Development Services Department
3232 Main Street Lemon Grove, CA 91945
phone (619) 825-3805 fax (619) 825-3818

TRANSMITTAL LETTER

DATE: March 6, 2013

Housing Policy Department
Received on:
MAR 1 1 2013

TO: Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

FROM: David De Vries, Senior Planner

SUBJECT: The City of Lemon Grove 2012 General Plan Annual Progress Report

WE ARE FORWARDING BY:

☒ **Mail** ☐ **Pick-up** ☐ **Overnight Delivery**

THE FOLLOWING ITEMS ARE ENCLOSED FOR:

☒ **Your Files** ☐ **Per Your Request** ☐ **Your Review**

☐ **Corrections** ☐

NO. COPIES	DESCRIPTION
1	The City of Lemon Grove 2012 General Plan Annual Progress Report

COMMENTS: Enclosed is the City of Lemon Grove 2012 General Plan Annual Progress Report. The City Council conducted a public hearing and accepted the Report by resolution on March 5, 2013.

The City of Lemon Grove
2012 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			X	X	The Development Code is revised on an ongoing basis to address changes in the community. City Council Ordinance 386 was adopted December 1, 2009 simplifying the discretionary permit process. City Council Ordinance 394 was adopted on November 16, 2010 amending development standards to be more consistent with the goals of the General Plan.
2	Downtown Village, Special Treatment Area (STA) 1		Prepare a specific plan for the Downtown Village.	4.1-5	General Fund				X	The City Council adopted the Downtown Village Specific Plan in 2005.
3	Improve Image of General Business Areas		Require aesthetic improvements as conditions of planned development and discretionary permits.		Property Owners, Business Operators			X		All discretionary permits are required to comply with City standards. These standards may include landscaping, screening, and other aesthetic improvements.
4	Improve Image of Federal Boulevard Industrial District	1.5, 4.1, 4.4, 5.3	Strongly encourage property and business owners to improve dilapidated properties in highly visible industrial district areas.		Property Owners, Business Operators, General Fund			X		New and existing businesses relocating along Federal Blvd. are encouraged and in some cases required to improve their business sites. Several projects have obtained permits or are in the process of improving their businesses along Federal Blvd. (e.g. Baker Toyota, EDCO, and Murray Cabinets).
5	East Broadway	1.6	Plan for development compatible with the SR-125.		General Fund		X			There are several vacant parcels, previously Caltrans right-of-way (excess), along the SR-125 corridor identified as transportation land uses in the General Plan. These parcels will be redesignated during the 2016 General Plan Update or as initiated by developers.

The City of Lemon Grove
2012 General Plan Annual Progress Report

Item #	Community Development Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
6	Inviting Gateways	5.2	Establish identifiable gateways and community boulevards evoking a sense of arrival.		Developers, General Fund, Redevelopment Funds		X	X		The City continues to search for opportunities to enhance gateways and seeks adequate funding where feasible. The City is developing various gateways in conjunction with the development of the STA 1 area. The City has completed construction documents for the Main Street Promenade project and construction is expected to be complete by summer 2013. The City continues to work towards obtaining permits for the Lemon Grove Avenue Realignment project.
7	Pleasant Freeway Image	1.5, 4.4, 5.3	Improve the view from the freeway and encourage people to visit the City.		Property Owners, Business Operators, Caltrans	X	X			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 has completed construction documents for the Main Street Promenade project and construction is expected to be complete by summer 2013. The City continues to work towards obtaining permits for the Lemon Grove Avenue Realignment project.
8	Design Review	5.1, 5.5	New development should positively contribute to enhanced community aesthetics. Revise the Development Code to establish minimum design standards for all land use types.	4.1-3	Developers, General Fund			X		The City has not adopted specific design standards, but the City continues to review development to ensure it positively contributes to and enhances community aesthetics.
9	Beautified Trolley Corridor	5.1, 5.2, 5.4	Beautify the trolley corridor to increase visual qualities and encourage trolley ridership.		General Fund, MTS Annual Maintenance funds		X		X	The City has completed Phase II of the Trolley Corridor landscaping project and maintains the Corridor through MTS funds. The City has completed construction documents for the Main Street Promenade project and construction is expected to be complete by summer 2013. SANDAG, on behalf of MTS, upgraded the trolley platforms at both trolley stations.

The City of Lemon Grove
2012 General Plan Annual Progress Report

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

The City of Lemon Grove
2012 General Plan Annual Progress Report

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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, Redevelopment Funds, Fundraising Programs			X		The City is actively searching for grant funds to enhance the Civic Center Park area.
18	City Boundary Adjustments	6.1, 6.2	Consider adjusting the City boundaries to better reflect the school district boundaries, natural features and the circulation network.		General Fund	X				LAFCO is not proposing or encouraging adjustments to the City boundaries at this time.
19	Implementation of the Community's Development Goals	1.1 -1.6, 2.1 - 2.5, 3.1, 3.2, 4.1, 4.2	Require all development projects to conform to the Land Use Plan and other relevant goals, objectives, and policies established in the various General Plan Elements.	4.1-1	Developers			X		All development projects are reviewed for compliance with the General Plan.
20	Regional Commercial, STA III	1.3, 4.1, 4.2, 5.5	Ensure that future development within STA III (Regional Commercial) substantially conforms to the policies outlined in the General Plan.	4.1-7	Developers			X		All development projects proposed within the STA III area are required to conform to regulations outlined within the General Plan and the Development Code.
21	Federal Boulevard Automobile Sales District, STA V	1.3, 4.1, 4.2	Future activity in STA V shall only permit car dealerships and related automotive services and shops and require measures to reduce impacts to nearby residents.		Business Operators			X		Automobile dealerships and automotive service centers are encouraged to locate along Federal Blvd. and in areas zoned for general commercial. Proposed development is reviewed for impacts and those potential impacts are required to be mitigated to a level below significance.
22	Clean and Safe Neighborhoods	1.1	Encourage clean and safe neighborhoods by enforcing the Abandoned Vehicles and the Weed Control and Waste Matter Ordinances.		General Fund			X		The City's code enforcement continually enforces the Weed Control and Waste Matter Ordinance and enforces the Abandoned Vehicles Ordinance on a complaint basis only.
23	Compatible Home Occupations in Neighborhoods	1.1	Continue to enforce the Home Occupation Ordinance which establishes specific restrictions.		General Fund			X		All home occupation businesses require a business license and are reviewed to ensure compliance with the Development Code Any complaints received are inspected by the Code Enforcement Department.

The City of Lemon Grove
2012 General Plan Annual Progress Report

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24	Compatible Institutional Uses in Neighborhoods	1.1	Monitor residential treatment facilities and group homes present in the neighborhoods to help minimize nuisances.		General Fund			X		The Code Enforcement Department responds to all complaints regarding the operation of a treatment facility or group home. The Development Services Department maintains a map depicting day care facilities.
25	Broadway Retail Commercial	1.2, 1.4, 4.1, 4.2	Continue to monitor the Broadway retail commercial activity outside of the STAs and support redevelopment.		Developers, Business Operators, General Fund			X		The City monitors all retail commercial activity within the City.
26	Revitalization of General Business Areas	1.4, 1.6, 4.1, 4.3, 4.4	Actively support and promote redevelopment within the general business areas with office buildings for professional services in addition to new facilities for manufacturing and commercial operations.		Developers, General Fund			X		The City supports the redevelopment of the commercial areas within the City. The dissolved Community Development Agency implemented two grant programs to assist retail business owners, but the programs were suspended due to the dissolution and lack of funds
27	Existing Specific Plans	1.3	Encourage further development within the Downtown Village Specific Plan and Broadway Commercial Project Specific Plan areas.		Developers, General Fund			X		The City approved the development of Citronica I and Citronica II. These entitled mixed use projects include 136 housing units. Construction of Citronica I (56 housing units) has commenced. Construction of the Main Street Promenade project is expected to be complete by summer 2013. The Promenade project closes Main Street adjacent to the Trolley station creating a transit plaza / linear park that includes community gathering areas. All projects are reviewed for conformance with applicable specific plans.
28	Compatible Condominium and Apartment Development	1.1, 1.2, 2.2, 2.3, 5.5	Future projects should provide quality housing opportunities and uplift the aesthetics of surrounding areas.	4.1-2	Developers			X		All new multi-family development projects are reviewed for aesthetic appeal, compatibility with the surrounding areas, and conformance with the General Plan and Development Code.
29	Public Events	3.2, 3.3, 3.4	Continue to sponsor and co-sponsor community events.		General Fund			X		The City hosts and continues to seek sponsorship of community events such as summer concerts, outdoor movies, and a community bonfire.

