Plan.	4.1-2	General Fund			X		The Development Code is revised on an ongoing basis to address changes in the community.
Special Treatment Area (STA) 1, Downtown Village		Prepare a specific plan for the Downtown Village.	4.1-5	General Fund				X	The City Council adopted the Downtown Village Specific Plan in 2005.
Improve Image of General Business Areas		Require aesthetic improvements as conditions of planned development and discretionary permits.		Property Owners, Business Operators			X		All discretionary permits are required to comply with City Standards. These standards may include landscaping, screening and other aesthetic improvements.
Improve Image of Federal Boulevard Industrial District	1.5, 4.1, 4.4, 5.3	Strongly encourage property and business owners to improve dilapidated properties in highly visible industrial district areas.		Property Owners, Business Operators, General Fund, Community Development Agency Fund			X		New and existing businesses relocating along Federal Blvd. are encouraged and in some cases required to improve their business sites. Several projects have obtained permits or are in the process of improving their businesses along Federal Blvd. (e.g. Baker Toyota, EDCO, and Murray Cabinets).
East Broadway	1.6	Plan for development compatible with the SR-125.		General Fund	X				Because of the recent completion of SR-125, the City has not had an opportunity to fully evaluate the impact of the new freeway within the East Broadway Area.
Inviting Gateways	5.2	Establish identifiable gateways and community boulevards evoking a sense of arrival.		Developers, General Fund, Redevelopment Funds		X			The City continues to search for opportunities to enhance gateways and seeks adequate funding where feasible. The City may require the development of various gateways in conjunction with the development of the STA 1 area. The City is completing construction documents (90 percent complete) for the Lemon Grove Avenue (LGA) Realignment Project that includes a gateway at the LGA/SR-94 entrance.
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				Caltrans has removed the SR94 Enhancement project from its current budget. The City will participate in this project should it be included in a future Caltrans' budget.

The City of Lemon Grove- 2009 General Plan Annual Progress Report

Community Development Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
Design Review	5.1, 5.5	New development should positively contribute to enhanced community aesthetics. Revise the Development Code to establish minimum design standards for all land use types.	4.1-3	Developers, General Fund			X		The City has not adopted specific design standards, but the City continues to review development to ensure it positively contributes to and enhances community aesthetics.
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 has completed Phase II of the Trolley Corridor landscaping project and maintains the Corridor through MTS funds.
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	Landscape median improvements were completed on Lemon Grove Avenue and on Broadway. The buildings on the north side of Broadway in the Downtown Village have been improved with facade improvements, signs and additional landscaping.
Massachusetts Station	1.1, 2.1, 2.2, 2.4, 5.2	Develop a specific plan for STA II (Massachusetts Station).	4.1-6	Developer, City General Fund, Community Development Agency		X			A specific plan will be developed in coordination with a future project in this area. Several developers have expressed interest in redeveloping this area.
Western Central Avenue Residential	1.1, 2.1	Develop a master plan for STA IV that addresses density, buffers open space, and improves visual character.	4.1-8	Developer	X				The specific plan will be developed in coordination with a future project in that area.
Central Lemon Grove Ave, STA VI	1.1, 1.4	Conduct a traffic study and a geotechnical study and incorporate appropriate measures to protect the stability of the steep embankment.		Property Owners, Developers	X				The previous discussions with a developer for this area did not proceed and there is currently no development proposal.
SR-125 On-ramp Planning area STA VII	1.6	Work with Caltrans, area property owners, and other interested groups to monitor the relationship between SR-125 and the City's system of streets.		Caltrans				X	The SR-125 is completed. Future improvements towards this measure have been included in the County Plan.

Community Development Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
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.
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	Developers, Redevelopment Low/Mod Income Housing Set-Aside Fund	X				The City has not received any development proposals in this area.
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, Redevelopment Funds, Fundraising Programs			X		The initial phases of the Civic Center landscape enhancements at City Hall were completed in November of 2005. A needs assessment is currently underway.
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.
Implementation of the Community's Development Goals	1.1 -1.6, 2.1 - 2.5, 3.1, 3.2, 4.1, 4.2	Require all development projects to conform to the Land Use Plan and other relevant goals, objectives and policies established in the various General Plan Elements.	4.1-1	Developers			X		All development projects are reviewed for compliance with the General Plan.
Regional Commercial STA III	1.3, 4.1, 4.2, 5.5	Ensure that future development within STA III (Regional Commercial) substantially conforms to the policies outlined in the General Plan.	4.1-7	Developers			X		All development projects proposed within the STA III area are required to conform to regulations outlined within the General Plan and the Development Code.
Federal Boulevard Automobile Sales District	1.3, 4.1, 4.2	Future activity in STA V shall only permit car dealerships and related automotive services and shops and require measures to reduce impacts to nearby residents.		Business Operators			X		Automobile dealerships and automotive service centers are encouraged to locate along Federal Blvd and in areas zoned for general commercial. Proposed development is reviewed for impacts and those potential impacts are required to be mitigated to a level below significance.

Community Development Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
Clean and Safe Neighborhoods	1.1	Encourage clean and safe neighborhoods by enforcing the Abandoned Vehicles and the Weed Control and Waste Matter Ordinances.		General Fund			X		The City's code enforcement continually enforces the Abandoned Vehicle and the Weed Control and Waste Matter Ordinances.
Compatible Home Occupations in Neighborhoods	1.1	Continue to enforce the Home Occupation Ordinance which establishes specific restrictions.		General Fund			X		All home occupation businesses require a permit and are reviewed to ensure compliance with the Development Code. Any complaints received are inspected by the Code Enforcement Department.
Compatible Institutional Uses in Neighborhoods	1.1	Monitor residential treatment facilities and group homes present in the neighborhoods to help minimize nuisances.		General Fund			X		The Code Enforcement Department responds to all complaints regarding the operation of a treatment facility or group homes. The Community Development Department maintains a map depicting day care facilities.
Broadway Retail Commercial	1.2, 1.4, 4.1, 4.2, 4.1	Continue to monitor the Broadway retail commercial activity outside of the STAs and support redevelopment.		Developers, Business Operators, Community Development Agency			X		The City monitors all retail commercial activity within the City.
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			X		The City supports the redevelopment of the commercial areas within the City. The Community Development Agency has implemented two grant programs to assist retail business owners, but the programs were suspended due to a State take-away of Redevelopment funds.
Existing Specific Plans	1.3	Encourage further development within the Downtown Village Specific Plan and Broadway Commercial Project Specific Plan areas.		Developers			X		The City approved the development of Citronica I and Citronica II. These entitled mixed use projects include 136 housing units. All projects are reviewed for conformance with applicable specific plans.
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.
Public Events	3.2, 3.3, 3.4	Continue to sponsor and co-sponsor community events.		General Fund			X		The City hosts community events such as summer concerts, outdoor movies, and outdoor bonfires.

