



# City of Lemon Grove City Council Regular Meeting Agenda

Tuesday, April 1, 2025 at 6:00 p.m.

Lemon Grove Community Center  
3146 School Lane, Lemon Grove, CA 91945

## **City Council**

Alysson Snow, Mayor  
Jennifer Mendoza, Mayor Pro-Tem  
Jessyka Heredia, Councilmember  
Steve Faiai, Councilmember  
Yadira Altamirano, 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**

## **Presentations**

Arbor Day Proclamation

Honor Lemon Grove Lions Club and Lemon Grove Forward Club for their Dedicated Service to Lemon Grove

## **Public Comment**

*Digitally submitted public comments received by the City Clerk at [jpablo@lemongrove.ca.gov](mailto: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 the 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: Stacey Tang, Finance Director

Recommendation: Ratify demands covering March 11, 2025 through March 24, 2025.

### 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 meetings

held on February 25, 2025, March 4, 2025 and March 18, 2025.

1.D Authorizing an Application for San Diego Association of Government's Smart Growth Incentive Program (SGIP)

Reference: Izzy Murguia, Public Works Director

Recommendation: It is recommended that the City Council adopt a Resolution to authorize the City Manager to submit a grant application for San Diego Association of Government's Smart Growth Incentive Program (SGIP) for the Broadway and Sweetwater Road intersection improvements and a regional bikeway corridor study in the amount of \$4,134,500, and authorize the City Manager to execute all necessary application and funding documents.

### **Public Hearing**

2. Amendment to the 2025 Regional Transportation Improvement Program (RTIP)

Reference: Izzy Murguia, Public Works Director

Recommendation: It is recommended that the City Council: 1) Conduct a Public Hearing; 2) Receive Public Comment; and 3) Adopt a Resolution amending the 2025 Regional Transportation Improvement Program (RTIP) for Fiscal Year 2024-25 through Fiscal Year 2028-29.

### **Reports to Council**

3. Second Reading and Adoption of Ordinance No. 467: An Ordinance Amending Lemon Grove Municipal Code Title 12, Chapter 12.10 – Increasing the Valuation Threshold for Public Street Dedications and Public Street Improvements and Adding Additional Exceptions to Building Valuation

Reference: Bill Chopyk, Special Projects Manager

Recommendation: Hold second reading, by title only and adopt Ordinance 467 amending Lemon Grove Municipal Code (LGMC) Sections 12.10.050 and 12.10.060 increasing the valuation threshold amount and establishing additional exemptions for public street dedications and public street improvements.

4. Park Restroom Replacement Project Discussion

Reference: Izzy Murguia, Public Works Director

Recommendation: Receive report and provide direction on the Park Restroom Replacement 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's Report**

### **Closed Session**

- a. Conference with Legal Counsel – Anticipated Litigation (Government Code §54956.9(d)(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 11:00 a.m. on March 28, 2025 to the members of the governing agency, and caused the agenda to be posted on the City’s website at [www.lemongrove.ca.gov](http://www.lemongrove.ca.gov) and at Lemon Grove City Hall, 3232 Main Street Lemon Grove, CA 91945.

/s/ 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. Please contact the City Clerk 72 hours prior to the meeting to enable the City to make arrangements to ensure accessibility to this meeting. Every reasonable effort will be made to meet your request. If you require such assistance, please contact the City Clerk at (619) 825-3841 or email [jpablo@lemongrove.ca.gov](mailto: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:** April 1, 2025  
**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 on the Agenda**

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

**Environmental Review:**

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

**Fiscal Impact:** None.

**Public Notification:** None.



# CITY OF LEMON GROVE

## CITY COUNCIL STAFF REPORT

**Item No.** 1.B  
**Meeting Date:** April 1, 2025  
**Submitted to:** Honorable Mayor and Members of the City Council  
**Department:** Finance Department  
**Staff Contact:** Stacey Tang, Finance Director  
[stang@lemongrove.ca.gov](mailto:stang@lemongrove.ca.gov)  
**Item Title:** **City of Lemon Grove Payment Demands**

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**Recommended Action:** Ratify Demands covering March 11, 2025 to March 24, 2025.

**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:

Stacey Tang, Finance Director

For Council Meeting: 4/1/25

ACH/AP Checks - 3/11/25-3/24/25  
1,183,582.25

Payroll - 3/11/25-3/24/25  
166,444.04

**Total Demands - 1,350,026.29**

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
ACH		CalPERS		
		CALPERS 1900 2474431178 100000017867305	03/21/2025	5,369.37
		CALPERS 3100 2474431178 100000017792113	03/20/2025	4,195.59
		CALPERS 3100 2474431178 100000017792129	03/20/2025	35,326.25
		CALPERS 3100 2474431178 100000017792144	03/20/2025	18,166.18
		CALPERS 3100 2474431178 100000017792163	03/20/2025	24,578.66
		CALPERS 3100 2474431178 100000017792181	03/20/2025	6,919.97
Total for this ACH Check for CalPERS:				94,556.02
ACH		Wells Fargo		
		CLIENT ANALYSIS SRVC CHRГ 250310	03/11/2025	921.93
Total for this ACH Check for Wells Fargo:				921.93
ACH		Cox		
		COX COMM SAN BANK DRAFT 031925	03/19/2025	339.68
		COX COMM SAN BANK DRAFT 031925	03/19/2025	28.02
		COX COMM SAN BANK DRAFT 031925	03/19/2025	80.39
		COX COMM SAN BANK DRAFT 031925	03/19/2025	822.76
Total for this ACH Check for Cox:				1,270.85
ACH		EDD		
		EMPLOYMENT DEVEL EDD EFTPMT 031025	03/11/2025	9,923.86
Total for this ACH Check for EDD:				9,923.86
ACH		Helix Water		
		HELIX WATER DIST UTILITY 250320 4794113	03/21/2025	25,273.30
Total for this ACH Check for Helix Water:				25,273.30
ACH		IRS		
		IRS USATAXPYMT 031125	03/11/2025	32,462.89
Total for this ACH Check for IRS:				32,462.89
ACH		SDGE		
		SD GAS & ELEC PAID SDGE1	03/20/2025	173.74
Total for this ACH Check for SDGE:				173.74
ACH		US Bank		
		Statement 2/24/2025	03/21/2025	16,806.03
Total for this ACH Check for US Bank:				16,806.03
ACH		WageWorks		
		WAGEWORKS FSA RECEIVABLE 250311 INV7594649	03/11/2025	10.00
		WAGEWORKS FSA RECEIVABLE 250313 INV7605816	03/13/2025	27.99
		WAGEWORKS FSA RECEIVABLE 250318 INV7615795	03/18/2025	20.00
		WAGEWORKS FSA RECEIVABLE 250318 INV7617973	03/18/2025	60.00
		WAGEWORKS FSA RECEIVABLE 250319 INV7624205	03/19/2025	169.54
		WAGEWORKS FSA RECEIVABLE 250320 INV7627487	03/20/2025	30.24
		WAGEWORKS FSA RECEIVABLE 250324 INV7631871	03/24/2025	22.57

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
Total for this ACH Check for WageWorks:				340.34
20151	1234 174084	Data Ticket Inc Citation Processing- December 2024	03/13/2025	205.75
Total for Check Number 20151:				205.75
20152	1565 24-252845	Underground Service Alert of SC Monthly CA St. Fee for Regulatory Costs	03/13/2025	155.86
Total for Check Number 20152:				155.86
20153	179 IN2188605	Municipal Emergency Services Inc Fire Hose and Nozzles per Quote #QT1853873 Dated 9/4/2024	03/13/2025	4,560.11
Total for Check Number 20153:				4,560.11
20154	1796 165463013-0001 165485243-0001	Sunbelt Rentals, Inc. Propane Propane	03/13/2025	28.02 30.12
Total for Check Number 20154:				58.14
20155	1925 IN421793	Geotab USA, Inc. ProPlus Plan & Support for February 2025	03/13/2025	197.50
Total for Check Number 20155:				197.50
20156	1954 11LP-G3N3-3GGW 14PD-W4L9-3PQV 1L4C-KY3J-3R3M	Amazon Capital Services, Inc. HP Pavilion Laptop Battery-Williams Legal Size Classification Folders Airwick Holders & Scented Oil Refills	03/13/2025	27.98 137.88 57.97
Total for Check Number 20156:				223.83
20157	2053 1325	Pacific Design & Integration, Inc. Recording Equip. for Special Meeting 3/4/25	03/13/2025	4,841.75
Total for Check Number 20157:				4,841.75
20158	2214 8010063845	Stericycle Inc. Shredding Services 2/13/2025	03/13/2025	144.00
Total for Check Number 20158:				144.00
20159	2405 GS-146	Galvanized Strategies Town Hall Meeting Facilitation 3/4/2025	03/13/2025	3,500.00
Total for Check Number 20159:				3,500.00
20160	262 220250406	Underground Service Alert/SC New Ticket Charges & Monthly Database Maintenance Fee	03/13/2025	833.25
Total for Check Number 20160:				833.25
20161	273 83063539	Waxie Sanitary Supply Cleaning Supplies	03/13/2025	141.91
Total for Check Number 20161:				141.91
20162	40 BSA Fee Jul-Sep	California Building Standards Commission BSA Fees: Jul-Sept'24	03/13/2025	432.00
Total for Check Number 20162:				432.00
20163	409 INV00225089	RapidScale Inc. Monthly Cloud Mail Multi -Tenant Hosted Exchange Services	03/13/2025	4,350.78
Total for Check Number 20163:				4,350.78
20164	80 25CTOFLGN08 25CTOFLGN08 25CTOFLGN08	County of San Diego- RCS Sheriff Radios (36 @ \$29.50) PW Radios (10 @ \$29.50) Fire Radios (22 @ \$29.50)	03/13/2025	1,062.00 295.00 649.00
Total for Check Number 20164:				2,006.00
20165	92 Jul-Sept24	Department of Conservation Qtrly SMIP Fees: Jul-Sept'24	03/13/2025	2,827.28
Total for Check Number 20165:				2,827.28
20166	107 BLDG-Feb2025	EsGil, LLC Building Fees- February 2025, Week 1 2/3-2/7/25	03/20/2025	1,763.62

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
	BLDG-Feb2025	Building Fees- February 2025, Week 2 2/10-2/14/25		10,705.91
	BLDG-Feb2025	Building Fees- February 2025, Week 3 2/17-2/21/25		6,749.02
	BLDG-Feb2025	Building Fees- February 2025, Week 4 2/24-2/28/25		5,826.19
Total for Check Number 20166:				25,044.74
20167	1077 6106107	Mallory Safety and Supply, LLC Disposable Gloves	03/20/2025	301.70
Total for Check Number 20167:				301.70
20168	135 SIN048613	Hinderliter De Llamas & Associates Feb 2025 Services- Cannabis Financial Audit	03/20/2025	10,000.00
Total for Check Number 20168:				10,000.00
20169	153 170776	Knott's Pest Control, Inc. Monthly Bait Maintenance- Sheriff Station	03/20/2025	60.00
Total for Check Number 20169:				60.00
20170	160 INV-30094M4J9J8 INV-30095Z4S1G4 INV-30096V6B4T1	League of California Cities Member City Officials & City Staff Conference Member City Officials & City Staff Conference Member City Officials & City Staff Conference	03/20/2025	675.00 675.00 675.00
Total for Check Number 20170:				2,025.00
20171	1621 672	RXR Plumbing, Inc. Water Heater Repair @ 2873 Skyline Dr.	03/20/2025	1,989.00
Total for Check Number 20171:				1,989.00
20172	163 3/4/2025	Lemon Grove School District Custodial Overtime Services for Special Council Meeting 3/4/25	03/20/2025	86.00
Total for Check Number 20172:				86.00
20173	1672 12476958	Aztec Fire & Safety, Inc. Annual Svc & Inspection/Portable Fire Ext/Fire Alarm Sys	03/20/2025	4,701.00
Total for Check Number 20173:				4,701.00
20174	1796 165979448-0001	Sunbelt Rentals, Inc. Propane	03/20/2025	63.03
Total for Check Number 20174:				63.03
20175	1954 1YCL-3J6M-KNTF	Amazon Capital Services, Inc. Legal Size Classification Folders	03/20/2025	78.12
Total for Check Number 20175:				78.12
20176	1997 2/1-2/31/25 2/1-2/31/25 2/1-2/31/25 2/1-2/31/25 2/1-2/31/25 2/1-2/31/25 2/1-2/31/25 2/1-2/31/25 2/1-2/31/25	Burke, William, & Sorensen, LLP Bill #338305; Client Matter #8250.0001 Bill #338306; Client Matter #8250.0003 Bill #338309; Client Matter #8250.0011.006 Bill #338310; Client Matter #8250.0011.008 Bill #338311; Client Matter #8250.0011.009 Bill #338312; Client Matter #8250.0011.011 Bill #338307; Client Matter #8250.0013 Bill #338308; Client Matter #8250.0015	03/20/2025	16,029.86 1,219.86 39.95 14,706.93 364.03 395.15 807.51 68.72
Total for Check Number 20176:				33,632.01
20177	2011 0002118741-IN	WEX Health, Inc. COBRA Monthly Charge for January 2025	03/20/2025	106.20
Total for Check Number 20177:				106.20
20178	2206 9162095 9162095 9162095 9162095 9162095 9162095 9238467	BrightView Landscape Services, Inc. Landscaping Services - Area 1 Facilities Landscaping Services - Area 2 Parks (General Fund) Landscaping Services - Area 2 Parks (Promenade) Landscaping Services - Area 3 ROW/ Medians (General Fund) Landscaping Services - Area 3 ROW/ Medians (TDA) Landscaping Services - Area 3 ROW/ Medians (Wildflower LMD) Battery Timer Installation @ Trolley Station	03/20/2025	2,817.70 10,435.23 1,265.11 3,660.70 1,426.00 259.53 608.60
Total for Check Number 20178:				20,472.87
20179	2273 CALIDLEM02	San Diego County Sheriff's Dept. CAL-ID Program Costs for 1/1-6/30/25	03/20/2025	3,247.00



Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
Total for Check Number 20179:				3,247.00
20180	2385	South Bay Fence, Inc.	03/20/2025	
	125-16	Community Center (3146 School Lane) Iron Fence Replacement		7,100.00
	125-16	Fire Station (7853 Central Ave) Iron Fence Replacement		14,125.00
Total for Check Number 20180:				21,225.00
20181	2387	AFSCME DC 36	03/20/2025	
	3/6/2025	Pay Period 2/19-3/4/25: Check Date 3/6/25		412.50
Total for Check Number 20181:				412.50
20182	2401	Vestis	03/20/2025	
	522002948	Mats		24.00
	522002978	Work Pants, Shirts & Mats		103.32
	5220485348	Work Pants & Shirts		128.12
	5220485349	Mats		27.17
	5220485350	Mats		26.63
	5220485351	Mats		4.00
	5220488478	Work Shirts & Pants		126.10
	5220488479	Mats		27.17
	5220488480	Mats		26.63
	5220488481	Mats		4.00
Total for Check Number 20182:				497.14
20183	246	State Water Resources Control Board	03/20/2025	
	WD-0278134	Annual Permit Fee 7/1/24-6/30/25: Remaining Balance		90.00
Total for Check Number 20183:				90.00
20184	279	Zumar Industries, Inc.	03/20/2025	
	10001	Speed Limit Signs		2,129.57
	10035	Posts for Signs		927.54
	9820	Post for Signs		1,235.29
Total for Check Number 20184:				4,292.40
20185	29	Bearcom Group Inc.	03/20/2025	
	5856894	20 Portables 2/22-3/21/25		150.00
Total for Check Number 20185:				150.00
20186	368	Restoration Management Company	03/20/2025	
	290553	Water Damage Reconstruction @ 2169/2171 Ensenada St.		31,045.10
Total for Check Number 20186:				31,045.10
20187	388	Aguirre & Associates	03/20/2025	
	8497	Land Surveyor- PM-623-0001		945.00
	8498	CAD Technician & Land Surveyor- 8267 Jefferson St.		640.00
	8499	CAD Technician & Land Surveyor- 3021 Washington St.		450.00
Total for Check Number 20187:				2,035.00
20188	409	RapidScale Inc.	03/20/2025	
	INV00102872	Monthly Cloud Mail Multi-Tenant Hosted Exchange Services		4,350.78
Total for Check Number 20188:				4,350.78
20189	436	Vulcan Materials Company	03/20/2025	
	2662219	203 F 64-10		225.09
	2869677	SS-1 Oil- 5 Gallons w/Bucket		102.36
	2870060	203 F 64-10		149.45
	2870624	203 3C3 PG64-10		80.81
	2883856	203 F 64-10		157.86
Total for Check Number 20189:				715.57
20190	573	T-Man Traffic Supply	03/20/2025	
	16506	Signs		824.28
	16599	Signs & Hardware		447.51
	16667	Signs		268.38
	16680	Stop Signs		302.83
	16687	Traffic Paint		205.46
Total for Check Number 20190:				2,048.46
20191	60	City of San Diego	03/20/2025	
	1000408647	Municipal Sewer Transportation Qtr.2 10/1-12/31/24		10,385.17
	1000409079	Metropolitan Sewerage System FY'25- Qtr.3 1/1-3/31/25		794,598.00
Total for Check Number 20191:				804,983.17

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
20192	71 82234604	Corelogic Solutions, LLC. Real/Graphics Package- January 2025	03/20/2025	300.00
Total for Check Number 20192:				300.00
20193	89 9063	D-Max Engineering Inc Prof. Services 1/1-1/31/25; Proj #2024041W	03/20/2025	3,423.34
Total for Check Number 20193:				3,423.34
			Report Total:	1,183,582.25



# CITY OF LEMON GROVE

## CITY COUNCIL STAFF REPORT

**Item No.**            1.C  
**Meeting Date:**    April 1, 2025  
**Submitted to:**     Honorable Mayor and Members of the City Council  
**Department:**      City Manager's Office  
**Staff Contact:**    Joel G. Pablo, City Clerk; [jpablo@lemongrove.ca.gov](mailto:jpablo@lemongrove.ca.gov)  
**Item Title:**        **Approval of City Council Meeting Minutes**

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**Recommended Action:** To approve the minutes of the Lemon Grove City Council meetings held on February 25, 2025, March 4, 2025 and March 18, 2025.