The City of Lemon Grove
2012 General Plan Annual Progress Report

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30	Community Outreach	3.4	Strive to implement outreach programs.		General Fund			X		The City utilizes a City newsletter, public notices, email listserves, social media, and the City website as outreach mediums to the community
31	Business Growth	4.1, 4.2, 4.3, 4.4, 4.5	Encourage business growth through proactive strategies.		General Fund, Developers		X	X		The City continues ongoing communications with the business community. The City encourages business growth. The Community Development Agency implemented two grant programs to assist retail business owners, but the programs are suspended due to the dissolution of the Community Development Agency and lack of funds. The City is in the process of developing an economic development webpage that includes helpful business resources.
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.
33	Participation in Regional Planning	6.1, 6.2	Represent the community's best interest and play a pro-active role in developing regional planning strategies.		General Fund			X		The City regularly participates in regional planning activities.
34	Attractive Public Areas	1.1, 1.2, 5.4	Beautify the City through maintaining landscaping.		General Fund			X		The Public Works Department maintains public landscape throughout the City via private contractor. Efforts are underway to expand upon the City's urban forestry program.
35	Housing Element Implementation	2.3, 2.4	Continue attempting to implement the Lemon Grove Housing Element and periodically update the Element to reflect population and development trends as required by State Law.	4.3-1	General Fund		X	X		The City adopted the 2010-2020 Lemon Grove Housing Element. A work program was created to ensure compliance with the Housing Element's Goals, Policies, and Programs within the next five years.
36	Revitalization of Federal Blvd. Industrial District	1.5, 4.1, 4.4	Promote revitalization of the Federal Boulevard Industrial District.		General Fund, Business Operators			X		The City continues to consider redevelopment opportunities within the Federal Blvd Industrial District.

The City of Lemon Grove
2012 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			X		The City adopted a pavement management program. The condition of roadways are mapped and pavement repair is scheduled as funding allows. Heartland Communications Facility Authority and the City maintains a comprehensive computerized on-line roadway facility data base.
38	Traffic Impact Assessment	1.6	Establish guidelines for Traffic Impacts Report.	4.2-13	General Fund			X		The City uses both the Institute of Transportation Engineers and the City of San Diego's traffic standards. Traffic Impact Reports are required by the City Engineer if needed for all 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	X				The City conducts traffic improvements and studies as funding allows. Improvements are prioritized in the Five-Year Capital Improvement Program (CIP).
40	Traffic Signal Coordination and Optimization	1.2	Consider conducting a signal timing optimization and coordination study to improve traffic flows on Broadway and the adjacent cross-street intersections.	4.2-12	General Fund, Congestion Management and Air Quality Program			X	X	Rick Engineering developed traffic signal timing plans. The signals are preempted by the Trolley. A traffic corridor study was developed for Massachusetts Avenue and improvements are complete. Updates will be conducted as needed as funding allows.
41	Street Access Guidelines	1.2, 1.3, 1.6	Evaluate the merit and feasibility of instituting street access guidelines consistent with roadway functional classifications.		General Fund			X		The City uses the Regional Standard Drawings for driveway standards. Street access guidelines will be conducted as funding allows.
42	Truck Routes	1.1, 1.3, 1.5	Anticipate designating a system of truck routes utilizing major roads and Federal Blvd.		General Fund				X	The City Council adopted designated Truck Routes on November 7, 2000.
43	Massachusetts Avenue/ Lemon Grove Avenue Intersection	1.3, 1.5	At the intersection of Massachusetts Ave. and Lemon Grove Ave., prioritize implementing the planned improvements, including roadway striping and median modifications as adopted by the City Council.	4.2	General Fund				X	The roadway striping is completed. The median modifications are completed.

The City of Lemon Grove
2012 General Plan Annual Progress Report

Item #	Mobility Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
44	Lemon Grove Ave, State Route 94 Intersection	1.2, 1.3	Plan to conduct a detailed traffic operational study for the purpose of identifying traffic signal phasing improvements in conjunction with the trolleys.		General Fund, Prop 1b Funds, Transnet		X		X	Rick Engineering developed traffic signal timing plans. The signals are preempted by the trolley The City continues to work towards obtaining permits for the Lemon Grove Avenue Realignment project which will allow traffic to access the SR-94 west of the trolley tracks.
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, TDA Funds, Safe Routes to Schools, CDBG			X		The City has installed/replaced several pedestrian ramps and conducted sidewalk repairs at various locations in 2012. The City continues to improve sidewalks as part of the Five-Year Capital Improvement Program and the Public Works Department Annual Maintenance Program.
46	Trolley Crossings	1.3	Coordinate with MTS in evaluating the need to provide additional signage or pavement markings to safely direct traffic flow and delineate stopping points at the following rail crossings: Massachusetts, San Miguel, Central, Broadway & North Ave.		General Fund			X		Fencing is installed at key locations along Lemon Grove Avenue and the trolley tracks. Signage and markings are installed as needed
47	Construction of State Route 125	1.2, 1.4	In coordination with Caltrans, monitor the construction of SR-125 .		State Highway Funds				X	The SR-125 is completed.
48	Bikeway Implementation and Funding	3.1, 3.2	Strongly consider adoption of the Bicycle Facilities Sub-Element as the Bikeway Plan for the City of Lemon Grove.		General Fund, Developers			X	X	An update of the Bikeway Master Plan was adopted. Staff incorporates bike facility project priorities into the Capital Improvement Program (CIP) as needed.

The City of Lemon Grove
2012 General Plan Annual Progress Report

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49	Pedestrian Linkage	4.2, 4.4	City should encourage the provision of a pedestrian linkage as a condition of new development in STA IV (West Central Residential).		General Fund			X		The City will ensure that future development of this area will include pedestrian linkages as required by the General Plan. The City continues to install sidewalks when funds are available. A feasibility study is underway for the extension of the Main Street Promenade.
50	Review Parking Standards	5.1, 5.2, 5.4	Conduct a review of current parking standards with a particular focus on mixed-use and transit.		General Fund			X	X	The adoption of the Downtown Village Specific Plan includes modified off-street parking standards consistent with mixed-use transit oriented development. Parking standards were modified in November 2010 (Ord. 394).
51	Downtown Village Parking	5.3	Provide additional directional signage to direct drivers to the off-street parking areas located to the rear of buildings in the Downtown Village.	4.2	General Fund			X	X	Directional signage is provided. Signage will be incorporated into the Main Street Promenade project, the realignment project, and Citronica I and II housing projects.
52	Evaluation of Parking Alternatives	5.1, 5.4, 5.6	Evaluate alternatives to increasing the supply of parking in areas where parking is proposed for elimination. This effort should be coordinated with the development of street access guidelines.	4.2-7	General Fund			X	X	Development activities require compliance with City parking standards. The City currently uses the City of San Diego's street access guidelines Parking standards were modified in November 2010 (Ord. 394)
53	Regional Coordination	All	Continue to support and participate in regional transportation planning programs through SANDAG.	4.9-12	General Fund			X		Staff continues to support and participate in regional transportation planning programs through SANDAG.
54	CMP Compliance Program	1.6	Determine City compliance to the Congestion Management Program requirements using the self-certification process every two years.		General Fund				X	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

