



A G E N D A

IMPERIAL BEACH CITY COUNCIL REDEVELOPMENT AGENCY PLANNING COMMISSION PUBLIC FINANCING AUTHORITY



MARCH 16, 2011

**Council Chambers
825 Imperial Beach Boulevard
Imperial Beach, CA 91932**

***CLOSED SESSION MEETING – 5:00 P.M.
REGULAR MEETING – 6:00 P.M.***

THE CITY COUNCIL ALSO SITS AS THE CITY OF IMPERIAL BEACH REDEVELOPMENT AGENCY, PLANNING COMMISSION, AND PUBLIC FINANCING AUTHORITY

The City of Imperial Beach is endeavoring to be in total compliance with the Americans with Disabilities Act (ADA). If you require assistance or auxiliary aids in order to participate at City Council meetings, please contact the City Clerk's Office at (619) 423-8301, as far in advance of the meeting as possible.

CLOSED SESSION CALL TO ORDER BY MAYOR

ROLL CALL BY CITY CLERK

CLOSED SESSION

1. PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Pursuant to Government Code Section 54957
Title: City Manager

2. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Pursuant to Government Code Section 54956.8:
Property: 1044-52 Fern Avenue, 110-126 Imperial Beach, CA 91932, APN 632-130-37
Agency Negotiator: City Manager and City Attorney
Negotiating Parties: Braudsand, LLC.
Under Negotiation: Instruction to Negotiators will concern price and terms of payment

3. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

Initiation of litigation pursuant to subdivision (c) of Government Code section 54956.9
Name of Case: City of Brisbane, et al. v. The California State Board of Equalization
Case No.: CPF-09-509231, CPF-09-509232, CPF-09-509234

RECONVENE AND ANNOUNCE ACTION (IF APPROPRIATE)

Any writings or documents provided to a majority of the City Council/RDA/Planning Commission/Public Financing Authority regarding any item on this agenda will be made available for public inspection in the office of the City Clerk located at 825 Imperial Beach Blvd., Imperial Beach, CA 91932 during normal business hours.

REGULAR MEETING CALL TO ORDER BY MAYOR

ROLL CALL BY CITY CLERK

PLEDGE OF ALLEGIANCE

AGENDA CHANGES

**MAYOR/COUNCIL REIMBURSEMENT DISCLOSURE/COMMUNITY ANNOUNCEMENTS/
REPORTS ON ASSIGNMENTS AND COMMITTEES**

COMMUNICATIONS FROM CITY STAFF

PUBLIC COMMENT - *Each person wishing to address the City Council regarding items not on the posted agenda may do so at this time. In accordance with State law, Council may not take action on an item not scheduled on the agenda. If appropriate, the item will be referred to the City Manager or placed on a future agenda.*

PRESENTATIONS (1)

None.

CONSENT CALENDAR (2.1 - 2.9) - *All matters listed under Consent Calendar are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items, unless a Councilmember or member of the public requests that particular item(s) be removed from the Consent Calendar and considered separately. Those items removed from the Consent Calendar will be discussed at the end of the Agenda.*

2.1 NO ITEM.

2.2 RATIFICATION OF WARRANT REGISTER. (0300-25)

City Manager's Recommendation: Ratify the following registers: Accounts Payable Numbers 72762 through 72859 with the subtotal amount of \$1,708,538.86 and Payroll Checks 43628 through 43667 for the pay period ending 02/24/11 with the subtotal amount of \$145,838.59, for a total amount of \$1,854,377.45.

2.3 RESOLUTION NO. 2011-7014 - AUTHORIZING THE PURCHASE OF A REPLACEMENT ANIMAL CONTROL VEHICLE (EQUIPMENT# D-1). (0200-80)

City Manager's Recommendation: Adopt Resolution.

2.4 RESOLUTION NO. 2011-7016 - INITIATING PROCEEDINGS FOR THE ANNUAL LEVY OF ASSESSMENTS AND ORDERING THE PREPARATION OF AN ENGINEER'S "REPORT" FOR A SPECIAL ASSESSMENT DISTRICT - AD-67M. (0345-10)

City Manager's Recommendation: Adopt Resolution.

2.5 RESOLUTION NO. 2011-7013 - SETTING THE TIME AND PLACE FOR A PUBLIC HEARING AND FIRST READING OF ORDINANCE TO CONSIDER ADOPTION OF THE SEWER SERVICE CHARGE FOR FISCAL YEAR 2012. (0830-95)

City Manager's Recommendation: Adopt Resolution.

2.6 RESOLUTION NO. 2011-7017 - SETTING THE TIME AND PLACE FOR PUBLIC HEARING TO REVIEW THE SETTING OF THE SEWER CAPACITY FEE FOR FY 2012. (0390-55)

City Manager's Recommendation: Adopt Resolution.

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CONSENT CALENDAR (Continued)

2.7 ANNUAL FINANCIAL REPORT OF THE CITY OF IMPERIAL BEACH FOR THE YEAR ENDED JUNE 30, 2010. (0300-88 & 0310-30)

City Manager's Recommendation: Receive the audited City of Imperial Beach Financial Statements for the year ending June 30, 2010.