**Environmental Review:**

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

**Fiscal Impact:** None.

**Public Notification:** None.

**Attachment**

- Attachment A: February 25, 2025 Draft Meeting Minutes  
Attachment B: March 4, 2025 Draft Meeting Minutes  
Attachment C: March 18, 2025 Draft Meeting Minutes

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

**Lemon Grove Community Center**  
3146 School Lane, Lemon Grove, CA 91945  
Tuesday, February 25, 2025 at 6:00 p.m.

**Call to Order**

Mayor Alysson Snow convened the Special Meeting of the City Council at 6:01 p.m.

**Roll Call**

Mayor Alysson Snow, Mayor Pro Tem Jennifer Mendoza, Councilmember Yadira Altamirano, Councilmember Jessyka Heredia, Councilmember Steve Faiai

Absent: None

**Staff Present**

City Manager Lydia Romero, Finance Director Stacey Tang, Deputy City Attorney Tim Campen, City Clerk Joel G. Pablo, Sergeant Ken Seel and Sergeant William Price from the San Diego County Sheriff's Office, and Fire Chief Bent Koch from Heartland Fire and Rescue.

**Changes to the Agenda**

City Clerk Pablo informed Mayor Snow and Councilmembers of the following updates to the agenda:

- An application from Jasmin Mendoza was submitted prior to the deadline; however, it was sent to the incorrect email address and will be included in the list of candidates to be considered for appointment.
- Staff received notice from applicant Larry Crano indicating he is unable to attend his scheduled interview, however would still like to be considered.
- Applicants Kathy Lang and Helen Brody withdrew their application for appointment to the Measure T Oversight Committee.

No further changes to the agenda were reported by staff.

**Reports to Council**

1. Measure T Oversight Committee Members Interviews and Appointments

Mayor Snow introduced the item by reading its title.

City Manager Lydia Romero offered opening remarks, followed by a presentation of the report from Senior Management Analyst Portland Bates and City Manager Romero. Interviews were conducted in alphabetical order, though some names listed below may appear out of sequence due to applicants withdrawing, which led to adjustments in the

interview scheduled to accommodate candidates' arrival times and ensure each had an opportunity to be interviewed.

- |                     |                     |
|---------------------|---------------------|
| 1. Aaron Pratts     | 8. Gregory Woods    |
| 2. Chelsea Gastelum | 9. Ian Johnston     |
| 3. David Simmons    | 10. Jason Sundberg  |
| 4. Dona Clabby      | 11. Jay Bass        |
| 5. Erik Hauenstein  | 12. Jeremy Ogul     |
| 6. Dorinda Miller   | 13. Karina Kravalis |
| 7. Gabriel Almedia  | 14. Jasmin Mendoza  |

Mayor Snow recessed the meeting at 8:27 p.m. and reconvened at 8:37 p.m. with all councilmembers present.

**Interviews resumed:**

- |                         |                    |
|-------------------------|--------------------|
| 15. Minola Clark Manson | 17. Stephen Browne |
| 16. Ralph Soto          | 18. Steve Flynn    |

Following the completion of interviews, Mayor Snow opened the public comment period.

In Person: None

Written: Richard Hammett

Mayor Snow closed the public comment period.

Councilmembers proceeded to deliberate on the matter.

**Action:** Motion by Councilmember Faiai, second by Councilmember Altamirano to expand the Measure T Oversight Committee from five to seven members and include one (1) alternate committee member.

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

**AYES:** Altamirano, Faiai, Heredia, Mendoza, Snow

**NOES:** None

**ABSENT:** None

City staff reviewed and tallied the worksheets, with the following individuals receiving the highest number of votes (4 each): Jason Sundberg, Jay Bass, Karina Kravalis, Stephen Browne, Steve Flynn, Aaron Pratts and Chelsea Gastelum.

Additional vote totals were as follows: Dona Clabby, Erik Hauenstein, Ian Johnston, and Gabriel Almedia each received 3 votes.

Jasmin Mendoza received 2 votes and 1 vote as an alternate.

Councilmembers continued their deliberations on the matter.

**Action:** Motion by Councilmember Heredia, second by Councilmember Faiai to appoint Jason Sundberg, Jay Bass, Karina Kravalis, Stephen Browne, Steve Flynn, Aaron Pratts, and Chelsea Gastelum as members of the Measure T Oversight Committee.

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

**AYES:** Altamirano, Faiai, Heredia, Mendoza, Snow

**NOES:** None

**ABSENT:** None

Councilmembers continued their deliberations regarding the selection of the Committee Member – *Alternate*.

**Action:** Motion by Mayor Pro Tem Mendoza, second by Mayor Snow to appoint Jeremy Ogul as the Alternate Committee Member to the Measure T Oversight Committee:

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

**AYES:** Altamirano, Faiai, Heredia, Mendoza, Snow

**NOES:** None

**ABSENT:** None

The City Manager reminded the Council that they must determine the length of terms for the individuals appointed to the Measure T Oversight Committee.

Mayor Snow provided a summary of the appointees' preferences for either a two-year or four-year term. Councilmembers then proceeded to deliberate on the matter.

**Action:** Motion by Mayor Snow, second by Councilmember Faiai to clarify the term lengths for the individuals appointed to the Measure T Oversight Committee as follows:

- Jason Sundberg: 4-Year Term
- Jay Bass: 2-Year Term
- Karina Kravalis: 4-Year Term
- Stephen Browne: 4-Year Term
- Steve Flynn: 4-Year Term
- Aaron Pratts: 2-Year Term
- Chelsea Gastelum: 2-Year Term
- Jeremy Ogul (Alternate): 4-Year Term

**Adjournment**

Mayor Snow adjourned the meeting at 10:34 p.m. announcing that the regularly scheduled City Council meeting on Tuesday, March 4, 2025, has been canceled. In its place, a Special Meeting will be held at 6:00 p.m. on the same date at the Alvarez Auditorium, located at 3121 School Lane, Lemon Grove, CA 91945.

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Joel G. Pablo  
City Clerk

**MINUTES OF THE SPECIAL MEETING  
OF THE CITY OF LEMON GROVE  
Lemon Grove Community Center  
3146 School Lane, Lemon Grove, CA 91945  
Tuesday, March 4, 2025 at 6:00 p.m.**

**Call to Order**

Mayor Alysson Snow convened the Special City Council meeting at 6:00 p.m.

**Roll Call**

Mayor Alysson Snow, Mayor Pro Tem Jennifer Mendoza, Councilmember Yadira Altamirano, Councilmember Jessyka Heredia, Councilmember Steve Faiai

Absent: None

**Staff Present**

City Manager Lydia Romero, City Attorney Kristen Steinke, City Clerk Joel G. Pablo, Public Works Director Izzy Murguia, Community Development Manager Michael Fellows, Management Analyst Christian Olivas, Community Services Specialist Monica Gonzalez, Community Services Specialist Isabel Armenta, Public Works Operations and Administrative Manager Tom Martin, Sr. Management Analyst Portland Bates, Executive Assistant Shaun Dershem, Associate Accountant Bella Cesares, Heartland Fire and Rescue's Chief Bent Koch, San Diego Sheriff's Office Sergeants Ken Seel and William Price.

**Pledge of Allegiance**

Councilmember Faiai led the Pledge of Allegiance.

**Presentation**

County of San Diego Temporary Housing Project at Troy and Sweetwater

Mayor Snow introduced City Manager Lydia Romero to provide introductory remarks.

City Manager Romero introduced meeting facilitators Claire Strong and Aaron Byzak of Galvanized Strategies, who provided an overview of meeting guidelines and expected decorum.

Romero also introduced County of San Diego staff including:

- Brian Albright, Deputy County Administrative Officer
- Marko Medved, Director, Department of General Services
- Scott Christman, Deputy Director, Department of General Services
- Dijana Beck, Director, Office of Homeless Solutions

Medved, Christman, Beck and Albright presented the report and responded to questions from the Council.



**Public Comment**

Mayor Snow opened the public comment period.

In-Person:	Patricia Dillard, Vice Mayor with the City of La Mesa	
	Steve Goble, Councilmember with the City of El Cajon	
	Griselda Ugarte	Jack Shu
	Brenda Hammond	Michelle Krug

*Aaron Byzak from Galvanized Strategies read a comment card that was submitted for county staff to answer.*

Amy Reichert	Liana LeBaron
Stephanie Brislin	Mat Kostrinsky, American Federation of
Ricky Nunez	State, County and Municipal Employees

*Aaron Byzak from Galvanized Strategies read a comment card that was submitted for county staff to answer.*

Rachael Kelly	Rachel Hayes
Felina Tha	Larry Bonamo
Jasmin Mendoza	

*Aaron Byzak from Galvanized Strategies read a comment card that was submitted for county staff to answer.*

Tania Iriarte	Goldy Gutierrez
Christopher Bain	Paul Rutheng
Alejandra Camargo	Julie Porter
Danny Brunner	Ron Woods
Consulo Consuela	David Eckler
Paul Ornales	Victor Vega
Joy Banks	Angelica Carmargo
Beatrice Lopez	John Michno
Darrel Exline	JoAnn Gibilisco
Aubree Russell	Joy Banks

Written:	Aubree Lynn	Erica Dietrich
	Ken King	Craig Levinger

Mayor Snow closed the public comment period.

The Council deliberated further. Councilmember Heredia, Councilmember Faiai and Mayor Pro Tem Mendoza provided staff with general direction to discuss the matter further at a future closed session meeting.

**Adjournment**

Mayor Snow adjourned the meeting at 9:36 p.m. and announced that the next regularly scheduled City Council meeting will take place on Tuesday, March 18, 2025 at 6:00 p.m.

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Joel G. Pablo, City Clerk

**MINUTES OF THE REGULAR MEETING  
OF THE CITY OF LEMON GROVE  
Lemon Grove Community Center  
3146 School Lane, Lemon Grove, CA 91945  
Tuesday, March 18, 2025 at 6:00 p.m.**

**Call to Order**

Mayor Alysson Snow convened the regular City Council meeting to order at 6:01 p.m.

**Roll Call**

Mayor Alysson Snow, Mayor Pro Tem Jennifer Mendoza, Councilmember Yadira Altamirano, Councilmember Steve Faiai, Councilmember Jessyka Heredia

Absent: None

**Staff Members Present**

City Manager Lydia Romero, City Attorney Kristen Steinke, City Clerk Joel G. Pablo, Finance Director Stacey Tang, Community Development Director Michael Fellows, Development Services Technician II Justin Nakhonthap, Public Works Director Izzy Murguia, Special Projects Manager Bill Chopyk, Heartland Fire and Rescue's Fire Chief Bent Koch, San Diego County Sheriff's Office Lt. Joseph Barry.

**Pledge of Allegiance**

Councilmember Altamirano led the Pledge of Allegiance.

**Changes to the Agenda**

City Clerk Pablo reported receiving Councilmember Altamirano's request to pull Item No. 1.B – City of Lemon Grove Payment Demands from the Consent Calendar.

No other changes to the agenda were made.

Mayor Snow stated that Item 1.B would be discussed following Reports to Council.

**Presentations**

Lemon Grove Incident Day

Mayor Snow introduced Pastor Stapleton who presented on Lemon Grove Incident Day.

Dr. Roberto Alvarez Jr. and mural artist Mario Chacón were present to accept the proclamation read by Mayor Snow.

**Public Comment**

Mayor Snow opened the public comment period.

In Person:     John L. Wood  
                  Brenda Hammond

Truth  
Larry Bonamo

Written: Barbara Gordon

Mayor Snow closed the public comment period.

**Consent Calendar**

**Action:** Motion by Mayor Pro Tem Mendoza, second by Councilmember Heredia to approve Consent Calendar Item Nos. 1.A through 1.E excluding Item 1.B.

**The motion passed on a vote of:**

**AYES:** Altamirano, Faiai, Heredia, Mendoza, Snow

**NOES:** None

**ABSENT:** None

- 1.A Waive the Full Text Reading of All Ordinances on the Agenda  
Action: Waived 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  
Action: Item pulled via Changes to the Agenda.
- 1.C Approval of City Council Meeting Minutes  
Action: Approved the minutes of the Lemon Grove City Council meeting held on February 18, 2025.
- 1.D Note and File Planning Commission Meeting Minutes  
Action: Noted and filed approved Planning Commission minutes for July 22, 2024.
- 1.E Award of Contract (No. 2025-23) for the Golden Avenue Storm Drain Improvement Project  
  
Action: Adopted **Resolution No. 2025 – 4089** to: (1) Authorize an appropriation of \$381,000 from the TransNet Local Street Improvement (LSI) carry-over balance to the TransNet Fiscal Year 2024-25 budget line item “CIP-LG 16 (CR) Storm Drain”; and (2) Award a contract (No. 2025-23) to Jimenez Inc., DBA MJC Construction for \$240,481 for storm drain improvements near 8243 Golden Avenue and authorize the City Manager to execute any necessary documents.

**Reports to Council**

2. 2024 General Plan Annual Progress Report

Mayor Snow introduced Community Development Manager Michael Fellows to deliver introductory remarks and then introduced Development Services Technician II Justin Nakhonthap to present the staff report.

Mayor Snow opened the public comment period.

In-Person: Truth

Mayor Snow closed the public comment period.

Round 1: Councilmembers directed comments/questions to staff.

Round 2: Councilmembers directed comments/questions to staff.

**Action:** Motion by Mayor Pro Tem Mendoza, second by Councilmember Altamirano to: Adopt **Resolution No. 2025 – 4090** accepting the 2024 General Plan Annual Progress Report and direct staff to submit the Report to the California Governor’s Office of Land Use and Climate Innovation (LCI), formerly known as the Governor’s Office of Planning and Research (OPR), and the California Department of Housing and Community Development (HCD).

**The motion passed on a vote of:**

**AYES:** Heredia, Faiai, Altamirano, Mendoza, Snow

**NOES:** None

**ABSENT:** None

3. Amendment to Lemon Grove Municipal Code Title 12, Chapter 12.10 – Increasing the Valuation Threshold for Public Street Dedications and Public Street Improvements

Mayor Snow introduced Special Projects Manager Bill Chopyk to present the staff report.

Mayor Snow opened the public comment period. *No comments were directed to the Council.*

**Round 1:** Councilmembers directed comments/questions to staff.

**Round 2:** Councilmembers directed comments/questions to staff.

**Action:** Motion by Mayor Pro Tem Mendoza, second by Mayor Snow to introduce an ordinance amending Lemon Grove Municipal Code (LGMC) Sections 12.10.050 and 12.10.060 increasing the valuation threshold amount and establishing additional exemptions for public street dedications and public street improvements including the addition of “solar” to the list of exceptions.

**The motion passed on a vote of:**

**AYES:** Heredia, Faiai, Altamirano, Mendoza, Snow

**NOES:** None

**ABSENT:** None

Mayor Snow called for a recess of the City Council at 7:43 p.m. The meeting reconvened at 7:52 p.m. with all Councilmembers present.

4. Fiscal Year 2024-25 Mid-Year Budget Adjustments

Mayor Snow introduced Finance Director Stacey Tang to present the staff report.

Mayor Snow opened the public comment period.

In-Person: Truth  
Brenda Hammond

Mayor Snow closed the public comment period.

Round 1: Councilmembers directed comments/questions to staff.

Round 2: Councilmembers directed comments/questions to staff.

**Action:** Motion by Mayor Snow, second by Councilmember Faiai to adopt **Resolution No. 2025 - 4091** to: (1) Approve the Fiscal Year 2024-25 City of Lemon Grove Budget adjustments, and (2) Authorize the City Manager, or her designee, to execute any necessary documents to upgrade and migrate Springbrook Software to Springbrook’s Cirrus.

**The motion passed on a vote of:**

**AYES:** Heredia, Faiai, Altamirano, Mendoza, Snow

**NOES:** None

**ABSENT:** None

**Item Pulled from Consent Calendar**

1.B City of Lemon Grove Payment Demands

Action: Ratified demands covering February 11, 2025 through March 10, 2025.

Mayor Snow opened the public comment period.

In Person: Truth

Following the comment, Mayor Snow closed the public comment period and invited Councilmember Altamirano to share her questions and comments with staff.

Action: Motion by Councilmember Heredia, second Councilmember Altamirano to ratify demands covering February 11, 2025 through March 10, 2025.

**The motion passed on a vote of:**

**AYES:** Heredia, Faiai, Altamirano, Mendoza, Snow

**NOES:** None

**ABSENT:** None

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

Councilmember Altamirano

- March 5, 2025: Attended the Lemon Grove Chamber of Commerce meeting
- March 15, 2025: Attended the Lemon Grove Multicultural Fair
- Attended the Lion's Club Speech and Debate Contest
- March 18, 2025: East County Chamber of Commerce Meeting

Councilmember Faiai

- March 15, 2025: Lemon Grove Food Distribution
- Attended the Lion's Club Speech and Debate Contest
- March 15, 2025: Attended the Lemon Grove Multicultural Fair

Councilmember Heredia

- March 5, 2025: Attended the La Mesa Business Expo
- March 6, 2025: Attended the Joint Powers Authority Metro Wastewater Board
- March 18, 2025: Attended luncheon with Summer Stephans

Mayor Pro-Tem Mendoza

- February 21, 2025: San Diego Association of Governments (SANDAG) Joint Session Transportation Committee with Borders and Regional Planning
- March 10, 2025: League of California luncheon
- March 13, 2025: Metropolitan Transit System meeting
- March 14, 2025: San Miguel Elementary School Leadership Day
- March 17, 2025: Los Angeles – San Diego – San Luis Obispo Railroad Corridor Board Meeting

Mayor Snow

- February 20, 2025: Attended the Lemon Grove Farmer's Market
- February 21, 2025: Attended the ribbon cutting ceremony at the Early Childhood Education Center in Lemon Grove
- February 22, 2025: Attended Lemon Grove Black History Month Celebration
- February 27, 2025: Attended the San Diego Chamber of Commerce 154<sup>th</sup> Anniversary Celebration
- February 28, 2025: Attended SANDAG meeting
- March 1, 2025: Provided food to the Interfaith Shelter Network

- March 5, 2025: Took a Trip with Meals on Wheels
- March 3, 2025: Attended the City's press conference with the Regional Taskforce on Homelessness
- March 6, 2025: Attended the Lemon Grove Historical Societies honoring the History of the Lemon Grove Little League
- March 6, 2025: Attended the NBC7: Meet the Mayor with Politically Speaking
- March 7, 2025: Attended MOGO Governance Gala
- March 8, 2025: Attended the Lemon Grove Little League Opening Day
- March 10, 2025: Attended the City Selection Committee meeting
- March 10, 2025: Attended the League of California Cities
- March 11, 2025: Attended and accepted an invite from the House of Metamorphosis
- March 14, 2025: Attended San Miguel Elementary Leadership Day
- March 14, 2025: Attended a SANDAG meeting
- March 15, 2025: Attended the Lemon Grove Food Distribution
- March 15, 2025: Attended the Lemon Grove Lions Club Speech Contest
- March 15, 2025: Attended the Lemon Grove Multicultural Festival

### **City Manager's Report**

City Manager Romero welcomed Lt. Barry back from FBI Training Academy. Romero provided an update on the repaving project. She advised residents to use the Olive St. entrance to City Hall due to parking restrictions on Main Street and encouraged residents to check the city's website for project updates. Romero announced the Measure T Oversight Committee's inaugural meeting on March 26, 2025 at 6:00 p.m. at the Community Center.