The City of Lemon Grove
2012 General Plan Annual Progress Report

Item #	Mobility Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
55	Roadway Improvements	1.3, 1.4, 1.6	Strive to implement needed roadway improvements in conformance with the policies and direction provided by the City's Mobility Element.	4.2-1	Federal, State, SANDAG, General Fund			X		Various street and median improvements are constructed in accordance with the Pavement Management Program and the Capital Improvement Program (CIP) as needed
56	Neighborhood and Business Impacts	1.2, 1.6	Consider the preservation and enhancement of existing neighborhoods, schools, and commercial centers in the planning and design of roadway improvements.		General Fund			X		Staff actively considers the preservation and enhancement of existing neighborhoods in the City when reviewing proposed projects Many new development projects create impacts that require dedication of public right-of-way and construction of public street improvements to meet General Plan roadway classifications.
57	High Accident Locations	1.3, 1.5	Continue to develop and utilize the Accident Data Base to identify high accident locations.		General Fund			X		The City continues to identify high-accident locations and has taken steps to address or reduce collisions.
58	State Route 94 Access	1.4	Continue to examine methods of improving access to and from SR-94, particularly due to the closure of the Grove Street Ramp.	4.2-8	General Fund		X	X		The City continues to work towards obtaining permits for the Lemon Grove Avenue Realignment project.
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 Department approves roadway related public improvement plans and monitors the construction of required public improvements.

The City of Lemon Grove
2012 General Plan Annual Progress Report

Item #	Mobility Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
61	Comprehensive Transit Service	2.1	Promote the provision of comprehensive transit services to residents by coordinating with MTS for the continued operation of bus routes and trolley service for the City.		General Fund, State and Regional Grants		X	X		The City meets with MTS on a monthly basis. The Main Street Promenade project creates convenient pedestrian paths between the bus stops and the Main Street Trolley Station. The City continues to investigate opportunities for improvements.
62	Transit Supportive Development	2.3	Encourage new development to incorporate design features which promote transit utilization, including mixed-use residential/commercial components.	2.3	General Fund		X	X		The City entitled two mixed use projects within 1/4 mile of the Main Street Trolley Station. Staff encourages the incorporation of design features that promote transit utilization. The Main Street Promenade project incorporates signage, pedestrian pathways, and community open space promoting transit utilization.
63	City Bus Stop Enhancement Program	2.1	Study alternative design schemes for the City bus shelter program.	4.2-3	General Fund		X	X		A bus shelter replacement project was proposed as part of the Capital Improvement Program (CIP). The Main Street Promenade project incorporates improved circulation for buses and pedestrians.
64	Transportation needs of the Elderly and Disabled	2.4	Continue to promote the provision of special needs transportation for the elderly and disabled population in Lemon Grove.		General Fund, TDA, FTA		X	X		The City provides funding to Senior Programs operated by Senior Community Centers. There are four programs available to seniors and persons with disabilities. Three transportation programs and one nutrition program. The City incorporates the Complete Streets Act principles into the Main Street Promenade project and the extension. The Main Street Promenade project creates convenient pedestrian paths between a bus stop and the Main Street Trolley Station

The City of Lemon Grove
2012 General Plan Annual Progress Report

Item #	Mobility Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
65	Promotion of Alternative Modes	2.1, 2.2, 3.2	Undertake an aggressive program to encourage Lemon Grove commuters to utilize alternative transportation modes.		General Fund		X	X		Staff monitors several different program types and will advance these programs as appropriate. Extension of the Main Street Promenade will promote alternative modes.
66	Bikeway Storage Facilities	3.3	Promote the provision of additional bicycle lockers at trolley stations and park-and-ride lots to provide additional opportunities for this alternative mode utilization for commute trips.	3.3	General Fund			X	X	Changes in the administration of the bike locker system have resulted in an adequate supply of bicycle lockers at the trolley stations. The City has installed bike racks in all of the City Parks. The City will continue to investigate opportunities in the Main Street Promenade extension project.
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 conducted a bicycle giveaway event where bicycle safety education was provided and bicycles and helmets were given to 25 deserving children residing in Lemon Grove.
Item #	**Public Facilities Element**	**Element Policies**	**Task**	**Mitigation Measure**	**Funding**	**Not Started**	**In Progress**	**On-going**	**Completed**	**Status**
68	Sewer System Upkeep and Planning	1.3	Identify damaged and deteriorated lines using existing television camera study data and attempt to develop a long-range improvement plan.	4.5-8	Sanitation District, General Fund			X	X	The Sanitary Sewer Master Plan was completed in 2007 and staff conducted an update in 2009. A long range capital improvement program for sewer facilities has been completed and updates will be conducted as needed. Sewer repairs and linings have been conducted as budgeted and scheduled. The sewer mains are cleaned once every year and videoed once every four years.
69	Community Volunteers in Local Schools	6.1, 6.3	To expand volunteer assistance at local schools, help the school districts coordinate a volunteer program involving local civic organizations, churches, and businesses.		School District			X		A volunteer assistance program was created for assistance with City-owned facilities.

The City of Lemon Grove
2012 General Plan Annual Progress Report

Item #	Public Facilities Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
70	Water Infrastructure Maintenance	1.1, 1.2	Work closely with the Helix Water District to help identify faulty lines or capacity deficiencies and facilitate the construction of improvements.	4.5-1	Helix Water District			X		Helix has completed a number of water facility repairs and upgrades within the City. The City meets with Helix on a monthly basis.
71	Water Service for New Development	1.1, 1.2	For proposed development and redevelopment projects, require developers to coordinate with Helix Water District.	4.5-2	Developers, Helix Water District			X		All developers are required to coordinate proposed development with the Helix Water District.
72	Water Facility Planning	1.1, 1.2	Endeavor to participate in Helix Water District's long-range and master planning programs to accommodate City needs.	4.5-3	General Fund			X		The Engineering Division hosts a monthly utility coordination meeting. The City meets with Helix on a monthly basis
73	Sewer Service for New Development	1.3	For proposed development and redevelopment projects, require developers to coordinate with the Lemon Grove Sanitation District.	4.5-9	Developers			X		All new development and redevelopment 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			X		City personnel meets with the Metro JPA and Metro TAC members on a monthly basis to discuss long-range wastewater treatment planning programs
75	Reduced Septic System Use	1.3	To reduce the potential for public health problems, strive to continue reducing septic system use.		Property Owners			X		All construction projects are reviewed for opportunities to connect properties to the sewer system.
76	Coordinated Power Service	2.1	Coordinate closely with service providers wanting to enter the local power market.		Power Providers	X				The City does not anticipate pursuing this goal due to local government constraints.
77	Power Service for New Development	2.1	Require that developers coordinate with the power providers to identify service requirements and any necessary infrastructure improvements.	4.5-15	Power Providers			X		Staff requires that all developers coordinate their projects with the power providers prior to approval.

