



City of Lemon Grove
City Council Regular Meeting Agenda
Tuesday, February 20, 2024 at 6:00 p.m.
Lemon Grove Community Center
3146 School Lane, Lemon Grove, CA 91945

City Council

Racquel Vasquez, Mayor
Jennifer Mendoza, Mayor Pro Tem
George Gastil, Councilmember
Liana LeBaron, Councilmember
Alysson Snow, Councilmember

A complete agenda packet is available for review on the [City's website](#)

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

Call to Order / Roll Call

Pledge of Allegiance

Changes to the Agenda

Presentation(s)

Public Comment

Digitally submitted public comments received by the City Clerk at jpablo@lemongrove.ca.gov will not be read out-loud during the meeting. However, they will be provided to the City Council and remain part of the meeting's records. Per the Lemon Grove Municipal Code Section 2.14.150, live comments are allotted a maximum of three (3) minutes.

Consent Calendar

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

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

Reference: Kristen Steinke, City Attorney

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

1.B City of Lemon Grove Payment Demands

Reference: Lydia Romero, City Manager

Recommendation: Ratify Demands covering January 17, 2024 through January 30, 2024.

1.C Approval of City Council Meeting Minutes

Reference: Joel G. Pablo, City Clerk

Recommendation: To approve the minutes of the Lemon Grove City Council meeting held on January 16, 2024 (*minutes are verbatim due to technical issues*).

- 1.D A Resolution Ratifying an Emergency Declaration and Ratifying the Emergency Repair of a Storm Drain at 6971 Broadway (4/5th Vote Needed)

Reference: Izzy Murguia, Public Works Director

Recommendation: That the City Council ratify by a four-fifths vote a Resolution Authorizing Emergency Repairs at 6971 Broadway and finding: (1) The public interest and necessity demand immediate expenditure of public money to safeguard life, health or property, and the City Council and/or the City Manager may expend any sum required in the emergency for the construction or completion of any building structure or improvement without submitting the expenditure to bid; and (2) The emergency will not permit a delay resulting from a competitive solicitation for bids, which is necessary to respond to the emergency; and (3) Finding the project exempt from the California Environmental Quality Act pursuant to Section 15301(a) (existing facilities) of the State CEQA Guidelines.

- 1.E Adopt a Resolution Authorizing Emergency Repairs at 7701 Nichals Street (4/5th Vote Needed)

Reference: Izzy Murguia, Public Works Director

Recommendation: That the City Council adopt by a four-fifths vote a Resolution Authorizing Emergency Repairs at 7701 Nichals Street and finding: (1) The public interest and necessity demand immediate expenditure of public money to safeguard life, health or property, and the City Council and/or the City Manager may expend any sum required in the emergency for the construction or completion of any building structure or improvement without submitting the expenditure to bid; and (2) The emergency will not permit a delay resulting from a competitive solicitation for bids, which is necessary to respond to the emergency. (3) Finding the project exempt from the California Environmental Quality Act pursuant to Section 15301(a) (existing facilities) of the State CEQA Guidelines.

Public Hearing(s): - None

Reports to Council:

2. Discussion on Recommended Street Rehabilitation for Streets with a Pavement Condition Index of 25 or Below **[Item Continued from February 6, 2024 meeting]**

Reference: Izzy Murguia, Director of Public Works

Recommendation: Receive report and provide direction on staff's recommendation to rehabilitate streets with a pavement condition index (PCI) of 25 or below to be included in the FY 2023-2024 Street Rehabilitation Project.

City Council Reports on Meetings Attended at the Expense of the City

(GC 53232.3 (d)) (53232.3. (d) states that members of a legislative body shall provide brief reports on meetings attended at the expense of the local agency at the next regular meeting of the legislative body.)

City Manager Report

Closed Session(s):

- a. Conference with Legal Counsel – Anticipated Litigation (Government Code §54956.9(d)(2) (4)) 1 case

Adjournment

AFFIDAVIT OF NOTIFICATION AND POSTING

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

I, Joel G. Pablo, City Clerk of the City of Lemon Grove, hereby declare under penalty of perjury that a copy of the above Agenda of the Regular Meeting of the City Council of the City of Lemon Grove, California, was delivered and/or notice by email not less than 72 hours, on or before the hour of 7:00 p.m. on February 15, 2024 to the members of the governing agency, and caused the agenda to be posted on the City's website at www.lemongrove.ca.gov and at Lemon Grove City Hall, 3232 Main Street Lemon Grove, CA 91945.

/s/: Joel G. Pablo
 Joel G. Pablo, City Clerk

In compliance with the Americans with Disabilities Act (ADA), the City of Lemon Grove will provide special accommodations for persons who require assistance to access, attend and/or participate in meetings of the City Council. If you require such assistance, please contact the City Clerk at (619) 825-3841 or email jpablo@lemongrove.ca.gov. A full agenda is available for public review at City Hall.



CITY OF LEMON GROVE

CITY COUNCIL STAFF REPORT

Item No. 1.A
Meeting Date: February 20, 2024
Submitted to: Honorable Mayor and Members of the City Council
Department: City Manager's Office
Staff Contact: Kristen Steinke, City Attorney
Item Title: **Waive the Full Text Reading of all Ordinances**

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

Environmental Review:

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

Fiscal Impact: None.

Public Notification: None.



CITY OF LEMON GROVE

CITY COUNCIL STAFF REPORT

Item No. 1.B
Meeting Date: February 20, 2024
Submitted to: Honorable Mayor and Members of the City Council
Department: Finance Department
Staff Contact: Lydia Romero, City Manager
lromero@lemongrove.ca.gov
Item Title: **City of Lemon Grove Payment Demands**

Recommended Action: Ratify Demands covering January 16, 2024 through January 30, 2024.

Environmental Review:

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

Fiscal Impact: None.

Public Notification: None.

Attachments:

Attachment A – Payment Demands

ATTACHMENT A

City of Lemon Grove Demands Summary

Approved as Submitted:

Lydia Romero, City Manager
For Council Meeting: 2/20/2024

ACH/AP Checks- 1/17/24-1/30/24

559,432.87

Payroll - 1/17/24-1/30/24

143,578.30

Total Demands 703,011.17

Check No	Vendor No Invoice No	Vendor Name Description	Check Date	Check Reference
ACH	1090 15809299	LEAF Ricoh MP C3504 Contract #002	01/18/2024	138.27
Total for this ACH Check for Vendor 1090:				138.27
ACH	138 Stmt 12/28/23	Home Depot Credit Services Stmt 12/28/23	01/18/2024	717.69
Total for this ACH Check for Vendor 138:				717.69
ACH	195 3106399918	Pitney Bowes Inc Charges from 9/30-12/29/2023	01/18/2024	178.65
Total for this ACH Check for Vendor 195:				178.65
ACH	276 93745752 94384628	WEX Bank Fuel charges thru 12/6/23. Acct ending 810939-9 Fuel charges thru 1/6/24. Acct ending 810939-9	01/18/2024	3,291.31 2,811.98
Total for this ACH Check for Vendor 276:				6,103.29
ACH	6 552790	Aflac AFLAC Insurance 12/2023	01/18/2024	964.85
Total for this ACH Check for Vendor 6:				964.85
ACH	83 1/1-1/31 4201 1/1-1/31 9301 12/18-1/17 9401 12/27-1/26 9601 12/30-1/29 2701 12/30-1/29 9602	Cox Communications Acct 1/1-1/31/24 Acct 1/1-1/31/24 Acct 12/18-1/17/24 Acct 12/27-1/26/24 Acct 12/30-1/29/24 Acct 12/30-1/29/24	01/18/2024	818.64 27.72 6.44 92.02 148.71 110.39
Total for this ACH Check for Vendor 83:				1,203.92
ACH		CalPERS CALPERS 1900 2474431178 100000017432334 CALPERS 1900 2474431178 100000017432340 CALPERS 1900 2474431178 100000017432379 CALPERS 3100 2474431178 100000017345836 CALPERS 3100 2474431178 100000017345853 CALPERS 3100 2474431178 100000017345874 CALPERS 3100 2474431178 100000017345896 CALPERS 3100 2474431178 100000017345896 CALPERS 3100 2474431178 100000017345914 CALPERS 3100 2474431178 100000017381653	01/30/2024 01/30/2024 01/30/2024 01/26/2024 01/26/2024 01/26/2024 01/30/2024 01/26/2024 01/26/2024 01/26/2024 01/22/2024	5,175.71 125.00 5,175.71 3,900.07 35,924.21 16,393.10 119.18 19,588.98 5,162.55 257.66
Total for this ACH Check for CalPERS:				91,822.17
ACH		EDD EMPLOYMENT DEVEL EDD EFTPMT 012424	01/25/2024	8,307.12
Total for this ACH Check for EDD:				8,307.12
ACH		IRS IRS USATAXPYMT 013024 220443001509600	01/30/2024	27,605.17
Total for this ACH Check for IRS:				27,605.17
ACH		Pitney Bowes PITNEY BOWES POSTAGE 011924 45039294 PITNEY BOWES POSTAGE 012524 45039294	01/22/2024 01/26/2024	200.00 200.00
Total for this ACH Check for Pitney Bowes:				400.00
ACH		WageWorks WAGeworks FSA RECEIVABLE 240122 INV6078918	01/22/2024	1,683.30

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check
		WAGEWORKS FSA RECEIVABLE 240122 INV6082825	01/22/2024	295.82
		WAGEWORKS FSA RECEIVABLE 240123 INV6084803	01/23/2024	100.00
		WAGEWORKS FSA RECEIVABLE 240123 INV6086594	01/23/2024	135.00
		WAGEWORKS FSA RECEIVABLE 240124 INV6093959	01/24/2024	808.78
		WAGEWORKS FSA RECEIVABLE 240126 INV6114631	01/26/2024	26.43
		WAGEWORKS FSA RECEIVABLE 240129 INV6119340	01/29/2024	97.00
		WAGEWORKS FSA RECEIVABLE 240130 INV6121067	01/30/2024	179.80
		WAGEWORKS FSA RECEIVABLE 240130 INV6123509	01/30/2024	20.00
		WAGEWORKS RECEIVABLE 240125 INV5991638	01/25/2024	152.00
Total for this ACH Check for WageWorks:				3,498.13
ACH		US Bank		
		WT FED#01520 US BANK# Inv#2465149	01/24/2024	44,900.00
		WT FED#01639 US BANK# Inv# 2465150	01/24/2024	188,498.12
		WT FED#03783 US BANK# Inv# 2465148	01/24/2024	91,580.63
Total for this ACH Check for US Bank:				324,978.75
18358	1290 8072759251	Staples Advantage Office Supplies	01/18/2024	260.87
Total for Check Number 18358:				260.87
18359	137 151960	Hi-Way Safety Inc Bollards	01/18/2024	2,909.25
Total for Check Number 18359:				2,909.25
18360	142 23-5423	I Love a Clean San Diego Environmental Education Presentation & Bonfire Event Booth	01/18/2024	1,200.00
Total for Check Number 18360:				1,200.00
18361	153 162537 162538	Knott's Pest Control, Inc. Monthly Gopher Control Bait Stations- Monthly Maintenance (Sheriff/ City Hall)	01/18/2024	60.00 60.00
Total for Check Number 18361:				120.00
18362	1537 1023241 423183	PlanetBids, Inc. PB System and Management Support for FY24 PB System and Management Support for FY23	01/18/2024	4,361.35 4,361.35
Total for Check Number 18362:				8,722.70
18364	160 INV-N3T8W8	League of California Cities Membership Dues for Calendar Year 2024	01/18/2024	11,672.00
Total for Check Number 18364:				11,672.00
18365	1609 Jan2024	Benefit Coordinators Corporation (BCC) Dental Insurance- PPO -Jan24	01/18/2024	3,673.80
Total for Check Number 18365:				3,673.80
18366	1714 1389853 1389888 1389889 1392131 1394708	Life-Assist, Inc. Suction Machine Monitor Electrode Suction Machine Gloves Monitor Electrode	01/18/2024	628.24 390.38 1,256.47 1,067.26 561.94
Total for Check Number 18366:				3,904.29
18367	172 22862697	McNamara Pump and Electric Inc Central Lift Station- 6 Month PM Service	01/18/2024	305.39
Total for Check Number 18367:				305.39
18368	179 IN1987789	Municipal Emergency Services Inc Raincoat	01/18/2024	267.08
Total for Check Number 18368:				267.08
18369	191 3010403712	Parkhouse Tire Inc Maintenance for unit #10	01/18/2024	2,458.06
Total for Check Number 18369:				2,458.06
18370	197 PD-55274	Plumbers Depot Inc GapVax Switch for Vacuum Pump	01/18/2024	64.61