### **Closed Session**

City Attorney Kristen Steinke read the Council into closed session. The Council then recessed into Closed Session at 9:12 p.m.

- a. Conference with Legal Counsel – Anticipated Litigation (Govt Code §54956.9(d)(4))  
One potential case

The Council reconvened from closed session at 10:35 p.m., with all Councilmembers present.

City Manager Romero delivered the closed session report noting that the Council provided staff with general direction. She also mentioned that **Special Counsel** Mona Ebrahimi attended the meeting in place of City Attorney Steinke who had to recuse herself from closed session.

### **Adjournment**

Mayor Snow adjourned the meeting at 10:35 p.m. and announced that the next regular meeting will be held on Tuesday, April 1, 2025.





# CITY OF LEMON GROVE

## CITY COUNCIL STAFF REPORT

**Item No.** 1.D  
**Meeting Date:** April 1, 2025  
**Submitted to:** Honorable Mayor and Members of the City Council  
**Department:** Public Works  
**Staff Contact:** Izzy Murguia, Public Works Director  
[imurguia@lemongrove.ca.gov](mailto:imurguia@lemongrove.ca.gov)

**Item Title:** **Authorizing an Application for San Diego Association of Government's (SANDAG) Smart Growth Incentive Program (SGIP)**

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**Recommended Action:** It is recommended that the City Council adopt a Resolution (**Attachment A**) to authorize the City Manager to submit a grant application for San Diego Association of Government's (SANDAG) Smart Growth Incentive Program (SGIP) for the Broadway and Sweetwater Road intersection improvements and a regional bikeway corridor study in the amount of \$4,134,500, and authorize the City Manager to execute all necessary application and funding documents.

**Summary:** The *TransNet* Extension Ordinance provides funding to support local jurisdictions' efforts to increase walking, biking, and transit usage throughout the region. Staff seeks approval to submit an application for SANDAG's Smart Growth Incentive Program (SGIP) for improvements to the Broadway and Sweetwater Road intersection and to conduct a regional bikeway corridor study.

**Discussion:** SANDAG is the San Diego region's primary public planning, transportation, and research agency, comprising the 18 cities and the County of San Diego. SANDAG serves as the public forum for regional policy decisions about growth, transportation, environmental management, housing, open space, energy, public safety, and binational collaboration. SANDAG receives local, state, and federal funds to implement regional policies, programs, and projects that advance its vision. SANDAG passes through a portion of its funding through several competitive grant programs.

SANDAG is currently soliciting applications for SGIP. The goal of this program is to fund comprehensive planning activities, public infrastructure projects, and climate action plan projects that facilitate compact, mixed-use, transit-oriented development and increase housing and transportation choices. SGIP is funded through the *TransNet* Extension Ordinance.

The City's bicycle and pedestrian infrastructure has recently benefited from state and local grant programs. Construction is nearing completion for the Connect Main Street Phase 1-2 and 3 Project, which received funding from SANDAG's SGIP grant and the California Natural Resources Agency Green Infrastructure Grant. Recently, the City received funding from the State's Active Transportation Program for design and construction for the Connect Main Street Project Phases 2-3 and 4-6. The City is applying for SGIP funding to undertake improvements to the Broadway and Sweetwater Road intersection and to conduct a regional bikeway corridor study.

The Broadway and Sweetwater Intersection Improvement Project (Intersection Improvement Project) proposes implementing either a roundabout with separated bikeway lanes or a protected intersection with fully protected bike crossings at the intersection of Broadway and Sweetwater Road. Both intersection types are so innovative that neither has yet been implemented in San Diego County. Both alternatives are intersection types that would be commonly seen in the Netherlands, home to arguably the most advanced multi-modal transportation network in the world. This is a key intersection along the proposed regional bikeway that runs through the City. Such improvements are critical to fostering healthier lifestyles, reducing greenhouse gas emissions, and supporting economic vitality. The estimated cost for this project is \$3,501,000.

The second proposed project seeks funds for a regional bikeway corridor study to allow the City to identify key priorities and invest in infrastructure that encourages active modes of travel. A regional bike corridor in Lemon Grove will promote access to affordable, reliable and safe mobility options for everyone by providing a safe and convenient bike facility. The corridor will be designed to be accessible to people of all ages and abilities. The proposed project will utilize the regional bikeway alignment identified in SANDAG's Regional Bike Master Plan and complete a corridor study to evaluate the feasibility of implementing separated bike lanes and innovative intersection safety enhancements along the alignment. Residents currently do not have access to safe, comfortable bike facilities as a mobility option. This project takes the first step in implementing a regional bikeway for Lemon Grove. The estimated cost for this project is \$633,500.

By submitting this grant application, the City is taking a significant step toward ensuring its streets are safer, equitable and welcoming for all users, including vulnerable populations such as children, seniors, and people with disabilities. These projects will benefit students, families, residents, and visitors by bringing needed active transportation infrastructure and improved safety, making active transportation a more viable option.

**Environmental Review:**

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

**Fiscal Impact:** There is no fiscal impact associated with applying for the grant. Acceptance of the grant(s), if awarded, would result in a City in-kind match-funding requirement of \$1,000 to be determined at the time of award of the grant.

**Public Notification:** None.

**Staff Recommendation:** It is recommended that the City Council adopt a Resolution (**Attachment A**) to authorize the City Manager to submit a grant application for SANDAG's SGIP for Broadway and Sweetwater Road intersection improvements and a regional bikeway corridor study in the amount of \$4,134,500 and authorize the City Manager to execute all necessary application and funding documents.

**Attachments:**

Attachment A – Resolution

**RESOLUTION NO. 2025-**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMON GROVE,  
CALIFORNIA, AUTHORIZING THE FILING OF AN APPLICATION FOR  
GRANT FUNDS FROM THE SAN DIEGO ASSOCIATION OF  
GOVERNMENTS AND ACCEPTING THE TERMS OF THE GRANT  
AGREEMENT**

**WHEREAS**, up to \$45 million in *TransNet* funding for Smart Growth Incentive Program (SGIP) projects is available to local jurisdictions and the County of San Diego through the SGIP; and

**WHEREAS**, the City of Lemon Grove seeks to obtain grant funding from San Diego Association of Governments (SANDAG); and

**WHEREAS**, the City of Lemon Grove certifies that it has an adopted Climate Action Plan (CAP) or Greenhouse Gas (GHG) reduction plan that includes all of the following items:

- Establishes a locally appropriate 2030 GHG reduction target for communitywide GHG emissions derived from the State’s legislative target for 2030 (as established by SB 32 or as amended by future legislation) and establishes long-term targets
- Quantifies, using substantial evidence, how local GHG reduction strategies, programs, and measures would meet or exceed the local GHG reduction target.
- Establishes a mechanism to monitor the plan’s progress toward achieving the target, including reporting data to SANDAG and a requirement to amend the plan if it is not achieving adopted goals; and

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Lemon Grove, California, as follows:

**SECTION 1.** The Lemon Grove City Council authorizes City Staff to submit a grant application for the following Project(s) to SANDAG, which is/are referred to as:

- Broadway and Sweetwater Road Intersection Improvements Project
- Lemon Grove Regional Bikeway Corridor Study

**SECTION 2.** If a grant award is made by SANDAG to fund one or more of these projects, the City of Lemon Grove commits to providing the matching fund amounts per project as listed in the grant application.

**SECTION 3.** If a grant award is made by SANDAG, the City of Lemon Grove authorizes staff to accept the awarded funds, execute the grant agreement(s) without exceptions in substantially the same form as provided with the call for projects, and complete the Project(s).

**SECTION 4.** The City of Lemon Grove understands and agrees that SANDAG shall have no liability for costs that may arise associated with the Project(s), which are not included in the grant agreement(s), including but not limited to costs stemming from claims, litigation, changes in law, or force majeure events.

***PASSED AND ADOPTED*** on April 1, 2025, the City Council of the City of Lemon Grove, California, adopted Resolution No. 2025-\_\_\_\_, passed by the following vote:

***AYES:***

***NOES:***

***ABSENT:***

***ABSTAIN:***

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**Alysson Snow, Mayor**

**Attest:**

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**Joel G. Pablo, City Clerk**

**Approved as to Form:**

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**Kristen Steinke, City Attorney**



# CITY OF LEMON GROVE

## CITY COUNCIL STAFF REPORT

**Item No.** 2.  
**Meeting Date:** April 1, 2025  
**Submitted to:** Honorable Mayor and Members of the City Council  
**Department:** Public Works  
**Staff Contact:** Izzy Murguia, Public Works Director  
[imurguia@lemongrove.ca.gov](mailto:imurguia@lemongrove.ca.gov)  
**Item Title:** **Amendment to the 2025 Regional Transportation Improvement Program (RTIP)**

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**Recommended Action:** It is recommended that the City Council: 1) Conduct a Public Hearing; 2) Receive Public Comment; and 3) Adopt a Resolution (**Attachment A**) amending the 2025 Regional Transportation Improvement Program (RTIP) for Fiscal Year 2024-25 through Fiscal Year 2028-29.

**Summary:** On November 4, 2004, the voters of San Diego County approved the San Diego Regional Transportation Improvement Program Ordinance and Expenditure Plan (*TransNet* Extension Ordinance). The *TransNet* Extension Ordinance provides that San Diego Association of Governments (SANDAG) shall approve, on a biennial basis, a multi-year program of projects submitted by local jurisdictions that identifies those transportation projects eligible to use transportation sales tax (*TransNet*) funds. The Public Works Department utilizes *TransNet* funds to support the Capital Improvement Plan (CIP) and on-going maintenance projects throughout the City. *TransNet* funds are programmed for congestion relief or preventative maintenance related projects that impact streets, storm drains, or traffic developments.

**Discussion:** On November 4, 2004, the voters of San Diego County approved the San Diego Transportation Improvement Program Ordinance and Expenditure Plan (04-01) extension. The *TransNet* Extension Ordinance provides that SANDAG, acting as the Regional Transportation Commission, shall approve a multi-year program of projects submitted by local jurisdictions identifying those transportation projects eligible to use transportation sales tax (*TransNet*) funds.

On June 4, 2024, per Resolution No. 2024-4032, the City Council adopted the 2025 RTIP Local Street Improvement (LSI) projects for Fiscal Years (FY) 2025 through 2029. Consistent with SANDAG Board Policy No. 031 and the *TransNet* Extension Ordinance, local agencies are allowed to make amendments to the RTIP on a quarterly basis. Amendments may consist of adding new projects, increasing/decreasing funding for

projects and/or transferring funds between projects. City Council authorization is required for all RTIP amendments. Due to changes in revenue forecasts, the City is required to amend the LSI program to reflect the changed estimates. Staff seeks to amend the current RTIP to include updated revenue forecasts and the program LSI carry-over funds as shown in the tables below:

**Table 1: Proposed RTIP Amendment No. 25-05 for LG 16: Drainage Improvements**

	TOTAL	PRIOR	24/25	25/26	26/27	27/28	28/29
<i>TransNet</i> - LSI	\$1,610	\$1,064	\$100	\$100	\$100	\$121	\$125
<i>TransNet</i> - LSI (Cash)	\$142	\$142					
<i>TransNet</i> - LSI Carry Over	\$880	\$299	\$581				
Local Funds	\$1,336	\$1,336					
<b>TOTAL</b>	<b>\$3,968</b>	<b>\$2,841</b>	<b>\$681</b>	<b>\$100</b>	<b>\$100</b>	<b>\$121</b>	<b>\$125</b>
<b>PROJECT LAST AMENDED 25-00</b>							
	TOTAL	PRIOR	24/25	25/26	26/27	27/28	28/29
<i>TransNet</i> - LSI	\$1,610	\$1,064	\$100	\$100	\$100	\$121	\$125
<i>TransNet</i> - LSI (Cash)	\$142	\$142					
<i>TransNet</i> - LSI Carry Over	\$499	\$299	\$200				
Local Funds	\$1,336	\$1,336					
<b>TOTAL</b>	<b>\$3,587</b>	<b>\$2,841</b>	<b>\$300</b>	<b>\$100</b>	<b>\$100</b>	<b>\$121</b>	<b>\$125</b>

**Table 2: Proposed RTIP Amendment No. 25-05 for LG 20: Street Improvements**

	TOTAL	PRIOR	24/25	25/26	26/27	27/28	28/29
<i>TransNet</i> - LSI	\$6,681	\$3,266	\$678	\$672	\$680	\$684	\$701
<i>TransNet</i> - LSI (Cash)	\$198	\$198					
<i>TransNet</i> - LSI Carry Over	\$4,452	\$3,151	\$1,300				
Local Funds	\$1,947	\$1,947					
<b>TOTAL</b>	<b>\$13,278</b>	<b>\$8,562</b>	<b>\$1,978</b>	<b>\$672</b>	<b>\$680</b>	<b>\$684</b>	<b>\$701</b>
<b>PROJECT LAST AMENDED 25-00</b>							
	TOTAL	PRIOR	24/25	25/26	26/27	27/28	28/29
<i>TransNet</i> - LSI	\$6,786	\$3,266	\$693	\$695	\$702	\$710	\$720
<i>TransNet</i> - LSI (Cash)	\$198	\$198					
<i>TransNet</i> - LSI Carry Over	\$4,622	\$3,151	\$1,470				
Local Funds	\$1,947	\$1,947					
<b>TOTAL</b>	<b>\$13,553</b>	<b>\$8,562</b>	<b>\$2,163</b>	<b>\$695</b>	<b>\$702</b>	<b>\$710</b>	<b>\$720</b>

The resolution requests the City Council amend two projects (2) in the LSI program, LG 16: Drainage Improvements and LG 20: Street Improvements. The proposed amendment consists of three (3) changes/actions.

First, staff recommends programming \$211,000 in LSI carry-over funds to LG 16: Drainage Improvements. Secondly, staff recommends re-programming \$170,000 from LSI carry-over funds previously dedicated to LG 20: Street Improvements, reducing the total LSI carry-over

amount for LG 20 from \$1,470,000 to \$1,300,000. LSI carry-over funds are funds allocated for specific projects, but were not used in the year they were intended. This results in an increase from \$300,000 to \$681,000 in FY 24-25 for LG 16.

Third, staff recommends amending the LG 20: Street Improvements program in the amounts of (\$15,000), (\$23,000), (\$22,000), (\$26,000), and (\$19,000) for FY 25-29, respectively, to match a reduction in revenue estimates of \$105,000 through FY 2029. The LG 20: Street Improvements program can best absorb the reduction in revenue compared to other LSI programs. Exhibit A of the Resolution reflects the funding changes completed through this amendment.

Under the *TransNet* Extension Ordinance, each jurisdiction must hold a public hearing when amending projects using *TransNet* LSI funding that have regional significance consistent with the long-range regional transportation plan. If approved, the amendment will be included in the SANDAG’s RTIP Amendment process and will be presented to SANDAG’s *TransNet* Independent Taxpayer Oversight Committee (ITCO), Transportation Committee, and Board of Director’s for consideration on April 9, April 18, and April 25, respectively.

**Environmental Review:**

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

**Fiscal Impact:** Approval of the RTIP amendment submittal does not commit the City to any fiscal expenditure. Adopting the RTIP amendment will allow the City to receive *TransNet* funding.

**Public Notification:** A Notice of Public Hearing was published in the *San Diego Union Tribune* on Friday, March 21, 2025.

**Staff Recommendation:** It is recommended the City Council: 1) Conduct a Public Hearing; 2) Receive Public Comment; and 3) Adopt a resolution (**Attachment A**) amending the 2025 RTIP for Fiscal Year 2024-25 through Fiscal Year 2028-29.

**Attachments:**

- Attachment A – Resolution
- Attachment B – Amended Program of Projects
- Attachment C – 2025 RTIP Five-Year Program of Projects
- Attachment D – TransNet Revenue Forecast



**RESOLUTION NO. 2025-**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMON GROVE,  
CALIFORNIA, APPROVING AN AMENDMENT TO THE *TRANSNET* LOCAL  
STREET IMPROVEMENT PROGRAM OF PROJECTS FOR FISCAL YEARS 2025  
THROUGH 2029**

**WHEREAS**, on November 4, 2004, the voters of San Diego County approved the San Diego Transportation Improvement Program Ordinance and Expenditure Plan (*TransNet* Extension Ordinance); and

**WHEREAS**, the *TransNet* Extension Ordinance provides that the San Diego Association of Governments (SANDAG), acting as the Regional Transportation Commission, shall approve on a biennial basis a multi-year program of projects submitted by local jurisdictions identifying those transportation projects eligible to use transportation sales tax (*TransNet*) funds; and

**WHEREAS**, the City of Lemon Grove has been provided with an estimate of annual *TransNet* local street improvement revenues for fiscal years 2025 through 2029; and

**WHEREAS**, the City of Lemon Grove approved its 2025 *TransNet* Local Street Improvement Program of Projects (POP) on June 4, 2024, and the City of Lemon Grove desires to make adjustments to its Program of Projects; and

**WHEREAS**, the City of Lemon Grove has held a noticed public hearing with an agenda item that clearly identified the proposed amendment prior to approval of the projects by its authorized legislative body in accordance with Section 5(A) of the *TransNet* Extension Ordinance and Rule 7 of SANDAG Board Policy No. 31.