Community Development Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
Community Outreach	3.4	Strive to implement outreach programs.		General Fund and Community Development Agency Fund			X		The City utilizes a City newsletter, public notices, and the City website as outreach mediums to the community.
Business Growth	4.1, 4.2, 4.3, 4.4, 4.5	Encourage business growth through proactive strategies.		Community Development Agency, Developers			X		The City continues ongoing communications with the business community. The Community Development Agency encourages business growth. The Community Development Agency has implemented two grant programs to assist retail business owners, but the programs were suspended due to a State take-away of Redevelopment funds.
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.
Participation in Regional Planning	6.1, 6.2	Represent the community's best interest and play a pro-active role in developing regional planning strategies.		General Fund			X		The City regularly participates in regional planning activities.
Attractive Public Areas	1.1, 1.2, 5.4	Beautify the City through maintaining landscaping.		General Fund			X		The Grounds Division of the Public Works Department maintains public landscaping throughout the City.
Housing Element Implementation	2.3, 2.4	Continue attempting to implement the Lemon Grove Housing Element and periodically update the element to reflect population and development trends as required by State law.	4.3-1	General Fund				X	The City continues to implement the 2005-2010 Lemon Grove Housing Element.
Revitalization of Federal Blvd Industrial District	1.5, 4.1, 4.4	Promote revitalization of the Federal Boulevard Industrial District.		Community Development Agency, Business Operators			X		The Community Development Agency considers redevelopment opportunities within the Federal Blvd Industrial District.
Citywide Street Inventory	1.1, 1.3, 1.5, 1.6	Maintain & update the Citywide Street Inventory as needed.		General Fund			X		The City has developed a pavement management system. The condition of roadways are mapped and pavement repair is scheduled as funding allows. Heartland Communications Facility Authority and the City of Lemon Grove maintains a comprehensive computerized on-line roadway facility data base.

Mobility Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
Traffic Impact Assessment	1.6	Establish guidelines for Traffic Impacts Report.	4.2-13	General Fund			X		The City uses both the Institute of Transportation Engineers and the City of San Diego's traffic standards. Traffic Impact Reports are required by the City Engineer if needed for all discretionary projects.
Neighborhood Traffic Control	1.2, 1.3	Monitor local street traffic in neighborhoods adjacent to Skyline Drive, Central Avenue, and San Miguel Avenue.		General Fund			X		The City conducts annual traffic counts in these areas.
Traffic Signal Coordination and Optimization	1.2	Consider conducting a signal timing optimization and coordination study to improve traffic flows on Broadway and the adjacent cross-street intersections.	4.2-12	General Fund, Congestion Management and Air Quality Program				X	Rick Engineering has developed traffic signal timing plans. A system to interconnect all traffic signals was installed. The signals are preempted by the Trolley. A traffic corridor study was developed for Massachusetts Ave. and improvements have been constructed.
Street Access Guidelines	1.2, 1.3, 1.6	Evaluate the merit and feasibility of instituting street access guidelines consistent with roadway functional classifications.		General Fund	X				The City uses the San Diego Regional Standards for street access.
Truck Routes	1.1, 1.3, 1.5	Anticipate designating a system of truck routes utilizing major roads and Federal Blvd.		General Fund				X	The City Council adopted designated Truck Routes on November 7, 2000.
Massachusetts Avenue/ Lemon Grove Avenue Intersection	1.3, 1.5	At the intersection of Massachusetts Ave. and Lemon Grove Ave., prioritize implementing the planned improvements, including roadway striping and median modifications as adopted by the City Council.	4.2	General Fund				X	The roadway striping is completed. The median modifications are completed.
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, Community Development Agency Funds, Prop 1b Funds, Transnet			X		Rick Engineering developed traffic signal timing plans. A system to interconnect all traffic signals was installed. The signals are preempted by the trolley. A re-alignment of the Lemon Grove Ave. SR-94 off-ramp is in development and will allow traffic to access the SR-94 west of the trolley tracks.

Mobility Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
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, TDA Funds, Safe Routes to Schools, CDBG			X		The City has constructed sidewalks along Kempf Street, Madera Street, Central Avenue, Massachusetts Avenue and Canton Drive. The City has installed several pedestrian ramps and conducted various sidewalk repairs at various locations. The City continues to improve sidewalks as part of the Five-Year Capital Improvement Program.
Trolley Crossings	1.3	Coordinate with MTS in evaluating the need to provide additional signage or pavement markings to safely direct traffic flow and delineate stopping points at the following rail crossings: Massachusetts, San Miguel, Central, Broadway & North Ave.		General Fund		X			Fencing is installed at key locations along Lemon Grove Avenue and the trolley tracks. The City is also coordinating with MTS on providing directional or safety signage.
Construction of State Route 125	1.2, 1.4	In coordination with Caltrans, monitor the construction of SR-125 .		State Highway Funds				X	The SR-125 has been completed.
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. Staff is incorporating bike facility project priorities into the Capital Improvement Program (CIP).
Pedestrian Linkage	4.2, 4.4	City should encourage the provision of a pedestrian linkage as a condition of new development in STA IV (West Central Residential).		General Fund		X			The City will ensure that future development of this area will include pedestrian linkages as required by the General Plan. The City continues to install sidewalks when funds are available.
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		The adoption of the Downtown Village Specific Plan includes modified off-street parking standards consistent with mixed-use transit oriented development.

Mobility Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
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	Directional signage is provided.
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				Redevelopment activities require compliance with City parking standards. The City currently uses the City of San Diego's street access guidelines.
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.
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	The City is complying with the Congestion Management Program (CMP) which was self-certified on September 22, 2003. City Council supported the regional opt-out of the CMP approved by the SANDAG board in 2009.
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, State, SANDAG, City General Fund			X		Various street and median improvements were constructed in accordance with the pavement management system and the Capital Improvement Program (CIP).
Neighborhood and Business Impacts	1.2, 1.6	Consider the preservation and enhancement of existing neighborhoods, schools and commercial centers in the planning and design of roadway improvements.		General Fund			X		Staff actively considers the preservation and enhancement of existing neighborhoods in the City when reviewing proposed projects. Many new development projects create impacts that require dedication of public right-of-way and construction of public street improvements to meet General Plan roadway classifications.
High Accident Locations	1.3, 1.5	Continue to develop and utilize the Accident Data Base to identify high accident locations.		General Fund			X		The City continues to identify high-accident locations and has taken steps to address or reduce collisions.