2.8 COASTAL DEVELOPMENT PERMIT (CP 060441) AND FINAL MAP (FM 060442) FOR THE PROPOSED CONDOMINIUM CONVERSION OF SIXTEEN (16) UNITS LOCATED AT 777 SEACOAST DRIVE IN THE C-2 (SEACOAST COMMERCIAL) ZONE. MF 885. (0600-20)

City Manager's Recommendation: Approve the Final Map for recordation.

2.9 RATIFY SELECTION OF MEMBERS FOR AD HOC COMMITTEE – HISTORIC WALK. (0410-50 & 0920-70)

City Manager's Recommendation: Ratify Selection of Mayor Pro Tem Bilbray and Councilmember Bragg to serve on the ad hoc committee and dissolve the committee no later than May 31, 2011.

ORDINANCES – INTRODUCTION/FIRST READING (3)

None.

ORDINANCES – SECOND READING & ADOPTION (4)

None.

PUBLIC HEARINGS (5.1-5.3)

5.1 RESOLUTION NO. 2011-7015 – FINDING AND CONFIRMING ABATEMENT COSTS FOR THE ABATEMENT OF PUBLIC NUISANCE CONDITION(S), REGARDING THE PROPERTY AT 1257 EAST LANE IS APPROPRIATE AND ASSESSING COSTS OF ABATEMENT. (0470-20)

City Manager's Recommendation:

1. Declare public hearing open;
2. Receive report;
3. Consider public testimony;
4. Close the public hearing; and
5. Adopt Resolution.

5.2 RESOLUTION NO. 2011-7018 – CONGREGATION OF JEHOVAH'S WITNESSES (APPLICANT/OWNER) AN ADMINISTRATIVE COASTAL PERMIT (ACP 090002), CONDITIONAL USE PERMIT (CUP 090003), DESIGN REVIEW CASE (DRC 090004), AND SITE PLAN REVIEW (SPR 090005) FOR THE DEMOLITION OF AN EXISTING CHURCH FACILITY AND CONSTRUCTION OF A NEW CHURCH FACILITY AT 853 EMORY STREET (APN 626-322-24-00), IN THE R-3000 (TWO FAMILY RESIDENTIAL) ZONE. MF 1003. (0600-20)

City Manager's Recommendation:

1. Declare public hearing open;
2. Receive report;
3. Consider public testimony; and
4. Adopt Resolution.

Continued on Next Page

PUBLIC HEARINGS (Continued)

5.3 RESOLUTION NO. 2011-7010 – ADJUSTING A REGIONAL TRANSPORTATION CONGESTION IMPROVEMENT PLAN (RTCIP) FEE FOR FISCAL YEAR 2011-2012. (0680-95)

City Manager's Recommendation:

1. Declare public hearing open;
2. Receive report;
3. Consider public testimony; and
4. Adopt Resolution.

REPORTS (6.1-6.6)

6.1 MONTHLY UPDATE REPORT ON THE REDEVELOPMENT OF THE SEACOAST INN HOTEL. (0660-43)

City Manager's Recommendation: Receive report and provide comment as necessary.

6.2 BUDGET UPDATE. (0330-30)

City Manager's Recommendation: Receive report.

6.3 AUTHORIZATION FOR THE CITY OF IMPERIAL BEACH TO PROCEED WITH NEGOTIATING WITH THE CITY OF SAN DIEGO FOR THE PURPOSE OF ENTERING INTO AN AGREEMENT FOR PROVIDING CONTRACT EMERGENCY DISPATCH SERVICES TO THE CITY OF IMPERIAL BEACH FIRE AND LIFEGUARD DEPARTMENTS THROUGH THE SAN DIEGO FIRE AND LIFE SAFETY DEPARTMENT'S FIRE COMMUNICATIONS CENTER. (0250-32)

City Manager's Recommendation: Authorize the City Manager to begin negotiating a 5-year agreement with the City of San Diego for the purpose of providing consistent, reliable and cost effective emergency dispatch services.

6.4 UPDATE ON THE PREPARATION OF ZONING ORDINANCE AMENDMENTS, GENERAL PLAN AMENDMENTS AND THE ENVIRONMENTAL IMPACT REPORT ASSOCIATED WITH ADOPTION OF THE COMMERCIAL ZONING REVIEW RECOMMENDATIONS OF THE CITY COUNCIL. (0610-95)

City Manager's Recommendation: Receive report.

6.5 RESOLUTION NO. 2011-7012 – AWARDED A CONTRACT FOR A CERTAIN PUBLIC WORKS PROJECT TO WIT – CIVIC CENTER CROSSWALK (CIP S09-102). (0650-33)

City Manager's Recommendation:

1. Receive report.
2. Adopt Resolution.

6.6 DRAFT ENVIRONMENTAL ASSESSMENT (EA) HELICOPTER WINGS REALIGNMENT AND MH-60 R/S HELICOPTER TRANSITION AT NAVAL BASE CORONADO. (0620-80)

City Manager's Recommendation:

1. Receive report and provide comments and direction.

ITEMS PULLED FROM THE CONSENT CALENDAR (IF ANY)

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ADJOURNMENT

The Imperial Beach City Council welcomes you and encourages your continued interest and involvement in the City's decision-making process.

FOR YOUR CONVENIENCE, A COPY OF THE AGENDA AND COUNCIL MEETING PACKET MAY BE VIEWED IN THE OFFICE OF THE CITY CLERK AT CITY HALL OR ON OUR WEBSITE AT www.cityofib.com.