**NOW THEREFORE, BE IT RESOLVED**, by the City Council of the City of Lemon Grove, California, as follows:

**SECTION 1.** The City of Lemon Grove requests that SANDAG make the following changes to its POP (the “Amendment”) as programmed in the 2025 RTIP, included as Exhibit 1 hereto and as Attachment B to the agenda report.

**SECTION 2.** Pursuant to Section 2(C)(1) of the *TransNet* Extension Ordinance, the City of Lemon Grove certifies that no more than 30 percent of its annual revenues shall be spent on local street and road maintenance-related projects as a result of the Amendment.

**SECTION 3.** Pursuant to Section 4(E)(3) of the *TransNet* Extension Ordinance, the City of Lemon Grove certifies that all new or changed projects, or major reconstruction projects included in the Amendment and funded by *TransNet* revenues shall accommodate travel by pedestrians and bicyclists, and that any exception to this requirement permitted

under the Ordinance and proposed was clearly noticed as part of the City of Lemon Grove public hearing process for the Amendment.

**SECTION 4.** The City of Lemon Grove does hereby certify that all applicable provisions of the *TransNet* Extension Ordinance and SANDAG Board Policy No. 31 have been met.

**SECTION 5.** The City of Lemon Grove continues to agree to indemnify, hold harmless, and defend SANDAG, the San Diego County Regional Transportation Commission, and all officers and employees thereof against all causes of action or claims related to City of Lemon Grove's *TransNet* funded projects.

***PASSED AND ADOPTED*** on April 1, 2025, the City Council of the City of Lemon Grove, California, adopted Resolution No. 2025-\_\_\_\_, passed by the following vote:

***AYES:***

***NOES:***

***ABSENT:***

***ABSTAIN:***

\_\_\_\_\_  
**Alysson Snow, Mayor**

**Attest:**

\_\_\_\_\_  
**Joel G. Pablo, City Clerk**

**Approved as to Form:**

\_\_\_\_\_  
**Kristen Steinke, City Attorney**

**Table 1**  
**2025 Regional Transportation Improvement Program**  
**San Diego Region (in \$000s)**

**Lemon Grove, City of**

<b>MPO ID: LG14</b>		<b>ADOPTION: 25-00</b>									
Project Title:	Traffic Improvements (Preventive Maintenance)								<i>TransNet - LSI: Maint</i>		
Project Description:	Citywide - traffic related projects scheduled throughout each fiscal year: traffic loop replacements, traffic signal upgrades, speed survey, street striping improvements, traffic calming studies, and the repair or replacement of street signs; these projects are part of the annual maintenance program established within the City to maintain the operational readiness of the street system										
Change Notes:	Capacity Status: NCI      Exempt Category: Safety - Non signalization traffic control and operating										
Est Total Cost: <b>\$2,262</b>											
	<b>TOTAL</b>	<b>PRIOR</b>	<b>24/25</b>	<b>25/26</b>	<b>26/27</b>	<b>27/28</b>	<b>28/29</b>	<b>FUTURE</b>	<b>PE</b>	<b>RW</b>	<b>CON</b>
<i>TransNet - LSI</i>	\$1,750	\$1,125	\$120	\$125	\$125	\$125	\$130				\$1,750
<i>TransNet - LSI Carry Over</i>	\$498	\$498							\$1		\$497
Local Funds	\$14	\$14									\$14
<b>TOTAL</b>	<b>\$2,262</b>	<b>\$1,637</b>	<b>\$120</b>	<b>\$125</b>	<b>\$125</b>	<b>\$125</b>	<b>\$130</b>		<b>\$1</b>		<b>\$2,261</b>

<b>MPO ID: LG15</b>		<b>ADOPTION: 25-00</b>									
Project Title:	Drainage Improvements (Preventive Maintenance)								<i>TransNet - LSI: Maint</i>		
Project Description:	Citywide - Project consists of improvements or repairs to multiple storm drain facilities such as spot repairs to existing pipes, berms or other diversion devices; attention will be given to the continuous maintenance of Chollas Creek and other drainage channels in accordance with the requirements of the National Pollutant Discharge Elimination System (NPDES) permit which involve debris removal, vegetation control, and/or habitat restoration; city staff/consultant to inventory storm drain system and input into GIS; condition assessment, repair options and upsizing.										
Change Notes:	Capacity Status: NCI      Exempt Category: Other - Non construction related activities										
Est Total Cost: <b>\$1,325</b>											
	<b>TOTAL</b>	<b>PRIOR</b>	<b>24/25</b>	<b>25/26</b>	<b>26/27</b>	<b>27/28</b>	<b>28/29</b>	<b>FUTURE</b>	<b>PE</b>	<b>RW</b>	<b>CON</b>
<i>TransNet - LSI</i>	\$741	\$456	\$50	\$55	\$60	\$60	\$60				\$741
<i>TransNet - LSI Carry Over</i>	\$334	\$333							\$27		\$307
Local Funds	\$250	\$250									\$250
<b>TOTAL</b>	<b>\$1,325</b>	<b>\$1,039</b>	<b>\$50</b>	<b>\$55</b>	<b>\$60</b>	<b>\$60</b>	<b>\$60</b>		<b>\$27</b>		<b>\$1,298</b>

**Table 1**  
**2025 Regional Transportation Improvement Program**  
**San Diego Region (in \$000s)**

**Lemon Grove, City of**

<b>MPO ID: LG16</b>		<b>ADOPTION: 25-00</b>									
Project Title:	Drainage Improvements (Congestion Relief)								<i>TransNet - LSI: CR</i>		
Project Description:	Citywide - This project consists of evaluating, prioritizing, and implementing improvements to the city's storm drain system by identifying deteriorated or problematic portions of the storm drain system, perform risk assessments to prioritize need, and perform the necessary construction repairs or replacements to avoid roadway flooding										
Change Notes:	Capacity Status: NCI      Exempt Category: Safety - Hazard elimination program										
<b>Est Total Cost: \$3,387</b>											
	<b>TOTAL</b>	<b>PRIOR</b>	<b>24/25</b>	<b>25/26</b>	<b>26/27</b>	<b>27/28</b>	<b>28/29</b>	<b>FUTURE</b>	<b>PE</b>	<b>RW</b>	<b>CON</b>
<i>TransNet - LSI</i>	\$1,610	\$1,064	\$100	\$100	\$100	\$121	\$125				\$1,610
<i>TransNet - LSI (Cash)</i>	\$142	\$142									\$142
<i>TransNet - LSI Carry Over</i>	\$299	\$299									\$299
Local Funds	\$1,336	\$1,336									\$1,336
<b>TOTAL</b>	<b>\$3,387</b>	<b>\$2,841</b>	<b>\$100</b>	<b>\$100</b>	<b>\$100</b>	<b>\$121</b>	<b>\$125</b>				<b>\$3,387</b>

<b>MPO ID: LG17</b>		<b>ADOPTION: 25-00</b>									
Project Title:	Street Improvements (Preventive Maintenance)								<i>TransNet - LSI: Maint</i>		
Project Description:	Citywide - This project consists of maintaining city streets (pothole repairs, skin patches, digouts) and fund costs to survey all streets as part of the pavement management system.										
Change Notes:	Capacity Status: NCI      Exempt Category: Safety - Pavement resurfacing and/or rehabilitation										
<b>Est Total Cost: \$1,197</b>											
	<b>TOTAL</b>	<b>PRIOR</b>	<b>24/25</b>	<b>25/26</b>	<b>26/27</b>	<b>27/28</b>	<b>28/29</b>	<b>FUTURE</b>	<b>PE</b>	<b>RW</b>	<b>CON</b>
<i>TransNet - LSI</i>	\$957	\$700	\$50	\$50	\$50	\$50	\$57		\$15		\$942
<i>TransNet - LSI Carry Over</i>	\$240	\$240									\$240
<b>TOTAL</b>	<b>\$1,197</b>	<b>\$940</b>	<b>\$50</b>	<b>\$50</b>	<b>\$50</b>	<b>\$50</b>	<b>\$57</b>		<b>\$15</b>		<b>\$1,182</b>

\* Pending final SANDAG approval

**Table 1  
2025 Regional Transportation Improvement Program  
San Diego Region (in \$000s)**

**Lemon Grove, City of**

<b>MPO ID: LG20</b>		<b>ADOPTION: 25-00</b>									
Project Title:	Street Improvements (Congestion Relief - Non CI)								TransNet - LSI: CR		
Project Description:	Citywide - this project involves roadway rehabilitation (grinding and overlay, new structural pavement, or new overlay 1-inch thick or greater) of several streets within the city. Streets were prioritized for work based on levels of deterioration identified in the Pavement Management System; Sidewalk Rehabilitation: this annual project adds sidewalks, widens sidewalks, removes and/or replaces various sidewalk locations and installs Americans with Disabilities Act (ADA) compliant curb ramps throughout the city; Street Improvements: this as needed project would widen or install curb/gutter, sidewalk, curb ramps										
Change Notes:	Capacity Status: NCI      Exempt Category: Safety - Pavement resurfacing and/or rehabilitation										
Est Total Cost: <b>\$12,083</b>											
	<b>TOTAL</b>	<b>PRIOR</b>	<b>24/25</b>	<b>25/26</b>	<b>26/27</b>	<b>27/28</b>	<b>28/29</b>	<b>FUTURE</b>	<b>PE</b>	<b>RW</b>	<b>CON</b>
TransNet - LSI	\$6,786	\$3,266	\$693	\$695	\$702	\$710	\$720				\$6,786
TransNet - LSI (Cash)	\$198	\$198									\$198
TransNet - LSI Carry Over	\$3,152	\$3,151							\$61		\$3,091
Local Funds	\$1,947	\$1,947									\$1,947
<b>TOTAL</b>	<b>\$12,083</b>	<b>\$8,562</b>	<b>\$693</b>	<b>\$695</b>	<b>\$702</b>	<b>\$710</b>	<b>\$720</b>		<b>\$61</b>		<b>\$12,022</b>

<b>MPO ID: LG26</b>		<b>ADOPTION: 25-00</b>									
Project Title:	Connect Main Street (part of Lump Sum V10)								SANDAG ID: 1224069		
Project Description:	Main Street from Broadway to San Miguel (1 miles) - The project will implement Phase 1 and Phase 2 of the SGIP funded Connect Main Street Plan, construction pedestrian and bicycle facilities from Broadway to San Miguel. It will enhance the north/south movement of people walking/biking by implementing a street conversion, D.G. pedestrian trail, shared-use path, pedestrian crosswalks, bulb outs, lighting, and landscape features.										
Change Notes:	Capacity Status: NCI      Exempt Category: Other - Transportation enhancement activities										
Est Total Cost: <b>\$2,501</b>											
	<b>TOTAL</b>	<b>PRIOR</b>	<b>24/25</b>	<b>25/26</b>	<b>26/27</b>	<b>27/28</b>	<b>28/29</b>	<b>FUTURE</b>	<b>PE</b>	<b>RW</b>	<b>CON</b>
TransNet - SGIP	\$2,500	\$438	\$1,090	\$972					\$410		\$2,090
Local Funds	\$1	\$1									\$1
<b>TOTAL</b>	<b>\$2,501</b>	<b>\$439</b>	<b>\$1,090</b>	<b>\$972</b>					<b>\$410</b>		<b>\$2,091</b>

\* Pending final SANDAG approval

**Table 1**  
**2025 Regional Transportation Improvement Program**  
**San Diego Region (in \$000s)**

**Lemon Grove, City of**

<b>MPO ID: LG27</b>							<b>ADOPTION: 25-00</b>				
Project Title: Connect Main Street Phase 2 and 3 (part of Lump Sum V14)											
Project Description: Main Street from Burnell Avenue to Davidson Avenue (.26 miles) - Connect Main Street is an active transportation corridor project including class I multi-use paths, DG pedestrian trails, and bike boulevard treatments.											
Change Notes:											
Capacity Status: NCI      Exempt Category: Air Quality - Bicycle and pedestrian facilities											
Est Total Cost: <b>\$4,891</b>											
	TOTAL	PRIOR	24/25	25/26	26/27	27/28	28/29	FUTURE	PE	RW	CON
ATP - R	\$4,890	\$374	\$516	\$2,000	\$2,000				\$890		\$4,000
Local Funds	\$1	\$1							\$1		
<b>TOTAL</b>	<b>\$4,891</b>	<b>\$375</b>	<b>\$516</b>	<b>\$2,000</b>	<b>\$2,000</b>				<b>\$891</b>		<b>\$4,000</b>

<b>MPO ID: LG28</b>							<b>ADOPTION: 25-00</b>				
Project Title: Connect Main Street Phases 4 thru 6 (part of Lump Sum V14)											
Project Description: Main Street from Buena Vista Avenue to Massachusetts Avenue (.61 miles) - Connect Main Street is an active transportation corridor project including class I multi-use paths, DG pedestrian trails, and bike boulevard treatments.											
Change Notes:											
Capacity Status: NCI      Exempt Category: Air Quality - Bicycle and pedestrian facilities											
Est Total Cost: <b>\$8,085</b>											
	TOTAL	PRIOR	24/25	25/26	26/27	27/28	28/29	FUTURE	PE	RW	CON
ATP - R	\$8,004	\$115	\$1,194	\$3,348	\$3,348				\$1,309		\$6,695
Local Funds	\$81		\$81						\$81		
<b>TOTAL</b>	<b>\$8,085</b>	<b>\$115</b>	<b>\$1,275</b>	<b>\$3,348</b>	<b>\$3,348</b>				<b>\$1,390</b>		<b>\$6,695</b>

\* Pending final SANDAG approval

**Table 1**  
**2025 Regional Transportation Improvement Program**  
**San Diego Region (in \$000s)**

**RTIP Fund Types**

<b><i>State Funding</i></b>	
ATP	Active Transportation Program (Statewide and Regional)
<b><i>Local Funding</i></b>	
Local Funds AC	Local Funds - Advanced Construction; mechanism to advance local funds to be reimbursed at a later fiscal year with federal/state funds
<i>TransNet-LSI</i>	Prop. A Extension Local Transportation Sales Tax - Local System Improvements
<i>TransNet-LSI Carry Over</i>	TransNet - LSI funds previously programmed but not requested/paid in year of allocation
<i>TransNet-LSI (Cash)</i>	TransNet - LSI funds which agencies have received payment, but have not spent
<i>TransNet-SGIP</i>	Prop. A Extension Local Transportation Sales Tax - Regional Smart Growth Incentive Program

**Table 1**  
**2025 Regional Transportation Improvement Program**  
**Amendment No. 5**  
**San Diego Region (in \$000s)**

**Lemon Grove, City of**

<b>MPO ID: LG16</b>		<b>RTIP #:25-05</b>
Project Title:	Drainage Improvements (Congestion Relief)	<i>TransNet</i> - LSI: CR
Project Description:	Citywide - This project consists of evaluating, prioritizing, and implementing improvements to the city's storm drain system by identifying deteriorated or problematic portions of the storm drain system, perform risk assessments to prioritize need, and perform the necessary construction repairs or replacements to avoid roadway flooding	
Change Reason:	Increase funding	
Capacity Status:	NCI Exempt Category: Safety - Hazard elimination program	

Est Total Cost: **\$3,968**

	TOTAL	PRIOR	24/25	25/26	26/27	27/28	28/29	FUTURE	PE	RW	CON
<i>TransNet</i> - LSI	\$1,610	\$1,064	\$100	\$100	\$100	\$121	\$125				\$1,610
<i>TransNet</i> - LSI (Cash)	\$142	\$142									\$142
<i>TransNet</i> - LSI Carry Over	\$880	\$299	\$581								\$880
Local Funds	\$1,336	\$1,336									\$1,336
<b>TOTAL</b>	<b>\$3,968</b>	<b>\$2,841</b>	<b>\$681</b>	<b>\$100</b>	<b>\$100</b>	<b>\$121</b>	<b>\$125</b>				<b>\$3,968</b>

**PROJECT LAST AMENDED 25-00**

	TOTAL	PRIOR	24/25	25/26	26/27	27/28	28/29	FUTURE	PE	RW	CON
<i>TransNet</i> - LSI	\$1,610	\$1,064	\$100	\$100	\$100	\$121	\$125				\$1,610
<i>TransNet</i> - LSI (Cash)	\$142	\$142									\$142
<i>TransNet</i> - LSI Carry Over	\$499	\$299	\$200								\$499
Local Funds	\$1,336	\$1,336									\$1,336
<b>TOTAL</b>	<b>\$3,587</b>	<b>\$2,841</b>	<b>\$300</b>	<b>\$100</b>	<b>\$100</b>	<b>\$121</b>	<b>\$125</b>				<b>\$3,587</b>

\*\* Pending final SANDAG approval



**2025 Regional Transportation Improvement Program  
Amendment No. 5  
San Diego Region (in \$000s)**

**Lemon Grove, City of**

<b>MPO ID: LG20</b>		<b>RTIP #:25-05</b>
Project Title:	Street Improvements (Congestion Relief - Non CI)	<i>TransNet</i> - LSI: CR
Project Description:	Citywide - this project involves roadway rehabilitation (grinding and overlay, new structural pavement, or new overlay 1-inch thick or greater) of several streets within the city. Streets were prioritized for work based on levels of deterioration identified in the Pavement Management System; Sidewalk Rehabilitation: this annual project adds sidewalks, widens sidewalks, removes and/or replaces various sidewalk locations and installs Americans with Disabilities Act (ADA) compliant curb ramps throughout the city; Street Improvements: this as needed project would widen or install curb/gutter, sidewalk, curb ramps	
Change Reason:	Reduce funding	
Capacity Status:	NCI Exempt Category: Safety - Pavement resurfacing and/or rehabilitation	

**Est Total Cost: \$13,278**

	TOTAL	PRIOR	24/25	25/26	26/27	27/28	28/29	FUTURE	PE	RW	CON
<i>TransNet</i> - LSI	\$6,681	\$3,266	\$678	\$672	\$680	\$684	\$701				\$6,681
<i>TransNet</i> - LSI (Cash)	\$198	\$198									\$198
<i>TransNet</i> - LSI Carry Over	\$4,452	\$3,151	\$1,300						\$61		\$4,391
Local Funds	\$1,947	\$1,947									\$1,947
<b>TOTAL</b>	<b>\$13,278</b>	<b>\$8,562</b>	<b>\$1,978</b>	<b>\$672</b>	<b>\$680</b>	<b>\$684</b>	<b>\$701</b>		<b>\$61</b>		<b>\$13,217</b>