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check
Total for Check Number 18370:				64.61
18371	1997	Burke, William, & Sorensen, LLP	01/18/2024	
	12/1-12/31/23	Bill #313895 Client Matter #8250.0011.003 12/1-12/31/23		2,629.43
	12/1-12/31/23	Bill #313896 Client Matter #8250.0011.004 12/1-12/31/23		581.55
	12/1-12/31/23	Bill #313897 Client Matter #8250.0011.005 12/1-12/31/23		1,785.40
	12/1-12/31/23	Bill #313899 Client Matter #8250.0011.006 12/1-12/31/23		813.40
	12/1-12/31/23	Bill #313900 Client Matter #8250.0011.007 12/1-12/31/23		586.01
	12/1-12/31/23	Bill #313933 Client Matter #8250.0011.008 12/1-12/31/23		3,404.21
	12/1-12/31/23	Bill #313898 Client Matter #8250.0015 12/1-12/31/23		4,764.20
	12/1-12/31/23	Bill #313892 Client Matter #8250.0001 12/1-12/31/23		9,677.80
	12/1-12/31/23	Bill #313893 Client Matter #8250.0002 12/1-12/31/23		298.80
	12/1-12/31/23	Bill #313894 Client Matter #8250.0008 12/1-12/31/23		875.80
Total for Check Number 18371:				25,416.60
18372	211	Rick Engineering Company	01/18/2024	
	0099575	Proj #C 19833-000- Prof. Services from 11/25-12/31/23		180.00
Total for Check Number 18372:				180.00
18374	2206	BrightView Landscape Services, Inc.	01/18/2024	
	8725141	Repair Broken Lateral Line Near Bird Store		205.85
Total for Check Number 18374:				205.85
18375	2209	The Compliance Guys, LLC	01/18/2024	
	2309-S	Monthly Generator Inspection 1/11/24		120.00
Total for Check Number 18375:				120.00
18376	2258	Prudential Overall Supply	01/18/2024	
	32059213	Mats, Shirts, and Pants		104.94
	32059214	Mats		14.27
	32059215	Mats		45.03
	32059216	Mats		53.81
Total for Check Number 18376:				218.05
18377	2265	Rodriguez, Jobeth	01/18/2024	
	Refund- #51056	Deposit Refund for Courtyard Rental 1/13/2024		300.00
Total for Check Number 18377:				300.00
18378	239	Southwest Signal Service	01/18/2024	
	83070	Misc. Tasks- December 2023		4,365.26
Total for Check Number 18378:				4,365.26
18379	313	Excell Security, Inc.	01/18/2024	
	29583	Banks- Security for Rental @ Courtyard 1/13/24		192.00
Total for Check Number 18379:				192.00
18380	336	AT&T	01/18/2024	
	000021010374	Back up Fire Internet		52.10
Total for Check Number 18380:				52.10
18381	4	Ace Uniforms & Accessories, Inc	01/18/2024	
	SD0134177	Belt & Boots		336.16
	SD0134793	Uniforms		877.04
Total for Check Number 18381:				1,213.20
18383	445	American Messaging	01/18/2024	
	L1072895YA	Pager Replacement Program		53.38
Total for Check Number 18383:				53.38
18384	481	Duke's Root Control Inc.	01/18/2024	
	2910	6' Pipe Root Control		2,691.08
	2910	8' Pipe Root Control		18,147.64
Total for Check Number 18384:				20,838.72
18385	60	City of San Diego	01/18/2024	
	1000375451	Fuel Services - November 2023		2,693.53
Total for Check Number 18385:				2,693.53
18386	67	Colonial Life	01/18/2024	
	E3851680	Colonial Optional Insurance Nov-23		154.08
	E3851680-2	Colonial Optional Insurance Dec-23		102.72
Total for Check Number 18386:				256.80

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check
18388	83	Cox Communications	01/18/2024	
	1/1-1/31	Acct 1/1-1/31/24		484.67
	1/4-2/3 1501	Acct 1/4-2/3/2024		339.77
	11/01/2023	Acct 11/1-11/30/2023		484.59
	12/1-12/31	Acct 12/1-12/31/23		484.59
Total for Check Number 18388:				1,793.62
18389	98	Domestic Uniform Rental	01/18/2024	
	1227239905	Towels, Mops, Handles & Mats		57.70
Total for Check Number 18389:				57.70
Report Total:				559,432.87



CITY OF LEMON GROVE

CITY COUNCIL STAFF REPORT

Item No. 1.C
Meeting Date: February 20, 2024
Submitted to: Honorable Mayor and Members of the City Council
Department: City Manager's Office
Staff Contact: Joel G. Pablo
jpablo@lemongrove.ca.gov
Item Title: **Approval of City Council Meeting Minutes**

Recommended Action: To approve the minutes of the Lemon Grove City Council meeting held on January 16, 2024 (*minutes are verbatim due to technical issues*).

Environmental Review:

- Not subject to review Negative Declaration
 Categorical Exemption, Section 15300.3 Mitigated Negative Declaration

Fiscal Impact: None.

Public Notification: None.

Attachment

Attachment A: January 16, 2024 City Council Meeting Minutes

**MINUTES OF THE REGULAR MEETING
OF THE LEMON GROVE CITY COUNCIL
Lemon Grove Community Center
3146 School Lane, Lemon Grove, CA 91945
Tuesday, January 16, 2024 at 6:00 p.m.**

Call to Order

Mayor Pro Tem Mendoza called the regular City Council meeting to order at 6:15 p.m.(The chamber audio system was out of order.)

Mayor Pro Tem Good Evening, Everyone:
Mendoza

I don't have the loudest voice in the world, but I am going to try to speak loudly. I am Jennifer Mendoza, Mayor Pro Tem for the evening. Our Mayor is out, and I call this meeting to order.

Welcome to the first City Council meeting of the New Year. Happy New Years, Everyone! Glad to see all of your smiling faces here. Please silence your cell phones if you haven't already. City Clerk, would you please call the roll of the City Council members present.

Roll Call

Mayor Pro Tem Jennifer Mendoza, Councilmember George Gastil, Councilmember LeBaron and Councilmember Alysson Snow

Absent: Mayor Racquel Vasquez

Staff Members Present

Lydia Romero, City Manager; Kristen Steinke, City Attorney; Joel G. Pablo, City Clerk; Izzy Murguia, Public Works Director; Bill Chopyk, Special Planning Consultant; Fire Chief Bent Koch, Heartland Fire and Rescue; Lieutenant Joseph Barry, San Diego County Sheriff's Department.

Pledge of Allegiance

Councilmember Gastil led the Pledge of Allegiance.

Changes to the Agenda

Mayor Pro Tem We do have some changes to the agenda, because we don't have audio. I
Mendoza am going to need a vote from the Council. We are suggesting that we
 move Item No. 3 and Item No. 4 and the Closed Session to the next
 meeting.
Councilmember I so move.
Snow
Councilmember I'll second.
Gastil
Mayor Pro Tem Clerk, can you call for the vote?

Action:

Motion by Councilmember Snow, second by Councilmember Gastil to move Item No. 3, Item No. 4 and Closed Session to the next regularly scheduled meeting on February 6, 2024.

The motion passed by the following vote:

AYES: LeBaron, Snow, Gastil, Mendoza

NOES: None

ABSENT: Vasquez

Presentations – None

Public Comment

Mayor Pro Tem
Mendoza

Next is general public comment.

During the General Public Comment portion of this meeting, the public may express their concerns not pertaining to items on the agenda tonight.

Please note that according to State Law, the City Council is not permitted to respond to any comments expressed by the public. If appropriate, staff will be directed to follow up with the speaker, or the topic will be brought to the City Council for consideration at a future date.

Per Lemon Grove’s Municipal Code Chapter 2.14.150, “All remarks must be addressed to the City Council as a body and not to any individual council member.”

Each speaker will have a maximum of three (3) minutes. When speaking, please observe the green, yellow and red light timer at the podium. The red light indicates that it is time for the next speaker to approach the podium to begin speaking.

Can I have the speaker Slips?

City Attorney
Steinke

Mayor Pro Tem Mendoza, I just wanted to say for the record that written public comments were received and they are available at the front table for public review. If they would like to review those.

Mayor Pro Tem
Mendoza

Thank you.

Our first speaker is Brenda Hammond.

Brenda Hammond

Hi, Happy New Year! Last night, a couple of people were here in this room from the County and the District Attorney’s office. They shared

some great information about human trafficking with the Soroptimist group.

It was very informative and interesting, and I hope they could come back for a City Council meeting presentation because I didn't see anybody here from the City Council. Thank you.

Mayor Pro Tem
Mendoza

Next we have John L. Wood.

John L. Wood

John L. Wood. I am one of the oldest, most regular public attendees to these meetings. I'd like to know how we can get speed under control on Central. I've requested speed bumps a multitude of times and nothing is been done. We still have the speeding, we still have the bad roads, we have the curve, and people just come around like it's nothing. They do 45, 50 miles an hour and it seems like the public request improvements, they go into the circular pile.

How many times do we have to ask the City (you) to have Miller Toyota clear, clean and clear the creek. How many times do we have to tell them to trim the eucalyptus trees. Clean the creek! Completely clean the creek, that means pulling the palm trees that they just make stumps out of and they grow again. And they're like a forest of palm trees. We need them cleaned out. The City needs them cleaned out. They're a hazard. If it rains really hard, it going to be everywhere. And it's not going through the tunnel.

On May 24th a 24 foot by 16 inch diameter branch fell onto my property it damaged one of my fence. 90% of time you can't hear eucalyptus trees, limbs falling and I was lucky. I heard a noise and I looked up from there. The tree was coming down. The branch was coming down. Fortunately, I didn't get that far. I was about 20 feet away. But it needs to be done. And done now. Not yesterday. Now. Both the creek and the trees need to be taken care of. They're all Miller's property. Thank you.

Mayor Pro Tem

Thank you. Our next speaker is Gene Gonzalez

Gene Gonzales

Good Evening, my name is Gene Gonzales. I work for the City of Lemon Grove in the sanitation/wastewater. And I'm not here to talk about bargaining or negotiation. I am not here to bargain or negotiate.

So I'm going to talk about the flexible work schedule. The City has a policy about flexible work which by the way, refers to the City as a company. We see some flaws in it. And we made a proposal to address the issues, but the City Council or the City does not want to negotiate over them or reject them outright and so they will only use their policy.

They also claim since we have two people in our unit working at a desk then it isn't as big of an issue for them. We should be able to bargain with working conditions offered some of them. Each person has rights. The next one I'm going to go over is outside employment. Again, the City does not want to bargain on this article but wants to use its outdated personnel manual. It requires all employees to submit any outside work whether it is related or not related to their work. Many employees have second or third jobs and some are sensitive to them and are concerned about what people think. I myself have a second or a third job. I've worked at the hills in La Mesa during my employment here in Lemon Grove. I also do auctions and swap meets on my spare time, on the weekends. And I do manage a used car lot in La Mesa so I'm doing a lot of things outside of my job role. And prior to me coming here I was supposed to depart... before I got some meetings. In the bargaining that they don't want to have a conflict in which our members don't make decisions about their city work and they should not have to submit it the city did not care and wanted it. If you are a babysitter tell the city, you work for IHHS provider tell the city, you work for Jack in the Box tell the city or if you work at a bar tell the city.

I could understand the staff who make decisions on contracts and employment but these are not those adults. That's all I have to say. Thank you guys.

Mayor Pro Tem
Mendoza

Next we have Nick Rubio

Nick Rubio

Good Afternoon, Folks:

I'm going to continue on after my colleague there. This is continuing on grievances that we were talking about today. We proposed a counter proposal we asked for a grievance step that would take it outside the City staff if needed, if needed. In many municipalities, non-profits and even for profits. There are steps to a grievance that that are as follows. Step One: Supervisor; Step Two: Director; Step Three: With the City Manager; and if needed Step Four: City Council or a neutral third party. Yes, it is true but many are the same as our proposal. In fact, the law firm representing the City is negotiating our proposal on behalf of the City of San Diego agreed the with same proposal steps as ours. This is not a big city versus a small city. But a fair grievance process. And one that is flawed. There are many... there are times when the union won't ask or won't seek to go beyond the City staff most times. However, there are cases where it must like if we file a grievance against the City Manager. Who does that go to? Who do we have to report that to? Or, if we think the City Manager was unfair due to favoritism or dislikes the union for some odd reason. Who do we go? The proposal it's not about

City Manager but to any city manager in general it was mentioned that there should be no higher power than you guys at the City Council you guys should be the end all be with all. We think there should be no higher power than that at all. So you guys should have final say if we have any issues you guys should be the final answer.

Mayor Pro Tem
Mendoza

All right. And then before you sit down Mat Kostrinsky

Mat Kostrinsky,
American
Federation of State,
County &
Municipal
Employees Local
127

Good Evening, I'm Mat Kostrinsky, AFSCME Local 127.