Mobility Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
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 Engineering Department has received construction plans (90% complete) for the Lemon Grove Avenue Realignment Project and they are in review by all of the appropriate agencies.
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 at fair market value.	4.1-4	General Fund			X		The street dedication ordinance requires public street dedication for building permits valued over $15,000.
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 Department approves roadway related public improvement plans and monitors the construction of required public improvements.
Comprehensive Transit Service	2.1	Promote the provision of comprehensive transit services to residents by coordinating with MTS and SANDAG for the continued operation of bus routes and trolley service for the City.		General Fund			X		The City coordinates with these agencies on a monthly basis to discuss continued service and various issues.
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		The City has approved two mixed use projects within 1/4 mile of the transit station. Staff encourages the incorporation of design features that promote transit utilization.
City Bus Stop Enhancement Program	2.1	Study alternative design schemes for the City bus shelter program.	4.2-3	General Fund			X		A bus shelter replacement project will be proposed as part of the FY2011 Capital Improvement Program (CIP).
Transportation needs of the Elderly and Disabled	2.4	Continue to promote the provision of special needs transportation for the elderly and disabled population in Lemon Grove.		General Fund, TDA, FTA			X		The City provides funding to Senior Programs operated by Senior Community Centers. There are four programs available to seniors and the disabled. Three transportation programs and one nutrition program.

Mobility Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
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				Staff monitors several different program types and will advance these programs as appropriate.
Bikeway Storage Facilities	3.3	Promote the provision of additional bicycle lockers at trolley stations and park-and-ride lots to provide additional opportunities for this alternative mode utilization for commute trips.	3.3	General Fund				X	Changes in the administration of the bike locker system have resulted in an adequate supply of bicycle lockers at the trolley stations. The City has installed bike racks in all of the City Parks.
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 City has obtained OTS and TDA funds for a Bicycle Safety School which is being conducted on an on-going basis by the Sheriff's Department.
Public Facilities Element	**Element Policies**	**Task**	**Mitigation Measure**	**Funding**	**Not Started**	**In Progress**	**On-going**	**Completed**	**Status**
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		The Sanitary Sewer Master Plan was completed in 2007 and staff conducted an update in 2009. A long range capital improvement program for sewer facilities has been completed and sewer repairs and linings have been conducted as budgeted and scheduled.
Community Volunteers in Local Schools	6.1, 6.3	To expand volunteer assistance at local schools, help the school districts coordinate a volunteer program involving local civic organizations, churches and businesses.		School District			X		A volunteer assistance program is in place, but has not been expanded to include community facility workers or members.
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.

Public Facilities Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
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 the Helix Water District.
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 Public Works Department attends monthly Utility Coordination meetings.
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 and redevelopment projects are required to coordinate sewer services which are monitored and regulated by the Lemon Grove Sanitation District.
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 and the General Fund			X		City personnel meets with the Metro JPA and Metro TAC members on a monthly basis to discuss long-range wastewater treatment planning programs.
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.
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.
Power Service for New Development	2.1	Require that developers coordinate with the power providers to identify service requirements and any necessary infrastructure improvements.	4.5-15	Power Providers			X		Staff requires that all developers coordinate their projects with the power providers prior to approval.
Underground Power Lines	2.2	Study options for designating major streets for underground lines and underground other utility lines along the streets with the appropriate providers.		SDG&E, Other Utility Providers			X		Projects valued over $25,000 are required to underground utilities. The City coordinates with SDG&E on the undergrounding of utilities through their utility undergrounding program. In 2010, the City Council approved Underground Utility District No. 7 in the Redevelopment Area.

Public Facilities Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
State-of-the-Art Telecommunication Services	3.1	Urge telecommunication service providers to install advanced communication facilities in Lemon Grove.		Telecommunication Providers, Developers, General Fund			X		The City has processed and approved several telecommunication projects.
Wireless Facilities	3.2	To avoid community impacts, require that providers co-locate new cellular and wireless facilities with existing utility infrastructure.		Telecommunication Providers			X		All telecommunication facilities are required to obtain a conditional use permit or minor use permit and are required to blend in with the surrounding area by incorporating appropriate design features.
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.
City Beautification	4.1	Continue to co-sponsor an annual clean-up day with the solid waste service provider, giving residents the opportunity to properly dispose of large bulky items.		EDCO Disposal Services			X		The City hosts the annual clean-up day with disposal by EDCO offered free to residents. The City also sponsors residential household hazardous waste and electronic waste recycling events. The City also educates residents and businesses regarding recycling.
Fire Protection Service Standard	5.1, 5.2	Continue to use service standards to determine the adequacy of emergency fire protection service.	4.4-1	General Fund			X		In 2004, the City reinstated the Lemon Grove Fire Dept. for fire services and in 2010 entered in to the Heartland Fire and Rescue Management Joint Powers Authority (JPA).
Adequate Fire Department Staffing and Equipment	5.1, 5.2	Expand the Fire Department staff and upgrade equipment as needed to maintain the service standard and safeguard public safety. Continue to foster the Heartland Fire and Rescue JPA.	4.4-2	General Fund, CDBG		X			The Lemon Grove Fire Department continues to analyze facility and personnel expansion needs. The Lemon Grove Fire Department, through the Heartland Fire and Rescue management JPA will continue to analyze facility and personnel expansion needs.
Automatic and Mutual Aid Agreements	5.1, 5.2	Continue automatic and mutual aid agreements with the fire departments in the surrounding communities.	4.4-3	General Fund			X		The City continues to participate in Automatic and Mutual aid fire safety agreements.
Law Enforcement Service Standards	4.3	Continue to use service standards to determine the adequacy of emergency law enforcement service.	4.4-4	General Fund			X		The City continues to use the County Law Enforcement Service Standards to determine adequate service levels for the citizens of Lemon Grove.