**PROJECT LAST AMENDED 25-00**

	TOTAL	PRIOR	24/25	25/26	26/27	27/28	28/29	FUTURE	PE	RW	CON
<i>TransNet</i> - LSI	\$6,786	\$3,266	\$693	\$695	\$702	\$710	\$720				\$6,786
<i>TransNet</i> - LSI (Cash)	\$198	\$198									\$198
<i>TransNet</i> - LSI Carry Over	\$4,622	\$3,151	\$1,470						\$61		\$4,561
Local Funds	\$1,947	\$1,947									\$1,947
<b>TOTAL</b>	<b>\$13,553</b>	<b>\$8,562</b>	<b>\$2,163</b>	<b>\$695</b>	<b>\$702</b>	<b>\$710</b>	<b>\$720</b>		<b>\$61</b>		<b>\$13,492</b>

\*\* Pending final SANDAG approval

**2025 Regional Transportation Improvement Program  
Amendment No. 5  
San Diego Region (in \$000s)**

**RTIP Fund Types**

<b><i>Local Funding</i></b>	
Local Funds AC	Local Funds - Advanced Construction; mechanism to advance local funds to be reimbursed at a later fiscal year with federal/state funds
<i>TransNet</i> -LSI	Prop. A Extension Local Transportation Sales Tax - Local System Improvements
<i>TransNet</i> -LSI Carry Over	TransNet - LSI funds previously programmed but not requested/paid in year of allocation
<i>TransNet</i> -LSI (Cash)	TransNet - LSI funds which agencies have received payment, but have not spent

**Table 1**  
**2025 Regional Transportation Improvement Program**  
**San Diego Region (in \$000s)**

**Lemon Grove, City of**

<b>MPO ID: LG14</b>		<b>ADOPTION: 25-00</b>									
Project Title:	Traffic Improvements (Preventive Maintenance)									TransNet - LSI: Maint	
Project Description:	Citywide - traffic related projects scheduled throughout each fiscal year: traffic loop replacements, traffic signal upgrades, speed survey, street striping improvements, traffic calming studies, and the repair or replacement of street signs; these projects are part of the annual maintenance program established within the City to maintain the operational readiness of the street system										
Change Notes:	Capacity Status: NCI Exempt Category: Safety - Non signalization traffic control and operating										
Est Total Cost: <b>\$2,262</b>											
	TOTAL	PRIOR	24/25	25/26	26/27	27/28	28/29	FUTURE	PE	RW	CON
TransNet - LSI	\$1,750	\$1,125	\$120	\$125	\$125	\$125	\$130				\$1,750
TransNet - LSI Carry Over	\$498	\$498							\$1		\$497
Local Funds	\$14	\$14									\$14
<b>TOTAL</b>	<b>\$2,262</b>	<b>\$1,637</b>	<b>\$120</b>	<b>\$125</b>	<b>\$125</b>	<b>\$125</b>	<b>\$130</b>		<b>\$1</b>		<b>\$2,261</b>

<b>MPO ID: LG15</b>		<b>ADOPTION: 25-00</b>									
Project Title:	Drainage Improvements (Preventive Maintenance)									TransNet - LSI: Maint	
Project Description:	Citywide - Project consists of improvements or repairs to multiple storm drain facilities such as spot repairs to existing pipes, berms or other diversion devices; attention will be given to the continuous maintenance of Chollas Creek and other drainage channels in accordance with the requirements of the National Pollutant Discharge Elimination System (NPDES) permit which involve debris removal, vegetation control, and/or habitat restoration; city staff/consultant to inventory storm drain system and input into GIS; condition assessment, repair options and upsizing.										
Change Notes:	Capacity Status: NCI Exempt Category: Other - Non construction related activities										
Est Total Cost: <b>\$1,325</b>											
	TOTAL	PRIOR	24/25	25/26	26/27	27/28	28/29	FUTURE	PE	RW	CON
TransNet - LSI	\$741	\$456	\$50	\$55	\$60	\$60	\$60				\$741
TransNet - LSI Carry Over	\$334	\$333							\$27		\$307
Local Funds	\$250	\$250									\$250
<b>TOTAL</b>	<b>\$1,325</b>	<b>\$1,039</b>	<b>\$50</b>	<b>\$55</b>	<b>\$60</b>	<b>\$60</b>	<b>\$60</b>		<b>\$27</b>		<b>\$1,298</b>

**Table 1**  
**2025 Regional Transportation Improvement Program**  
**San Diego Region (in \$000s)**

**Lemon Grove, City of**

<b>MPO ID: LG16</b>		<b>ADOPTION: 25-00</b>									
Project Title:	Drainage Improvements (Congestion Relief)								<i>TransNet - LSI: CR</i>		
Project Description:	Citywide - This project consists of evaluating, prioritizing, and implementing improvements to the city's storm drain system by identifying deteriorated or problematic portions of the storm drain system, perform risk assessments to prioritize need, and perform the necessary construction repairs or replacements to avoid roadway flooding										
Change Notes:	Capacity Status: NCI      Exempt Category: Safety - Hazard elimination program										
<b>Est Total Cost: \$3,387</b>											
	<b>TOTAL</b>	<b>PRIOR</b>	<b>24/25</b>	<b>25/26</b>	<b>26/27</b>	<b>27/28</b>	<b>28/29</b>	<b>FUTURE</b>	<b>PE</b>	<b>RW</b>	<b>CON</b>
<i>TransNet - LSI</i>	\$1,610	\$1,064	\$100	\$100	\$100	\$121	\$125				\$1,610
<i>TransNet - LSI (Cash)</i>	\$142	\$142									\$142
<i>TransNet - LSI Carry Over</i>	\$299	\$299									\$299
Local Funds	\$1,336	\$1,336									\$1,336
<b>TOTAL</b>	<b>\$3,387</b>	<b>\$2,841</b>	<b>\$100</b>	<b>\$100</b>	<b>\$100</b>	<b>\$121</b>	<b>\$125</b>				<b>\$3,387</b>

<b>MPO ID: LG17</b>		<b>ADOPTION: 25-00</b>									
Project Title:	Street Improvements (Preventive Maintenance)								<i>TransNet - LSI: Maint</i>		
Project Description:	Citywide - This project consists of maintaining city streets (pothole repairs, skin patches, digouts) and fund costs to survey all streets as part of the pavement management system.										
Change Notes:	Capacity Status: NCI      Exempt Category: Safety - Pavement resurfacing and/or rehabilitation										
<b>Est Total Cost: \$1,197</b>											
	<b>TOTAL</b>	<b>PRIOR</b>	<b>24/25</b>	<b>25/26</b>	<b>26/27</b>	<b>27/28</b>	<b>28/29</b>	<b>FUTURE</b>	<b>PE</b>	<b>RW</b>	<b>CON</b>
<i>TransNet - LSI</i>	\$957	\$700	\$50	\$50	\$50	\$50	\$57		\$15		\$942
<i>TransNet - LSI Carry Over</i>	\$240	\$240									\$240
<b>TOTAL</b>	<b>\$1,197</b>	<b>\$940</b>	<b>\$50</b>	<b>\$50</b>	<b>\$50</b>	<b>\$50</b>	<b>\$57</b>		<b>\$15</b>		<b>\$1,182</b>

\* Pending final SANDAG approval

**Table 1  
2025 Regional Transportation Improvement Program  
San Diego Region (in \$000s)**

**Lemon Grove, City of**

<b>MPO ID: LG20</b>		<b>ADOPTION: 25-00</b>									
Project Title:	Street Improvements (Congestion Relief - Non CI)									TransNet - LSI: CR	
Project Description:	Citywide - this project involves roadway rehabilitation (grinding and overlay, new structural pavement, or new overlay 1-inch thick or greater) of several streets within the city. Streets were prioritized for work based on levels of deterioration identified in the Pavement Management System; Sidewalk Rehabilitation: this annual project adds sidewalks, widens sidewalks, removes and/or replaces various sidewalk locations and installs Americans with Disabilities Act (ADA) compliant curb ramps throughout the city; Street Improvements: this as needed project would widen or install curb/gutter, sidewalk, curb ramps										
Change Notes:	Capacity Status: NCI Exempt Category: Safety - Pavement resurfacing and/or rehabilitation										
Est Total Cost: <b>\$12,083</b>											
	<b>TOTAL</b>	<b>PRIOR</b>	<b>24/25</b>	<b>25/26</b>	<b>26/27</b>	<b>27/28</b>	<b>28/29</b>	<b>FUTURE</b>	<b>PE</b>	<b>RW</b>	<b>CON</b>
TransNet - LSI	\$6,786	\$3,266	\$693	\$695	\$702	\$710	\$720				\$6,786
TransNet - LSI (Cash)	\$198	\$198									\$198
TransNet - LSI Carry Over	\$3,152	\$3,151							\$61		\$3,091
Local Funds	\$1,947	\$1,947									\$1,947
<b>TOTAL</b>	<b>\$12,083</b>	<b>\$8,562</b>	<b>\$693</b>	<b>\$695</b>	<b>\$702</b>	<b>\$710</b>	<b>\$720</b>		<b>\$61</b>		<b>\$12,022</b>

<b>MPO ID: LG26</b>		<b>ADOPTION: 25-00</b>									
Project Title:	Connect Main Street (part of Lump Sum V10)									SANDAG ID: 1224069	
Project Description:	Main Street from Broadway to San Miguel (1 miles) - The project will implement Phase 1 and Phase 2 of the SGIP funded Connect Main Street Plan, construction pedestrian and bicycle facilities from Broadway to San Miguel. It will enhance the north/south movement of people walking/biking by implementing a street conversion, D.G. pedestrian trail, shared-use path, pedestrian crosswalks, bulb outs, lighting, and landscape features.										
Change Notes:	Capacity Status: NCI Exempt Category: Other - Transportation enhancement activities										
Est Total Cost: <b>\$2,501</b>											
	<b>TOTAL</b>	<b>PRIOR</b>	<b>24/25</b>	<b>25/26</b>	<b>26/27</b>	<b>27/28</b>	<b>28/29</b>	<b>FUTURE</b>	<b>PE</b>	<b>RW</b>	<b>CON</b>
TransNet - SGIP	\$2,500	\$438	\$1,090	\$972					\$410		\$2,090
Local Funds	\$1	\$1									\$1
<b>TOTAL</b>	<b>\$2,501</b>	<b>\$439</b>	<b>\$1,090</b>	<b>\$972</b>					<b>\$410</b>		<b>\$2,091</b>

\* Pending final SANDAG approval

**Table 1**  
**2025 Regional Transportation Improvement Program**  
**San Diego Region (in \$000s)**

**Lemon Grove, City of**

<b>MPO ID: LG27</b>							<b>ADOPTION: 25-00</b>				
Project Title: Connect Main Street Phase 2 and 3 (part of Lump Sum V14)											
Project Description: Main Street from Burnell Avenue to Davidson Avenue (.26 miles) - Connect Main Street is an active transportation corridor project including class I multi-use paths, DG pedestrian trails, and bike boulevard treatments.											
Change Notes:											
Capacity Status: NCI      Exempt Category: Air Quality - Bicycle and pedestrian facilities											
Est Total Cost: <b>\$4,891</b>											
	TOTAL	PRIOR	24/25	25/26	26/27	27/28	28/29	FUTURE	PE	RW	CON
ATP - R	\$4,890	\$374	\$516	\$2,000	\$2,000				\$890		\$4,000
Local Funds	\$1	\$1							\$1		
<b>TOTAL</b>	<b>\$4,891</b>	<b>\$375</b>	<b>\$516</b>	<b>\$2,000</b>	<b>\$2,000</b>				<b>\$891</b>		<b>\$4,000</b>

<b>MPO ID: LG28</b>							<b>ADOPTION: 25-00</b>				
Project Title: Connect Main Street Phases 4 thru 6 (part of Lump Sum V14)											
Project Description: Main Street from Buena Vista Avenue to Massachusetts Avenue (.61 miles) - Connect Main Street is an active transportation corridor project including class I multi-use paths, DG pedestrian trails, and bike boulevard treatments.											
Change Notes:											
Capacity Status: NCI      Exempt Category: Air Quality - Bicycle and pedestrian facilities											
Est Total Cost: <b>\$8,085</b>											
	TOTAL	PRIOR	24/25	25/26	26/27	27/28	28/29	FUTURE	PE	RW	CON
ATP - R	\$8,004	\$115	\$1,194	\$3,348	\$3,348				\$1,309		\$6,695
Local Funds	\$81		\$81						\$81		
<b>TOTAL</b>	<b>\$8,085</b>	<b>\$115</b>	<b>\$1,275</b>	<b>\$3,348</b>	<b>\$3,348</b>				<b>\$1,390</b>		<b>\$6,695</b>

\* Pending final SANDAG approval

**Table 1**  
**2025 Regional Transportation Improvement Program**  
**San Diego Region (in \$000s)**

**RTIP Fund Types**

<b><i>State Funding</i></b>	
ATP	Active Transportation Program (Statewide and Regional)
<b><i>Local Funding</i></b>	
Local Funds AC	Local Funds - Advanced Construction; mechanism to advance local funds to be reimbursed at a later fiscal year with federal/state funds
<i>TransNet-LSI</i>	Prop. A Extension Local Transportation Sales Tax - Local System Improvements
<i>TransNet-LSI Carry Over</i>	TransNet - LSI funds previously programmed but not requested/paid in year of allocation
<i>TransNet-LSI (Cash)</i>	TransNet - LSI funds which agencies have received payment, but have not spent
<i>TransNet-SGIP</i>	Prop. A Extension Local Transportation Sales Tax - Regional Smart Growth Incentive Program

\* Pending final SANDAG approval

**TransNet Revenue Forecast - Local Street Improvement Program<sup>1</sup>**  
**Revised FY 2025 and Estimates for FY 2026 to FY 2030 (in \$000s)\*\***

02/19/2025

Jurisdiction	January 2023 Population <sup>3</sup>	Maintained Miles <sup>3</sup>	FY 2025*	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Carlsbad	115,045	429.45	\$4,827	\$4,843	\$4,911	\$5,038	\$5,202	\$5,381
Chula Vista	276,813	561.44	\$9,272	\$9,304	\$9,435	\$9,679	\$9,997	\$10,343
Coronado	22,272	45.89	\$795	\$798	\$809	\$828	\$854	\$882
Del Mar <sup>4</sup>	3,918	26.11	\$134	\$131	\$135	\$137	\$142	\$147
El Cajon	104,804	197.30	\$3,468	\$3,480	\$3,529	\$3,619	\$3,737	\$3,865
Encinitas	61,254	172.02	\$2,321	\$2,328	\$2,361	\$2,421	\$2,499	\$2,584
Escondido	150,571	342.35	\$5,244	\$5,262	\$5,336	\$5,474	\$5,652	\$5,847
Imperial Beach <sup>4</sup>	26,109	45.65	\$835	\$712	\$899	\$922	\$950	\$982
La Mesa	60,753	143.84	\$2,173	\$2,181	\$2,211	\$2,267	\$2,340	\$2,420
Lemon Grove	27,517	62.40	\$998	\$1,002	\$1,015	\$1,040	\$1,073	\$1,109
National City	58,374	104.46	\$1,928	\$1,934	\$1,961	\$2,011	\$2,075	\$2,146
Oceanside	172,186	433.11	\$6,190	\$6,211	\$6,299	\$6,461	\$6,673	\$6,903
Poway	48,620	177.28	\$2,048	\$2,055	\$2,084	\$2,137	\$2,205	\$2,280
San Diego	1,383,623	2,798.88	\$46,112	\$46,268	\$46,925	\$48,144	\$49,730	\$51,458
San Marcos <sup>4</sup>	94,823	182.58	\$2,237	\$2,247	\$2,292	\$2,375	\$2,482	\$2,600
Santee <sup>4</sup>	59,574	115.84	\$1,207	\$1,208	\$1,227	\$1,269	\$1,325	\$1,512
Solana Beach <sup>4</sup>	12,831	42.57	\$232	\$234	\$241	\$254	\$272	\$291
Vista	100,113	175.22	\$3,251	\$3,262	\$3,308	\$3,393	\$3,503	\$3,623
County <sup>4</sup>	511,223	1,994.51	\$20,306	\$20,472	\$20,722	\$21,296	\$22,043	\$22,853
<b>Subtotal Street &amp; Road***</b>	<b>3,290,423</b>	<b>8,050.9</b>	<b>\$113,581</b>	<b>\$113,933</b>	<b>\$115,699</b>	<b>\$118,764</b>	<b>\$122,754</b>	<b>\$127,224</b>
	42%	35%						
Local EMP <sup>5</sup>			\$7,364	\$7,250	\$7,274	\$7,377	\$7,567	\$7,815
Local Smart Growth <sup>5</sup>			\$8,592	\$8,458	\$8,487	\$8,606	\$8,828	\$9,117

\*Estimate updated in January 2025

\*\*Revenue estimates for planning purposes only. Payments will be based on actual sales tax monthly receipts from the State Board of Equalization.

\*\*\* Totals may not add up due to rounding

1. Projection of revenues are based on estimate of growth rate on taxable sales as forecasted by SANDAG and excludes interest and prior year excess funds.
2. Distribution of revenue estimates are based on the 2004 Proposition A Extension: San Diego Transportation Improvement Program and Expenditure Plan and apportioned as follows: (a) \$50,000 annual base per agency ; (b) balance distributed on a formula of 2/3 population and 1/3 maintained miles.
3. Population numbers are based on state Department of Finance (DOF) report of January 2023 population; Maintained miles figures are based on Caltrans 2023 California Public Road Data (December 2024).
4. Revenues are net of estimated commercial paper and/or bond debt service payments
5. EMP to be distributed on a project by project basis; Smart Growth to be allocated based on Call for Projects process.





# CITY OF LEMON GROVE

## CITY COUNCIL STAFF REPORT

**Item No.**        2.

**Meeting Date:** April 1, 2025

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

**Department:** Community Development Department

**Staff Contact:** Bill Chopyk, Special Projects Manager

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

**Item Title:**        **Second Reading and Adoption of Ordinance No. 467: An Ordinance Amending Lemon Grove Municipal Code Title 12, Chapter 12.10 – Increasing the Valuation Threshold for Public Street Dedications and Public Street Improvements and Adding Additional Exceptions to Building Valuation**

---

### **Recommended Action:**

Hold second reading, by title only, and adopt Ordinance 467 (**Attachment A**) amending Lemon Grove Municipal Code (LGMC) Sections 12.10.050 and 12.10.060 the valuation threshold amount and establishing additional exemptions for public street dedications and public street improvements.