I appreciate you bearing with us. Again. We're not here to bargain or negotiate. We're just here to give you updates what happened in this last bargaining session this morning. You covered 15 articles, you covered grievances, drug and alcohol, the being flexible work schedules, outside employment, probation, performance evaluations, personnel files, to political activity, anniversary dates, contracts, inside letters, rested meal periods, driver's license, vehicle insurance, nation and state emergency act and annual leave/vacation. So, I want to kind of go over. I first want to state also... is that the city's personnel manual you may not be aware of it has not been updated since March of 2012. Almost twelve years ago since it was updated before any of you on Council. Before there was... before this current City Manager, before the public works director, before the superintendent, and our entire bargaining unit. So this personnel manual has outlasted everyone and is far outdated. So after today's session, I want to point out some issues that we have with the City and you might feel that it's gone far... too far apart from where we feel we're kind of shocked by it. So first of all, talk about probation. We have proposal for that provision. That means a new employee that was hired two things one, it means that the employee, they do not want to allow the employee to have a grievance process like we allow all other employees here. They are allowed to have that if you wish to have it and we feel that it's important. Two, if you are on probation. So, for example, some are folks that get promoted their on probation then for another year so they've been in the city for two or three years. They then get promoted. Fantastic. Then there are probation again, and it's one year but if you are on probation after five days of being out on paid leave for one more day after that, then your probation is then stalled for every day that you're out on paid leave. And so it's an issue for us is that if I'll use Nick who was just promoted to crew leader this July. He's now on probation until July. So he takes his two weeks off because let's say he gets married. And decides one on his honeymoon for two weeks. He now has one year and one week now that we feel that's unfair. We also feel that too. And the other one is about personal files. A lot of cities allow that after four or five years legally you can remove personal records personal file. The City is under the impression; they do not want

to remove anything from any file no matter how old it is, and whether it's truthful or not. They also believe that if we if something is put in that's inaccurate, the City would like to then be able to have the ability to maintain it in the file. We disagree with that. We hope we can get a solution on that but that is a concern for us. ... allows after four years which is the law says you can then request to the City of San Diego allows that we'd like to allow that also. Thank you very much.

Mayor Pro Tem Thank you, everyone
Mendoza

Consent Calendar

Mayor Pro Tem Next, we have the Consent Calendar. I need a motion to approve.
Mendoza

Action: Motion by Councilmember Gastil, second by Councilmember Snow to approve Consent Calendar Item Nos. 1.A through 1.F

The motion passed by the following vote:

Ayes: **LeBaron, Snow, Gastil, Mendoza**
Noes: **None**
Absent: **Vasquez**

- 1.A Waive Full Text Reading of All Ordinances on the Agenda
Action: Waived the full text reading of all ordinances on the published meeting agenda.
- 1.B City of Lemon Grove Payment Demands
Action: Ratified Demands covering November 29, 2023 through December 26, 2023.
- 1.C Approval of City Council Minutes
Action: Approved the minutes of the Lemon Grove City Council meeting held on December 19, 2023.
- 1.D Recognized Obligation Payment Schedule July 1, 2024 – June 30, 2025
Action: Adopted **Resolution No. 2024-01** approving the Recognized Obligation Payment Schedule (ROPS) for the period of July 1, 2024 through June 30, 2025.
- 1.E Approve State of California Department of Transportation Program Master Agreement and Program Supplement Agreements for State Funded Project No. ATPL-5418(023) and ATPL-5414(024) and Accept Grant Funding for the Connect Main Street Project
Action: (1) Adopted **Resolution No. 2024-3996** authorizing the City Manager to execute Master Agreement 11-5418S21 and Program Supplement Agreements with the State of California Department of Transportation; and (2) Adopted **Resolution No. 2024-3997** accepting Caltrans Active Transportation Program grant funding in an amount of \$489,000 and authorize the Finance Director or designee to make budget adjustments

recognizing the Caltrans award of \$489,000 and appropriating and transferring allocated funds to the Connect Main Street Project accounts.

- 1.F Accept the Amber/Cedral Place Storm Drain Emergency Repair Project (No. 2023-19)
Action: Adopted **Resolution No. 2024-3998** to: (1) Authorize an appropriation of \$16,000 from General Fund Reserve; and (2) Accept the Amber/Cedral Place Storm Drain Emergency Repair Project (No. 2023-19).

Public Hearing(s): - None

Reports to Council

2. Call for Applications for Ad-Hoc Members to the Community Advisory Commission

Mayor Pro Tem Mendoza Next, we have item number two, which is a call for applications or ad-hoc members to the Community Advisory Commission.

Bill Chopyk, Special Planning Consultant Thank you all. I'll stand so I can project my voice.

Special Planning Consultant

Good Evening, Mayor Pro Tem and City Council. This is a request for a call for applications for up to seven ad-hoc members to the Community Advisory Commission. The purpose would be to provide guidance and input for the Downtown Specific Plan update planning process. If approved by Council we would make applications available right away with applications due on February 21st, and then returned to Council on March 5th, with the recommendation for appointments to the Community Advisory Commission Ad Hoc Committee.

The Downtown Village Specific Plan, the City is currently operating under the 2005 Version of the Downtown Village Specific Plan. A new update to the Downtown Specific Plan was proposed in 2018 and it ended up getting denied by Council on second reading. That was in May of 2018. The City received a \$300,000 SANDAG grant to update the Downtown Specific Plan. And we would like to kick this meeting off with the Community Advisory Commission Ad-hoc Committee. We are awaiting the grant agreement and notice to proceed on the SANDAG grant. This would allow us to move forward with the update to the Downtown Specific Plan. This map shows... the little hard to see in blue is the current Downtown Specific Plan Area. It covers an area of 59 acres with the expansion that the Downtown Specific Plan Update would expand would quadruple the size of the Downtown Specific Plan area. In blue is the existing Downtown Specific plan area; in yellow would be the expanded area and it would extend the Downtown Specific Plan all the way to along Broadway, all the way to Massachusetts, from Pacific to North Avenue and then to the east would extend Broadway to the east as well. This would involve hundreds of parcels and community

engagement would be an important component of this process. We've got an anticipated schedule here and this may change over time as we get into it. First meeting, would be Monday night we'll take this to the Planning Commission to give them an update on the Downtown Village Specific Plan project and then continue through two or three community workshops, reviewing plan revisions, making the specific plan available on the website and keep the community engaged. This Downtown Specific Plan update would implement nine of the programs in the housing element. The City of Lemon Grove Housing Element was certified by HCD in December and we will care with this project, we would be able to implement nine (9) of the programs in the housing element. This would also have the benefit of addressing ten (10) of the Climate Action Plan measures. This climate action plan was adopted by the City Council in 2020. This would carry out many of the those measures in the Climate Action Plan and move that forward so staff recommends that the City Council adopted a Resolution to establish a recruitment process for up to seven ad-hoc members of the Community Advisory Commission to provide guidance on the Downtown Specific Plan Expansion Project and implement the related Climate Action Plan measures. That concludes staffs presentation. We're happy to take any questions by Council.

Mayor Pro Tem
Mendoza

Thank you, Mr. Chopyk. Do we have any speaker slips on this item?

City Manager
Romero

We do not have speaker slips.

Mayor Pro Tem
Mendoza

Do we have any questions for Mr. Chopyk? I will start with Councilmember LeBaron.

Councilmember
LeBaron

I have no questions.

Councilmember
Snow

Just to clarify, we have a \$300,000 grant from SANDAG to allow us to update this. Is that correct?

Bill Chopyk,
Special Planning
Consultant

That's correct.

Councilmember
Snow

Well, thank you very much. That's fantastic news to be able to get us where we need to be and desperately needed updating. So that's really exciting. And then can you describe what we're going to be adding? What characteristics are you hoping to find the type of community that you're interested in looking for?

Bill Chopyk,
Special Planning
Consultant

I think we're looking for members of the community who are interested in the future of the City and the development of the Downtown and upgrading the Downtown Village Area. This project would allow residential use where it's currently not allowed in the general commercial zone, which is pretty much the length of Broadway. This would this would open up all of those commercial properties to mixed use residential development and then thereby would meet many of the goals of the Housing Element and the Climate Action Plan. Anyone who's interested in climate action, and housing and the future development of the city would be something that we would be looking for.

Councilmember
Snow

Fantastic. All right. Thank you.

Mayor Pro Tem
Mendoza

Councilmember Gastil

Councilmember
Gastil

My question is more about the context, because we have permanent members of the Community Advisory Council. I'm wondering, this might be a question for the City Manager. Can we review who is currently, who are the permanent members of the Community Advisory Council. How many people do we normally plan to have total on the Community Advisory Council?

City Manager
Romero

So as Council knows, we have three permanent members on the Community Advisory Council. The Chair is Mr. Jay Bass, the Vice-Chair is Mr. Aaron Pratt. And the other permanent member is Mrs. Carol Weiss, all residents of Lemon Grove. These individuals will be in addition to the ad-hoc members. As it is constructed, it can be up to seven members depending on how many applications that we get so we can have a 10-member panel. If the Council decides and we get only five applications and the Council interviews these individuals, you can put all five members on the ad-hoc. So really, the number is up to seven. And it's really dependent on what the City Council wants to do when you're doing interviews at that time. And we think even at 10, which would end up being a 10-member panel with seven members is still manageable for a project of this size, this caliber. Councilmember Gastil, I've already had a discussion with the Chair that this may be coming forward for work for the work plan this year for the CAC.

Councilmember
Gastil

Wonderful...

Mayor Pro Tem
Mendoza

I have a question. So, you know, this is our second stab at this and thank you to SANDAG that they're not holding it against us that the first time they gave us money to do this. We didn't all we weren't all able to agree. Are we presenting the same plan that we looked at... what four or five years ago?

Bill Chopyk,
Special Planning
Consultant

This is the plan that was presented in 2018. And there were a number of concerns that were expressed with this plan. I think we would use this plan as a basis but make the necessary revisions to the plan so that it meets the community's expectations. The SANDAG granted a grant under what's called the Housing Acceleration Program. And I think the reason that this was successful, the grant was successful is because the amount of housing that this project could generate. It's the plan that need some revisions and fine tuning on allowable uses and allowing property owners to continue their existing uses. A number of concerns came up that we would want to address in the planning process.

Mayor Pro Tem
Mendoza

Yeah, I'm glad... I hope that all the people who came to the Council meetings to complain about that plan, get involved and join the ad-hoc committee so that they can help shape what they want Downtown... from one group. And it was the housing density from what I recall, that was a big concern for people. So, I've you know, I think it's a great idea that we're doing this as a CAC project. And then the only other question or suggestion is I noticed on the as part of our staff report, there was a, an application for and this would probably be for the City Manager, there was an application, and I would just like to make it. We can ask people questions when we interview them, but maybe get a little more information like education background. I think it's said on there, where you work and what's your job title, but how long you know, how long have you been employed there and maybe what's a previous job and it's been there less than a couple years... because I bet I'm hoping we have like 25 people come in here and apply for this and that we can pick people who are really interested in helping to shape Lemon Grove.

City Manager
Romero

Mayor Pro Tem Mendoza we can certainly revise the application to ask some more background information. So, the Council has that information when they're interviewing the applicants as well.

Councilmember
Mendoza

I always think I know so many people in Lemon Grove, because I've lived here for so long. But then people come in there's new people moving into Lemon Grove all the time. And they have some great ideas and so, I don't know everybody that comes in and applies. Okay, so we're going to have another round of questions. Councilmember LeBaron. Do you have anything that you want to add?

Councilmember
LeBaron

Not a question for staff. But I guess just to comment based on what you just said. This is a volunteer position, personally, I don't think that it's necessary for several people who are applying for a volunteer position to give their input like on an advisory committee. I mean, in my part of my job, because I'm going to be securing financing for 1000s and 1000s of dollars for something. I grill people on what they do like where did you work prior to where you're working now? It's less than a year. Honestly, people from this community have a heart, have a brain, who are conscious and breathing and wants to volunteer to do something. I don't feel it's necessary at all for us to ask an extensive do an extensive background check as to where they live, where they've worked and all this. And I think that that's very intrusive and unnecessary.

Mayor Pro Tem
Mendoza

Thank you for your comments. Councilmember Snow.

Councilmember
Snow

So one of the recently was passed at AB2011 which allows properties that are in typically commercial areas. As a matter of right, go ahead and do this mixed use where we can they can add housing. I think that's going to be a very distinctive feature that we didn't have in 2018 that we have now. And allowing us to move forward with this plan still gives us a modicum of control and a vision of what we would like this area to look like and to really work with our business community to make sure that we have a really, this is like from Massachusetts, all the way down... That would be amazing if we could help that corridor and build housing at the same time. Which they can do as a matter of right, and wasn't available in 2018. I think this is our opportunity to really have a cohesive plan and cohesive vision rather than one person doing their thing and another person doing another thing. Is my understanding correct on AB2011 and it would allow them to do that.

Bill Chopyk,
Special Planning
Consultant

I believe so that by right housing for I think that's for projects with 20% affordable, can be allowed by right and that that is one of the items in the housing element that the City will prepare that Zoning Ordinance amendment by the end of 2024.

Mayor Pro Tem
Mendoza

Councilmember Gastil

Councilmember
Gastil

I don't know if it's appropriate to skip comments at this time because I don't I don't have a question but I was going to say something. Yeah, I think it's pretty... though. What we're looking for, you know, what we want to know about them is probably pretty similar to Planning Commission and for Planning Commissioners, we want to know their occupation and a few other things, what kind of experience they bring. And one key difference is that this is very short term. We're not worried

about whether they're going to live in Lemon Grove for the next 10 years. You know, we're not looking for a long term commitment. But we do need to know something about them it because if we if we get more than seven applicants, we need some way of knowing you know, who we are appointing and if we want a diverse group of people, we have to know something about them. It would be an insult to the people that applied if we did a lottery system, and it would be an even worse insult if we just appointed people we know. We have to know something about them. And it's not because there's a particular type of person we're looking for. It's because we want a variety of perspectives and we have to know something about the people to make intelligent appointments and like our Mayor Pro Tem, I'm hoping that we'll get a lot of applicants. If we get four applicants well then we don't need to know much about them other than they breathe. But if we get eight or nine applicants and you know, we have to turn a couple of people away, we're going to want to know we're going to want to make intelligent decisions and get a diverse group of people. That's my comment. But we don't need to worry about whether they're long term or short term because it's a short term assignment. One interesting thing about Lemon Grove is that a lot of people don't stay here very long. And how are they represented? You know, that's something that that we should give some thought to. I think I'd be perfectly fine if there's a recent college grad or, you know, somebody that might be gone next year. You know for Planning Commission, I'd be concerned, you know, do we have a long term commitment to the community, but for this because we want to represent all kinds of people. I wouldn't be against having people that work in Lemon Grove in or have some connection other than residential, but I think that we've set it up so that it's limiter residence, but I'd say that's one way it actually is different than Planning Commission.