Public Facilities Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
Sufficient Law Enforcement Service	5.3	When the City renews the service contract with the Sheriff's Department, consider whether the contracted staffing levels reflect local service standard demographics and crime trends.	4.4-5	General Fund			X		The City examines the level of service and the City's needs prior to renewing the Sheriff's contract.
Local Sheriff's Office	5.3, 5.4	Work with the Sheriff's Department in future years to maintain the local station.		General Funds			X		The City addresses this issue during the Sheriff's Department annual contract renewal process.
Retired Volunteer Senior Patrol (RVSP)	5.3, 5.4	Continue to support the Retired Volunteer Senior Patrol (RSVP) program and help recruit new members.		Sheriff's Department			X		The City continues to support the Retired Senior Volunteer Patrol program.
Community Participation	5.3, 5.5	Encourage the Fire and Sheriff's Departments to actively participate in all facets of the community, including involvement in business, senior and youth activities.		General Fund			X		The Sheriff and Fire Department continue to participate in community events and training. Examples are: Business Crime Prevention, Adult Crossing Guards, and Student Safety Patrol.
School Facilities	6.1	Work closely with the Lemon Grove School District to determine any existing or projected facility and service inadequacies and help develop appropriate strategies to remediate deficiencies. Require developers to coordinate the payment with the school districts.	4.4-6	Lemon Grove School District, Grossmont Union High School District, Development Impact Fees			X		The City and the Lemon Grove School District have been working closely to find more efficient and cost effective ways to provide services. Joint projects include Lemon Grove School Field Improvements, Sidewalk construction near schools, School safety & bike programs and collaboration on grants. All development over 500 square feet is required to pay school impact fees to the school districts prior to issuance of building permits.
Co-Sponsored Youth Programs	6.1, 6.2	With Lemon Grove School District and Grossmont Union High School District, co-sponsor recreational and educational programs for area youth to the extent feasible.		General Fund, School Districts			X		The City sponsors an after school program for elementary and middle school children. City facilities are used for various school sponsored events by the Lemon Grove School District and the Grossmont Union High School District. The Lemon Grove Middle School uses the recreation center for their P.E. classes during the day.

Public Facilities Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
Attractive and Well Maintained Campuses	6.1, 6.3	Help the Lemon Grove School District organize campus clean-up days in conjunction with local parents, students, civic groups and businesses		Lemon Grove School District, Civic Organizations, Local Businesses			X		The City directs community volunteers to provide clean-up projects to the District.
Safe Schools	6.1, 6.2, 6.4	Coordinate with the local school districts to evaluate student safety.		School Districts, Sheriff's Department, General Fund			X		The City constructed the Central Ave. sidewalks through the "Safe Routes to School" program in 2005. The City continuously coordinates with the school district through a collaboration committee to evaluate student safety and other items of joint interest.
Library Planning	7.1	Participate in San Diego County Library planning programs to ensure that the Lemon Grove Library is adequately furnished with books, facilities, and state-of-the-art information services.	4.4-7	General Fund			X		Friends of the Library and the City ensure the library is adequately furnished.
Promote Community Literacy	7.1	Endeavor to co-sponsor outreach events and literacy programs with community entities like the Lemon Grove Library and Friends of Lemon Grove Library.		General Fund			X		The City uses its semi-annual news letters, the City website and annual community events to assist in outreach events for these community entities.
New Central Location (Library)	7.2	Plan to move the library to a larger facility on the school district property to heighten its accessibility and prominence.		School District Bond Fund, County Library		X			The Lemon Grove School District passed a bond measure in November 2008 that includes a provision for constructing a school/public library on school property. The City will assist the District with the planning and permitting processes.

Safety Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
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, City General Fund Assessment District				X	The City completed this work in 2005.
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	City General Fund			X		The City participates in the National Flood Insurance Administration Program.
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	City General Fund	X				The City will research the feasibility of establishing these routes.
Safe Trolley Corridor	5.2, 5.3	Coordinate with MTS to identify methods to reduce crime around the local trolley stations.	4.15-20	MTS, General Fund			X		These issues are addressed as needed. The Sheriff's Department informs the City of any problems associated with crime at the local trolley stations.
Earthquake Preparedness and Education	1.1, 1.2	Attempt to initiate an earthquake preparedness program.	4.10-1	City General Fund, Corporate Sponsors			X		The City provides training to staff for emergency response situations. Earthquake preparedness literature is available to residents at City Hall and the Fire Department.
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	City General Fund, Private Property Owners			X		The City's Building Department enforces current building codes.

Safety Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
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.
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 and Grants			X		FEMA authorized funding for a slope stabilization project along the south side of a portion of Federal Blvd. Staff meets with residents as needed to assist them with slope stability issues.
Adequate Drainage for New Development	2.1	Through the environmental review process required by CEQA, require assessment of potential drainage and flood impacts from proposed development projects depending on the site and proposed development characteristics.	4.15-4	Developers			X		Environmental assessment is conducted on all development projects as required by CEQA. The Engineering Department requires that development projects mitigate for added runoff with detention or infiltration on-site.
Community Risk Reduction	3.1	Help to educate community residents and businesses about fire prevention and safety, including property maintenance, smoke detectors, excessive accumulation of combustible materials, disaster preparedness and what to do if there is a fire.	4.15-5	City General Fund			X		The Lemon Grove Fire Department implements its public education and fire prevention programs on a regular basis including Fire Safety Trailer Visits and participation in Community Emergency Response Teams (CERT) training.
Adequate Water Flows for Fire Suppression	3.2, 3.3	Monitor the adequacy of water pressures throughout Lemon Grove for fire fighting purposes.	4.15-6	Helix Water District, City General Fund			X		Helix Water District monitors the water pressures through the use of hydro-systems in the District pumping station.