### **Summary/Discussion:**

This item was originally considered and adopted by a majority vote of the City Council on March 18, 2025 with one revision to add “solar” to the list of exceptions to building valuation. If adopted, the ordinance will become effective in 30 days.

This ordinance amends LGMC Sections 12.10.050 and 12.10.060 to increase the valuation threshold amount from \$15,000 to \$85,000 for public street dedications, and from \$25,000 to \$100,000 for public street improvements, with an inflation escalator based on the California Construction Cost Index (CCCI), and establishes additional exceptions to building valuation.

The staff report for this item from the March 18, 2025 City Council meeting is attached hereto as **Attachment B**.

**Environmental Review:**

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

The amendments to the LGMC herein contemplated are not a “Project” as defined under Section 15378(b)(4) of the California Environmental Quality Act (CEQA) Guidelines because they represent a decision without commitment to a specific project that may result in a potentially significant physical impact on the environment. Therefore, pursuant to Section 15060(c)(3) of the State CEQA Guidelines, the actions proposed are exempt from CEQA.

**Fiscal Impact:** None

**Public Notification:**

No public hearing notice is required for this amendment to the LGMC. Notice was given to the public on March 28, 2025 in the East County Californian. A certified copy of this Ordinance will also be posted in the Office of the City Clerk in accordance with Government Code section 36933.

**Staff Recommendation:**

Hold second reading, by title only and adopt Ordinance 467 (**Attachment A**) amending LGMC Title 12, Chapter 10, Sections 12.10.050 and 12.10.060 increasing the threshold valuation amount and establishing additional exceptions for public street dedications and public street improvements, including the addition of “solar” to the list of exceptions as directed by the City Council.

**Attachments:**

- Attachment A – LGMC Ordinance 467
- Attachment B – Staff Report from the March 18, 2025, City Council Meeting

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LEMON GROVE, CALIFORNIA, AMENDING LEMON GROVE MUNICIPAL CODE TITLE 12, CHAPTER 10, SECTIONS 12.10.050 AND 12.10.060 INCREASING THE THRESHOLD VALUATION AMOUNT AND ESTABLISHING ADDITIONAL EXEMPTIONS FROM PUBLIC STREET DEDICATIONS AND PUBLIC STREET IMPROVEMENTS**

**WHEREAS**, the City of Lemon Grove inherited neighborhoods with narrow substandard streets without sidewalks, curbs, gutters and street lights when it incorporated on July 1, 1977; and

**WHEREAS**, in 2006, the Lemon Grove City Council enacted Lemon Grove Municipal Code (LGMC) Chapter 12.10 to promote incremental street dedications and public improvements as properties are upgraded and developed; and

**WHEREAS**, LGMC Sections 12.10.050 and 12.10.060 currently require public street dedications and public street improvements for the erection, enlargement, or alteration of any building or structure on property that abuts a public street. Building permits with a valuation less than fifteen thousand dollars (\$15,000) are exempt from public street dedications. Building permits with a valuation less than twenty-five thousand dollars (\$25,000) are exempt from public street improvements; and

**WHEREAS**, the provisions of LGMC Title 12 (Streets, Sidewalks and Public Places) date back to 2006. Construction costs and building valuations have increased significantly since then, placing unreasonable costs on homeowners and businesses for relatively minor remodeling and tenant improvement projects, and causing delays in the building permit approval process. A review and update of the cost thresholds and/or types of exemptions for public street dedications and improvements is needed for a more equitable application of the LGMC requirements for public street dedications and improvements; and

**WHEREAS**, the State of California enacted a series of Accessory Dwelling Unit (ADU) laws beginning in 2016 that prohibit cities from requiring street dedications and public improvements in connection with the construction of ADU's; and

**WHEREAS**, the State of California enacted Senate Bill 9 (SB9) in 2022 that prohibits cities from requiring street dedications and public improvements in connection with ministerial SB9 lot splits as stated in Government Code Section 66411.7 (b)(3); and

**WHEREAS**, on February 24, 2025, the Planning Commission received a staff report and deliberated on the issue of public street dedications and public street improvements; and

**WHEREAS**, on February 24, 2025 the Planning Commission adopted Resolution No. 2025-01 recommending LGMC amendments to the City Council; and

**WHEREAS**, the City Council received a staff report and deliberated on the issue of public street dedications and public street improvements, including inflation factors that affect building valuations over time; and

**WHEREAS**, amendments to LGMC Title 12, Chapter 10, Sections 12.10.050 and 12.10.060 are not a "Project" as defined under Section 15378(b)(4) of the California Environmental Quality Act (CEQA) Guidelines because it is a decision without commitment to a specific project that may result in a potentially significant physical impact on the environment; therefore, pursuant to Section 15060(c)(3) of the State CEQA Guidelines, the actions proposed are not subject to CEQA review.

**NOW, THEREFORE**, the City Council of the City of Lemon Grove, California, does ordain as follows:

**Section 1.** The foregoing recitals are true and correct.

**Section 2.** Existing Chapter 12.10 [PUBLIC STREET DEDICATION AND IMPROVEMENTS] of Title 12 [Streets Sidewalks and Public Places] of the Lemon Grove Municipal Code is hereby amended to read as follows in the ~~strikeout~~/underlined changes:

### **Title 12 Streets Sidewalks and Public Places**

#### **Chapter 12.10 PUBLIC STREET DEDICATION AND IMPROVEMENTS**

Section 12.10.050 **Public street dedication.**

- A. No building permit shall be issued for the erection, enlargement, or alteration of any building or structure, unless the abutting public street(s) right-of-way is dedicated to a one-half right-of-way width specified and approved by the engineering division and consistent with the Mobility Element of the General Plan.
- B. Exemptions. The foregoing requirements of subsection A of this section shall not apply to any of the following:
  - 1. Building permits with a valuation of less than ~~fifteen~~ eighty-five thousand dollars, adjusted annually starting in 2026 using the California Construction Cost Index (CCCI). The building permit valuation shall be calculated by adding all of the valuations assigned to building permits for the subject property that comply with all of the following:
    - a. The building permits were applied for after the effective date of the ordinance codified in this chapter and within five years of the application date of the building permit being applied for;
    - b. The building permits are either in processing or have final building department approval; and
    - c. The building permits are not exempt pursuant to subsections (B)(2) ~~and~~ through (B)(3)(4) of this section.
  - 2. Maintenance, repairs and demolitions to existing structures if no physical elements of the building or structure are relocated or added.
  - 3. The establishment of accessory dwelling units and improvements required pursuant to Section 17.24.060 ~~(C)(13)(D)(1)~~ of the city of Lemon Grove Municipal Code.
  - 4. Garages and carports, residential improvements that do not increase floor area, interior tenant improvements for individual spaces in a multi-tenant building, tenant improvements that do not increase floor area or occupancy load, pools, storage sheds, roofing, decks and patio covers, and solar.
  - 5. Senate Bill 9 lot splits.

Section 12.10.060 **Public street improvements.**

- A. No building permit shall be issued for the erection, enlargement, or alteration of any building or structure unless one half of the public street ultimate right-of-way

abutting the subject property is improved with public street improvements for the entire length of the subject property abutting the public street so as to meet the city adopted standards.

B. Exemptions. The foregoing requirements of subsection A of this section shall not apply to any of the following:

1. Building permits with a valuation of less than ~~twenty-five~~ one hundred thousand dollars, adjusted annually starting in 2026 using the California Construction Cost Index (CCCI). The building permit valuation shall be calculated by adding all of the valuations assigned to building permits for the subject property that comply with all of the following:
  - a. The building permits were applied for after the effective date of the ordinance codified in this chapter and within five years of the application date of the building permit being applied for;
  - b. The building permits are either in processing or have final building department approval; and
  - c. The building permits are not exempt pursuant to subsections (B)(2) through (B)~~(4)~~(5) of this section.
2. Maintenance, repairs and demolitions to existing structures if no physical elements of the building or structure are relocated or added.
3. The establishment of accessory ~~rental~~ dwelling units and improvements required and associated with the establishment of accessory dwelling units as indicated in Section 17.24.060~~(C)(13)~~(D)(1) of the city of Lemon Grove Municipal Code.
4. Properties located within the residential low and residential low/medium zoning districts as indicated on the official zoning map of the city of Lemon Grove, except that building permits proposing the construction of new single-family residence(s) shall not be exempt from the requirements of subsection A of this section.
5. Garages and carports, residential improvements that do not increase floor area, interior tenant improvements for individual spaces in a multi-tenant building, tenant improvements that do not increase floor area or occupancy load, pools, storage sheds, roofing, decks and patio covers, and solar.
6. Senate Bill 9 lot splits.

**Section 3.** The City Council finds and determines that the amendments to the LGMC herein contemplated are not a “Project” as defined under Section 15378(b)(4) of the California Environmental Quality Act (CEQA) Guidelines because it is a decision without commitment to a specific project that may result in a potentially significant physical impact on the environment; therefore, pursuant to Section 15060(c)(3) of the State CEQA Guidelines, the actions proposed are not subject to CEQA.

**Section 4.** If any section, sentence, clause or phrase of this Ordinance is determined to be invalid, illegal or unconstitutional by a decision or order of any court or agency of competent jurisdiction, then such decision or order will not affect the validity and enforceability of the remaining portions of this Ordinance. The City Council declares that it would have passed and adopted the Ordinance, and each section, sentence, clause or phrase thereof, regardless of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid or unconstitutional.

**Section 5.** This Ordinance shall be effective thirty (30) days following its adoption. Within fifteen (15) days following its adoption, the City Clerk shall certify to the passage of this Ordinance and cause the same to be published, or the title thereof, as a summary as required by state law in a newspaper of general circulation designated for legal notices publication in the City of Lemon Grove.

**INTRODUCED** at a regular meeting of the City Council of the City of Lemon Grove, California, on March 18, 2025.

**PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Lemon Grove, California, on April 1, 2025 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

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**Allyson Snow, Mayor**

**Attest:**

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**Joel G. Pablo, City Clerk**

**Approved as to Form:**

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**Kristen Steinke, City Attorney**





# CITY OF LEMON GROVE

## CITY COUNCIL STAFF REPORT

**Item No.**        **3.**

**Meeting Date:** March 18, 2025

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

**Department:** Community Development Department

**Staff Contact:** Bill Chopyk, Special Projects Manager

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

**Item Title:**        **Amendment to Lemon Grove Municipal Code Title 12,  
Chapter 12.10 – Increasing the Valuation Threshold for  
Public Street Dedications and Public Street Improvements**

---

**Recommended Action:** Introduce an Ordinance (**Attachment A**) amending Lemon Grove Municipal Code (LGMC) Sections 12.10.050 and 12.10.060 increasing the valuation threshold amount and establishing additional exemptions for public street dedications and public street improvements.

**Summary:** Lemon Grove Municipal Code (LGMC) Sections 12.10.050 and 12.10.060 require public street dedications and public street improvements for the erection, enlargement, or alteration of any building or structure on property that abuts a public street. Building permits with a valuation less than fifteen thousand dollars (\$15,000) are exempt from public street dedications. Building permits with a valuation less than twenty-five thousand dollars (\$25,000) are exempt from public street improvements.

The provisions of LGMC Title 12 (Streets, Sidewalks and Public Places) date back to 2006. Since then, construction costs and building valuations have significantly increased, placing unreasonable costs on homeowners and businesses for relatively minor remodeling and tenant improvement projects, and causing delays in the building permit approval process. A review and update of the cost thresholds and/or types of exemptions for public street dedications and improvements is needed for a more equitable application of the LGMC requirements for public street dedications and improvements.

**Background:** When the City of Lemon Grove incorporated on July 1, 1977, it inherited neighborhoods with narrow substandard streets without sidewalks, curbs, gutters and street lights. The City Council enacted LGMC Chapter 12.10 to promote incremental street

dedications and public improvements as properties are upgraded and developed. The findings, purpose and intent for public street dedication and improvements are shown below.

**LGMC Section 12.10.010 Findings, Purpose and Intent.**

- A. The city council finds as follows:
  - 1. There is a lack of adequate curbs, gutters, sidewalks and street lights in various areas of the city, which are necessary to provide a safe environment for pedestrians; and
  - 2. The lack of improved sidewalks in the city in many instances forces pedestrians, including school children to walk in the streets; and
  - 3. Streets of inadequate width and improvements hinder safety and efficient vehicular movement; and
  - 4. The lack of curbs, storm drains and other public street improvements results in poor drainage and degrades water quality; and
  - 5. The lack of improved streets impedes the operation of emergency vehicles as well as street sweepers and refuse collection vehicles.
- B. It is the purpose of the City Council in adopting the provisions of this chapter to:
  - 1. Impose reasonable requirements for the dedication of real property for public street purposes and for the installation of public street improvements upon persons engaged in the development, construction, reconstruction or remodeling of buildings which tend to result in increased demands upon the existing public streets in the city, thereby adversely impacting the public health, safety and welfare; and
  - 2. Extend the public street dedication and improvement requirements of the Subdivision Map Act by establishing standards and requirements for public street dedication and improvements in connection with the development of land in which no subdivision is involved; and
  - 3. Spread the cost of public street improvements upon all properties abutting public streets in an equitable manner, and by causing the installation of those improvements required by the city to serve property being developed.

The proposed amendments to the LGMC will help bring the City into compliance with State Law. For example, the State of California enacted a series of Accessory Dwelling Unit (ADU) laws beginning in 2016 that prohibit cities from requiring street dedications and public improvements in connection with the construction of ADU's. In addition, Senate Bill 9 (SB9) in 2022 that prohibits cities from requiring street dedications and public improvements in connection with ministerial SB9 lot splits.

Further, in April 2023, the City Council approved a Sidewalk Master Plan (SMP). The SMP identifies 60 miles of sidewalks and 65 miles of sidewalk gaps in the City of Lemon Grove. The SMP aims to support the City's efforts to improve sidewalks by providing a

prioritized list of improvements and avenues to apply for funding for new sidewalk facilities. The SMP identified 4,237 sidewalk defects with a probable construction cost of \$4.7 million to repair the defects. The proposed amendments to the LGMC will help address the issues highlighted by the SMP.

**Planning Commission Recommendation:** On February 24, 2025 the Planning Commission reviewed the proposed LGMC amendments and adopted Resolution No. 2025-01 (**Attachment B**) recommending City Council approval. The Planning Commission accepted staff’s recommendation and requested a review of these LGMC provisions every three years beginning in the 1<sup>st</sup> Quarter of 2030 to coincide with the three-year cycle of the California Building Code to ensure that the City remains on target with the building valuations in lieu of inserting an inflation factor into the municipal code. In addition, the Planning Commission recommended changing “occupancy” to “occupancy load” in the list of exemptions.

**Discussion:** Street dedications and public improvement requirements vary greatly by jurisdiction in the San Diego Region. Some cities and communities in the unincorporated areas of San Diego County purposefully omit sidewalks, curb & gutter as a desired rural element contributing to the character of the community. Other jurisdictions have established neighborhoods with standard street widths, street lights, sidewalks, curb & gutter. Table 1 below compares some of the jurisdictions in the San Diego Region as it relates to public street dedications and public improvements.

**Table 1 – Comparison of Valuation Thresholds in the San Diego Region**

<u>Jurisdiction</u>	<u>Valuation Threshold</u>	<u>Municipal Code Reference</u>	<u>Exceptions</u>
City of El Cajon	\$80,000	ECMC 12.12.030	interior alterations, roofing, swimming pools
City of National City	\$100,000	NCCMC 13.22.050 – 13.22.090	signs, no occupancy increase, accessory structures such as garages, pools, decks and patios
City of Solana Beach	\$100,000	SBMC 11.04.040	single family homes in residential zones
City of Santee	Market value: 50% residential, 25% commercial	SMC 11.24.030 – 11.24.060	garages, carports, play equipment, patio covers and storage sheds
City of La Mesa	N/A	Sidewalk Master Plan	dedications and public improvements not required, some neighborhoods have sidewalks, some don’t

City of Poway	Always required	PMC 15.06.010 – 15.06.040	additions less than 750 sq.ft. garages, carports, storage buildings, patio covers, swimming pools, spas, uninhabitable accessory structures, interior alterations
City of Coronado	\$3,000	CMC 52.06.030	accessory structures
City of San Marcos	No more than 25% of lot area	SMMC Chapter 17.40	residential additions, accessory buildings, agricultural buildings
City of Escondido	\$23,828	EMC 23-119 and 23-120	SB9 urban lot split developments

Cities are preempted by State law from requiring any public improvements for ADUs and SB9 lot splits, as referenced herein, which is an adjustment to the LGMC that is proposed by this agenda item.

Further, California Assembly Bills like AB 68 and AB 881 restrict local governments from imposing excessive requirements on ADUs, including demands for public improvements not directly related to the ADU itself and Government Code Section 66411.7 (b)(3) states that a local agency shall not impose regulations that require dedications of rights-of-way or the construction of offsite improvements for the parcels being created as a condition of issuing a parcel map for an SB9 urban lot split.

**Project Valuations:** Typical residential home improvement projects fall into the \$50,000-\$100,000 valuation range. Commercial projects vary greatly in project valuations. Interior tenant improvements for individual units in a multi-tenant building fall in the \$50,000-\$100,000 valuation range, whereas improvements to larger freestanding commercial buildings, such as the 8,000 sq. ft. Union Bank building (currently vacant) at 85 Lemon Grove Way would have a project valuation of about \$425,000. A recent tenant improvement at 8035 Broadway had a project valuation of \$183,000 for a freestanding 3,500 sq. ft. taco shop.

**Inflation Escalator:** An escalator to building valuation is needed to account for inflation over time. The Planning Commission recommended a review every three years to coincide with the California Building Code three-year review cycle. However, staff is concerned that the three-year review may get lost over time. An automatic inflation factor, such as the California Construction Cost Index (CCCI), tied to a specific point in time, would allow annual building valuation adjustments to keep up with inflation. The CCCI is based on changes in the cost of construction updated monthly and reported annually,



**Public Notification:** The City Council agenda was posted at least 72 hours prior to the City Council meeting. No public hearing notice is required for this amendment to the LGMC.