The City of Lemon Grove
2012 General Plan Annual Progress Report

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			X		Certain projects valued over $25,000 are required to underground utilities (suspended until January 3, 2014). 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.
79	State-of-the-Art Telecommunication Services	3.1	Urge telecommunication service providers to install advanced communication facilities in Lemon Grove.		Telecommunication Providers, Developers, General Fund			X		The City has processed and approved several telecommunication projects.
80	Wireless Facilities	3.2	To avoid community impacts, require that providers co-locate new cellular and wireless facilities with existing utility infrastructure.		Telecommunication Providers			X		All telecommunication facilities are required to obtain a conditional use permit or minor use permit and are required to blend in with the surrounding area by incorporating appropriate design features.
81	Solid Waste Collection	4.1	Maintain regular solid waste collection services to safeguard public health and local aesthetics in part by contracting with a suitable service provider.	4.5-11	Solid Waste Collection Franchise Fee			X		The City contracts with EDCO for the City's solid waste collection and disposal services.
82	City Beautification	4.1	Continue to co-sponsor an annual clean-up day with the solid waste service provider, giving residents the opportunity to properly dispose of large bulky items.		EDCO Disposal Services			X		The City hosts the annual clean-up day with disposal by EDCO offered free to residents and sponsors residential household hazardous waste and electronic waste recycling events. The City also educates residents and businesses regarding recycling. The City created quarterly one day clean up events in addition to the annual clean up day.
83	Fire Protection Service Standard	5.1, 5.2	Continue to use service standards to determine the adequacy of emergency fire protection service.	4.4-1	General Fund			X		In 2010, the City entered into the Heartland Fire and Rescue Management Joint Powers Authority (JPA). The JPA uses a combined resources approach to meet service standards and ensure adequate fire protection

The City of Lemon Grove
2012 General Plan Annual Progress Report

Item #	Public Facilities Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
84	Adequate Fire Department Staffing and Equipment	5.1, 5.2	Expand the Fire Department staff and upgrade equipment as needed to maintain the service standard and safeguard public safety. Continue to foster the Heartland Fire and Rescue JPA.	4.4-2	General Fund, CDBG		X			The 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
85	Automatic and Mutual Aid Agreements	5.1, 5.2	Continue automatic and mutual aid agreements with the fire departments in the surrounding communities.	4.4-3	General Fund			X		The City continues to participate in Automatic and Mutual aid fire safety agreements. These agreements have been enhanced with the use of automatic vehicle location systems which provide for closest unit response.
86	Law Enforcement Service Standards	4.3	Continue to use service standards to determine the adequacy of emergency law enforcement service.	4.4-4	General Fund			X		The City continues to use the County Law Enforcement Service Standards to determine adequate service levels for the citizens of Lemon Grove.
87	Sufficient Law Enforcement Service	5.3	When the City renews the service contract with the Sheriff's Department, consider whether the contracted staffing levels reflect local service standard demographics and crime trends.	4.4-5	General Fund			X		The City examines the level of service and the City's needs prior to renewing the Sheriff's contract.
88	Local Sheriff's Office	5.3, 5.4	Work with the Sheriff's Department in future years to maintain the local station.		General Funds			X		The City will continue to include a local station as a part of the Sheriff's Department annual contract renewal process.
89	Retired Volunteer Senior Patrol (RVSP)	5.3, 5.4	Continue to support the Retired Volunteer Senior Patrol (RSVP) program and help recruit new members.		Sheriff's Department			X		The City continues to support the Retired Senior Volunteer Patrol program.

The City of Lemon Grove
2012 General Plan Annual Progress Report

Item #	Public Facilities Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
90	Community Participation	5.3, 5.5	Encourage the Fire and Sheriff's Departments to actively participate in all facets of the community, including involvement in business, senior, and youth activities.		General Fund			X		The Sheriff and Fire Department continue to participate in community events and training. Examples are: Citizen Clean-Up Day, Business Crime Prevention, Adult Crossing Guards, Student Safety Patrol, Disaster Preparedness Training, School Fire Safety Education, Prescription Take-Back Day, and various community meetings and clean-up days. In 2012, there were 12 clean-up days called "Week of Hope" where the streets were cleaned up of trash and landscape work was conducted. Several citizens participate in a grass roots resident leadership academy.
91	School Facilities	6.1	Work closely with the Lemon Grove School District to determine any existing or projected facility and service inadequacies and help develop appropriate strategies to remediate deficiencies. Require developers to coordinate the payment with the school districts.	4.4-6	Lemon Grove School District, Grossmont Union High School District, Development Impact Fees			X		The City and the Lemon Grove School District have been working closely to find more efficient and cost effective ways to provide services. Joint projects include Lemon Grove School field improvements, sidewalk construction near schools, school safety & bike programs, and collaboration on grants. All developments over 500 square feet are required to pay school impact fees to the school districts prior to issuance of building permits. The Lemon Grove School District passed a bond measure in 2008 that includes the construction of a joint school/public library on school property (expected completion in Spring 2013). As part of the HEAL zone initiative, additional joint use opportunities are being explored.
92	Co-Sponsored Youth Programs	6.1, 6.2	With Lemon Grove School District and Grossmont Union High School District, co-sponsor recreational and educational programs for area youth to the extent feasible.		General Fund, School Districts			X		City facilities are used for various school sponsored events by the Lemon Grove School District and the Grossmont Union High School District. The Lemon Grove Middle School uses the recreation center for their P.E. classes during the day.

The City of Lemon Grove
2012 General Plan Annual Progress Report

Item #	Public Facilities Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
93	Attractive and Well Maintained Campuses	6.1, 6.3	Help the Lemon Grove School District organize campus clean-up days in conjunction with local parents, students, civic groups, and businesses.		Lemon Grove School District, Civic Organizations, Local Businesses			X		The City works with community volunteers to provide clean-up projects City wide.
94	Safe Schools	6.1, 6.2, 6.4	Coordinate with the local school districts to evaluate student safety.		School Districts, Sheriff's Department, General Fund			X		The Sheriff's Crime Prevention Division conducted various school lockdown drills, brought guest speakers such as a K-9 dog to Red Ribbon Day, taught internet safety to parents of students, and hosted "Smart Start" Teen Driver Education. The City applied for and received grant funding for several "Safe Routes to Schools" projects. Staff is currently working to complete design and construction. The City continuously coordinates with the school district through a collaboration committee to evaluate student safety and other items of joint interest.
95	Library Planning	7.1	Participate in San Diego County Library planning programs to ensure that the Lemon Grove Library is adequately furnished with books, facilities, and state-of-the-art information services.	4.4-7	General Fund			X		Friends of the Library and the City ensure the library is adequately furnished.
96	Promote Community Literacy	7.1	Endeavor to co-sponsor outreach events and literacy programs with community entities like the Lemon Grove Library and Friends of Lemon Grove Library.		General Fund			X		The City uses its newsletters, the City website, social media, and annual community events to assist in outreach events for these community entities.
97	New Central Location (Library)	7.2	Plan to move the library to a larger facility on the school district property to heighten its accessibility and prominence.		School District Bond Fund, County Library		X			The Lemon Grove School District passed a bond measure in November 2008 that includes a provision for constructing a joint school/public library on school property. The project is under construction and the school portion is expected to be complete in Spring 2013.

The City of Lemon Grove
2012 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				X	The City completed this work in 2005
99	Participation in the Federal Flood Insurance Program	2.1, 2.2	To allow local property owners to obtain federal flood insurance, consider participating in the National Flood Insurance Administration Program administered by the Federal Emergency Management Administration.	4.15-2	General Fund			X		The City participates in the National Flood Insurance Administration Program
100	Hazardous Material Transport Routes	4.1, 4.3	In coordination with the County Hazardous Materials Management Division and the Lemon Grove Fire Department, strive to establish routes for the transport of hazardous materials.	4.15-13	General Fund	X				The City will research the feasibility of establishing these routes.
101	Safe Trolley Corridor	5.2, 5.3	Coordinate with MTS to identify methods to reduce crime around the local trolley stations.	4.15-20	MTS, General Fund			X		These issues are addressed as needed. The Sheriff's Department informs the City of any problems associated with crime at the local trolley stations. In 2012, sweeps were done to target juveniles loitering at the trolley stations and at surrounding businesses. MTS conducted lighting upgrades at the trolley stations.
102	Earthquake Preparedness and Education	1.1, 1.2	Attempt to initiate an earthquake preparedness program.	4.10-1	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

The City of Lemon Grove
2012 General Plan Annual Progress Report

Item #	Safety Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
103	Safe Buildings	1.1, 1.2	For existing development, strive to enforce current building codes to reduce the potential for structural failure during an earthquake. Require improvements where necessary to bring buildings up to code.	4.10-2	General Fund, Private Property Owners			X		The City's Building Department enforces current building codes.
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		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.
106	Adequate Drainage for New Development	2.1	Through the environmental review process required by CEQA, require assessment of potential drainage and flood impacts from proposed development projects depending on the site and proposed development characteristics.	4.15-4	Developers			X		Environmental assessment is conducted on all development projects as required by CEQA. The Engineering Division requires that development projects mitigate for added runoff with detention or infiltration on-site
107	Community Risk Reduction	3.1	Help to educate community residents and businesses about fire prevention and safety, including property maintenance, smoke detectors, excessive accumulation of combustible materials, disaster preparedness, and what to do if there is a fire.	4.15-5	General Fund			X		The Lemon Grove Fire Department implements its public education and fire prevention programs on a regular basis including Fire Safety Trailer Visits and participation in Community Emergency Response Teams (CERT) training.