Safety Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
Reduced Fire Hazard in Older Structures	3.1, 3.3	Encourage conformance to existing codes by providing information about potential fire hazards in older buildings in the City newsletter and brochures in City Hall. Where code violations are identified, require the proper improvements to protect public safety.	4.15-7	Property Owners, City General Fund			X		The City provides information regarding fire hazards in the semi-annual newsletters. Fire safety improvements are required as needed for any code violation.
Weed Control and Waste Matter Ordinance	3.1, 3.2, 3.3	Continue implementing the ordinance and update as necessary to address new fire hazards.	4.15-9	City General Fund, Property Owners			X		The Weed Control and Waste Matter Ordinance was amended to address current community needs and is enforced on a regular basis. The fire department monitors potential fire hazards within the City.
Reduced Public Safety Risk from Hazardous Materials and Weapons of Mass Destruction	4.1, 4.2, 4.3	To reduce the number of potential injuries, attempt to control concentrations of hazardous materials in areas where people congregate, such as neighborhoods, schools and shopping areas and prevent the development and use of weapons of mass destruction.	4.15-10	City General Fund and Grant Funds			X		All projects are reviewed and inspected by the Lemon Grove Fire Department to ensure that the storage of hazardous materials complies with the appropriate regulations. Staff is implementing homeland security measures within the City and has completed the City's Emergency Plan.
Hazardous Materials Use Regulations	4.1, 4.2, 4.3	When issuing business licenses, plan to check that the appropriate permits to handle, transport, use and dispose of hazardous materials have been obtained from the regulatory agencies.	4.15-11	Business Operators			X		All business licenses are reviewed by the Lemon Grove Fire Department.
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, City General Fund			X		The City adopted a Household Hazardous Waste Program on in June of 1992 which was re-adopted in April of 1996.
Contaminated Site Clean-Up	4.3, 4.4	The City should assist in the clean up of contaminated sites.	4.15-14	Property Owners, County Hazardous Materials Management Division			X		The County of San Diego is responsible for cleaning up sites. The City does report any violations.

Safety Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
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, City General Fund			X		The City implements this plan locally.
Crime Prevention	5.1, 5.2	Promote the well-being of residents to maintain a stable community.	4.15-16	City General Fund, Corporate Sponsors, Civic Organizations, Local Churches, Sheriff's Department			X		The City utilizes its governing power, services, and efforts to maintain and improve the quality of life for all of its citizens. The City of Lemon Grove works with the Sheriff's crime prevention personnel on a case by case basis. The Sheriff's Department has formed a Community Advisory Group (CAG) to help foster relations and address community concerns.
Community Network	5.1, 5.2, 5.4	Promote a community-wide network of public and private agencies, organizations, businesses and individuals.		Participating			X		The City's newsletter provides a listing of public and private agencies and organizations to assist the community. The City Council provides funding for various organizations and events. The City directs interested parties to the 2-1-1 Information Line which provides information relating to local community, health and disaster services.
Positive Community Relationships	5.1, 5.2	Encourage positive community relationships and improve community security.	4.15-16	City General Fund, Corporate Sponsors, Civic Organizations, Local Churches, Sheriff's Department			X		The City provides events, literature, and programs to encourage positive community relationships and improve community security.
New Development that Deters Crime	5.2, 5.5	Require that new development deter crime through the incorporation of defensible space concepts and sufficient lighting and visibility as feasible. Request the Sheriff's Department to review development proposals and recommend measures to enhance public safety and prevent crime.	4.15-17	Developers			X		Development plans are reviewed by the County Sheriff's Department for recommendations of measures to prevent crime through the Department's Crime Free Multi-Housing and Community Advisory Groups.

Safety Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
Positive Youth Activities	5.1, 5.2, 5.4	To deter youth from alcohol and other drug use, gang involvement, and vandalism. Encourage and provide recreational, educational, and prevention programs through forums like the schools, churches, the Student Safety Patrol, the Juvenile Fire Setters Program, Teens with a Cause, and other civic programs and organizations.	4.15-18	City General Fund, Sheriff's Department, Civic Organizations, Lemon Grove School District, Grossmont Union High School District			X		The City co-sponsors and provides after school programs, day camps, and recreational activities for youth within the City.
Graffiti Removal Program	5.2, 5.4, 5.5	Continue to implement the graffiti removal program to reduce the potential for gang activity. Continue requiring walls to be landscaped as needed to avoid vandalism.	4.15-19	City 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.
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	City General Fund			X		The City regularly updates its emergency plan and is currently participating in the Emergency Management Preparedness Program (EMPP) through County OES. City staff receives emergency response training annually. The City adopted the National Incident Management System in 2007.
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, prioritize improvement projects and incorporate them into the five-year Capital Improvement Program.	4.15-3	City General Fund, Assessment Districts, Community Development Block Grants			X		The Storm Drainage Master Plan was updated in 1998 and is effective through 2010. The plan identifies the City's needs for drainage improvements and prioritizes them. The projects are part of the City's 5-year Capital Improvement Plan (CIP). Two projects have been completed. An update to the Master Plan will be proposed as part of the CIP.

Safety Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
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	City General Fund			X		Staff meets with the Sheriff's Department on a regular basis to discuss high crime areas and actions necessary to reduce crime in these areas.
Noise Element	**Element Policies**	**Task**	**Mitigation Measure**	**Funding**	**Not Started**	**In Progress**	**On-going**	**Completed**	**Status**
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. Acoustical studies are often required for new development projects to ensure compatibility.
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.
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 often required in order to ensure compatibility.
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.		City General Fund, Developers			X		New development is required to conform with the General Plan.
Circulation Plan Implementation	1.3	Implement the Circulation Plan through future roadway improvements subject to funding availability.		City General Fund, Developers			X		All projects are evaluated for impacts and are required to comply with the adopted Circulation Element of the General Plan. The identification of impacts often requires street dedication and improvements.

Noise Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
Vehicle Noise and Speed Enforcement	2.4	Coordinate with the Sheriff's Department to encourage active enforcement of vehicle noise and speed laws.	4.7-8	Sheriff's Department, Vehicle Owners			X		Staff meets with the Sheriff's Department once a week to discuss issues within the City. Engineering staff coordinates with the Sheriff's Department on traffic/speed related issues.
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	City General Fund			X		All noise complaints are investigated by the Code Enforcement Department.
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.
Protection from SR-94 Noise	2.1, 2.2	Implement the Land Use Plan which calls for the continued transition of the residential neighborhood abutting SR-94 between Corona Street and Vista Way to commercial development, which will reduce adverse noise impacts from the freeway.	4.7-5	Developers, Caltrans			X		The City will implement the approved Land Use Plan within the STA III area when a development plan is presented.
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.

Noise Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
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.
Conservation & Recreation Element	**Element Policies**	**Task**	**Mitigation Measure**	**Funding**	**Not Started**	**In Progress**	**On-going**	**Completed**	**Status**
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	City General Fund	X				The City currently utilizes the list of historic properties developed by the Lemon Grove Historical Society. A comprehensive historic survey will be done when funds become available. A list of cultural resources in the STA 1 area has been compiled.
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	City General Fund		X			The City has not adopted an official list of historic properties within the City. However, staff refers to the list of historic properties provided by the Lemon Grove Historical Society when researching properties. A list of cultural resources in the STA 1 area has been compiled.
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	City General Fund	X				The City has not initiated a Historic Preservation Ordinance. However, staff refers to the List of Historic Properties provided by the Lemon Grove Historical Society when researching potentially historic properties.