**Staff Recommendation:** Introduce an Ordinance (**Attachment A**) recommending amendments to LGMC Title 12, Chapter 10, Sections 12.10.050 and 12.10.060 increasing the threshold valuation amount and establishing additional exemptions for public street dedications and public street improvements.



# CITY OF LEMON GROVE

## CITY COUNCIL STAFF REPORT

**Item No.** 4.  
**Meeting Date:** April 1, 2025  
**Submitted to:** Honorable Mayor and Members of the City Council  
**Department:** Public Works  
**Staff Contact:** Izzy Murguia, Director of Public Works  
[imurguia@lemongrove.ca.gov](mailto:imurguia@lemongrove.ca.gov)  
**Item Title:** **Park Restroom Replacement Project Discussion**

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**Recommended Action:** Receive report and provide direction on the Park Restroom Replacement Project.

**Summary:** In October 2021, the City received a \$400,000 Local Assistance Specified Grant through the California Department of Parks and Recreation, Office of Grants and Local Services for the replacement of restrooms at Lemon Grove and Berry Street Parks with the help of former Assembly Member Dr. Weber. The replacement of the restrooms at Lemon Grove and Berry Street Park is a Fiscal Year (FY) 2024-25 Capital Improvement Project. On December 3, 2024, staff provided a recommendation to fund only the Berry Street Park restroom. . The City Council did not support staff's recommendation and directed staff to return with a costs analysis to replace the restrooms at the City's two (2) park locations (Barry and Lemon Grove) utilizing a modular prefabricated facility. This agenda item provides an overview for the prefabricated alternative.

**Discussion:** The Fiscal Year 2024-25 Capital Improvement Program (CIP) includes funding for the restroom replacements at Berry Street and Lemon Grove Parks. These projects originated from a one-time allocation of \$400,000 from then Assembly Member Dr. Weber's office in October 2021. The California Department of Parks and Recreation, Office of Grants and Local Services administers the grant funds. The restroom replacement projects were first included in the Fiscal Year (FY) 2022-23 budget, but since been carried over to the FY 2024-25. The grant requires the City to complete the project and expend allocated funds by June 30, 2028.

In 2024, staff met with restroom manufactures and civil design firms to discuss the project, and determined the funding allotted for the replacement of the two (2) park restrooms is insufficient. Consequently, at the December 3, 2024, City Council meeting, staff recommended awarding a design-build contract to Romtec, Inc., to purchase engineered

building material, demolish the existing restroom facility and to build a new restroom facility at Berry Street Park, in an amount not-to-exceed \$566,169.26. The City Council rejected staff's recommendation due to concerns over costs and directed staff to return to the City Council with a plan that maintains replacing the restrooms at both parks in the most cost effective manner. Shortly after the December 3, 2024, City Council meeting, staff engaged the Public Restroom Company (PRC), a leader in the prefabricated public restroom industry, to explore prefabricated building options for Lemon Grove and Berry Street Parks.

*Building Material Considerations:* Prefabricated restrooms are constructed offsite and then are transported to the site and craned in. Because they use factory-made units or “modules,” their assembly requires less on-site skilled labor, special equipment, or foundation requirements. PRC’s prefabricated units are furnished with standard durable materials and finishes. The prefabricated units’ interior and exterior walls are made with 4-inch concrete masonry unit (CMU) blocks. An anti-graffiti coating is available as an option. The flooring system is concrete and can be furnished with an epoxy finish; the roof system style is a gable with a pitch and 8-inch overhang and comes standard with a prefinished standing seam metal roof. The unit’s ingress/egress doors are made of galvanized metal. Interior partitions are made of CMU block. Plumbing fixtures (sink, toilet, urinal) can be furnished in stainless steel. The plumbing fixtures are wall mounted installed with the plumbing located in the utility chase so all connection points are concealed and protected. Restroom accessories include hand dryer and/or paper tower holders, soap dispenser, baby-changing stations, and units come standard with a water heater for tempered water. Aside from the anti-graffiti coating on the CMU block, staff kept material selections standard with no customization or added options (i.e., siding, covered entries, drinking fountains) to the prefabricated units to keep costs low.

*Floor Plan Considerations:* Staff selected floor plans for each restroom that kept the same level of service (i.e., number of stalls) and that fit within the existing restroom footprint. Both park designs utilizes natural ventilation and are easily maintained with non-absorbent concrete floors and concrete block walls. These models work well in areas that have high volumes of traffic with different types of activities and age groups, such as Berry and Lemon Grove Parks.

- Lemon Grove Park: Staff selected PRC’s Sports Park Series SP-132-2M model (**Attachment A**). The model features two spacious multiple-occupant (men’s and women’s) concrete block restrooms that include: three (3) flush toilets (men’s x 1; women’s x 2), one (1) urinal, and two (2) sinks that will accommodate up to 180 users per hour. This restroom is ADA code compliant with built-in proprietary vandal resistant components. The door to the utility chase is located on the front of the building, which allows for easy access to the restrooms for cleaning and maintenance. The cost for this unit is \$300,000 – \$325,000.
- Berry Street Park: Staff selected PRC’s Family Series SS-154-FAM model (**Attachment B**). The model features two multiple-occupants (men’s and women’s), and one single occupant (family restroom) concrete block restrooms that include: five (5) flush toilets (women’s x 3; men’s x 1; family x 1), one (1) urinal, and four (4) sinks that will accommodate up to 255 users per hour. As the park with the only dog park,



and the park the hosts the City’s signature events (i.e., Movies in the Park, Concerts in the Park), there are more users. As such, staff considered increasing the level of service with the addition of a single occupant/family restroom. The cost for this prefabricated model is \$400,000 - \$425,000.

*Additional Scope of Work:* The prefabricated model, as provided by PRC, is not a 100 percent turnkey system. While the prefabricated restrooms are delivered fully constructed, there are additional work items that would require a third-party contractor before and after the prefabricated unit installation, including but not limited to: demolishing existing restrooms, disconnecting and excavated utilities, excavating and preparing a subgrade, connecting exterior utilities for water, sewer, and electrical, and flat work finishing. The prefabricated model is not a design-build method, where a manufacturer handles every aspect of the construction and installation. Staff recommends contracting for the additional scope of work items through a competitive bid process. The estimated cost for the site preparation work is \$125,000-\$150,000.

Based on the cost of the prefabricated units and site preparation scope of work, staff estimated project costs is shown in Table 1 below.

**Table 1: Park Restroom Replacement Project Costs**

<b>Description</b>	<b>Cost</b>
Berry Street Park Prefabricated Restroom	\$425,000
Lemon Grove Park Prefabricated Restroom	\$325,000
Site Preparation (demo, pad prep, utilities)	\$150,000
Subtotal	\$900,000
Local Assistance Specified Grant	\$400,000
Funding Gap	\$(500,000)

As the CIP currently exists, there is insufficient funding available to complete both restroom replacement projects. Staff seeks City Council’s direction on its preference to continue with replacing both park restrooms and allocating additional funds. Because it will take 10 months from the ordering process to installation, this project will need to be carried-over into FY 2025-26. Beginning the ordering process for both restrooms with PRC will require additional funds. Costs for the site preparation work would be brought forth as a separate contract for City Council consideration in the first half of FY 2025-26.

**Environmental Review:**

- Not subject to review
- Negative Declaration
- Categorical Exemption, Section 15302
- Mitigated Negative Declaration

**Fiscal Impact:** The Fiscal Year 2024-25 budget includes \$400,000 in Local Assistance Specified Grant funds for park restroom replacement projects. This amount is insufficient to complete both park restroom replacement projects. If proceeding with PRC is approved, an appropriation of additional funds would be required and can be brought forward as part of the FY 2025-26 budget.

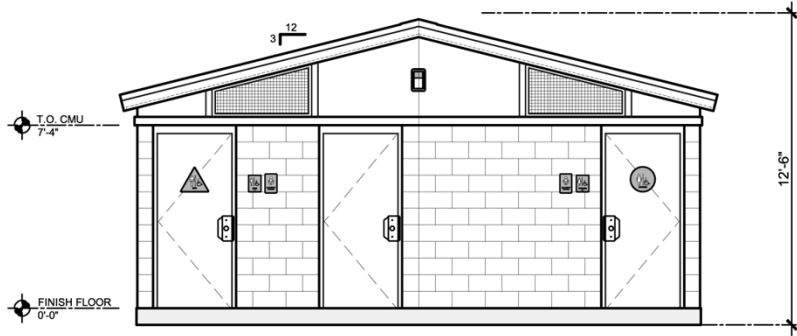
**Public Notification:** None.

**Staff Recommendation:** Receive report and provide direction on the Park Restroom Replacement Project.

**Attachments:**

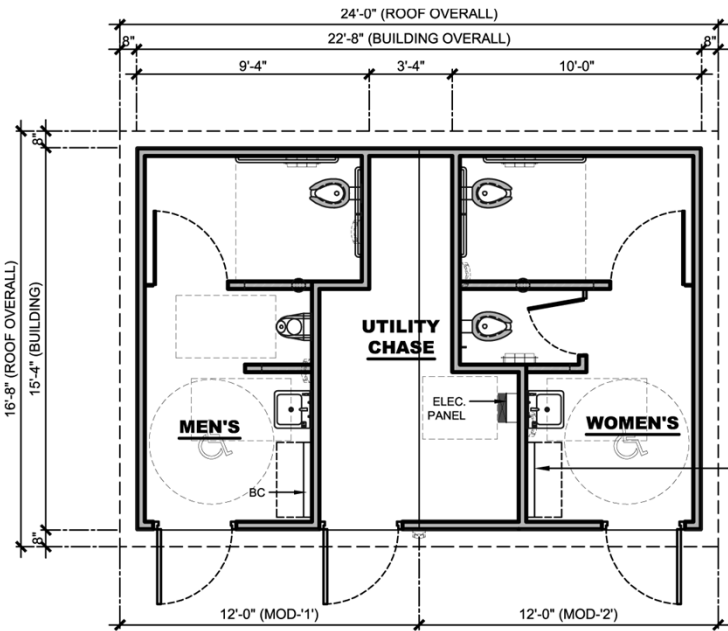
Attachment A – Sports Park Series SP-132-2M Model (Lemon Grove Park)

Attachment B – Family Series SS-154-FAM Model (Berry Street Park)



## ELEVATION

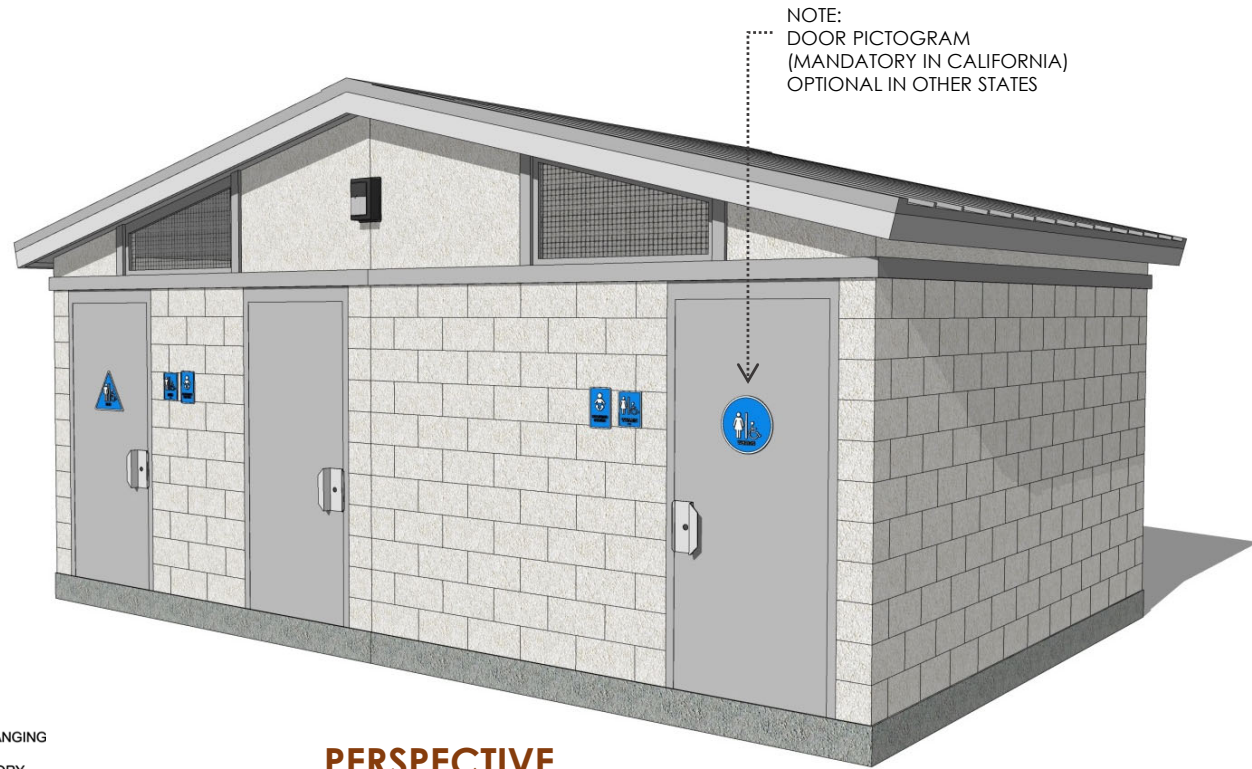
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## FLOOR PLAN

SCALE: 1/8"=1'0"

NOTE: STAINLESS FIXTURES



## PERSPECTIVE

(FINISHES SUBJECT TO CHANGE)

# RESTROOM BUILDING

# SP-132-2M

## SPORTS PARK SERIES

180 USERS/HR.



[www.PublicRestroomCompany.com](http://www.PublicRestroomCompany.com)

2587 BUSINESS PARKWAY

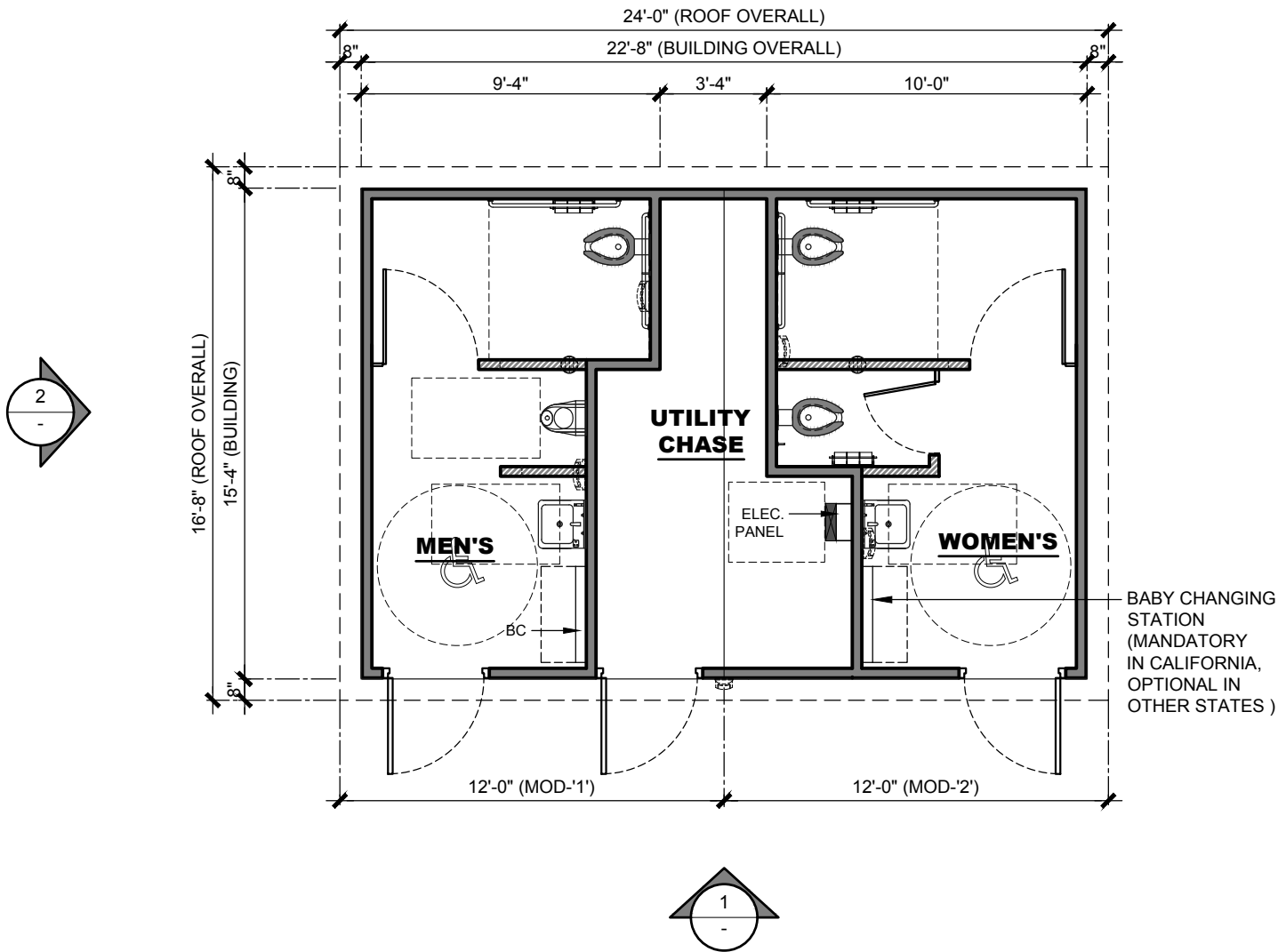
MINDEN NEVADA 89423

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SPORTS PARK SERIES



**FLOOR PLAN**  
SCALE: 3/16"=1'0"  
W/ STAINLESS STEEL FIXTURE



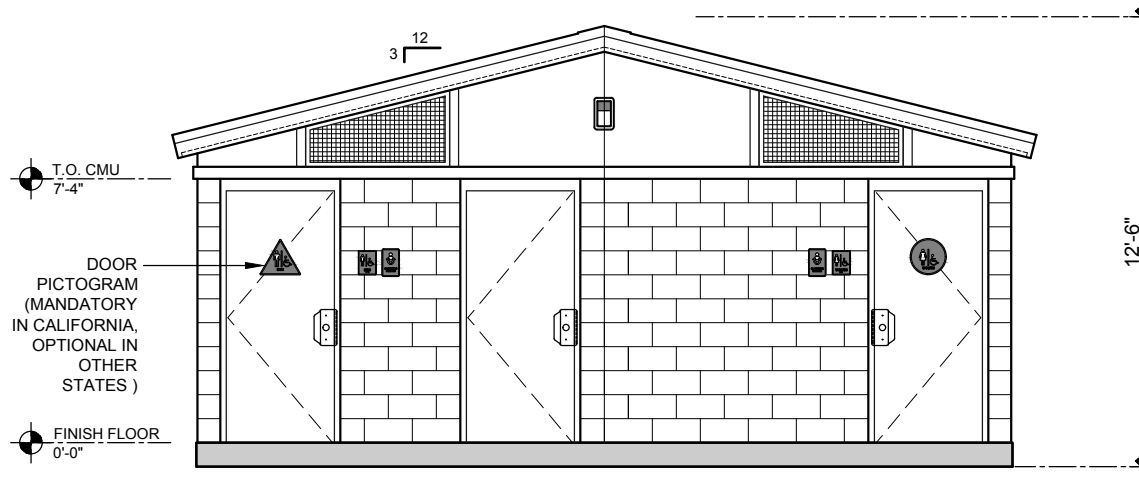
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BUILDING TYPE:	<b>RESTROOM BUILDING</b>
PROJECT:	<b>SP-132-2M CITY, STATE</b>