The City of Lemon Grove
2012 General Plan Annual Progress Report

Item #	Safety Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
108	Adequate Water Flows for Fire Suppression	3.2, 3.3	Monitor the adequacy of water pressures throughout Lemon Grove for fire fighting purposes.	4.15-6	Helix Water District, General Fund			X		Helix Water District monitors the water pressures through the use of hydro-systems in the District pumping station.
109	Reduced Fire Hazard in Older Structures	3.1, 3.3	Encourage conformance to existing codes by providing information about potential fire hazards in older buildings in the City newsletter and brochures in City Hall. Where code violations are identified, require the proper improvements to protect public safety.	4.15-7	Property Owners, General Fund			X		The City provides information regarding fire hazards in newsletters and through social media. All business related structures in the City receive annual fire safety inspections to ensure that safety regulations are being met.
110	Weed Control and Waste Matter Ordinance	3.1, 3.2, 3.3	Continue implementing the ordinance and update as necessary to address new fire hazards.	4.15-9	General Fund, Property Owners			X		The Weed Control and Waste Matter Ordinance was amended to address current community needs and is enforced on a regular basis. The Fire Department monitors potential fire hazards within the City.
111	Reduced Public Safety Risk from Hazardous Materials and Weapons of Mass Destruction	4.1, 4.2, 4.3	To reduce the number of potential injuries, attempt to control concentrations of hazardous materials in areas where people congregate, such as neighborhoods, schools, and shopping areas and prevent the development and use of weapons of mass destruction.	4.15-10	General Fund, Grant Funds			X		All projects are reviewed and inspected by the Lemon Grove Fire Department to ensure that the storage of hazardous materials complies with the appropriate regulations Staff is implementing homeland security measures within the City and has completed updated drafts of the City's Emergency Plan, the Continuity of Operations Plan, and the Evacuation Plan.
112	Hazardous Materials Use Regulations	4.1, 4.2, 4.3	When issuing business licenses, plan to check that the appropriate permits to handle, transport, use, and dispose of hazardous materials have been obtained from the regulatory agencies.	4.15-11	Business Operators			X		All business licenses are reviewed by the Lemon Grove Fire Department.

The City of Lemon Grove
2012 General Plan Annual Progress Report

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			X		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			X		The County of San Diego is the responsible agency for the clean-up of sites. The City does report any violations
115	County Hazardous Waste Management Plan	4.1, 4.2, 4.3	Attempt to implement the County of San Diego's Hazardous Waste Management Plan locally and participate in future updates.	4.15-15	Business Operators, Property Owners, General Fund			X		The City implements this plan locally
116	Crime Prevention	5.1, 5.2	Promote the well-being of residents to maintain a stable community.	4.15-16	General Fund, Corporate Sponsors, Civic Organizations, Local Churches, Sheriff's Department			X		The City utilizes its governing power, services, and efforts to maintain and improve the quality of life for all of its citizens. The City of Lemon Grove works with the Sheriff's Crime Prevention Division personnel on a case by case basis. The Crime Prevention Division hosts community meetings, events, and trainings
117	Community Network	5.1, 5.2, 5.4	Promote a community-wide network of public and private agencies, organizations, businesses, and individuals.		General Fund, Corporate Sponsors, Civic Organizations, Local Churches, Sheriff's Department			X		The City's newsletter provides a listing of public and private agencies and organizations to assist the community. The City Council provides funding for various organizations and events The City directs interested parties to the 2-1-1 Information Line which provides information relating to local community health and disaster services.
118	Positive Community Relationships	5.1, 5.2	Encourage positive community relationships and improve community security.	4.15-16	General Fund, Corporate Sponsors, Civic Organizations, Local Churches, Sheriff's Department			X		The City provides events, literature, and programs to encourage positive community relationships and improve community security

The City of Lemon Grove
2012 General Plan Annual Progress Report

Item #	Safety Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
119	New Development that Deters Crime	5.2, 5.5	Require that new development deter crime through the incorporation of defensible space concepts and sufficient lighting and visibility as feasible. Request that the Sheriff's Department review development proposals and recommend measures to enhance public safety and prevent crime.	4.15-17	Developers, Sheriff's Department			X		Development plans are reviewed by the Sheriff's Department for recommendations of measures to prevent crime through the Department's Crime Free Multi-Housing, Business Watch, and Community Advisory Groups.
120	Positive Youth Activities	5.1, 5.2, 5.4	Deter youth from alcohol and other drug use, gang involvement, and vandalism. Encourage and provide recreation, education, and prevention programs through forums like the schools, churches, the Student Safety Patrol, the Juvenile Fire Setters Program, and other civic programs and organizations.	4.15-18	General Fund, Sheriff's Department, Civic Organizations, Lemon Grove School District, Grossmont Union High School District			X		The City co-sponsors and provides spring and summer day camps and limited recreational activities for youth within the City. The Sheriff's Crime Prevention Division conducts presentations with K-9 dog "Hank" for Red Ribbon Day and hosts the "Start Smart" Teen Driver Education at the local high schools which teach safe, distraction free, driving.
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 Management Coordinator (EMC), the City regularly updates its Emergency Operations Plan, Continuity of Operations Plan, and Evacuation Plan. The EMC provides City staff with regular emergency response training through NIMS position training and EOC drills

The City of Lemon Grove
2012 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			X		The Storm Drainage Master Plan was updated in 1998 and is effective through 2010. The plan identifies the City's needs for drainage improvements and prioritizes them. The projects are part of the City's Five-Year Capital Improvement Plan (CIP). Two projects have been completed. An update to the Master Plan will be proposed as part of the CIP as funding allows.
124	Target High Crime Areas	5.2, 5.3	Each year, when renewing the law enforcement contract with the County Sheriff's Department, endeavor to identify high crime areas in Lemon Grove, probable causes, and a plan to reduce criminal activity.	4.15-21	General Fund, Sheriff's Department			X		Staff meets with the Sheriff's Department on a regular basis to discuss high crime areas and actions necessary to reduce crime in these areas. Extra presence was sent to problem locations to assist in deterring crime.
Item #	**Noise Element**	**Element Policies**	**Task**	**Mitigation Measure**	**Funding**	**Not Started**	**In Progress**	**On-going**	**Completed**	**Status**
125	Noise and Land Use Compatibility Standards for New Development	1.1, 2.1, 2.5, 4.1	Use the noise and 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.