Mayor Pro Tem So, we do need a motion to adopt this Resolution.
Mendoza

Action: Motion by Councilmember Snow, second by Councilmember Gastil to adopt **Resolution No. 2024-3999** establishing a recruitment process for up to seven Ad-Hoc members of the Community Advisory Commission (CAC) to provide guidance on the Downtown Specific Plan Expansion (DSPE) project and implementation of related Climate Action Plan (CAP) measures.

The motion passed by the following vote:

Ayes: LeBaron, Gastil, Snow, Mendoza

Noes: None

Absent: Vasquez

3. Award of Purchase/Task Order (No. 2024-02) for Traffic Signal Repairs to Southwest Signal Service [**Item Moved to the City Council meeting on February 6, 2024**]

- 4. Discussion on Recommended Street Rehabilitation for Streets with a Pavement Condition Index of 25 or Below **[Item Moved to the City Council meeting on February 6, 2024]**
- 5. Council Initiated Item – Discuss an Urgency Ordinance for Mobile Home (Manufactured Home) Park Space Rent Stabilization

Mayor Pro Tem Mendoza This is a Council initiated item by Councilmember Snow and myself to discuss an urgency ordinance for Mobile Home Park Space - Rent Stabilization.

Councilmember Snow On July 18, 2023, we all got together here and recognize the obvious in our community; we have an emergency shelter crisis and an emergency housing crisis. And one of the problems with homelessness and keeping people in their houses, you have to turn off the faucet. Recently the Regional Taskforce on Homelessness came out with a report. It said a year ago for every 10 people that we lifted out of homelessness 13 more people became homeless. In the last year, those numbers were even more dire for every 10 that we lifted out of homelessness, 16 became homeless. And recently in our community there are mobile home parks that are raising rents that exceed necessary amounts and have threatened the housing of many of our community members. Hundreds of our community members are facing homelessness because they can't afford these increases in rent. It is more expensive to deal with homelessness of hundreds of people than it is to help people stay in their homes. And so what this proposal is - is a rate stabilization measure that would put in at first an emergency declaration where the rent could not be increasingly manufactured homes or mobile homes more than 3% plus the cost of living index or up to 5% and 5% being the maximum amount. That way the landlords have a reasonable amount that they can raise the rent if they need to. But it keeps people in their homes and homelessness is very expensive. So this is an emergency measure, a number of mobile home residents in our community have reached out to me for assistance. I think they've reached out to multiple people and the City itself for assistance. And it's up to the city to respond to this call to action prior to that members we have a duty to do all we can to protect them. There were some issues raised and I have spoken with community members that reside in mobile home parks here in Lemon Grove. I have also communicated with the owners of the parks and I have communicated with a representative of a manufacturer home. Her name is Julie Paul and I had spoken with her she had made the representation that there was a lawsuit filed that found in favor of the mobile home park for representations and that were absolutely false. I pulled all the records from the court docket, they did not prevail. In fact, when things look bad for them, they voluntarily dismissed their case. So they did not

prevail in that action and the law and the back support that this is a completely legal process. And despite her claims, that this would require a red board and require an annual review to make sure that the rate adjustments were correct and within fair amount. All of that was rejected in case law and the statutory authorities on our side. So we allow for an adjustment it's that 3% to up to 5% and this gives the landlords fairness and it gives the tenants fairness. I think this is a reasonable approach and it will literally save people's housing we will we're gonna avoid homelessness. One of the people I spoke to today had been a member of one of our mobile home parks, and she had recently been received her notice to quit, she moved out she had no place to go. And so now she's part of our homeless population here in the city. We got to do something, we can do better by our community members and so that's why I propose this measure for us to consider an Urgency Ordinance for Rent Stabilization.

Councilmember
Mendoza

Thank you. Our first speaker is Richard Hammett.

Richard Hammett

I'm moved here in 1966 with my father. We have built a store in Spring Valley neighborhood market and we traded that store for four units on Massachusetts Avenue. My father started a real estate investment family retirement fund which still exists today. We then, in this community, we understand this community I have branched out and bought other properties. I had a situation where I'm tried to be good to the tenants. 5% when you look at the numbers and when you analyze a specific properties, especially in a town like this, where it's an older community, If you go to Mission Valley with brand new apartments you don't have the physical depreciation, we can't fight physical depreciation. That's what's going on here. We have tremendous amount of landscaping resources that we have to maintain. The expenses are higher in this community than they are in the city of San Diego areas, Vista where you have brand new apartment structures, El Cajon where you have brand new apartment structures. So, I just want to say that there's an electronic highway that's being developed. In it's going to take the small-scale property owners like myself, with family retirement, this is our retirement. This is what we depend on just like CalPERS and CalSTERS they use a Yale model, the Yale Model best in residential real estate properties across the United States in a returns for miniature boards it does the heavy lifting. So my small family retirement fund returns me somewhere around 3 - 4%. Here's some here's some things I wanted you to write down since we don't have the this is the Southern Inspiration Homes. Write that down, look that up, that is a turnkey home where you can sell your home in Lemon Grove. Get on the electronic highway and 1031 IRS – IRS Section 1031 your money to Florida and they'll take your turnkey. That's what's coming. The replacement

ownership is with the liability company which is centered around the limited liability features that you fight every single day in this community with unresponsive maintenance with Airbnb's is that we get rid of the family. So this idea of rent control, rent stabilization is a situation that I'd like you to consider from the standpoint of a small scale family that's been here, actually since... in the 1940s actually built this down. The machine that's building rental properties and things like that. So take a look at your \$750,000 price divide it by \$9,600 and get a rate of return.

Mayor Pro Tem
Menodza

Next we have the Reverend Danny Brunner.

Rev. Daniel
Brunner

Hello and Thank You:

I appreciate the opportunity to come and speak before the Council today. This is an issue is very close to me because I am semi-retired and moved to Lemon Grove because of the affordability of a particular RV park called the Sundance RV Park. A charming little Parkway over there in North Avenue. I've had no issue or beef with the management or the ownership, but I was served notice in October of a 12% rent increase. Now I can appreciate 5%, I can even sustained 10%. But 12% is certainly not sustainable for a lot of the members of my community out there and let me just describe a couple of them for you. Who, by the way, wanted me to speak on their behalf because they're afraid of the repercussions of coming before Council - tonight. Many of them are on fixed incomes. And they live not in a mobile home, but in their RV. I signed up for a lease there for over a year and I've been there since 2021. Others have been there for well over 10 years. If you were looking at the percentage of the data, two thirds of the people who reside in that park have been living there for over five years. So I would submit it's a mobile home apartment. But you cannot take that RV and move it to another park because they won't allow you to have an older RV. So they're stuck. So 12% on a fixed income is almost like poverty. And in my view, it's a form of gentrification, to be really honest with you. They're pricing people out of there, so they can bring in something else. So I stand in favor of this particular ordinance that's being discussed today. I think it's humanitarian. I'm also a property owner in Canberra, Arizona, and I notified my tenants like they did in October, said look five percent is common because I have property. You know, I've got to buy property at me in case I think 5% you are right. Councilwoman Snow. I think that's reasonable. That's what standard for the rest of the State. And here's the issue. We don't we have to teeth to enforce it and with this ordinance you will.

I thank you once again for your time, respectfully.

- Mayor Pro Tem
Mendoza
- That's all the speaker slips. Do we have any questions for staff?
- Councilmember
LeBaron
- My comment is the prior agenda items number two or three.
- Number two. We were talking about volunteer positions. So you don't get paid for that volunteer. Same kind of... in the larger scheme of things. Then we'll be talking about volunteer claims. So my comment was this see that I am very uncomfortable having this conversation that has to do with money. This has to do with things that are enforceable are going to have an effect on people's lives the property owner but people who live in this house mobile home park. There could be legal ramifications that we have from whatever we say here how we vote so I'm very uncomfortable having this conversation being that none of what we're saying is being recorded. We're taking notes apparently I wonder are these notes going to be posted online somewhere and even if they are, the accuracy can be questioned because they're a human writing down what their brains can capture. Okay, so that's already questionable, versus audio recording or video recording. This is the importance of why people who have television, cable television pay taxes if they pay a fee in what's called PEG fees so that we can have sound systems that are reliable. And because the City has taken a stance of not using those funds for what they are intended. They find ourselves in these kinds of predicaments to where very basic things are not possible. Like there's no reason why this meeting should not be getting audio recorded because like I said, this is actually talking about money. There's people who can sue us over this.
- Mayor Pro Tem
Mendoza
- I don't want to interrupt you. You can keep talking after I talk but I did want to make a point. You're not going to actually make a decision on this or vote on this. From my understanding is we're going to give direction.
- Councilmember
LeBaron
- Yeah, that's my understanding as well. Regardless, that said - I'm still in the opinion that this conversation should be being had and this is all being audio recorded.
- City Attorney
Steinke
- I'll say something as well. I'll say something as well. It will come back, if that's the will of the Council. And then with regard to the minutes that we are taking. Those minutes are available for your review and approval. Just like all of the other minutes. They typically appear on the consent calendar. So if you see anything that's wrong with the minutes or something that you would like corrected on the matter that's in front of you today, it will be in the future minutes and you can correct it at that time. So it will be available for your review.

Councilmember
LeBaron

Yea, I understand that. Okay, paraphrasing what the totality of our conversation. I think that's where I stand. That's what I think is an issue.

Mayor Pro Tem
Mendoza

Councilmember Snow

Councilmember
Snow

I just wanted to talk about how important this is to keep people in their homes. We can have further discussion but I'd love to give the staff and I moved to get the staff direction to draft an Urgency Ordinance for the Mobile Home Manufactured Home Park Space Rent Stabilization. I think it's necessary. I think it's urgent. They were issued the notice in October, some of them have already experienced and had a January's rent at the increased rate of those who could afford to do so. For Mr. Hammond who had spoken - this applies to manufactured homes and it's limited to that. There's a state ordinance that's currently a two year bill. That was they put it on hold while the Anaheim mobile estates versus Robert Bonta, who is the Attorney General was proceeding, but now that that case has been dismissed, it is likely that that bill will move forward now. So we need to do this right now because we have people losing their homes right now. But in the future, there may be a same resolution to this same problem. But it's right now we can't let. I mean, I talked to the person who lost her home and who is homeless. I sat with her for about a half an hour today and talked about her plight and about things that we could do to try and get her back into a position of being housed. But it is - it is expensive for our firefighters. I think something like four out of seven of their calls are out to people who are unhoused. Our Police Department is out there working and helping take care of the unhoused but that all comes at the expense of being able to take care of other crime issues in our community. It's really. Homelessness is super expensive, and it's dehumanizing. And so I really want to give people back their dignity. These are people who are paying their rent, these are paying who are willing to even pay some of them in a somewhat of an increase. But it's expensive for landlords to have to find new tenants to live there. I think this is a good solution that is fair and reasonable to each of the different parties involved. And particularly one that preserves our community's dignity. Thank you.

Councilmember
Gastil

I'm fine with having staff work on drafting an ordinance. I want to make sure that they spend some quality time with Mr. Hammett and other people that have that have concerns and sort out who's affected and who isn't affected. It's the nature of an emergency measure this where we one thing is that it the term emergency means it's enacted quickly. Another part of it though, is that it would be to fix an existing crisis in a very short-term kind of way, I think with an emergency measure we wouldn't

be talking about something that would be making a plan that would be that would you know, that would be 10 or 20 years in the future. It'd be something to address the situation right now. And so, in my mind, an emergency measure might be for six months, maybe for a year, enough time, enough time to address a crisis and also to buy more time that we that could be used to develop policies and solve problems and, come up with one more long range, long range solutions. So in my mind, it's immediate, but it's also short term. So that helps. Yeah, I definitely think that we need to act and act quickly. And I wanted to direct staff to draft something for us.

Mayor Tem
Mendoza

I understand Mr. Hammett's concern this is a step in the right direction. My intent and Councilmembers intent is that this just covers Mobile Home Park's in Lemon Grove, this is where our a lot of our very low income residents (not all) live at and have been living there for a long time. I used to bring leftover food from our food pantry to the Mobile Home Park. They have done some work to fix it up but there still needs a lot of improvements. We are not saying that they can't raise rents at all only that it needs to be reasonable. I think people are paying up and around 1,100 dollars for space rent right now or close to a 1,000 for space rent. If you have been in there, the only space is really the space you have your mobile home or RV and where you park your car. They have 40 spaces for that one little lot. A 10% increase and for people who are already stretched is a bit too much and that is why I am supporting that we ask staff to bring something back to us. Our City Manager is taking plenty of notes.