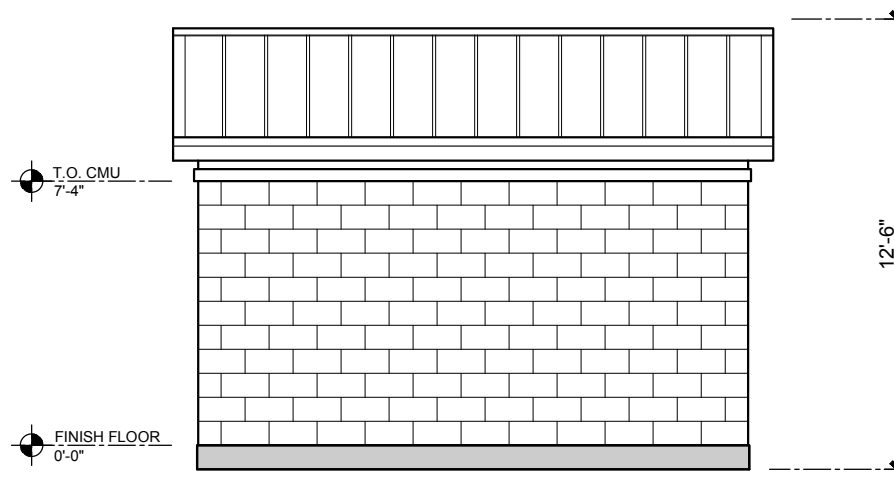
REVISION #	REVISION DATE:
-	-
PROJECT #:	START DATE:
-	-
	DRAWN BY: -

SHEET#	<b>A-1</b>
MAX. PERSON / HOUR:	<b>180 M</b>

SPORTS PARK SERIES



**ELEVATION 1**  
SCALE: 3/16"=1'-0"

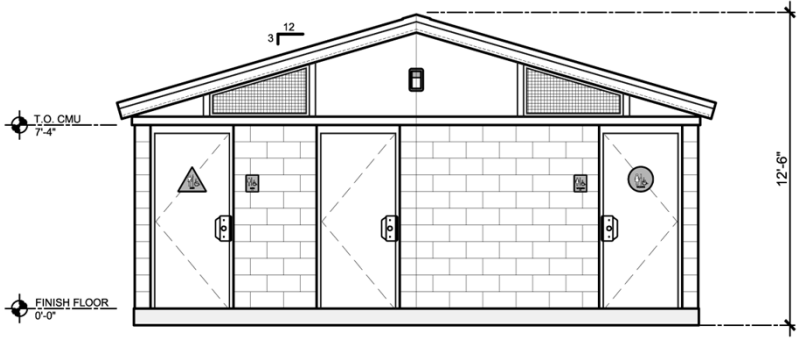


**ELEVATION 2**  
SCALE: 3/16"=1'-0"



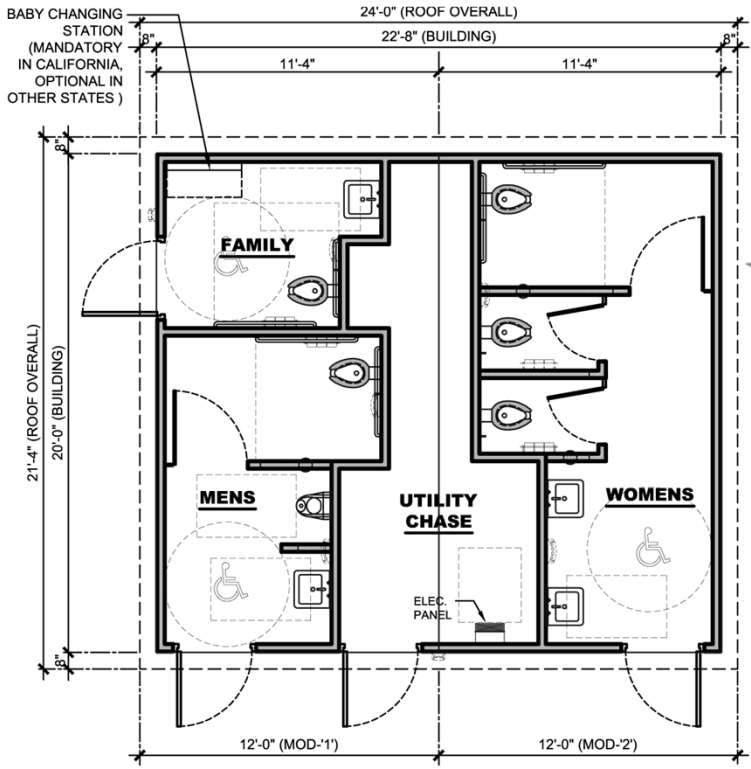
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BUILDING TYPE:	<b>RESTROOM BUILDING</b>	REVISION #	REVISION DATE:	SHEET#
PROJECT:	<b>SP-132-2M CITY, STATE</b>	-	-	<b>A-2</b>
		PROJECT #:	START DATE:	MAX. PERSON / HOUR:
		-	-	<b>180 M</b>
			DRAWN BY: -	
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**ELEVATION**

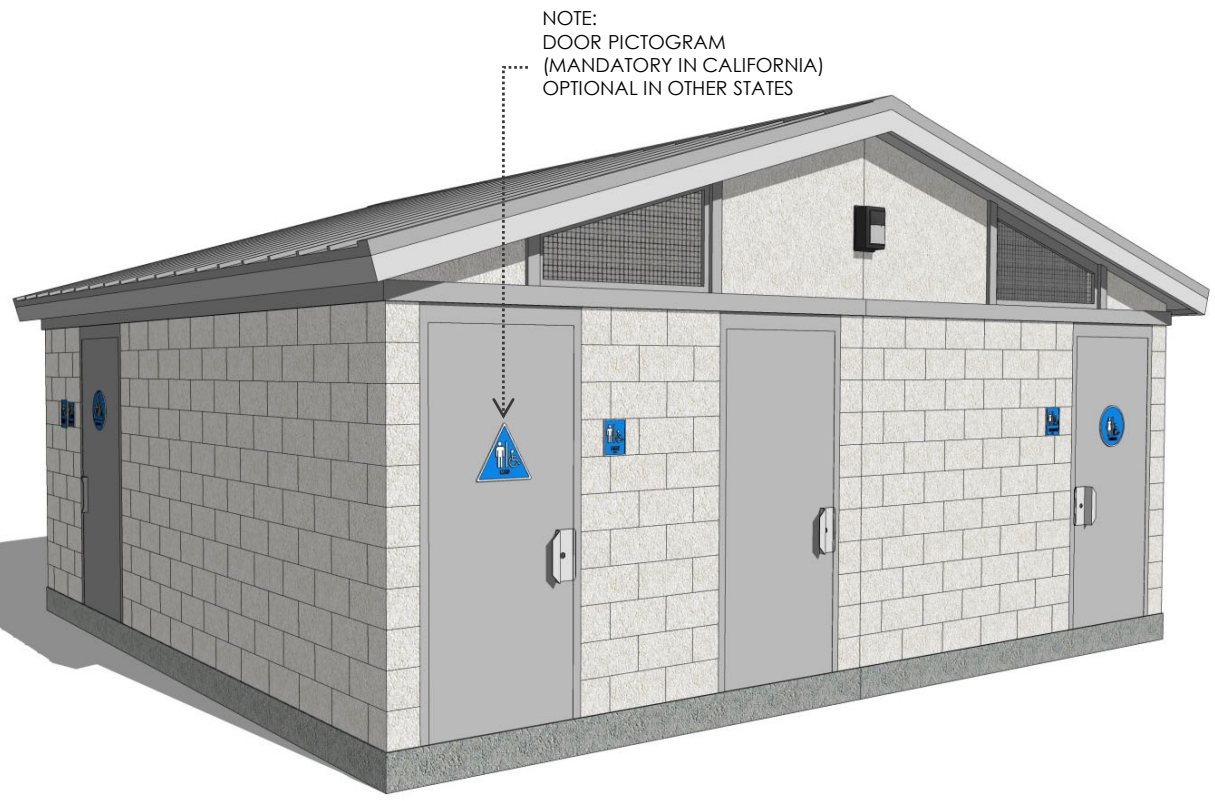
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**FLOOR PLAN**

SCALE: 1/8"=1'0"

NOTE: STAINLESS FIXTURES



**PERSPECTIVE**  
(FINISHES SUBJECT TO CHANGE)

**RESTROOM BUILDING**  
**SS-154-FAM**  
**STADIUM SERIES**

**255 USERS/HR.**

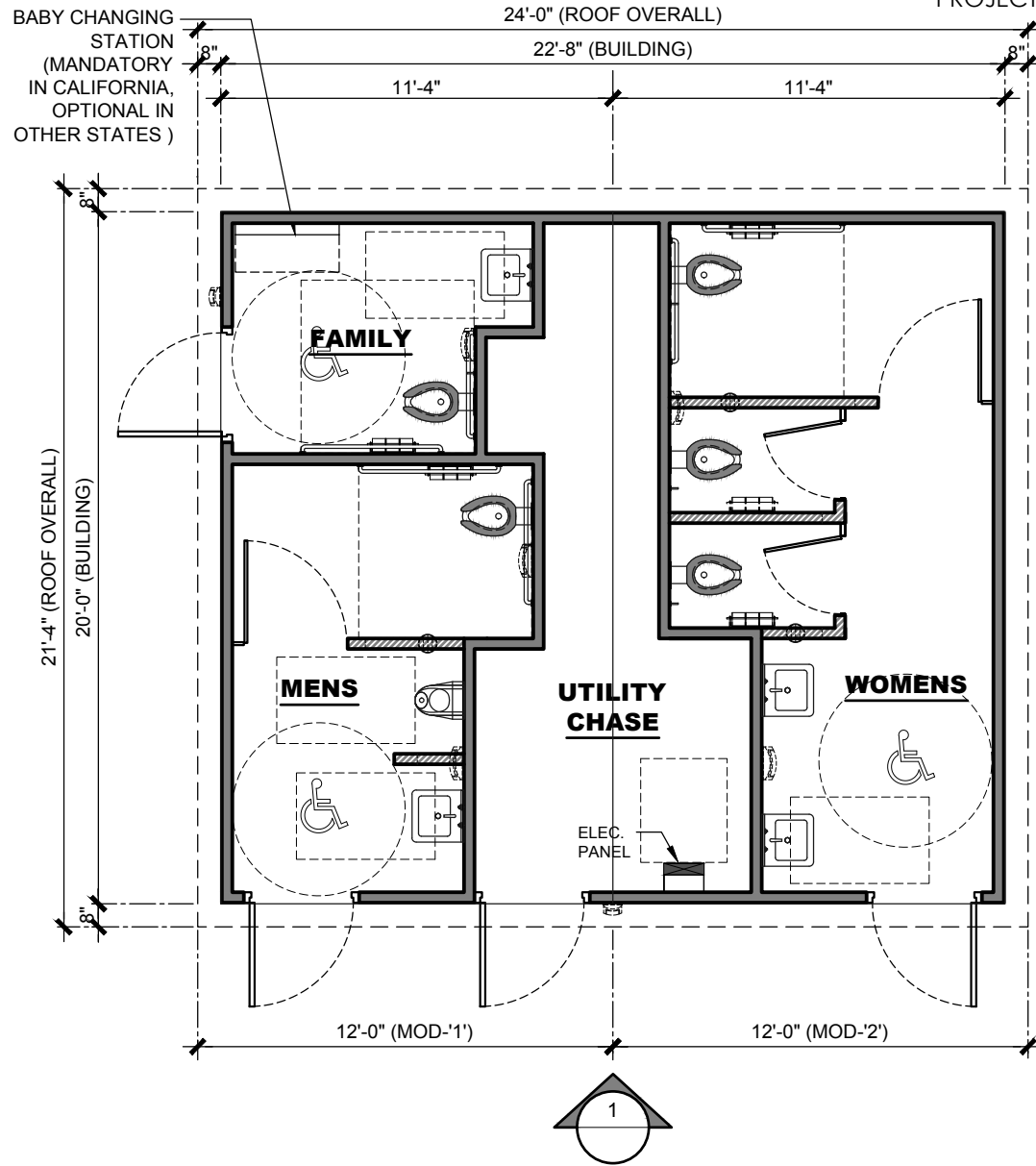
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STADIUM SERIES



**FLOOR PLAN**  
 SCALE: 3/16"=1'-0"  
 W/ STAINLESS STEEL FIXTURE



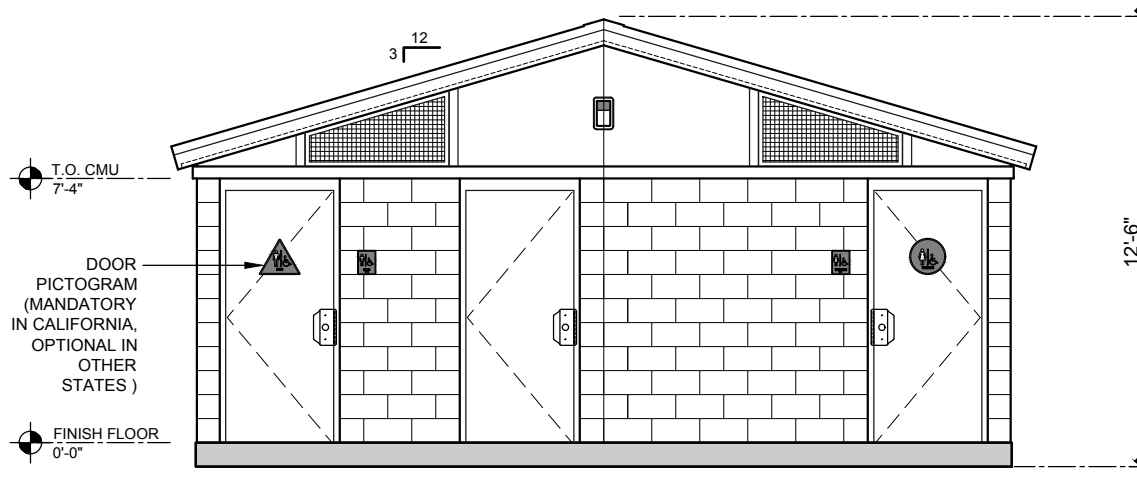
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BUILDING TYPE:	<b>RESTROOM BUILDING</b>
PROJECT:	<b>SS-154-FAM CITY, STATE</b>

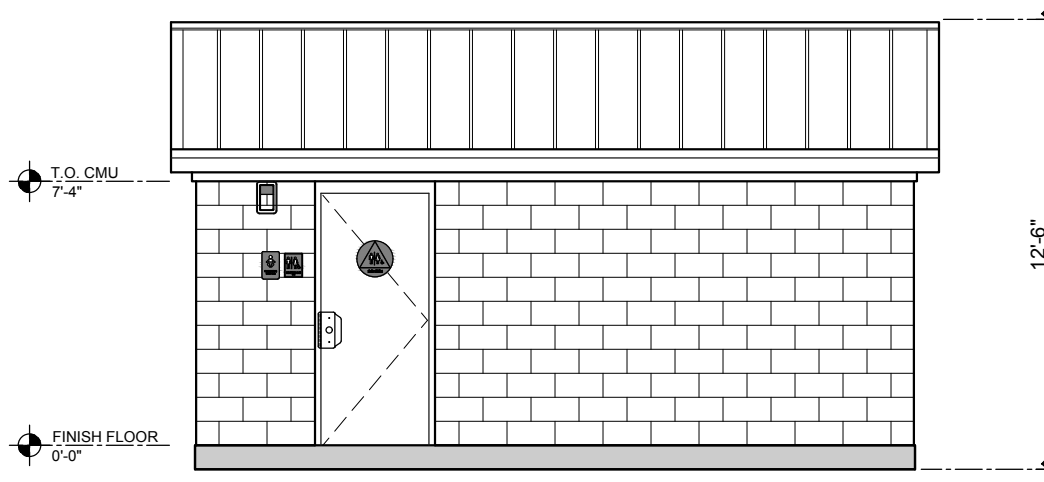
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REVISION DATE:	-
DRAWN BY:	-
PROJECT #:	-
START DATE:	-
DRAWN BY:	-

SHEET#	<b>A-1</b>
MAX. PERSON / HOUR:	<b>255 M</b>

STADIUM SERIES



**ELEVATION 1**  
SCALE: 3/16"=1'-0"



**ELEVATION 2**  
SCALE: 3/16"=1'-0"



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BUILDING TYPE:

**RESTROOM BUILDING**

PROJECT:

**SS-154-FAM  
CITY, STATE**

REVISION #

-

REVISION DATE:

-

DRAWN BY:

-

PROJECT #:

-

START DATE:

-

DRAWN BY:

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SHEET#

**A-2**

MAX. PERSON / HOUR:

**255 M**