The City of Lemon Grove
2012 General Plan Annual Progress Report

Item #	Noise Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
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.
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 Circulation Element of the General Plan. Discretionary and building permit projects often require street dedication and improvements based on impacts and/or building valuation
130	Vehicle Noise and Speed Enforcement	2.4	Coordinate with the Sheriff's Department to encourage active enforcement of vehicle noise and speed laws.	4.7-8	Sheriff's Department, Vehicle Owners			X		Staff meets with the Sheriff's Department once a week to discuss issues within the City. Engineering staff coordinates with the Sheriff's Department on traffic/speed related issues.
131	Noise Abatement and Control Ordinance	4.2	Actively enforce the Noise Abatement and Control Ordinance, particularly in residential neighborhoods, to maintain quiet and peaceful conditions.	4.7-9	General Fund, Sheriff's Department			X		All noise complaints are investigated by the Code Enforcement Department or the Sheriff's Department.
132	Quiet Residences in Mixed Use Areas	1.2, 3.1	Reduce the potential noise exposure of residents in the Downtown Village and Massachusetts Station STAs by requiring site designs where noise is attenuated by building features and the use of appropriate insulation, treated windows, and ventilation systems.		Developers			X		All proposed new or rehabilitated building projects are evaluated for potential noise exposure of residents. Potential impacts are required to be mitigated.

The City of Lemon Grove
2012 General Plan Annual Progress Report

Item #	Noise Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
133	Protection from SR-94 Noise	2.1, 2.2	Implement the Land Use Plan which calls for the continued transition of the residential neighborhood abutting SR-94 between Corona Street and Vista Way to commercial development, which will reduce adverse noise impacts from the freeway.	4.7-5	Developers, Caltrans			X		The City will implement the approved Land Use Plan within the STA III area when a development plan is presented.
134	Protection from SR-125 Noise	2.1, 2.2, 2.3	Plan to monitor construction of the SR-125 and help monitor proper implementation of the mitigation measures required in the Environmental Impact Statement / Environmental Impact Report for the freeway project.	4.7-6	Caltrans				X	State Route 125 is completed.
135	Quiet Trolley Operations	2.5	Consider working with MTS to identify objectionable sources of trolley noise and appropriate measures to reduce noise where feasible.	4.7-7	MTS			X		Addressed as needed.
Item #	**Conservation & Recreation Element**	**Element Policies**	**Task**	**Mitigation Measure**	**Funding**	**Not Started**	**In Progress**	**On-going**	**Completed**	**Status**
136	City Historic Survey	1.1, 1.2, 1.3	Under supervision of a qualified historian, and with the assistance of the Lemon Grove Historical Society, endeavor to conduct a comprehensive survey throughout the City to identify significant historic and architectural resources, which include buildings, sites, objects, structures, and districts.	4.12-1	General Fund	X		X		The City currently utilizes the list of historic properties developed by the Lemon Grove Historical Society. A comprehensive historic survey will be done when funds become available. A list of cultural resources in the Downtown Village Specific Plan area has been compiled.

The City of Lemon Grove
2012 General Plan Annual Progress Report

Item #	Conservation & Recreation Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
137	Historic Sites List	1.1, 1.2, 1.3	Based on the result of the City-wide Historic Survey, plan to develop a Historic Sites List with the assistance of a qualified historian and the Lemon Grove Historical Society.	4.12-2	General Fund		X			The City has not adopted an official list of historic properties within the City However, staff refers to the list of historic properties provided by the Lemon Grove Historical Society when researching properties. A list of cultural resources in the STA 1 area has been compiled.
138	Historic Preservation Ordinance	1.1, 1.2	Consider adopting a Historic Preservation Ordinance that could incorporate: 1) prohibiting the demolition of a structure or object on the Historic Sites List until the condition of the structure, rehabilitation cost, and reuse potential have been evaluated; and 2) measures to preserve the structure.	4.12-3	General Fund	X				The City has not initiated a Historic Preservation Ordinance. However, staff refers to the List of Historic Properties provided by the Lemon Grove Historical Society when researching potentially historic properties.
139	Historic Sites Signage	1.1, 1.2	To enhance awareness and appreciation of the community's history, evaluate options for identifying properties on the Historic Sites List with standard signage.		Community/Corporate Sponsors			X		Historic Site signage is provided as needed.
140	Oral History	1.2, 1.3	In conjunction with the Lemon Grove Historical Society, support or sponsor a program to record old timers stories about the early years of the community.		Community/Corporate Sponsors			X		The Lemon Grove Historical Society takes historic accounts and information regularly.
141	Historic School Curriculum	1.2, 1.3	With the Lemon Grove Historical Society and Lemon Grove School District, support developers of a standard curriculum on Lemon Grove's history for the local schools.		General Fund, Community/Corporate Sponsors, Grants			X		The Lemon Grove Historical Society developed a standard curriculum on Lemon Grove's history for the schools.

The City of Lemon Grove
2012 General Plan Annual Progress Report

Item #	Conservation & Recreation Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
142	Home for the Lemon Grove Historical Society	1.2, 1.4	Help the Lemon Grove Historical Society to find a home for collected relics and artifacts and establish a museum.		General Fund, Lemon Grove Historical Society, Community/Corporate Society				X	The City has assisted the Lemon Grove Historical Society in establishing the Parsonage Museum and the H. Lee House within the Civic Center Park.
143	Increased Bicycle Transportation	8.1, 8.2, 8.5	Subject to funding availability, implement the Bicycle Facilities Sub-Element of the Mobility Element to help improve regional air quality in addition to improving bicycle safety.	4.9-3	ISTEA, the California Bicycle Transportation Act, TransNet, the Transportation Development Act, Traffic Mitigation Fees, Development Street Improvements		X	X		The City is actively implementing the Bikeways Master Plan with the installation of bicycle facilities on most of the arterial streets in Lemon Grove. New bicycle facilities on Massachusetts Ave. were completed in August of 2005. The City Council adopted an update of the Bikeways Master Plan in October 2006. The extension of the Main Street Promenade includes bicycle facilities.
144	Parks Master Plan	9.1, 9.2, 9.3, 9.4, 11.1, 11.2, 11.3	Anticipate preparing and implementing a Parks Master Plan.	4.14-1	General Fund for Preparation, Development In-Lieu Fees, Community Development Block Grants, Private Donations for Implementation		X			A Parks Master Plan may be conducted as a part of the preparation of the Health Element in 2013 or the preparation of the General Plan Update in 2016.
145	Recreation Strategy Plan	10.1, 10.2	Endeavor to develop a Recreation Strategy Plan to explore alternatives for expanding recreational options in the community.	4.14-7	General Fund		X			Initial stages of the plan are being explored through collaboration meetings with the School District and City community groups.
146	Visually Enhanced Open Space	11.2, 11.3	Subject to funding availability, maximize the benefit of open spaces such as the trolley right-of-way and parks through enhanced landscaping and maintenance.		SAFE TEALU, General Fund				X	Landscaping of the Trolley Corridor is completed
147	Fossil and Prehistoric Resource Protection	2.1	For proposed new development or redevelopment projects, the City should require impact assessment and mitigation according to CEQA for paleontological or prehistoric resources.	4.12-4, 4.13-1	Developers			X		All non-exempt projects requiring environmental review in compliance with CEQA are evaluated for fossil and prehistoric resource protection.