Councilmember LeBaron I respect what you say and if it doesn't reflect what we talked about tonight then you will have an opportunity at the next meeting to address it.

That's all I have.

City Manager
Romero

I think we have direction. I don't think we need a vote for this. I'm looking at the City Attorney. I think we have direction from a majority of the Council to allow staff to move forward to bring something back. I'm assuming you're talking about your February 6 City Council meeting.

Councilmember
Snow

Yes, correct.

City Manager
Romero

We will have something to bring forth at your February 6th City Council meeting for the Council to consider and we will ensure that the audio is working at that time. Like I said it was working when we set up and it just stopped working right before six o'clock. So thank you very

much. We have direction if the City Attorney and I have questions. We will make sure that we go to the Councilmembers who initiated this item if we have any questions on that direction based on this discussion. Thank you.

City Council Reports on Meetings Attended at the Expense of the City - None

City Manager Report - None

Closed Session

- a. Conference with Legal Counsel – Existing Litigation (Government Code §54956.9(d)(1)) Daniel Owens and Erlaine Ah Lan Owens v. City of Lemon Grove (San Diego Superior Court, Case No.: 37-2023-00013477-CU-EI-CTL)
[Item Moved to the City Council meeting on February 6, 2024]

Adjournment

Mayor Pro Tem
Mendoza

So – that was our last item and we are not going into Closed Session.

I'm going to adjourn this meeting and to our next regularly scheduled City Council meeting on Tuesday, February 6, 2024 at 6 p.m. here in this room. Thank you all very much for coming and for your input tonight.

There being no further business, Mayor Pro Tem Mendoza adjourned the City Council meeting at 7:15 p.m.

Joel G. Pablo, City Clerk



CITY OF LEMON GROVE

CITY COUNCIL STAFF REPORT

Item No. 1.D

Meeting Date: February 20, 2024

Submitted to: Honorable Mayor and Members of the City Council

Department: Public Works Department

Staff Contact: Izzy Murguia, Public Works Director

imurguia@lemongrove.ca.gov

Item Title: **A Resolution Ratifying an Emergency Declaration and Ratifying the Emergency Repair of a Storm Drain at 6971 Broadway**

Recommended Action: That the City Council ratify by a four-fifths vote a Resolution (**Attachment A**) Authorizing Emergency Repairs at 6971 Broadway and finding:

1. The public interest and necessity demand immediate expenditure of public money to safeguard life, health or property, and the City Council and/or the City Manager may expend any sum required in the emergency for the construction or completion of any building structure or improvement without submitting the expenditure to bid; and
2. The emergency will not permit a delay resulting from a competitive solicitation for bids, which is necessary to respond to the emergency; and
3. Finding the project exempt from the California Environmental Quality Act pursuant to Section 15301(a) (existing facilities) of the State CEQA Guidelines.

Background: The intent of this Agenda Item is to seek City Council's ratification of the City Manager's, in her role as Director of Emergency Services, approval for repairs of a failed section of a 72-inch storm drain. During the January 22, 2024, winter storm a large sinkhole formed in the alley behind the Subway Restaurant located at 6971 Broadway. The sinkhole was caused by a failed section of the regional storm drain pipe that runs behind the businesses. Due to the increasing size of the sinkhole and proximity to structures, it was determined that additional damage could be catastrophic for the Subject Properties and presented a threat to the health and safety of the community, creating an urgent need to repair the damage and secure the Subject Property immediately. On January 25, 2024, MJC Construction was contracted to assess the pipe for further damage and perform the necessary repairs.

Discussion: Section 3.24.140 of the Lemon Grove Municipal Code provides that in cases of emergency, when repair or replacements are necessary to avoid danger to life or property, the City Manager may then proceed at once to replace or repair any public facility and/or procure the necessary equipment, services and supplies, without giving notice of bids to let contracts. Section 3.24.140 includes that emergency work may be completed under the direction of the City Manager, or by contractor, or a combination of the two with the ratification of such emergency need by the City Council.

Further, the procedures outlined in California Public Contract Code (PCC) §22050 also address the use of emergency procedures and authorize public agencies to utilize special purchasing procedures when emergencies exist. Due to variable demands in responding to the January 22, 2024 and early February winter storms, staff did not bring forth a review of the emergency action at the February 5, 2024 City Council meeting. Staff are now requesting the City Council ratify the emergency authorization for repairs so that work can continue to be exempted from the City's normal bidding procedures and be completed as swiftly as possible. A 10 foot section of the 72-inch storm drain system failed allowing water to flow outside the drain system creating void where overlying soils eventually sunk. Due to the continued rains, the contractor quickly responded to replace the compromised section of the pipe to allow the flow of storm waters preventing further damage to the surrounding area. However, the repair work is not complete as the asphalt and concrete surfaces need to be restored.

The City Council may adopt a resolution by a four-fifths vote of all the members of the City Council, declaring that the public interest and necessity demanded immediate expenditure of public money to safeguard life, health or property, and the City Council may expend any sum required in the emergency for the construction or completion of any building structure or improvement without submitting the expenditure to bid.

As provided in PCC §22050(a)(1), in the case of an emergency, a public agency, pursuant to a four-fifths vote of its governing body, may repair or replace a public facility, take any directly related and immediate action required by that emergency, and procure the necessary equipment, services, and supplies for those purposes, without giving notice for bids to let contracts.

Pursuant to PCC §22050(a)(2), before a governing body takes any action on emergency purchasing, it shall make a finding, based on substantial evidence set forth in the minutes of its meeting, that the emergency will not permit a delay resulting from a competitive solicitation for bids, and that the action is necessary to respond to the emergency. Accordingly, the City Council must adopt a Resolution by a four-fifths vote, making all necessary emergency findings, in order to proceed with the repairs without a competitive solicitation.

Required Findings: PCC §22050 requires that the following findings be made to approve the emergency repairs contemplated by the attached Resolution:

- A. The public interest and necessity demanded immediate expenditure of public money to safeguard life, health or property, and the City Council and/or the City Manager may expend any sum required in the emergency for the construction or completion of any building structure or improvement without submitting the expenditure to bid; and
- B. The emergency will not permit a delay resulting from a competitive solicitation for bids, which is necessary to respond to the emergency.

Conclusion: The Resolution must be approved by a four-fifths vote. If adopted, staff will immediately continue to complete the emergency repairs. Due to the flow this pipe receives from Caltrans and the City, it is imperative the repairs are completed.

Environmental Review:

- Not subject to review
- Negative Declaration
- Categorical Exemption, Section 15301(a)
- Mitigated Negative Declaration

The project is exempt from the California Environmental Quality Act pursuant to Section 15301(a) (existing facilities) of the State CEQA Guidelines.

Fiscal Impact: Project costs is approximately \$80,000. Funds are available in the FY 2023-24 budget (02-00-00-7721, 14-00-00-7280, and 28-00-00-5980) for drainage repairs/improvements.

Staff Recommendation: Adopt a Resolution (**Attachment A**) Ratifying Emergency Repairs at 6971 Broadway and finding:

- 1. The public interest and necessity demanded immediate expenditure of public money to safeguard life, health or property, and the City Council and/or the City Manager may expend any sum required in the emergency for the construction or completion of any building structure or improvement without submitting the expenditure to bid; and
- 2. The emergency will not permit a delay resulting from a competitive solicitation for bids, which is necessary to respond to the emergency.
- 3. Finding the project exempt from the California Environmental Quality Act pursuant to Section 15301(a) (existing facilities) of the State CEQA Guidelines.

Attachments:

Attachment A – Resolution

RESOLUTION 2024-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMON GROVE, CALIFORNIA RATIFYING EMERGENCY REPAIRS AT 6971 BROADWAY, LEMON GROVE, CALIFORNIA; AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, there is an emergency need to conduct repairs to the property located at 6971 Broadway, Lemon Grove, California stemming from the failure of a storm drain; and

WHEREAS, there was an emergency need to prevent further property damage and mitigate threats to health and safety posed by the property damage at 6971 Broadway, Lemon Grove, California; and

WHEREAS, Section 3.24.140 of the Lemon Grove Municipal Code (LGMC) provides that in cases of emergency, when repair or replacements are necessary to avoid danger to life or property, the City Manager may then proceed at once to replace or repair any public facility and/or procure the necessary equipment, services and supplies, without giving notice of bids to let contracts. Section 3.24.140 includes that emergency work may be completed under the direction of the City Manager, or by contractor, or a combination of the two with the ratification of such emergency need by the City Council; and

WHEREAS, in addition to the LGMC, state law under Public Contract Code §22050 authorizes public agencies to utilize special purchasing procedures when emergencies exist; and

WHEREAS, on January 25, 2024, the City Manager/Director of Emergency Services authorized emergency repairs of a sinkhole and failed storm drain located behind businesses at 6971 Broadway; and

WHEREAS, staff request the City Council ratify the authorization of emergency repairs as the emergency authorization and emergency exemption are appropriate in this instance because the emergency work appears to be caused by a failed regional storm drain pipe, which could pose a threat to the public, property, infrastructure and the environment; and

WHEREAS, pursuant to the Public Contract Code, the City Council may adopt a resolution by a four-fifths vote of all of its members, declaring that the public interest and necessity demand immediate expenditure of public money to safeguard life, health or property, and the City Council and/or City Manager may expend any sum required in the emergency for the construction or completion of any building structure or improvement without submitting the expenditure to bid; and

WHEREAS, as provided in Public Contract Code §22050(a)(1), in the case of an emergency, a public agency, pursuant to a four-fifths vote of its governing body, may repair or replace a public facility, take any directly related and immediate action required by that emergency, and procure the necessary equipment, services, and supplies for those purposes, without giving notice for bids to let contracts; and

WHEREAS, pursuant to Public Contract Code §22050(a)(2), before a governing body takes any action on emergency purchasing, it shall make a finding, based on substantial evidence set forth in the minutes of its meeting, that the emergency will not permit a delay resulting from a competitive solicitation for bids, and that the action is necessary to respond to the emergency; and

WHEREAS, the City has engaged MJC Construction for the emergency excavation, assessment, repair and restoration of the 72-inch storm drain.

NOW, THEREFORE, the City Council of the City of Lemon Grove does resolve as follows:

1. That the above recitations are true and correct.
2. That the public interest and necessity demand immediate expenditure of public money to safeguard life, health or property, specifically to repair the property at 6971 Broadway, Lemon Grove, California (“Subject Property”) as well as any appurtenant structures or facilities in need of immediate repair.
3. That the nature of the emergency and repairs needed are such that the emergency will not permit a delay resulting from a competitive solicitation for bids, and immediate action in the form of repairs to the property are necessary to respond to the emergency because the failed corrugated metal pipe is causing severe damage to the Subject Property and a continued threat to the integrity of the earth in the immediate area. Any additional damage could be catastrophic for the Subject Property and presents a threat to the health and safety of the community creating an urgent need to repair the damage and secure the Subject Property immediately.
4. That the City Council authorizes and directs the City Manager to proceed with the emergency repairs at 6971 Broadway, Lemon Grove, California and execute all contracts necessary to complete necessary repairs thereto, in a form acceptable to the City Attorney.
5. That the City Council finds and determines that all work covered by the construction contract(s) set forth above has no potential to cause a direct physical change in the environment nor a reasonably foreseeable indirect physical change in the environment and is exempt under the California Environmental Quality Act pursuant to Section 15301(a) (existing facilities) of the State CEQA Guidelines.

6. That the authorization of the failed storm drain repairs at 6971 Broadway is ratified.

PASSED AND ADOPTED on February 20, 2024, the City Council of the City of Lemon Grove, California, adopted Resolution No. _____, passed by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Racquel Vasquez, Mayor

Attest:

Joel G. Pablo, City Clerk

Approved as to Form:

Kristen Steinke, City Attorney



CITY OF LEMON GROVE

CITY COUNCIL STAFF REPORT

Item No. 1.E

Meeting Date: February 20, 2024

Submitted to: Honorable Mayor and Members of the City Council

Department: Public Works Department

Staff Contact: Izzy Murguia, Public Works Director

imurguia@lemongrove.ca.gov

Item Title: **Adopt a Resolution Authorizing Emergency Repairs at 7701
Nichals Street (4/5th Vote Needed)**

Recommended Action: That the City Council adopt by a four-fifths vote a Resolution (**Attachment A**) Authorizing Emergency Repairs at 7701 Nichals Street and finding:

1. The public interest and necessity demand immediate expenditure of public money to safeguard life, health or property, and the City Council and/or the City Manager may expend any sum required in the emergency for the construction or completion of any building structure or improvement without submitting the expenditure to bid; and

2. The emergency will not permit a delay resulting from a competitive solicitation for bids, which is necessary to respond to the emergency; and

3. Finding the project exempt from the California Environmental Quality Act pursuant to Section 15301(a) (existing facilities) of the State CEQA Guidelines.