Conservation & Recreation Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
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 will be provided as needed.
Oral History	1.2, 1.3	In conjunction with the Lemon Grove Historical Society, support or sponsor a program to record old timers stories about the early years of the community.		Community/Corporate Sponsors		X			The Lemon Grove Historical Society takes historic accounts and information regularly.
Historic School Curriculum	1.2, 1.3	With the Lemon Grove Historical Society and Lemon Grove School District, support developers of a standard curriculum on Lemon Grove's history for the local schools.		City General Fund, Community/Corporate Sponsors, Grants		X			The Lemon Grove Historical Society is developing a standard curriculum on Lemon Grove's history for the schools.
Home for the Lemon Grove Historical Society	1.2, 1.4	Help the Lemon Grove Historical Society to find a home for collected relics and artifacts and establish a museum.		City General Fund, Lemon Grove Historical Society, Community/Corporate Society				X	The City has assisted the Lemon Grove Historical Society in establishing the Parsonage Museum and the H. Lee House within the Civic Center Park.
Increased Bicycle Transportation	8.1, 8.2, 8.5	Subject to funding availability, implement the Bicycle Facilities Sub-Element of the Mobility Element to help improve regional air quality in addition to improving bicycle safety.	4.9-3	ISTEA, the California Bicycle Transportation Act, TransNet, the Transportation Development Act, Traffic Mitigation Fees, Development Street Improvements			X		The City is actively implementing the Bikeways Master Plan with the installation of bicycle facilities on most of the arterial streets in Lemon Grove. New bicycle facilities on Massachusetts Ave. were completed in August of 2005. The City Council adopted an update of the Bikeways Master Plan in October 2006.
Parks Master Plan	9.1, 9.2, 9.3, 9.4, 11.1, 11.2, 11.3	Anticipate preparing and implementing a Parks Master Plan.	4.14-1	City General Fund for Preparation, Development In-Lieu Fees, Community Development Block Grants, Private Donations for Implementation	X				No activity on this task occurred.

Conservation & Recreation Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
Recreation Strategy Plan	10.1, 10.2	Endeavor to develop a Recreation Strategy Plan to explore alternatives for expanding recreational options in the community.	4.14-7	City General Fund		X			Initial stages of the plan are being explored through collaboration meetings with the School District and City community groups.
Visually Enhanced Open Space	11.2, 11.3	Subject to funding availability, maximize the benefit of open spaces such as the trolley right-of-way and parks through enhanced landscaping and maintenance.		SAFE TEALU, City General Fund				X	Landscaping of the Trolley Corridor is completed.
Fossil and Prehistoric Resource Protection	2.1	For proposed new development or redevelopment projects, the City should require impact assessment and mitigation according to CEQA for paleontological or prehistoric resources.	4.12-4, 4.13-1	Developers			X		All projects requiring environmental review in compliance with CEQA are evaluated for fossil and prehistoric resource protection.
Natural Habitat Protection	3.1	For future development within the City limits that could affect the .7 acre of coastal sage scrub or the .7 acre of disturbed wetlands, the City should require an impact assessment and appropriate mitigation according to the requirements of applicable local, State, and Federal policies and regulations related to the impacted biological resources.	4.11-1	Developers			X		Projects located in the coastal sage scrub area within the City must undergo environmental review and are required to prepare a biological resource study for potential impacts to this resource.
Integrated Waste Management	4.1	Continue to implement the Lemon Grove Source Reduction and Recycling Element and update as necessary to respond to new conditions and state requirements.	4.5-12	City General Fund			X		This is an on-going program in which the City provides a yearly report to the State.

Conservation & Recreation Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
Long-Term Landfill Capacity	4.2	Evaluate opportunities to participate in interjurisdictional efforts to explore solid waste disposal solutions that minimize environmental and economic impacts.	4.5-14	City General Fund			X		There are currently limited opportunities to participate or coordinate with neighboring jurisdictions.
Ongoing Water Conservation	5.1	Provide the Helix Water District and San Diego County Water Authority literature on Water conservation at City Hall, the Lemon Grove Library, and the Chamber of Commerce office as feasible.	4.5-5	Helix Water District, San Diego County Water Authority			X		The City provides water conservation information at these locations and through the City newsletter and website.
Water Conservation in New Development	5.1, 5.2	As a general guideline, require drought tolerant landscaping, efficient irrigation systems, and ultra low-flow plumbing fixtures for all new development and rehabilitation projects, including public projects.	4.5-6	Developers, Property Owners, City General Fund			X		Staff requires drought tolerant landscaping and water efficient irrigation systems for all new development and redevelopment projects.
Water Conservation Retrofits	4.5-5	Investigate the adoption of an ordinance requiring water-efficient plumbing retrofits during the resale of residential, commercial, office, businesses and industrial properties.		Property Owners	X				No activity on this task occurred.
Future Reclaimed Water Use	5.3	Monitor reclaimed water programs implemented by the Helix Water District and the City of San Diego Wastewater Department.	4.5-7	Helix Water District		X			Staff monitors reclaimed water programs implemented by the Helix Water District and the City of San Diego Wastewater Department. At this time, there is no capital outlay proposed to provide reclaimed water to the City.
NPDES Compliance	6.2	Endeavor to implement all applicable requirements of the National Pollutant Discharge Elimination System in Lemon Grove.	4.8-1	General Construction Activity Storm Water Permit-Developers, Area Wide Municipal Storm Water Permit-City General Fund, City Stormwater Fees			X		The City is involved with the participating agencies in the review of the 2007 Permit.