The City of Lemon Grove
2012 General Plan Annual Progress Report

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

The City of Lemon Grove
2012 General Plan Annual Progress Report

Item #	Conservation & Recreation Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
152	Water Conservation in New Development	5.1, 5.2	As a general guideline, require drought tolerant landscaping, efficient irrigation systems, and ultra low-flow plumbing fixtures for all new development and rehabilitation projects, including public projects.	4.5-6	Developers, Property Owners, General Fund			X		Staff requires drought tolerant landscaping and water efficient irrigation systems for all new development projects
153	Water Conservation Retrofits	4.5-5	Investigate the adoption of an ordinance requiring water-efficient plumbing retrofits during the resale of residential, commercial, office, and industrial properties.		Property Owners	X				No activity on this task occurred.
154	Future Reclaimed Water Use	5.3	Monitor reclaimed water programs implemented by the Helix Water District and the City of San Diego Wastewater Department.	4.5-7	Helix Water District	X				Staff monitors reclaimed water programs implemented by the Helix Water District and the City of San Diego Wastewater Department At this time, there is no capital outlay proposed to provide reclaimed water to the City
155	NPDES Compliance	6.2	Endeavor to implement all applicable requirements of the National Pollutant Discharge Elimination System (NPDES) Municipal Permit in Lemon Grove.	4.8-1	Developers, Business Owners, General Fund, Stormwater Fees			X		The City is currently implementing the 2007 NPDES Municipal Permit and is participating with other stakeholders in the review of the Draft 2012 NPDES permit.
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

The City of Lemon Grove
2012 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	To decrease pollutants from automobile use, strive towards a development or redevelopment pattern that allows people to use transit, walk, or bicycle to activity centers.	4.9-1	Developers, General Fund, State and Federal Housing grants, SAFE TEALU, Companion Agencies: San Diego Association of Governments, MTS			X		The development of the STA I and STA II areas will create mixed use redevelopment areas near Lemon Grove's trolley stations. The City will comply with SANDAG's pedestrian access guidelines, where applicable. The Main St Promenade and extension will promote multi-modal transit.
159	Efficient Traffic Flow	8.3	Improve local roads according to the Circulation Plan as needed to maintain efficient traffic flow subject to funding availability.	4.9-2	Developers, General Fund, Caltrans			X	X	The City is actively improving traffic circulation on local streets through various funding sources. The Massachusetts Avenue Corridor Improvements were completed in 2009. The Main Street Promenade and Lemon Grove Avenue realignment project will improve bus, vehicle, and pedestrian circulation in the Downtown Village area.
160	Improve Job Opportunities for Residents	8.1, 8.5	Through the City's economic development program, encourage the local establishment of new businesses offering high-quality jobs to allow residents to work locally and avoid excessive commutes.	4.9-4	General Fund			X		The City is continually encouraging the establishment of new local businesses. The City completed an "Assessment of Economic Development Opportunities" in December of 1999.
161	Minimize Impacts of New Development	8.1, 8.2, 8.3, 8.4, 8.5	Review development proposals for potential air quality impacts- both construction and operation impacts - pursuant to CEQA and the regional Air Quality Strategy, and evaluate compliance with regional clean air planning objectives.	4.9-6	Developers			X		All discretionary development applications are reviewed for potential air quality impacts. This evaluation is conducted in compliance with CEQA.

The City of Lemon Grove
2012 General Plan Annual Progress Report

Item #	Conservation & Recreation Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
162	Minimize Asbestos Hazards	8.4	To minimize public health hazards, follow due diligence to identify asbestos and require conformance with all applicable regulations for removal and containment of asbestos where necessary.	4.9-7	Developers			X		The City coordinates with the San Diego County Department of Environmental Health on the abatement of asbestos as it arises.
163	Proper APCD Permits	8.4, 8.5	Endeavor to ensure that all commercial and industrial operations in the City obtain all appropriate permits from the San Diego Air Pollution District.	4.9-8	Business Operators			X		The Lemon Grove Fire Department reviews Air Quality permits during their yearly inspection of businesses.
164	Protect Sensitive Receptors	8.1, 8.2, 8.3, 8.4	Consider the effects of emissions from nearby transportation corridors when considering development proposals for residential and mixed-use development.	4.9-9	Developers			X		All discretionary projects are reviewed for potential Air Quality impacts to the existing community as required by the CEQA process.
165	Participation in Regional Air Quality Programs	8.5	Participate in regional air quality planning and implement regional plans such as the Regional Air Quality Strategy and the Regional Growth Management Strategy.	4.9-10	General Fund			X		Staff attends regional growth management meetings at SANDAG to help develop guidelines that will preserve air quality in the region.
166	Joint Use of City and School Facilities	9.3	The City should work to continue the joint use of City and Lemon Grove School District facilities and cooperatively address facility maintenance, vandalism, and other concerns that arise.	4.14-2	General Fund, Lemon Grove School District		X	X		The City has coordinated with the Lemon Grove School District on the Safe Neighborhoods-after school program, the Lemon Grove Middle School Field Improvements, the Monterey Heights sports park, and the schedules for all district athletic fields. In 2004, the City entered into a new joint use agreement with the school district (updated in 2012). The Lemon Grove School District passed a bond measure in 2008 that includes the construction of a joint school/public library on school property (expected completion in Spring 2013). As part of the HEAL zone initiative, additional joint use opportunities are being explored.

The City of Lemon Grove
2012 General Plan Annual Progress Report

Item #	Conservation & Recreation Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
167	Facilities for Active Recreational Pursuits	9.1, 9.2, 9.3, 9.4	Provide areas in parks for active youth and adult recreational activities in addition to passive recreational areas for picnicking and relaxing to the extent feasible.	4.14-3	General Fund, Community Development Block Grants, Private Funds			X		The City continues to seek additional funds to enhance all City parks.
168	Optimize Park Use	9.4	Since no regional park exists within the City limits, monitor options to participate in the planning for nearby regional parks to promote facilities that meet the needs of Lemon Grove residents.	4.14-4	General Fund			X	X	The Monterey Heights Sports Park conceptual design is complete. A feasibility study for the Main Street Promenade extension is underway The Promenade is expected to include pocket parks.
169	Offset Impacts of New Development	9.1, 9.2, 11.1, 11.2, 11.3	As provided by the Quimby Act, require new development to dedicate land and/or pay fees in lieu of dedication for the acquisition and development of recreational facilities as a general guideline.	4.14-5	Developers			X		Parkland dedication in-lieu fees are collected for all new residential and commercial development
170	Diverse Recreational Programs	10.1, 10.2	Continue to provide diverse recreational programs reflecting the interests of local children, teens, adults, and seniors.	4.14-6	General Fund; Federal, State and Regional Grants			X		The City is currently evaluating cost neutral recreation programs. The programs may be available for adults and youth. There is an existing spring and summer day camp.
171	Open Space for Public Well-Being	11.1	When considering approval of proposed residential projects, evaluate the capacity of nearby open space areas for both children and adults.		General Fund, Developers			X		All proposed residential development is reviewed for available open space and recreational areas.

The City of Lemon Grove
2012 General Plan Annual Progress Report

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

The City of Lemon Grove
2012 General Plan Annual Progress Report

Item #	Housing Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Accomplishments
176	Maintenance and Enhancement of Housing (1)	1.1-1.3	Maintain and enhance the quality of residential neighborhoods in Lemon Grove.	Program 1, 4-5, 8-11, 13-14, 17-18	CDBG, County HUD, HUD Section 8 and Housing Vouchers, General Fund		X	X		**Housing Rehabilitation Programs:** Programs in the Housing Element including "Promote Community Based Neighborhood Improvement Districts", "Prepare and Adopt a Street Design Manual", and "Promote County of San Diego Home Repair Loan/Grant Programs" will enhance the quality of neighborhoods once implemented. The Home Repair Loan Program provides low-interest loans for up to $25,000 for the repair of low-income owner-occupied homes. Grants of up to $12,000 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.
177	Promote a Balanced Mix of Housing (2 & 7)	2.1-2.6, 7.1-7.2	Encourage a Balanced Mix of Housing. Assist in the development of adequate housing to meet the need of extremely low, very low, low, and moderate income households.	Program 2-21	General Fund, CDBG, HOME funds, LIHTC, Tax-Exempt Multi-Family Revenue Bonds, Tax Credit for Low Income Rental Housing, HOPWA, Non-profit Developers		X	X		The City continues to encourage second units (accessory rental dwelling units) which continue to be a valuable source of low income housing. The City promotes smart growth housing opportunities adjacent to its' trolley stations. Citronia I and II will yield 136 affordable housing units once complete. A condomium conversion ordinance will be evaluated in 2014. New programs in 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". Funds have been committed to assist with the development of four affordable housing projects yielding 40 replacement units and 100 new units.