Background: The 30-inch corrugated metal pipe (CMP) portion of the storm drain system, which runs east to northwest between Nichals Street and Ensenada Street has failed. The invert (bottom) of the CMP corroded away for an unknown distance of the 500+ linear feet of CMP. Water is flowing outside of the pipe resulting in continued undermining of the CMP. The January 22, 2024, storm further compromised the CMP, which has led to further erosion and overlying soils to sink as a result of the pipe failure in the parking lot and perimeter of the baseball field(s) located at Monterey Heights Park (Lemon Grove Little League). Any additional damage could be catastrophic for the Subject Property and presents a threat to the health and safety of the community and patrons of the Subject Property creating an urgent need to repair the damage and secure the Subject Property immediately.

Discussion: Section 3.24.140 of the Lemon Grove Municipal Code provides that in cases of emergency, when repair or replacements are necessary to avoid danger to life or property, the City Manager may then proceed at once to replace or repair any public facility and/or procure the necessary equipment, services and supplies, without giving notice of bids to let contracts. Section 3.24.140 includes that emergency work may be completed under the direction of the City Manager, or by contractor, or a combination of the two with the ratification of such emergency need by the City Council.

Further, the procedures outlined in California Public Contract Code (PCC) §22050 also address the use of emergency procedures and authorize public agencies to utilize special purchasing procedures when emergencies exist.

The City Council may adopt a resolution by a four-fifths vote of all the members of the City Council, declaring that the public interest and necessity demand immediate expenditure of public money to safeguard life, health or property, and the City Council may expend any sum required in the emergency for the construction or completion of any building structure or improvement without submitting the expenditure to bid.

As provided in PCC §22050(a)(1), in the case of an emergency, a public agency, pursuant to a four-fifths vote of its governing body, may repair or replace a public facility, take any directly related and immediate action required by that emergency, and procure the necessary equipment, services, and supplies for those purposes, without giving notice for bids to let contracts.

Pursuant to PCC §22050(a)(2), before a governing body takes any action on emergency purchasing, it shall make a finding, based on substantial evidence set forth in the minutes of its meeting, that the emergency will not permit a delay resulting from a competitive solicitation for bids, and that the action is necessary to respond to the emergency. Accordingly, the City Council must adopt a Resolution by a four-fifths vote, making all necessary emergency findings, in order to proceed with the repairs without a competitive solicitation.

Required Findings: PCC §22050 requires that the following findings be made to approve the emergency repairs contemplated by the attached Resolution:

- A. The public interest and necessity demand immediate expenditure of public money to safeguard life, health or property, and the City Council and/or the City Manager may expend any sum required in the emergency for the construction or completion of any building structure or improvement without submitting the expenditure to bid; and
- B. The emergency will not permit a delay resulting from a competitive solicitation for bids, which is necessary to respond to the emergency.

Conclusion: The Resolution must be approved by a four-fifths vote. If adopted, staff will immediately commence actions to complete the emergency repairs, including executing contracts for design and repair of the damages discussed herein. With additional rainfall possible in the coming months, a high priority will be given to this projects to ensure timely completion.

Environmental Review:

- Not subject to review Negative Declaration
 Categorical Exemption, Section 15301(a) Mitigated Negative Declaration

The project is exempt from the California Environmental Quality Act pursuant to Section 15301(a) (existing facilities) of the State CEQA Guidelines.

Fiscal Impact: Project costs are unknown at this time. Funds are available in the FY 2023-24 budget (02-00-00-7721, 14-00-00-7280, and 28-00-00-5980) for drainage repairs/improvements.

Staff Recommendation: Adopt a Resolution (**Attachment A**) Authorizing Emergency Repairs at 7701 Nichals Street and finding:

1. The public interest and necessity demand immediate expenditure of public money to safeguard life, health or property, and the City Council and/or the City Manager may expend any sum required in the emergency for the construction or completion of any building structure or improvement without submitting the expenditure to bid; and
2. The emergency will not permit a delay resulting from a competitive solicitation for bids, which is necessary to respond to the emergency.
3. Finding the project exempt from the California Environmental Quality Act pursuant to Section 15301(a) (existing facilities) of the State CEQA Guidelines.

Attachments:

Attachment A – Resolution

RESOLUTION 2024-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMON GROVE, CALIFORNIA AUTHORIZING EMERGENCY REPAIRS AT 7701 NICHALS STREET, LEMON GROVE, CALIFORNIA; AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, there is an emergency need to conduct repairs to the property located at 7701 Nichals Street, Lemon Grove, California stemming from the failure of a storm drain that bifurcates the property and that has caused the failure of the overlying soils and erosion to perimeter slopes; and

WHEREAS, there is an emergency need to prevent further property damage and mitigate threats to health and safety posed by the property damage at 7701 Nichals Street, Lemon Grove, California; and

WHEREAS, Section 3.24.140 of the Lemon Grove Municipal Code (LGMC) provides that in cases of emergency, when repair or replacements are necessary to avoid danger to life or property, the City Manager may then proceed at once to replace or repair any public facility and/or procure the necessary equipment, services and supplies, without giving notice of bids to let contracts. Section 3.24.140 includes that emergency work may be completed under the direction of the City Manager, or by contractor, or a combination of the two with the ratification of such emergency need by the City Council; and

WHEREAS, in addition to the LGMC, state law under Public Contract Code § 22050 authorizes public agencies to utilize special purchasing procedures when emergencies exist; and

WHEREAS, pursuant to the Public Contract Code, the City Council may adopt a resolution by a four-fifths vote of all of its members, declaring that the public interest and necessity demand immediate expenditure of public money to safeguard life, health or property, and the City Council and/or City Manager may expend any sum required in the emergency for the construction or completion of any building structure or improvement without submitting the expenditure to bid; and

WHEREAS, as provided in Public Contract Code §22050(a)(1), in the case of an emergency, a public agency, pursuant to a four-fifths vote of its governing body, may repair or replace a public facility, take any directly related and immediate action required by that emergency, and procure the necessary equipment, services, and supplies for those purposes, without giving notice for bids to let contracts; and

WHEREAS, pursuant to Public Contract Code §22050(a)(2), before a governing body takes any action on emergency purchasing, it shall make a finding, based on substantial evidence set forth in the minutes of its meeting, that the emergency will not

permit a delay resulting from a competitive solicitation for bids, and that the action is necessary to respond to the emergency; and

WHEREAS, the City has engaged Rick Engineering to conduct and/or coordinate the repair work necessary, including the ability to sub-contract for equipment, services, and supplies necessary to secure the health and safety of the community and patrons of property.

NOW, THEREFORE, the City Council of the City of Lemon Grove does resolve as follows:

1. That the above recitations are true and correct.
2. That the public interest and necessity demand immediate expenditure of public money to safeguard life, health or property, specifically to repair the property at 7701 Nichals Street, Lemon Grove, California (“Subject Property”) as well as any appurtenant structures or facilities in need of immediate repair.
3. That the nature of the emergency and repairs needed are such that the emergency will not permit a delay resulting from a competitive solicitation for bids, and immediate action in the form of repairs to the property are necessary to respond to the emergency because the failed corrugated metal pipe is causing severe damage to the Subject Property and a continued threat to the integrity of the earth in the immediate area. Any additional damage could be catastrophic for the Subject Property and presents a threat to the health and safety of the community creating an urgent need to repair the damage and secure the Subject Property immediately.
4. That the City Council authorizes and directs the City Manager to proceed with the emergency repairs at 7701 Nichals Street, Lemon Grove, California and execute all contracts necessary to effect necessary repairs thereto, in a form acceptable to the City Attorney.
5. That the City Council finds and determines that all work covered by the construction contract(s) set forth above has no potential to cause a direct physical change in the environment nor a reasonably foreseeable indirect physical change in the environment and is exempt under the California Environmental Quality Act pursuant to Section 15301(a) (existing facilities) of the State CEQA Guidelines.

PASSED AND ADOPTED on February 20, 2024, the City Council of the City of Lemon Grove, California, adopted Resolution No. _____, passed by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Racquel Vasquez, Mayor

Attest:

Joel G. Pablo, City Clerk

Approved as to Form:

Kristen Steinke, City Attorney



CITY OF LEMON GROVE

**CARRIED OVER FROM 1/16/2024 AND
2/6/2024 MEETINGS**

CITY COUNCIL STAFF REPORT

Item No. 2.
Meeting Date: February 6, 2024
Submitted to: Honorable Mayor and Members of the City Council
Department: Public Works
Staff Contact: Izzy Murguia, Public Works Director
imurguia@lemongrove.ca.gov
Item Title: **Discussion on Recommended Street Rehabilitation for Streets with a Pavement Condition Index of 25 or Below**

Recommended Action: Receive report and provide direction on staff's recommendation to rehabilitate streets with a pavement condition index (PCI) of 25 or below to be included in the FY 2023-2024 Street Rehabilitation Project.

Summary: The FY 2023-24 Budget and Capital Improvement (CIP) Program includes \$1,160,000 to rehabilitate streets with a PCI of 25 or below. As part of the FY 2023-24 budget process, the City Council established criteria for staff to evaluate and recommend streets at or below 25 PCI for rehabilitation. This report provides staff's recommendation based on the methodology outlined by the City Council and available funding.

Discussion: The City's street system consists of 70 centerline miles of which 10.8 miles are arterials, 17.6 miles are collectors, and 41.1 miles are residential and 0.5 are parking lots. The City's PCI is 58, which is categorized as "fair." For the past several years, the City has completed annual street rehabilitation projects with a focus on preserving streets in good condition, maintaining arterials, and performing overlay work as funding allows.

As part of the FY 2023-24 Budget, the CIP includes \$1,160,000 in funding dedicated to streets with a PCI rating of 25 or less. Additionally, the City has an additional \$350,000 in funds allocated in FY 2022-23 for streets less than 25 PCI, which will be rolled into FY 2023-24 budget, for a total of \$1,510,000 dedicated to streets less than 25 PCI. There are 105 street segments that have a PCI rating of 25 or below, which consists of 22.7 percent of the street network.

At the May 23, 2023, CIP Workshop, the City Council established several criteria for staff to consider when selecting streets with a PCI of 25 or below for rehabilitation. The criteria includes: 1) cost; 2) connectivity (fixing whole blocks); 3) maximizing number of residences/streets/square footage; 4) proximity to parks, government facilities, and schools; and 5) location to commercial corridors. In addition to the criteria, staff divided the City into four (4) zones and attributed equal amounts of the available funding to each zone (e.g., ≤ \$400,000 for Zone 1, ≤ \$400,000 for Zone 2, etc.), as part of the methodology in selecting the recommended streets. Based on the criteria above, Table 1 below lists the recommended streets below 25 PCI selected for rehabilitation.

Table 1: Recommended 25 PCI Streets for Rehabilitation

Street Name	Beginning Location	End Location	Zone	Estimated Cost
Pacific Ave	Vista Ave	Church St	1	\$21,670
Pacific Ave	Citrus St	Harris St	1	\$67,515
Pacific Ave	New Jersey Ave	Buena Vista Ave	1	\$93,724
Pacific Ave	Buena Vista Ave	Olive St	1	\$92,526
Pacific Ave	Olive St	Main St	1	\$37,965
Vista Ave	Pacific Ave	Central Ave	1	\$92,574
Camino De Las Palmas	Palm St	Calle Sur	2	\$205,404
Calle Norte	W CDS	Camino De Las Palmas	2	\$32,741
Acacia St	Golden Ave	S CDS	2	\$83,732
McKnight St	Camelot Ct	San Pasqual St	3	\$74,938
McKnight St	Mt. Vernon St	Camelot Ct	3	\$94,087
McKnight St	N End	Mt. Vernon St	3	\$40,956
El Prado Ave	Bonita St	San Pasqual St	3	\$52,953
Bonita St	Beryl St	El Prado	3	\$134,038
Camino De Las Palmas	Calle Sur	Ildica St	4	\$171,874
Lawton Dr	Mt. Vernon	S CDS	4	\$78,216
Lansing Dr	Canton Dr	Skyline Dr	4	\$176,906

Staff is in the process of developing the request for bid (RFB) for the FY 2023-24 Street Rehabilitation Project (Project). The Project will include streets listed in the first year of the Pavement Management Program adopted in April 2023, streets designated for rehabilitation for FY 2022-23 (no street project was conducted in FY 2022-23), and the recommended streets below 25 PCI. Staff has identified alternative streets for rehabilitation (Attachment

A) to be included as part of the RFB as bid alternatives and may be selected on an individual basis if additional funding becomes available or bid quantities come in lower than budgeted. In total, the FY 2023-24 Project is budgeted for \$3.6 million and is expected to be awarded in Spring 2024.

Based on staff's recommendations, staff seeks to address 17 various street segments at or below 25 PCI. Staff seeks City Council's direction on staff's recommendation to address the streets in most dire need in the City.

Alternatives Considered: The City Council may elect to approve any of the alternative street segment(s), listed in Attachment A, which also met the various criteria outlined above. To address all streets on the alternative list would require an additional \$1.9 million. In an effort to address 1-2 additional streets per zone, staff recommends appropriating an additional \$500,000 in American Rescue Plan Act (ARPA) funds for streets below 25 PCI. The additional funds would be equivalent to \$502,500 per zone.

Environmental Review:

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

Fiscal Impact: The direction requested has the potential to have a fiscal impact and that analysis will be brought forward as part of the FY 2023-24 Mid-Year Budget Adjustment. Sufficient ARPA Funds are available to be appropriated in the amount of \$500,000 for streets below 25 PCI. If approved, the total amount of ARPA funds dedicated to streets below 25 PCI would increase from \$1,160,000 to \$1,660,000.