Jacqueline M. Hald, CMC
City Clerk

Item No. 2.1

No Item



**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: GARY BROWN, CITY MANAGER
MEETING DATE: March 16, 2011
ORIGINATING DEPT.: Michael McGrane *MM*
 Finance Director
SUBJECT: RATIFICATION OF WARRANT REGISTER

BACKGROUND:

None

DISCUSSION:

As of April 7, 2004, all large warrants above \$100,000 will be separately highlighted and explained on the staff report.

Vendor	Check	Amount	Description
City of San Diego	72805	\$589,045.00	3 rd Qtr 2011 Metro Sewer Charge
ATP General .Engineering	72823	\$172,684.60	Street Improvement
Newest Construction	72842	\$101,537.10	Pump Station & Manhole Repair
So. Bay Union School District	72858	\$406,416.20	FY 2009-10 RDA Pass Through
Sweetwater Union HS District	72859	\$229,549.81	FY 2009-10 RDA Pass Through

ENVIRONMENTAL DETERMINATION:

Not a project as defined by CEQA.

The following registers are submitted for Council ratification.

<u>WARRANT #</u>	<u>DATE</u>	<u>AMOUNT</u>
<u>Accounts Payable</u>		
72762-72764	02/18/11	\$ 5,074.43
72765-72817	02/24/11	719,126.94
72818	03/01/11	1,162.94
72819-72857	03/04/11	347,208.54
72858-72859	03/07/11	635,966.01
	Sub-Total	<u>\$ 1,708,538.86</u>

PAYROLL CHECKS:

43628-43667	P.P.E. 02/24/11	\$ 145,838.59
		\$ <u>145,838.59</u>
	TOTAL	\$ <u>1,854,377.45</u>

FISCAL IMPACT:

Warrants are issued from budgeted funds.

DEPARTMENT RECOMMENDATION:

It is respectfully requested that the City Council ratify the warrant register.

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.



Gary Brown, City Manager

Attachments:

1. Warrant Registers

FROM 02/18/2011 TO 03/07/2011

BANK CODE 00

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #				CHECK AMOUNT
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN	AMOUNT
02/18/2011	72762	ALLIANT INSURANCE SERVICES	1193				2,413.92
101-0000-209.01-13	02/03/2011	PR AP PPE 01/27/2011	20110203		08/2011		415.65
101-0000-209.01-14	02/03/2011	PR AP PPE 01/27/2011	20110203		08/2011		478.96
101-0000-209.01-13	02/17/2011	PAYROLL SUMMARY	20110217		08/2011		415.65
101-0000-209.01-14	02/17/2011	PAYROLL SUMMARY	20110217		08/2011		478.96
101-1010-411.11-04	02/01/2011	FEB INS PREMIUM	02-01-2011		08/2011		19.36
101-1020-411.11-04	02/01/2011	FEB INS PREMIUM	02-01-2011		08/2011		21.33
101-1110-412.11-04	02/01/2011	FEB INS PREMIUM	02-01-2011		08/2011		64.46
101-1130-412.11-04	02/01/2011	FEB INS PREMIUM	02-01-2011		08/2011		33.81
101-1210-413.11-04	02/01/2011	FEB INS PREMIUM	02-01-2011		08/2011		48.66
101-1230-413.11-04	02/01/2011	FEB INS PREMIUM	02-01-2011		08/2011		23.70
101-3070-427.11-04	02/01/2011	FEB INS PREMIUM	02-01-2011		08/2011		.63
101-3080-428.11-04	02/01/2011	FEB INS PREMIUM	02-01-2011		08/2011		.63
101-1910-419.11-04	02/01/2011	FEB INS PREMIUM	02-01-2011		08/2011		6.32
101-3010-421.11-04	02/01/2011	FEB INS PREMIUM	02-01-2011		08/2011		11.00
101-3020-422.11-04	02/01/2011	FEB INS PREMIUM	02-01-2011		08/2011		44.68
101-3030-423.11-04	02/01/2011	FEB INS PREMIUM	02-01-2011		08/2011		35.33
101-3040-424.11-04	02/01/2011	FEB INS PREMIUM	02-01-2011		08/2011		22.12
101-5020-432.11-04	02/01/2011	FEB INS PREMIUM	02-01-2011		08/2011		47.40
101-5010-431.11-04	02/01/2011	FEB INS PREMIUM	02-01-2011		08/2011		15.80
101-5040-434.11-04	02/01/2011	FEB INS PREMIUM	02-01-2011		08/2011		4.11
101-6020-452.11-04	02/01/2011	FEB INS PREMIUM	02-01-2011		08/2011		6.32
101-6010-451.11-04	02/01/2011	FEB INS PREMIUM	02-01-2011		08/2011		3.16
101-6040-454.11-04	02/01/2011	FEB INS PREMIUM	02-01-2011		08/2011		12.64
245-1240-413.11-04	02/01/2011	FEB INS PREMIUM	02-01-2011		08/2011		6.32
405-1260-413.11-04	02/01/2011	FEB INS PREMIUM	02-01-2011		08/2011		122.21
405-5030-433.11-04	02/01/2011	FEB INS PREMIUM	02-01-2011		08/2011		6.32
601-5060-436.11-04	02/01/2011	FEB INS PREMIUM	02-01-2011		08/2011		15.80
601-5050-436.11-04	02/01/2011	FEB INS PREMIUM	02-01-2011		08/2011		18.01
501-1921-419.11-04	02/01/2011	FEB INS PREMIUM	02-01-2011		08/2011		6.32
502-1922-419.11-04	02/01/2011	FEB INS PREMIUM	02-01-2011		08/2011		7.43
503-1923-419.11-04	02/01/2011	FEB INS PREMIUM	02-01-2011		08/2011		20.86
101-0000-209.01-14	02/01/2011	FEB INS PREMIUM	02-01-2011		08/2011		.03-
02/18/2011	72763	PREFERRED BENEFIT INS ADMIN IN	37				2,496.69
101-0000-209.01-12	02/03/2011	PR AP PPE 01/27/2011	20110203		08/2011		1,212.53
101-0000-209.01-12	02/17/2011	PAYROLL SUMMARY	20110217		08/2011		1,212.53
101-0000-209.01-12	02/18/2011	FEBRUARY 2011 DENTAL	EIA2471		08/2011		71.63
02/18/2011	72764	VISION PLAN OF AMERICA	785				163.82
101-0000-209.01-18	02/03/2011	PR AP PPE 01/27/2011	20110203		08/2011		76.96
101-0000-209.01-18	02/17/2011	PAYROLL SUMMARY	20110217		08/2011		76.96
101-1920-419.29-04	02/18/2011	MARCH 2011 VISION	02/01/11		08/2011		9.90
02/24/2011	72765	ADT SECURITY SERVICES, INC.	103				80.04
101-6010-451.21-04	02/05/2011	MARCH 2011	41529818	110071	08/2011		80.04
02/24/2011	72766	ALL TEAM STAFFING, INC	1801				2,027.65
601-5060-436.21-01	01/24/2011	BATTLES,B W/E 01/23/11	11-2005253	110667	07/2011		663.25