Conservation & Recreation Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
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.
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.
Accessible Urban Form	8.1, 8.2, 8.3, 8.5	To decrease pollutants from automobile use, strive towards a development or redevelopment pattern that allows people to use transit, walk or bicycle to activity centers.	4.9-1	Developers, Community Development Agency, City General Fund, State and Federal Housing grants, SAFE TEALU, Companion Agencies: San Diego Association of Governments, MTS			X		The development of the STA I and STA II areas will create mixed use redevelopment areas near Lemon Grove's trolley stations. The City will comply with SANDAG's pedestrian access guidelines, where applicable.
Efficient Traffic Flow	8.3	Improve local roads according to the Circulation Plan as needed to maintain efficient traffic flow subject to funding availability.	4.9-2	Developers, Community Development Agency, City General Fund, Caltrans			X		The City is actively improving traffic circulation on local streets through various funding sources. The Massachusetts Avenue Corridor Improvements were completed in 2009.
Improve Job Opportunities for Residents	8.1, 8.5	Through the City's economic development program, encourage the local establishment of new businesses offering high-quality jobs to allow residents to work locally and avoid excessive commutes.	4.9-4	Community Development Agency			X		The City is continually encouraging the establishment of new local businesses. The City completed an "Assessment of Economic Development Opportunities" in December of 1999.

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

Conservation & Recreation Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
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	City General Fund, Lemon Grove School District			X		The City has coordinated with the Lemon Grove School Districts on the Safe Neighborhoods-after school program, the Lemon Grove Middle School Field Improvements, Monterey Heights sports park and schedules all district fields for athletic activities. In October of 2004, the City entered into a new joint use agreement with the school district.
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	City General Fund, Community Development Block Grants, Private Funds			X		The City secured grant funds for upgrades to the City recreation center and City park facilities. Recently, the Skate Park was constructed, Kunkel and Berry Street Park playgrounds were renovated, and the Recreation Center renovation will be completed in June 2010.
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	City General Fund			X		The Monterey Heights Sport Park conceptual design is completed. Funding Sources are being identified for this project.
Offset Impacts of New Development	9.1, 9.2, 11.1, 11.2, 11.3	As provided by the Quimby Act, require new development to dedicate land and/or pay fees in lieu of dedication for the acquisition and development of recreational facilities as a general guideline.	4.14-5	Developers			X		Parkland dedication In-lieu fees are collected for all new residential and commercial development.
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	City General Fund; Federal, State and Regional Grants			X		The City offers a wide variety of recreation programs. The programs are available for adults and youth. There are existing after school programs and a day camp.
Open Space for Public Well-Being	11.1	When considering approval of proposed residential projects, evaluate the capacity of nearby open space areas for both children and adults.		City General Fund, Developers			X		All proposed residential development is reviewed for available open space and recreational areas.

Conservation & Recreation Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
Public Education	4.1	Through periodic articles in the City's newsletter, increase the public's awareness of recycling, reuse and source reduction in addition to the environmental and economic benefits of efficient solid waste management.	4.5-13	Household Hazardous Waste (AB939) Fee			X		Articles regarding recycling and waste management are regularly published in the City's newsletter and website.
Water Conservation Month	5.1	Attempt to increase awareness about the need to use water efficiently, and educate the community about different ways to conserve water.	4.5-4	City General Fund, Helix Water District			X		Helix Water District periodically provides information bulletins within the monthly statements.
Reduced Runoff Pollutants	6.1, 6.2	Each year, attempt to conduct a campaign to educate the community about the importance of minimizing pollutants in runoff (non-point source pollutants).	4.8-2	City General Fund			X		The City utilizes their quarterly news letter, website and community events to educate the residents on preventing storm water pollution, and household hazardous waste disposal.
Park-and-Ride	8.1, 8.5	Encourage increased use of the park-and-ride lot at the SR-94 freeway and Lemon Grove Avenue by periodically advertising the lot in the City newsletter.	4.9-5	City General Fund			X		The City encourages increased use of the park-and-ride lot at the SR-94 freeway and Lemon Grove Avenue by periodically advertising the lot in the City newsletter.

Housing Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Accomplishments
1 Maintenance and Enhancement of Housing	1.1, 1.2	Maintain and enhance the quality of residential neighborhoods in Lemon Grove.	Program 8, 10, 11, 12	CDBG, Department Budget, HUD Section 8 and Housing Vouchers, Agency Set-Aside			X		**Housing Rehabilitation Programs:** The County of San Diego, in conjunction with the City of Lemon Grove, offers the Home Repair Loan Program for the repair of owner-occupied homes. The County of San Diego Housing Authority offers zero interest-deferred loans to assist the owners of rental properties with rehabilitation costs. Redevelopment law requires that whenever dwelling units housing low and moderate income households are destroyed as part of a redevelopment project, the Redevelopment Agency is responsible for ensuring that an equivalent number of replacement units are constructed or substantially rehabilitated. The City allows the conversion of apartments to condominiums and facade and landscaping improvements are required. The County of San Diego Housing Authority administers grants of up to $8,000 to low income seniors and disabled mobile home owners to repair their mobile homes.
2 Programs for Lower Income Housing	2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.8, 3.2, 3.3, 3.4,	Provide programs for the development and preservation of lower and moderate-income housing.	Program 1, 2, 3, 4, 5, 6, 9, 13, 17	CDBG, HOME, Department Budget, HUD Section 8 and Housing Vouchers, Agency Set-Aside			X		The Community Development Agency (CDA) developed a relocation plan for the Elmwood Trailer Park and provided financial assistance to COACH, a nonprofit organization, for acquiring and rehabilitating the Windmill Trailer Park which committed 32 units toward affordable housing. The Windmill Trailer Park closed in 2009 and the residents were relocated. The City approved and the CDA assisted the developer of Citron Court in the development of 35 affordable units. The City approved an entitlement for the Golden Avenue Row Homes which may yield up to 22 affordable units (utilizing a density bonus). The City approved and the CDA assisted Hitzke Development in entitling and financing Citronica One and Citronica Two, a total of 135 affordable units.

Housing Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Accomplishments
3 Provision of Housing	3.1, 3.5, 3.6, 3.7, 3.8, 3.9, 3.10	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.	Program 6, 7, 14, 15, 16, 17, 18	CDBG, Department Budget, HUD Section 8 and Housing Vouchers, Agency Set-Aside			X		During 2009, building permits were issued for seven new non-deed restricted housing units; (six low-income housing units and one moderate-income housing unit). The Regional Housing Needs Allocation (RHNA) encourages the City to develop 242 housing units from 2005 to 2010. Since 2005, the City has issued building permits for 76 new housing units (26 very-low; 31 low; 19 moderate; and 0 above-moderate income housing units). The City has approved major subdivision applications for the development of 96 single family homes, 31 row home condominiums, and 172 apartments, totaling 299 potential housing units. The City utilizes the Density Bonus Program, the Shared Equity Program, the Multi-family Revenue Bond Financing Program, and the Down Payment Assistance Program.
4 Home Ownership	4.1, 4.2	Provide increased opportunities for home ownership.	Program 19, 20, 21	County of San Diego, Cal HFA			X		The City encourages the use of the Mortgage Credit Certificate, the County of San Diego Down Payment and Closing Cost Assistance Program and the California Housing Finance Agency Down Payment Assistance Program. The Community Development Agency pays Affordable Housing Applications Inc., to help fund housing for low to moderate income families through the San Diego Regional Mortgage Credit Certificate Program which is administered by the County of San Diego and allows qualified first-time homebuyers to reduce their federal income tax by up to 15% of the annual interest paid on a mortgage loan.
5 Equal Opportunity	5.1, 5.2	Promote equal opportunity for all residents to reside in housing of their choice	Program 22	CDGB			X		The City supports fair housing laws and statutes. To promote equal opportunity, the City participates in the Fair Housing Council of San Diego's Fair Housing Program.