The City of Lemon Grove
2012 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	Encourage the adequate provision of housing in a variety of costs, types, styles, locations, and tenures to meet the existing and future needs of Lemon Grove residents. Provide adequate housing sites.	Program 1-21	General Fund, CDBG, HOME funds, LIHTC, Tax-Exempt Multi-Family Revenue Bonds, Tax Credit for Low Income Rental Housing, HOPWA, Developers			X		During 2012, building permits were issued for two new housing units (affordable to one low-income and one moderate-income household). The Regional Housing Needs Allocation (RHNA) encourages the City to develop 309 housing units from 2010 to 2020. Since 2010, the City has issued building permits for 68 new housing units. The City has approved major subdivision applications for the development of 93 single family homes, 31 row home condominiums, and 112 multi-family apartments/condominiums, totaling 236 entitled housing units. Of those, Citionica II, yielding 80 senior affordable housing units, is expected to be under construction in 2013. The Planning Department actively coordinates with developers to promote housing. A density bonus ordinance will be prepared for consideration in 2013.
179	Home Ownership (4)	4.1, 4.2	Provide increased opportunities for home ownership.	Program 3-4, 12, 14, 21	MCC, DCCA, Cal HFA, NHF			X		The City encourages home ownership through the use of the Mortgage Credit Certificate (MCC), the County Down Payment and Closing Cost Assistance Program (DCCA), the California Housing Finance Agency Homebuyer's Down Payment Assistance Program (CHDAP), the National Homebuyer's Fund (NHF), and community land trusts. A condomium conversion ordinance will be evaluated in 2014.
180	Equal Opportunity (5)	5.1-5.3	Promote equal opportunity for all residents to reside in housing of their choice	Program 1, 5, 12, 16, 20	CDBG, General Fund			X		The City supports fair housing laws and statutes. To promote equal opportunity, the City participates in the Fair Housing Council of San Diego's Fair Housing Program.

The City of Lemon Grove
2012 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 provsision of housing.	Program 6-7, 12, 14-15	General Fund		X	X		A density bonus ordinance will be prepared for consideration in 2013 which allows deviations of development standards. The Planned Development Permit process allows for deviations of development standards. The City is amongst the lowest in the County for development impact and processing fees for new housing units. Processing times for new developments in the City are generally faster than most jurisdictions in the County. City Council Ordinance 386 (adopted 2009) simplified the discretionary permit process. City Council Ordinance 394 (adopted 2010) reduced development standards to promote development consistent with the General Plan goals. The City will analyze second unit regulations in 2013 to further reduce constraints.

The City of Lemon Grove
2012 General Plan Annual Progress Report

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Lemon Grove

Reporting Period 1-Jan-12 - 31-Dec-12

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	
1834 Skyline Drive	SF	R		1			1	1			1 Actual
2535 69th Street	SF	R			1		1	1			1 Comparables
(9) Total of Moderate and Above Moderate from Table A3 ► ►					0	0	0	0			
(10) Total by income Table A/A3 ► ►			0	1	1	0	2	2			
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary.

The City of Lemon Grove
2012 General Plan Annual Progress Report

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Lemon Grove

Reporting Period 1-Jan-12 - 31-Dec-12

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 which meet 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.

The City of Lemon Grove
2012 General Plan Annual Progress Report

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Lemon Grove

Reporting Period 1-Jan-12 - 31-Dec-12

Table A3

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

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

* Note: This field is voluntary.

The City of Lemon Grove
2012 General Plan Annual Progress Report

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Lemon Grove

Reporting Period 1-Jan-12 - 31-Dec-12

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.													Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	2010	2011	2012	2013	2014	2015	2016	2017	2018			
Very Low	Deed Restricted	77		32									32	44
	Non-deed Restricted			1									1	
Low	Deed Restricted	59		23									23	28
	Non-deed Restricted		4	3	1								8	
Moderate	Deed Restricted	54												51
	Non-deed Restricted		1	1	1								3	
Above Moderate		119		1									1	118
Total RHNA by COG. Enter allocation number:		309	5	61	2								68	
Total Units ► ► ►														
Remaining Need for RHNA Period ► ► ► ► ►														241

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

The City of Lemon Grove
2012 General Plan Annual Progress Report

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Lemon Grove

Reporting Period 1-Jan-12 - 31-Dec-12

Table C

Program Implementation Status

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

The City of Lemon Grove
2012 General Plan Annual Progress Report

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Lemon Grove

Reporting Period 1-Jan-12 - 31-Dec-12

	Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
8	Community Based Improvement Districts	Promote community based improvement districts	Ongoing	The City promotes this program which allows property owners and/or business owners to target an area for improvement then levy a special tax on their respective properties or businesses to provide funds for the improvements.
9	Crime Prevention Through Environmental Design (CPTED)	Promote the CPTED principles	Ongoing	Projects are evaluated for compliance with CPTED principles.
10	Street Design Manual	Prepare and adopt a street design manual	1-Aug-14	A street design manual incorporating "Complete Streets" principles shall be prepared and adopted.
11	Energy Conservation & Sustainable Best Practices	Encourage energy conservation and sustainable best practices	Ongoing	The City encourages development incorporating energy conservation and sustainable best practices and will provide information resources to the public.
12	Maintain Residential Site Inventory	Maintain residential site inventory	Ongoing	Site inventory is maintained. The site inventory was updated for the 2010-2020 Housing Element and is in the process of being updated for the Series 13 SANDAG Growth Forecast.
13	Preserve "At-Risk" Affordable Housing	Preserve Affordable Dwelling Units "At Risk" of Converting to Market Rates	Ongoing	Preservation occurs as funds allow.
14	Cooperate with Housing Groups	Cooperate/Coordinate with housing developers, agencies, and tenant groups	Ongoing	The City maintains a list of active affordable housing developers.
15	Reduce Governmental Constraints to Provision of Housing	Reduce constraints	1-Aug-13	As required by the 2010-2020 Housing Element, the following will be conducted: 1) The City will analyze second unit regulations to reduce constraints. 2) The City will establish priority reviews for affordable housing developers. 3) The City will amend it's Zoning Ordinance to allow for emergency shelters in a specified area. 4) The City will allow for transitional and supportive housing. 5) The City will allow deviations of standards for accessibility improvements. 6) The City will amend the zoning ordinance to comply with State density bonus regulations.

The City of Lemon Grove
2012 General Plan Annual Progress Report

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Lemon Grove

Reporting Period 1-Jan-12 - 31-Dec-12

	Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
16	Participate in Regional Analysis of Housing Need	Participate in regional analysis of housing need	Ongoing	The City actively participates in regional housing needs analysis.
17	Pursue Affordable Housing Funding Sources	Pursue affordable housing funds	Ongoing	Affordable housing opportunities 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) is approved. Citronica 1 is under construction (56 units).
18	County of San Diego Home Repair Loan/Grant Program	Support loan/grant program	Ongoing	Program is supported as needed.
19	Section 8 Housing Choice Vouchers and Public Housing	Support voucher program	Ongoing	Program is supported as needed.
20	Participate in the Fair Housing Council of San Diego's (FHCSD) Fair Housing Program	Support fair housing program	Ongoing	Program is supported as needed.
21	Promote Funding Opportunities for Home Ownership	Actively promote home ownership	Ongoing	The City supports home ownership programs such as the Mortgage Credit Certificate (MCC), the County of San Diego Down Payment and Closing Cost Assistance Program (DCCA), the National Homebuyer's Fund (NHF), community land trusts, and other programs.
22	Encourage Extremely Low-Income Housing	Encourage housing for extremely low-income households	Ongoing	The City supports the development of housing for extremely low-income persons.

The City of Lemon Grove
2012 General Plan Annual Progress Report

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	City of Lemon Grove		
Reporting Period	1-Jan-12	-	31-Dec-12

General Comments:

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