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #				CHECK AMOUNT
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT	
601-5060-436.21-01	02/14/2011	BATTLES,B W/E	02/13/11	11-2005351	110667 08/2011	682.20	
601-5060-436.21-01	01/31/2011	BATTLES,B W/E	01/30/11	11-2005285	110667 07/2011	682.20	
02/24/2011	72767	CALIFORNIA AMERICAN WATER	612			129.19	
101-3030-423.27-02	02/09/2011	05-0155019-8	01/03-02/03	02-28-2011	08/2011	20.43	
601-5060-436.27-02	02/15/2011	05-0505362-9	01/03--02/04	03-07-2011	08/2011	108.76	
02/24/2011	72768	COUNTY OF SAN DIEGO	1055			3,233.30	
101-3010-421.21-04	02/15/2011	JANUARY 2011 PARKING PENALTY	01/11		08/2011	3,233.30	
02/24/2011	72769	COX COMMUNICATIONS	1073			125.92	
101-6010-451.29-04	02/10/2011	3110015531401	02/13-03/12	03-06-2011	110130 08/2011	125.92	
02/24/2011	72770	EL TABATIO INC	1407			53.02	
101-1010-411.28-04	02/14/2011	02/16/11 COUNCIL DINNER	6264	F11114	08/2011	53.02	
02/24/2011	72771	ENRIQUE STILES	2			100.00	
101-0000-121.00-00	02/18/2011	CASE #11-012 CITE #A10082	MR Refund		08/2011	100.00	
02/24/2011	72772	G & G BACKFLOW AND PLUMBING	1486			2,183.62	
101-6020-452.21-04	02/09/2011	BACKFLOW TESTING/REPR KIT	5604		110773 08/2011	2,183.62	
02/24/2011	72773	HARBOR FREIGHT TOOLS	56			14.12	
101-6040-454.30-22	01/27/2011	DRILL BITS	02-00443401		110040 07/2011	14.12	
02/24/2011	72774	HARLAN CONSTRUCTION	2074			4,020.00	
248-1920-519.20-06	02/15/2011	C&G-337 EVERGREEN AVE	02-15-2011		110776 08/2011	4,020.00	
02/24/2011	72775	HDL COREN & CONE	88			2,325.00	
101-1210-413.20-06	01/25/2011	JAN-MAR 2011-SALES TAX	0017493-IN		110237 07/2011	300.00	
101-1920-419.20-06	02/10/2011	JAN-MAR 2011 PROPERTY TAX	0016569-IN		110237 08/2011	2,025.00	
02/24/2011	72776	HORIZON HEALTH EAP	90			415.83	
101-1130-412.20-06	02/03/2011	FEBRUARY 2011	37704		110075 08/2011	415.83	
02/24/2011	72777	KANE, BALLMER & BERKMAN	1828			10,843.12	
408-1920-519.20-06	02/15/2011	JAN 2011 - 9TH/PALM OPA	16251		08/2011	2,900.00	
405-1260-413.20-06	02/01/2011	JAN 2011 - PALM COMM REDV	16252		08/2011	3,180.00	
101-0000-221.01-02	02/01/2011	JAN 2011 - SEACOAST INN	16253		08/2011	3,566.65	
405-1260-413.20-06	02/01/2011	JAN 2011 RDVLPMT ISSUES	16283		110866 08/2011	1,196.47	
02/24/2011	72778	KENNEY ROOFING	2087			3,730.00	
248-1920-519.20-06	10/02/2010	C&G-386 DAISY AVE	10-07-2010		110482 04/2011	3,730.00	
02/24/2011	72779	KEYSER MARSTON ASSOC INC	620			1,307.50	
245-1240-413.20-06	02/04/2011	JANUARY 2011	0023420		110858 08/2011	215.00	
408-1920-519.20-06	02/04/2011	JANUARY 2011	0023420		110858 08/2011	1,092.50	
02/24/2011	72780	KIM A MIKHAEL	1680			150.00	
101-3010-421.20-06	02/15/2011	01/19/11 PRKG ADMIN HRNGS	02-15-2011		110073 08/2011	125.00	