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Jurisdiction City of Lemon Grove

Reporting Period 1/1/2009 - 31-Dec-09

Table A

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

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
7431 Pacific Ave.	SU	R		1			1	1			1 Comparables
7662 Canton Dr.	SU	R		1			1	1			1 Comparables
1850 Eldora St.	SU	R		1			1	1			1 Comparables
1632 Bakersfield St.	SU	R		1			1	1			1 Comparables
1882 Sweetwater Rd.	SF	O			1		1				1 Comparables
7575 Pacific Ave.	2-4	R		2			2	2			2 Comparables
(9) Total of Moderate and Above Moderate from Table A3 ► ►					1	0	0				
(10) Total by income Table A/A3 ► ►			0	6	1	0	7	6			
(11) Total Extremely Low-Income Units*			0								

* Note: These fields are voluntary

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

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

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

* Note: This field is voluntary

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

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

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	2005	2006	2007	2008	2009	2010					
Very Low	Deed Restricted	46				26						26	20
	Non-deed restricted												
Low	Deed Restricted	32				9						9	1
	Non-deed restricted		5	3	2	6	6					22	
Moderate	Deed Restricted	46											27
	Non-deed restricted		1	7	6	4	1					19	
Above Moderate		118											118
Total RHNA by COG. Enter allocation number:		242											
Total Units ► ► ►			6	10	8	45	7					76	166
Remaining Need for RHNA Period ► ► ► ► ►													

Note: units serving extremly low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
	Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
1	Density Bonus	Implement SB 1818	5-Dec-07	City complies with SB 1818. One project used density bonus.
2	Inclusionary Housing Program	Analyze inclusionary housing policy	5-May-07	Incomplete.
3	Multi-Family Revenue Bond Financing	Examine Opportunities	Ongoing	Developers are informed of bond financing options.
4	Cooperation/Coordination with For-Profit Housing Developers	Coordinate with developers	Ongoing	Developers are informed of opportunities. Subdivision maps for 163 market rate units are approved.
5	Pursue Affordable Housing Funding Sources	Pursue affordable housing funds	Ongoing	Affordable housing opportunities are pursued. In 2009, 36 affordable housing units (Citron Ct.) were completed. A multi-family project for Citronica 1 and 2 (136 affordable housing units) was approved.
6	Lemon Grove Redevelopment Project	Pursue redevelopment opportunities	Ongoing	Redevelopment opportunities are pursued. In 2009, 36 affordable housing units (Citron Ct.) were completed. A multi-family project for Citronica 1 and 2 (136 affordable housing units) was approved.
7	Reduce Governmental Constraints to Provision of Housing	Reduce Constraints	Ongoing	City is analyzing reductions in discretionary permit projects and analyzing e-filings. The Procedure and Administration section of the Zoning Ordinance was simplified in 2009.
8	Nonconforming Units	Allow restoration of some destroyed structures	Ongoing	Reconstruction permits are provided for most nonconforming units that are substantially destroyed.
9	Section 8 Housing Choice Vouchers	Support Voucher Program	Ongoing	City supports Section 8 program.
10	Condominium Conversions	Update Condo Conversion regs	5-Dec-08	Condominium Conversion regulations were updated.
11	County of SD Home Repair Loan Program	Support loan program	Ongoing	Program is supported as needed.
12	County of San Diego Home Improvement Program for Rental Property	Support improvement program	Ongoing	Program is supported as needed.
13	Preservation of Affordable Housing Units "At Risk" of Converting to Market Rates	Preserve at-risk housing	5-Dec-07	Preservation occurs as funds allow.
14	Maintain Residential Site Inventory	Maintain residential site inventory	Ongoing	Site inventory is maintained. Sites were identified during the draft 2050 Regional Growth Forecast in 2009.

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	Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
15	Facilitate Development of Higher Density Housing	Facilitate higher density housing	Ongoing	Higher density housing is encouraged.
16	Identify Sites for Homeless Shelters / Transitional Housing	Identify potential sites	5-Dec-08	Incomplete.
17	Second Dwelling Units	Encourage second units	Ongoing	Building permits for four second units were issued in 2009.
18	Special Treatment Areas (STA)	Develop Special Treatment Areas	Ongoing	Specific Plan for STA 1 complete and projects are being accepted and entitled pursuant to this plan. Other specific plans may be pursued.
19	Mortgage Credit Certificate (MCC)	Support certificate program	Ongoing	Program is supported as needed.
20	County of SD Down Payment and Closing Cost Assistance Program (DCCA)	Support assistance program	Ongoing	Program is supported as needed.
21	California Housing Finance Agency (Cal HFA) Down Payment Assistance	Support assistance program	Ongoing	Program is supported as needed.
22	Participate in the Fair Housing Council of SD's (FHCSD) Fair Housing Program	Support Fair Housing Program	Ongoing	Program is supported as needed.

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Jurisdiction	City of Lemon Grove		
Reporting Period	1/1/2009	-	31-Dec-09

General Comments:

Comparables show units in Lemon Grove similar in size to accessory rental dwelling (second) units and two-bedroom duplex units being built were being rented at rents that were affordable to persons classified as earning a low income. Also, comparables show units in Lemon Grove similar in size to single family residences being built were being sold with monthly costs that were affordable to persons classified as earning a moderate income. Sources used for showing the comparable properties were Craigslist.com, Zillow.com, an Assessment Report of Rental/Attached For-Sale Development conducted by the Sullivan Group in 2008, and an Affordable Housing Market Study conducted in 2007.