Public Notification: None.

Staff Recommendation: Receive report and provide direction on staff's recommendation to rehabilitate streets with a pavement condition index (PCI) of 25 or below to be included in the FY 2023-2024 Street Rehabilitation Project.

Attachments:

- Attachment A – Recommended/Alternative 25 PCI Street List
- Attachment B – 25 PCI List

RECOMMENDED STREETS FOR REHABILITATION RATED AT OR BELOW 25 PCI

KEY
 Recommended for Funding as part of the FY 2023-24 Street Rehabilitation Project
 Alternatives to be Rehabilitated Only as Funding Allows

STREET NAME	STREET ID	SECTION ID	BEG LOCATION	END LOCATION	LANES	FUNCTIONAL CLASS	LENGTH	WIDTH	AREA (SF)	SURFACE TYPE	PCI DATE	INSPECTED PCI	ZONE	EST COST
Zone 1														
PACIFIC AVENUE	PACAV	0100	VISTA AV	CITRUS ST	2	Residential, local	250	22	5,500	AC	11/28/2022	18	1	\$ 21,670.00
PACIFIC AVENUE	PACAV	0200	CITRUS ST	HARRIS ST	2	Residential, local	504	34	17,136	AC	11/28/2022	11	1	\$ 67,515.64
PACIFIC AVENUE	PACAV	0500	NEW JERSEY AV	BUENA VISTA AV	2	Residential, local	626	38	23,788	AC	11/28/2022	\$10	1	\$ 93,724.72
PACIFIC AVENUE	PACAV	0600	BUENA VISTA AV	OLIVE ST	2	Residential, local	618	38	23,484	AC	11/28/2022	\$10	1	\$ 92,526.96
PACIFIC AVENUE	PACAV	0700	OLIVE ST	MAIN ST	2	Residential, local	292	33	9,536	AC	11/28/2022	28	1	\$ 37,985.84
VISTA AVENUE	VISAV	0300	PACIFIC AV	CENTRAL AV	2	Residential, local	979	24	23,496	AC	11/30/2022	19	1	\$ 92,574.24
Total														
														\$ 395,282.92
CEDRAL PLACE	GEDRPL	0100	W CDS	E CDS	2	Residential, local	611	34	20,774	AC	11/22/2022	20	1	\$ 81,949.56
LEMONWOOD LANE	LEVOLD	0100	W CDS	MERCURY DR	2	Residential, local	708	34	24,072	AC	11/28/2022	25	1	\$ 94,843.68
MERCURY DRIVE	MERCOR	0100	LEMONWOOD LN	SAN MIGUEL AV	2	Residential, local	808	34	27,472	AC	11/28/2022	11	1	\$ 108,239.68
DREW LANE	DREWLN	0100	N CDS	SAN MIGUEL AV	2	Residential, local	979	33	32,307	AC	11/28/2022	\$10	1	\$ 127,289.68
Total														
														\$ 422,947.18
Zone 2														
CAMINO DE LAS PALMAS	CDLPLM	0200	PALM ST (RES)	CALLE SUR	2	Residential, local	1409	37	52,133	AC	12/12/2022	24	2	\$ 205,404.02
CALLE NORTE	CALNOR	0100	W CDS	CMO DE LAS PALMAS	2	Residential, local	277	30	8,310	AC	11/30/2022	22	2	\$ 32,741.40
ACACIA STREET	ACACST	0100	GOLDEN AV	S CDS	2	Residential, local	644	33	21,252	AC/AC	11/30/2022	16	2	\$ 83,732.88
Total														
														\$ 321,878.30
GRESTLINE DRIVE	GRESDR	0100	PALM ST	HAVENDR	2	Residential, local	765	33	25,245	AC	12/12/2022	\$10	2	\$ 99,465.90
HAVEN DRIVE	HAVENR	0100	GRESTLINE DR	MULDER ST	2	Residential, local	280	29	8,440	AC	11/21/2022	\$10	2	\$ 95,378.60
MULDER STREET	MULDST	100	PALM ST	HAVEN ST	2	Residential, local	767	33	25,311.00	AC	12/22/2022	30	2	\$ 99,726.24
LONGDALE DRIVE	LONGDR	0200	SKYLINE DR	E CDS	2	Residential, local	844	34	28,698	AC	12/22/2022	14	2	\$ 113,082.24
KEMP STREET	KEMPS	0200	GOLDEN AV	DARRYL ST	3	Collector	831	49	40,719	AC	11/30/2022	12	2	\$ 169,452.60
KEMP STREET	KEMPS	0300	DARRYL ST	LINCOLN ST	49	Collector	497	49	24,553	AC	11/30/2022	11	2	\$ 55,950.92
Total														
														\$ 594,010.16
Zone 3														
MC KNIGHT STREET	MCKNST	0300	CAMELOT CT	SAN PASQUAL ST	2	Residential, local	634	30	19,020	AC	11/28/2022	\$10	3	\$ 71,938.80
MC KNIGHT STREET	MCKNST	0200	MT VERNON ST	CAMELOT CT	2	Residential, local	736	30	22,080	AC	11/28/2022	\$10	3	\$ 54,067.20
MC KNIGHT STREET	MCKNST	0100	N END	MT VERNON ST	2	Residential, local	385	27	10,385	AC	11/28/2022	20	3	\$ 46,936.80
EL PRADO AVENUE	ELPRAV	0200	BONITA ST	SAN PASQUAL ST	2	Residential, local	560	24	13,440	AC	11/28/2022	24	3	\$ 52,633.60
BONITA STREET	BONIST	0400	BERYL ST	EL PRADO AV	2	Residential, local	1215	28	34,020	AC	11/22/2022	15	3	\$ 134,038.80
Total														
														\$ 306,974.20
BERYL STREET	BERYST	0100	BONITA ST	EL PRADO AV	2	Residential, local	554	22	12,188	AC	11/22/2022	\$10	3	\$ 46,201.72
BERYL STREET	BERYST	0200	MAIN ST	MAIN ST	2	Residential, local	566	30	16,980	AC	11/22/2022	\$10	3	\$ 66,801.20
BUENA VISTA AVENUE	BUVAV	0500	DAVIDSO	MAIN ST	2	Residential, local	604	31	18,724	AC	11/22/2022	\$10	3	\$ 71,722.56
PERGO STREET	PERGST	0100	N CDS	S CDS	2	Residential, local	505	34	17,170	AC	11/28/2022	21	3	\$ 67,649.80
BERRYLAND COURT	BERRCT	0100	N CDS	SAN PASQUAL ST	2	Residential, local	688	33	22,704	AC	12/23/2022	\$10	3	\$ 89,453.76
CALLE ENTRE	CALENT	0100	PRIMERA ST	LA COMITA ST	2	Residential, local	268	33	8,844	AC	11/22/2022	\$10	3	\$ 34,845.36
LA CORRA STREET	LACOST	0100	CALLE ENTRE	MASSACHUSETTS AV	2	Residential, local	583	33	19,669	AC	11/28/2022	\$10	3	\$ 77,101.88
PRIMERA STREET	PRMST	0100	CALLE ENTRE	MASSACHUSETTS AV	2	Residential, local	385	33	12,705	AC	11/28/2022	\$10	3	\$ 50,657.20
Total														
														\$ 507,802.56
Zone 4														
CAMINO DE LAS PALMAS	CDLPLM	0300	CALLE SUR	LINDA ST	2	Residential, local	1179	37	43,623	AC	11/30/2022	24	4	\$ 171,874.62
LAYTON DRIVE	LAYTDR	0100	MT VERNON ST	S CDS	2	Residential, local	709	28	19,652	AC	12/22/2022	\$10	4	\$ 78,218.68
LANSING DRIVE	LANSDR	0100	GAYTON DR	SKYLINE DR	2	Collector	1796	25	44,900	AC	11/30/2022	20	4	\$ 187,900.80
Total														
														\$ 428,994.10
NOBLE STREET	NOBLST	0100	LAWFORD PL	E DORA ST	2	Residential, local	1313	23	30,199	AC	12/22/2022	\$10	4	\$ 118,984.06
FAIRHAVEN STREET	FAHST	0100	EL DORA ST	GLENCOE DR	2	Residential, local	1262	30	37,860	AC	12/12/2022	18	4	\$ 149,168.40
GLENCOE DRIVE	GLENDR	0100SB	AYON DR	E DORA ST	1	Residential, local	521	17	8,957	AC	12/21/2022	\$10	4	\$ 34,889.58
HUGHES STREET	HUGHST	0100	LINCOLN PL	GLENCOE DR	2	Residential, local	801	25	20,025	AC	11/21/2022	\$10	4	\$ 78,889.58
Total														
														\$ 381,947.54