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #				CHECK AMOUNT
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT	
101-3070-427.20-06	02/15/2011	ADMIN HEARING MILEAGE CHG	02-15-2011	F11115	08/2011	25.00	
02/24/2011	72781	MCDUGAL LOVE ECKIS &	962			41,513.98	
405-1260-413.20-01	01/31/2011	JANUARY 2011	01-31-2011		07/2011	9,515.38	
408-1920-519.20-06	01/31/2011	JANUARY 2011	01-31-2011		07/2011	9,061.89	
101-0000-221.01-02	01/31/2011	JANUARY 2011	01-31-2011		07/2011	397.38	
101-1220-413.20-01	01/31/2011	JANUARY 2011	01-31-2011		07/2011	5,865.67	
101-1220-413.21-04	01/31/2011	JANUARY 2011	01-31-2011		07/2011	5,063.88	
101-1220-413.20-01	01/31/2011	JANUARY 2011	01-31-2011		07/2011	35.89	
101-1220-413.20-01	01/31/2011	JANUARY 2011	01-31-2011		07/2011	2,089.74	
101-1220-413.20-01	01/31/2011	JANUARY 2011	01-31-2011		07/2011	693.60	
101-1220-413.20-01	01/31/2011	JANUARY 2011	01-31-2011		07/2011	158.95	
101-1220-413.20-01	01/31/2011	JANUARY 2011	01-31-2011		07/2011	158.95	
101-1220-413.20-01	01/31/2011	JANUARY 2011	01-31-2011		07/2011	245.65	
101-1220-413.20-02	01/31/2011	JANUARY 2011 RETAINER	01-31-2011		07/2011	8,227.00	
02/24/2011	72782	MICHAL PIASECKI CONSULTING	1795			7,200.00	
101-5010-431.20-06	02/02/2011	JANUARY 2011 PW DEPT	148	110036	08/2011	225.00	
405-1260-513.20-06	02/02/2011	JANUARY 2011 PW DEPT	148	110036	08/2011	5,850.00	
408-5020-432.20-06	02/02/2011	JANUARY 2011 PW DEPT	148	110036	08/2011	90.00	
409-5010-532.20-06	02/02/2011	JANUARY 2011 PW DEPT	148	110036	08/2011	45.00	
601-5050-436.20-06	02/02/2011	JANUARY 2011 PW DEPT	148	110036	08/2011	90.00	
601-5060-436.20-06	02/02/2011	JANUARY 2011 PW DEPT	148	110036	08/2011	810.00	
601-5060-536.20-06	02/02/2011	JANUARY 2011 PW DEPT	148	110036	08/2011	90.00	
02/24/2011	72783	MIRELES LANDSCAPING	2107			1,310.00	
408-1920-519.20-06	01/31/2011	JANUARY 2011 SVC-9TH/PALM	0806	110226	07/2011	1,000.00	
245-1240-413.20-06	01/31/2011	JANUARY 2011-DONAX & 10TH	0807	110469	07/2011	120.00	
408-1920-519.20-06	02/14/2011	9TH&PALM - REMOVE CORAL T	0813	F11111	08/2011	190.00	
02/24/2011	72784	OPPER & VARCO LLP	1626			258.00	
409-1230-519.20-06	02/04/2011	JANUARY 2011	15924	110857	08/2011	258.00	
02/24/2011	72785	PADRE JANITORIAL SUPPLIES	1430			215.75	
101-6040-454.30-02	01/26/2011	LEMON DISINFECTANT	311653	110043	07/2011	75.25	
101-6040-454.30-02	02/04/2011	DISINFECTANT	312305	110043	08/2011	140.50	
02/24/2011	72786	PRUDENTIAL OVERALL SUPPLY	72			524.63	
101-5020-432.25-03	01/26/2011	01/26/11 PW UNIFORMS	30157234	110048	07/2011	141.52	
101-5020-432.25-03	02/02/2011	02/02/11 PW UNIFORMS	30158791	110048	08/2011	124.17	
101-5020-432.25-03	02/09/2011	02/09/11 PW UNIFORMS	30160358	110048	08/2011	133.52	
101-5020-432.25-03	02/16/2011	02/16/11 PW UNIFORMS	30161907	110048	08/2011	125.42	
02/24/2011	72787	RBF CONSULTING	1756			5,995.00	
601-5060-536.20-06	01/28/2011	ANNUAL MAIN LINE REPAIRS	10120552	110672	07/2011	5,995.00	
02/24/2011	72788	REC SOLAR INC.	1968			1,000.00	
248-1920-519.20-06	02/03/2011	C&G-564 DAHLIA AVENUE	216146	110860	08/2011	1,000.00	
02/24/2011	72789	ROBERT BACKER & ASSOCIATES	1620			6,550.00	
405-1260-413.20-06	02/13/2011	PW YARD -APPRAISER	02-13-2011	110865	08/2011	6,550.00	

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #				CHECK AMOUNT
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT	
02/24/2011	72790	SKS INC.	412			9,333.36	
501-1921-419.28-15	02/09/2011	1098 G REG/160.1 G DIESEL	1238539-IN	110104	08/2011	4,120.70	
501-1921-419.28-15	02/17/2011	1405 G REG/129 G DIESEL	1238723-IN	110104	08/2011	5,212.66	
02/24/2011	72791	SLOAN ELECTRIC COMPANY	417			3,870.31	
601-5060-436.28-01	01/30/2011	TROUBLE SHOOT MITSU DRIVE	015653	110119	07/2011	2,200.00	
601-5060-436.28-01	01/31/2011	CONTROL BOARD POWER BOARD	015653-1	110119	07/2011	1,670.31	
02/24/2011	72792	SOUTH BAY COMMUNITY SVCS	472			100.00	
248-1920-519.20-06	02/14/2011	CASA ESTABLE I	2-14-2011	081176	08/2011	100.00	
02/24/2011	72793	SPRINT	2040			30.60	
101-3030-423.27-05	02/15/2011	01/12/2011-02/11/2011	699898810-039		08/2011	30.60	
02/24/2011	72794	STANDARD ELECTRONICS	504			90.00	
101-1910-419.20-23	02/07/2011	JAN-MAR 2011 CITY HALL MO	14956	110061	08/2011	90.00	
02/24/2011	72795	STAPLES ADVANTAGE	2114			151.06	
408-5020-432.30-01	01/26/2011	CARD READER, POST-ITS, RUBR	106739351	F11106	07/2011	82.80	
101-1210-413.30-01	02/02/2011	STANLEY BOSTICH ELECTRIC	106865977	F11101	08/2011	51.65	
101-1210-413.30-01	02/02/2011	PETTY CASH SLIPS	106865977	F11101	08/2011	15.86	
101-1210-413.30-01	02/02/2011	STAPLES	106865977	F11101	08/2011	.75	
02/24/2011	72796	TRAFFIC CONTROL SERVICE INC.	684			783.68	
101-5010-431.30-02	01/27/2011	CHIP SEAL MARKER	1010782	110039	07/2011	134.44	
101-5010-431.21-23	02/07/2011	BEADS/PAINT	1012076	110039	08/2011	649.24	
02/24/2011	72797	TRANSWORLD SYSTEMS INC.	2160			432.96	
101-1920-419.21-04	01/31/2011	JANUARY 2011 COLLECTION	262352		08/2011	567.04	
101-0000-374.85-02	01/31/2011	JANUARY 2011 COLLECTION	262352		08/2011	134.08-	
02/24/2011	72798	VALLEY INDUSTRIAL SPECIALTIES,	767			647.44	
101-6040-454.30-02	02/02/2011	AIRTROL MOTOR SAAEMBLY	175053	110053	08/2011	647.44	
02/24/2011	72799	WAGE WORKS INC.	2210			97.25	
101-1920-419.21-04	02/22/2011	FEBRUARY 2011	125AI0155010	110093	08/2011	97.25	
02/24/2011	72800	WAXIE SANITARY SUPPLY	802			73.34	
101-6020-452.30-02	02/02/2011	HAND SOAP	72434821	110031	08/2011	73.34	
02/24/2011	72801	WEST COAST ERGONOMIC DESIGN	2303			8,109.81	
101-3020-422.20-06	02/02/2011	CLARK, T-OFFICE FURNITURE	1159	110744	08/2011	8,109.81	
02/24/2011	72802	WEST GROUP CTR	826			120.36	
101-1020-411.28-14	02/01/2011	JANUARY 2011	822170339	110232	08/2011	120.36	
02/24/2011	72803	WILDCOAST	1905			750.00	
601-5050-436.20-06	01/26/2011	STORM WATER EDU CALENDARS	01-26-2011	110847	07/2011	750.00	
02/24/2011	72804	WILLIAM ALLEN	4			5,578.00	
101-0000-221.01-05	02/23/2011	REFUND BOND	TEP 11-05		08/2011	5,578.00	