#	Street Name	Street ID	Section ID	Bag Location	End Location	Lanes	Functional Class	Length (ft)	Width (ft)	Area (sf)	Surface Type	PCI Date	Inspected PCI
1	EDDING DRIVE	EDDIR	0100	N CDS	MT VERNON ST	2	Residential/Local	546	33	18,018	AC	11/28/2022	25
2	LEMONWOOD LANE	LEWLN	0100	W CDS	MERCURY DR	2	Residential/Local	708	34	24,072	AC	11/28/2022	25
3	ROY STREET	ROYST	0400	W CDS	GOLDEN AV	2	Residential/Local	363	34	12,342	AC	12/2/2022	25
4	WASHINGTON STREET	WASHST	0700	518 S/O MT VERNON ST	ALTON DR	2	Collector	507	22	11,154	AC	12/1/2022	25
5	CAMINO DE LAS PALMAS	CDPLM	0200	PALM ST (RES)	CALE SUR	2	Residential/Local	1409	37	52,133	AC	12/12/2022	24
6	CAMINO DE LAS PALMAS	CDPLM	0300	CALE SUR	ILDICA ST	2	Residential/Local	1179	37	43,623	AC	11/30/2022	24
7	EL PRADO AVENUE	ELPRAV	0200	BONITA ST	SAN PASQUAL ST	2	Residential/Local	560	24	13,440	AC	11/28/2022	24
8	69TH STREET	69THST	0200	DAVENIR ST	DARTMOOR DR	2	Collector	1246	26	32,396	AC	11/30/2022	23
9	LEMON GROVE AVENUE	LEGRAV	0500SB	CENTRAL AV	SAN MARGEL AV	2	Arterial	1628	31	50,468	AC/AC	11/30/2022	23
10	CALLE MORIE	CALNDR	0100	W CDS	CMO DE LAS PALMAS	2	Residential/Local	277	22	8,310	AC	11/30/2022	22
11	CARLISE DRIVE	CARDR	0200	SKYLINE RD	JAMACHA RD	2	Residential/Local	240	33	7,920	AC	12/12/2022	22
12	LINCOLN STREET	LINCS	0300	SKYLINE DR	JULIE LYNN WY	2	Collector	195	34	6,630	AC	11/30/2022	22
13	NORTH AVENUE	NORTAV	0400	WEST ST	246 W/F BUENA VISTA AV	2	Residential/Local	930	32	29,760	AC	11/28/2022	22
14	MADRA STREET	MADEST	0300	RAMON ST	69TH ST	2	Collector	1591	47	74,777	AC	11/18/2022	21
15	PERGL STREET	PERGST	0100	N CDS	5 CDS	2	Residential/Local	505	34	17,170	AC	11/28/2022	21
16	BROADWAY	BROADW	1100EB	WASHINGTON AV	LEMON GROVE WY	2	Arterial	891	30	26,730	AC	11/30/2022	20
17	FEDRAL PLACE	FEDRPL	0100	W CDS	E CDS	2	Residential/Local	611	34	20,774	AC	11/22/2022	20
18	DAYTON DRIVE	DAYDR	0400	151 S/O NICHALS ST	EL ROY DR	2	Residential/Local	982	29	28,478	AC	11/30/2022	20
19	HIBISCUS DRIVE	HIBDR	0100	CENTRAL AV	5 CDS	2	Residential/Local	1267	40	50,680	AC	11/28/2022	20
20	LANSING DRIVE	LANSDR	0100	CANTON DR	SKYLINE DR	2	Collector	1796	25	44,900	AC	11/30/2022	20
21	MADRA STREET	MADEST	0200	MASSACHUSETTS AV	RAMON ST	2	Collector	1555	54	83,970	AC	11/18/2022	20
22	MCK NIGHT STREET	MCKNST	0100	N END	MT VERNON ST	2	Residential/Local	385	27	10,395	AC	11/28/2022	20
23	OLIVE STREET	OLVST	0300	BROADWAY	PACIFIC AV	2	Residential/Local	644	38	24,472	AC	11/28/2022	20
24	SKYLINE DRIVE	SKYDR	0400	ALTON DR	CANTON DR	3	Collector	2050	62	127,100	AC/AC	11/18/2022	20
25	BROADWAY	BROADW	0400WB	LEMON GROVE WY	WASHINGTON ST	2	Arterial	891	37	32,967	AC	11/30/2022	19
26	GFENCE DRIVE	GFENDR	0400	CALUCOCCADO ST	HUGHES ST	1	Residential/Local	653	22	14,366	AC	12/12/2022	19
27	HARRIS STREET	HARRST	0100	NORTH AV	BROADWAY	2	Residential/Local	644	38	24,472	AC	11/28/2022	19
28	IDA STREET	IDASTR	0100	CORONA ST	E CDS	2	Residential/Local	235	33	7,755	AC	11/28/2022	19
29	NICHALS STREET	NICHST	0100	GFENCE DR	611 W/O GFENCE DR	2	Residential/Local	611	31	18,941	AC	12/2/2022	19
30	VISTA AVENUE	VISTAV	0300	PACIFIC AV	CENTRAL AV	2	Residential/Local	979	24	23,496	AC	11/30/2022	19
31	FAIRHAVEN STREET	FAHST	0100	EL DORA ST	GFENCE DR	2	Residential/Local	1262	30	37,860	AC	12/1/2022	18
32	FISHER LANE	FISHLN	0100	CENTRAL AV	ROOSEVELT AV	1	Residential/Local	634	14	8,876	AC	11/28/2022	18
33	LINCOLN STREET	LINCS	0400	JULIE LYNN WY	WASHINGTON ST	2	Collector	777	24	18,648	AC	11/30/2022	18
34	NORTH AVENUE	NORTAV	0500	BUENA VISTA AV	OLIVE ST	2	Residential/Local	630	26	16,380	AC	11/28/2022	18
35	PACIFIC AVENUE	PACIAV	0100	VISTA AV	CITRUS ST	2	Residential/Local	250	22	5,500	AC	11/28/2022	18
36	SKYLINE DRIVE	SKYDR	0100	LINCOLN ST	PALM ST	3	Collector	1377	66	90,882	AC	11/18/2022	18
37	WASHINGTON STREET	WASHST	0100	BROADWAY	290 S/O BROADWAY	2	Collector	290	34	9,860	AC	12/1/2022	18
38	ACACIA STREET	ACACST	0100	GOLDEN AV	5 CDS	2	Residential/Local	644	33	21,252	AC/AC	11/30/2022	16
39	BROADWAY	BROADW	0500WB	WASHINGTON ST	KEMPE ST	2	Arterial	1031	39	40,209	AC	11/30/2022	16
40	MAIN STREET	MAINST	0800	MT VERNON ST	5 CDS	2	Residential/Local	1759	28	49,252	AC	11/28/2022	16
41	BONITA STREET	BONIST	0400	BEVELY ST	EL PRADO ST	2	Residential/Local	1215	28	34,020	AC	11/22/2022	15
42	BROADWAY	BROADW	1000EB	KEMPE ST	WASHINGTON ST	3	Arterial	1031	41	42,271	AC	11/30/2022	15
43	MADISON AVENUE	MAIDAV	0300	CYPRESS AV	OLIVE ST	2	Residential/Local	354	26	9,204	AC	11/28/2022	15
44	ALTON DRIVE	ALTDOR	0700	DEBEO DR	EOP	2	Residential/Local	160	15	2,400	AC	11/30/2022	14
45	CARLISE DRIVE	CARDR	0100	W CITY LIMIT	SKYLINE DR	2	Residential/Local	525	34	17,850	AC	11/30/2022	14
46	LONGDALE DRIVE	LONGDR	0200	SKYLINE DR	E CDS	2	Residential/Local	844	34	28,696	AC	12/2/2022	14
47	FEDERAL BOULEVARD	FEDBL	0500EB	422 W/O COLLEGE AV	COLLEGE AV	2	Collector	422	42	17,724	AC	11/30/2022	13
48	DAVIDSON AVENUE	DAVAV	0200	BUENA VISTA AV	MAIN ST	2	Residential/Local	351	22	7,722	AC	11/28/2022	12
49	KEMPE STREET	KEMPEST	0100NB	GOLDEN AV	BROADWAY	2	Collector	306	32	9,792	AC	11/30/2022	12
50	KEMPE STREET	KEMPEST	0200	GOLDEN AV	DARRYL ST	3	Collector	831	49	40,719	AC	11/30/2022	12
51	BLOSSOM LANE	BLOSLN	0100EB	W END	WASHINGTON ST	1	Residential/Local	821	21	17,241	AC	12/12/2022	11
52	KEMPE STREET	KEMPEST	0300	DARRYL ST	LINCOLN ST	49	Collector	497	49	24,353	AC	11/30/2022	11
53	MAIN STREET	MAINST	0400	CENTRAL AV	BURRELL AV	2	Residential/Local	790	31	24,490	AC	11/28/2022	11
54	MERCURY DRIVE	MERCDR	0100	LEMONWOOD LN	SAN MARGEL AV	2	Residential/Local	808	34	27,472	AC	11/28/2022	11
55	MT VERNON STREET	MTVEST	1200	DEBEO DR	GOLDEN AV	2	Collector	7726	40	309,040	AC	12/1/2022	11



#	Street Name	Street ID	Section ID	Bag Location	End Location	Lanes	Functional Class	Length (ft)	Width (ft)	Area (sf)	Surface Type	PCI Date	Inspected PCI
56	MT VERNON STREET	MTVEST	1300	GOLDEN AV	LAWTON ST	2	Collector	767	33	25,311	AC	12/1/2022	11
57	PACIFIC AVENUE	PACIAV	0200	CITRUS ST	HARRIS ST	2	Residential/Local	504	34	17,136	AC	11/28/2022	11
58	BUENA VISTA AVENUE	BUVAIV	0100	NORTH AV	BROADWAY	2	Collector	654	37	24,198	AC	11/30/2022	510
59	ALTON DRIVE	ALTDOR	0600	WASHINGTON ST	DEBGO DR	2	Collector	617	21	12,957	AC	11/30/2022	510
60	BROADWAY	BROADW	0300WB	SWEETWATER RD	LEMON GROVE WY	2	Arterial	502	36	18,072	AC	11/30/2022	510
61	GLEBE ROAD	GLEBDD	0100	FISHER LN	SAN MIGUEL AV	2	Residential/Local	747	34	25,398	AC	11/28/2022	510
62	LA CORTA STREET	LACOST	0100	CALLE ENTRE	MASSACHUSETTS AV	2	Residential/Local	593	33	19,569	AC	11/28/2022	510
63	PACIFIC AVENUE	PACIAV	0500	NEW JERSEY AV	BUENA VISTA AV	2	Residential/Local	626	38	23,788	AC	11/28/2022	510
64	BROADWAY	BROADW	1200EB	LEMON GROVE WY	SWEETWATER RD	2	Arterial	502	30	15,060	AC	11/30/2022	510
65	NOBLE STREET	NOBLST	0100	LAWFORD PL	E DORA ST	2	Residential/Local	1313	23	30,199	AC	12/2/2022	510
66	GLENCOE DRIVE	GLENDR	0100SB	ATON DR	ELDORA ST	1	Residential/Local	521	17	8,857	AC	12/21/2022	510
67	MAIN STREET	MAINST	0900	SAN PASQUAL ST	MASSACHUSETTS AV	2	Residential/Local	448	37	16,576	AC	11/28/2022	510
68	MT VERNON STREET	MTVEST	1100	WASHINGTON ST	DEBGO DR	2	Collector	546	39	21,294	AC	12/1/2022	510
69	WASHINGTON STREET	WASHST	0200	GOLDEN AV	188' N/O GOLDEN AV	1	Collector	188	32	6,016	AC	12/1/2022	510
70	69TH STREET	69THST	0300	DARTMOOR DR	MADERA ST	2	Collector	1107	25	27,675	AC	11/30/2022	510
71	LAWTON DRIVE	LAWTDR	0100	MT VERNON ST	S COS	2	Residential/Local	709	28	19,852	AC	12/2/2022	510
72	WEST STREET	WESTST	0100	NORTH AV	BROADWAY	2	Residential/Local	634	34	21,556	AC	11/30/2022	510
73	BLOSSOM LANE	BLOSSLN	0100WB	WASHINGTON ST	W END	1	Residential/Local	821	21	17,241	AC	12/12/2022	510
74	UDICA STREET	UDIST	0100	BLISSOM LN	CAMINO DE LAS PALMAS	3	Residential/Local	1580	62	97,960	AC	11/21/2022	510
75	LEMON GROVE WAY	LEGRWY	0400	COLUMBUS PL	BROADWAY	2	Collector	762	45	34,290	AC	11/30/2022	510
76	MADISON AVENUE	MADIAV	0100	W END	NEW JERSEY AV	2	Residential/Local	486	26	12,636	AC	11/28/2022	510
77	BERYL STREET	BERYST	0100	BONITA ST	EL PRADO AV	2	Residential/Local	554	22	12,188	AC	11/22/2022	510
78	BERYL STREET	BERYST	0200	EL PRADO AV	MAIN ST	2	Residential/Local	566	33	16,980	AC	11/22/2022	510
79	CYPRESS AVENUE	CYPRAV	0100	CENTRAL AV	BURNELL AV	2	Residential/Local	814	23	18,722	AC	11/22/2022	510
80	DAYTONA STREET	DAYTST	0100	ALFORD ST	HARRIS ST	2	Residential/Local	242	16	3,872	AC	11/28/2022	510
81	LINCOLN PLACE	LINCPK	0100	HUGHES ST	ZEMCO DR	2	Residential/Local	545	20	10,900	AC	12/2/2022	510
82	NIDA PLACE	NIDAPL	0100	PALMA AV	S COS	2	Residential/Local	483	28	13,524	AC	12/2/2022	510
83	OLIVE STREET	OLVST	0100	N COS	NORTH AV	2	Residential/Local	303	30	9,090	AC	11/28/2022	510
84	CALLE ENTRE	CALENT	0100	PRIMERA ST	LA CORTA ST	2	Residential/Local	268	33	8,844	AC	11/22/2022	510
85	CORONA STREET	COMOST	0100	CENTRAL AV	ROOSEVELT AV	2	Residential/Local	637	21	13,377	AC	11/22/2022	510
86	CRESTLINE DRIVE	CRESDR	0100	HAVEN DR	HAVEN DR	2	Residential/Local	765	33	25,245	AC	12/12/2022	510
87	HAVEN DRIVE	HAVDR	0100	CRESTLINE DR	MULDER ST	2	Residential/Local	280	23	6,440	AC	11/21/2022	510
88	HUGHES STREET	HUGHST	0100	LINCOLN PL	GLENCOE DR	2	Residential/Local	801	25	20,025	AC	11/21/2022	510
89	LESTER STREET	LESTST	0100	LEMON GROVE AV	GROVE ST	2	Residential/Local	884	30	26,520	AC	12/2/2022	510
90	MC KNIGHT STREET	MCKNST	0300	CAMELOT CT	SAN PASQUAL ST	2	Residential/Local	634	30	19,020	AC	11/28/2022	510
91	NORTH AVENUE	NORTAV	0300	HARRIS ST	WEST ST	2	Residential/Local	368	25	9,200	AC	11/28/2022	510
92	PACIFIC AVENUE	PACIAV	0600	BUENA VISTA AV	OLIVE ST	2	Residential/Local	618	38	23,484	AC	11/28/2022	510
93	BERRYLAND COURT	BERRCT	0100	SAN MIGUEL AV	SAN PASQUAL ST	2	Residential/Local	688	33	22,704	AC	12/23/2022	510
94	MERCURY DRIVE	MERCDR	0200	SAN MIGUEL AV	ROSEMARY LN	2	Residential/Local	784	34	26,656	AC	11/28/2022	510
95	PRIMERA STREET	PRIMST	0100	CALLE ENTRE	MASSACHUSETTS AV	2	Residential/Local	385	33	12,705	AC	11/28/2022	510
96	SWEETWATER WAY	SWEETW	0100	BROADWAY	S COS	2	Residential/Local	770	30	23,100	AC	12/2/2022	510
97	BUENA VISTA AVENUE	BUVAIV	0500	DAVIDSON AV	MAIN ST	2	Residential/Local	604	31	18,724	AC	11/22/2022	510
98	CYPRESS AVENUE	CYPRAV	0200	BURNELL AV	SAN MIGUEL AV	2	Residential/Local	560	24	13,440	AC	11/22/2022	510
99	LEMON AVENUE	LEMOAV	0100	BUENA VISTA AV	OLIVE ST	2	Residential/Local	613	33	20,229	AC	11/28/2022	510
100	NORTH AVENUE	NORTAV	0100	BROADWAY	MASSACHUSETTS AV	2	Residential/Local	2005	25	50,125	AC	11/28/2022	510
101	SAN PASQUAL COURT	SAPACT	0100	NW END	SAN PASQUAL ST	2	Residential/Local	362	30	10,860	AC	11/28/2022	510
102	BURNELL AVENUE	BURNAV	0100	CYPRESS AV	OLIVE ST	2	Residential/Local	323	29	9,367	AC	11/22/2022	510
103	DEBGO DRIVE	DEBGO	0200	ROBBIE WY	ALTON DR	2	Residential/Local	607	33	20,031	AC	11/30/2022	510
104	DREW LANE	DREWLN	0100	N COS	SAN MIGUEL AV	2	Residential/Local	979	33	32,307	AC	11/28/2022	510
105	MC KNIGHT STREET	MCKNST	0200	MT VERNON ST	CAMELOT CT	2	Residential/Local	796	30	23,880	AC	11/28/2022	510