PROGRAM: GM350L
CITY OF IMPERIAL BEACH

FROM 02/18/2011 TO 03/07/2011

BANK CODE 00

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #				CHECK AMOUNT
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT	
02/24/2011	72805	CITY OF SAN DIEGO	896			589,045.00	
601-5060-436.21-04	01/26/2011	FY 2011 3RD QTR BILLING	1000021328		08/2011	589,045.00	
02/24/2011	72806	FRIENDS OF IB LIBRARY	1629			384.00	
101-1010-411.28-08	02/16/2011	10/11 COMMUNITY GRANT	2010/2011		08/2011	384.00	
02/24/2011	72807	I.B. SENIOR ART GROUP	2200			384.00	
101-1010-411.28-08	02/16/2011	10/11 COMMUNITY GRANT	2010/2011		08/2011	384.00	
02/24/2011	72808	IB SENIOR CLUB	1332			384.00	
101-1010-411.28-08	02/16/2011	10/11 COMMUNITY GRANT	2010/2011		08/2011	384.00	
02/24/2011	72809	IMPERIAL BEACH CHAMBER OF COMM	1505			384.00	
101-1010-411.28-08	02/16/2011	10/11 COMMUNITY GRANT	2010/2011		08/2011	384.00	
02/24/2011	72810	KIWANIS CLUB OF IMPERIAL BEACH	639			384.00	
101-1010-411.28-08	02/16/2011	10/11 COMMUNITY GRANT	2010/2011		08/2011	384.00	
02/24/2011	72811	LATTER RAIN MINISTRIES	1743			384.00	
101-1010-411.28-08	02/16/2011	10/11 COMMUNITY GRANT	2010/2011		08/2011	384.00	
02/24/2011	72812	OCEAN BLUE FOUNDATIO	1457			384.00	
101-1010-411.28-08	02/16/2011	10/11 COMMUNITY GRANT	2010/2011		08/2011	384.00	
02/24/2011	72813	OPTIMIST CLUB OF I.B.	1076			384.00	
101-1010-411.28-08	02/16/2011	10/11 COMMUNITY GRANT	2010/2011		08/2011	384.00	
02/24/2011	72814	SOUTH COUNTY RENAISSANCE PROJE	1458			384.00	
101-1010-411.28-08	02/16/2011	10/11 COMMUNITY GRANT	2010/2011		08/2011	384.00	
02/24/2011	72815	SURFRIDER FOUNDATION	2322			384.00	
101-1010-411.28-08	02/16/2011	10/11 COMMUNITY GRANT	2010/2011		08/2011	384.00	
02/24/2011	72816	WILDCOAST	1905			384.00	
101-1010-411.28-08	02/16/2011	10/11 COMMUNITY GRANT	2010/2011		08/2011	384.00	
02/24/2011	72817	YMCA CAMP SURF	867			384.00	
101-1010-411.28-08	02/16/2011	10/11 COMMUNITY GRANT	2010/2011		08/2011	384.00	
03/01/2011	72818	AMERICAN EXPRESS	1895			1,162.94	
101-6010-451.30-02	01/18/2011	SPORTS PK-CAFE ITEMS	216792874	110339	07/2011	365.48	
101-6010-451.30-02	01/31/2011	SPORTS PK-CAFE ITEMS	217515096	110339	07/2011	767.46	
101-6010-451.30-02	02/09/2011	OVER LIMIT FEES!	02-09-2011	110339	07/2011	30.00	
03/04/2011	72819	AFLAC	120			1,134.16	
101-0000-209.01-13	02/17/2011	PAYROLL SUMMARY	20110217		08/2011	518.63	
101-0000-209.01-13	03/03/2011	PR AP PPE 02/24/2011	20110303		09/2011	615.53	
03/04/2011	72820	AT&T	2052			2,942.45	
503-1923-419.27-04	02/20/2011	3372571583448	2099709		08/2011	171.74	

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ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT	
503-1923-419.27-04	02/20/2011	3393431504727	2098099		08/2011	177.77	
503-1923-419.27-04	02/20/2011	3393439371447	2100799		08/2011	177.77	
101-1110-412.27-04	02/15/2011	6194230314983	2086921		08/2011	110.64	
101-5040-434.27-04	02/15/2011	6194231074813	2086922		08/2011	15.75	
101-5040-434.27-04	02/15/2011	6194231675716	2086923		08/2011	15.75	
601-5060-436.27-04	02/15/2011	6194232231359	2086924		08/2011	15.28	
101-1210-413.27-04	02/17/2011	6194235034	2090739		08/2011	17.28	
101-3020-422.27-04	02/17/2011	6194237246664	2089954		08/2011	68.40	
101-3020-422.27-04	02/15/2011	6194238222636	2086925		08/2011	21.99	
101-3020-422.27-04	02/15/2011	6194238225966	2086926		08/2011	178.94	
101-1920-419.27-04	02/15/2011	6194238300966	2086927		08/2011	252.24	
101-5020-432.27-04	02/15/2011	6194238311966	2086928		08/2011	338.15	
101-3030-423.27-04	02/15/2011	6194238322966	2086929		08/2011	181.72	
101-1130-412.27-04	02/15/2011	6194238617297	2086930		08/2011	69.79	
503-1923-419.27-04	02/11/2011	6194243481712	2069842		08/2011	40.56	
101-6030-453.27-04	02/11/2011	6194247077654	2069843		08/2011	77.27	
101-3020-422.27-04	02/17/2011	6194247359125	2089955		08/2011	75.27	
101-6010-451.27-04	02/22/2011	6195750336814	2164074		08/2011	16.11	
101-3020-422.27-04	02/22/2011	6195750361567	2164075		08/2011	16.11	
601-5060-436.27-04	02/17/2011	6195751351887	2090500		08/2011	14.46	
101-1010-411.27-04	02/17/2011	6196281352138	2089956		08/2011	59.58	
101-1230-413.27-04	02/17/2011	6196281356950	2089957		08/2011	173.03	
101-3040-424.27-04	02/17/2011	6196281357370	2089958		08/2011	76.89	
101-3070-427.27-04	02/17/2011	6196281359503	2089959		08/2011	43.34	
101-1210-413.27-04	02/17/2011	6196281361675	2089960		08/2011	212.36	
101-6010-451.27-04	02/17/2011	6196281385578	2089961		08/2011	55.29	
101-3010-421.27-04	02/13/2011	6196281485966	2079940		08/2011	38.19	
101-1920-419.27-04	02/17/2011	6196282018442	2089963		08/2011	22.05	
601-5060-436.27-04	02/15/2011	C602221236777	2086920		08/2011	208.73	
03/04/2011	72821	AT&T MOBILITY	1866			716.04	
101-1230-413.27-05	02/23/2011	287016633295 JAN/FEB 11	X02232011		08/2011	301.59	
101-3050-425.27-05	02/23/2011	287019473995 JAN/FEB 11	X02232011		08/2011	13.57	
101-3040-424.27-05	02/23/2011	287015635717 JAN/FEB 11	X02232011		08/2011	106.43	
503-1923-419.27-05	02/23/2011	287015635717 JAN/FEB 11	X02232011		08/2011	167.70	
101-3020-422.27-05	02/23/2011	287015635717 JAN/FEB 11	X02232011		08/2011	61.03	
101-5020-432.27-05	02/23/2011	287015635717 JAN/FEB 11	X02232011		08/2011	65.72	
03/04/2011	72822	AT&T TELECONFERENCE SERVICES	1827			150.18	
101-1230-413.28-04	02/01/2011	GREG WADE-AT&T CONFERENCE	02-01-2011	F11117	08/2011	51.62	
101-1110-412.28-04	02/01/2011	GARY BROWN RE RDA ISSUES	02-01-2011	F11117	08/2011	98.56	
03/04/2011	72823	ATP GENERAL ENGINEERING CONTRA	2315			172,684.60	
202-5016-531.20-06	02/23/2011	09/10 ST IMPRVMENTS	1	110873	08/2011	172,684.60	
03/04/2011	72824	BDS ENGINEERING INC	372			854.00	
101-0000-221.01-02	02/10/2011	JANUARY 2011 PLAN CHECK	11-02		08/2011	204.50	
101-0000-221.01-02	02/10/2011	JANUARY 2011 PLAN CHECK	11-02		08/2011	204.50	
101-0000-221.01-02	02/10/2011	JANUARY 2011 PLAN CHECK	11-02		08/2011	445.00	
03/04/2011	72825	CALIFORNIA BANK & TRUST	2264			11,281.90	
601-5060-536.20-06	01/31/2011	PUMP STA/MANHOLE REPAIR R	00004R	110312	07/2011	11,281.90	

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ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT	
03/04/2011	72826	CHICAGO TITLE INSUR CO	779			2,000.00	
248-1920-519.20-06	02/14/2011	1145 14TH ST -PRELIM RPT	737111253	110868	08/2011	500.00	
248-1920-519.20-06	02/14/2011	554 ELM AVE-PRELIM RPT	737111254	110868	08/2011	500.00	
248-1920-519.20-06	02/14/2011	941 HOLLY AVE-PRELIM RPT	737111287	110868	08/2011	500.00	
248-1920-519.20-06	02/14/2011	576 3RD ST-PRELIM RPT	737111288	110868	08/2011	500.00	
03/04/2011	72827	CITY OF IMPERIAL BEACH	864			870.59	
101-1110-412.28-04	03/03/2010	POSADA,M-IAAP DINNER MTG	03-03-2010		08/2011	35.00	
101-1210-413.28-04	03/25/2010	SHOUSE,P-APA LUNCHEON MTG	03-25-2010		08/2011	25.00	
408-1920-519.20-06	02/19/2010	RECRDNG FEE TO SD COUNY	08-19-2010		08/2011	52.00	
408-1920-519.20-06	08/25/2010	RECRDNG FEE TO SD COUNY	08-25-2010		08/2011	64.00	
408-1920-519.20-06	10/27/2010	RECRDNG FEE TO SD COUNY	10-27-2010		08/2011	91.00	
408-1920-519.20-06	10/27/2010	RECRDNG FEE TO SD COUNY	10-27-2010		08/2011	91.00	
101-1020-411.28-12	08/31/2010	SD COUNTY CITY CLERK DUES	08-31-2010		08/2011	30.00	
101-1210-413.28-04	11/05/2010	MCGRANE/BUANGAN-SEMINAR	11-05-2010		08/2011	50.00	
101-1210-413.28-04	09/16/2010	WIESMANN-CMRTA QRTLY MTG	09-16-2010		08/2011	20.00	
101-1020-411.28-12	10/18/2010	SD COUNTY CITY CLERK DUES	10-18-2010		08/2011	30.00	
101-3070-427.20-06	10/27/2010	SD COUNTY RECORDING FEES	10-27-2010		08/2011	14.00	
503-1923-419.28-04	10/28/2010	LOPEZ,HECTOR-MILEAGE REIM	10-28-2010		08/2011	83.60	
101-1210-413.28-04	12/09/2010	WIESMANN-CMRTA QRTLY MTG	12-09-2010		08/2011	20.00	
101-1210-413.28-04	01/04/2011	BUANGAN,E-MILEAGE REIMBUR	01-04-2011		08/2011	91.59	
101-1210-413.28-04	01/26/2011	MCGRANE,M-GASB UPDATE MTG	01-26-2011		08/2011	25.00	
101-1210-413.28-04	02/10/2011	BUANGAN,E-SEMINAR/SD CNTY	02-10-2011		08/2011	25.00	
101-1210-413.28-04	02/22/2011	MCGRANE,M-MILEAGE REIMBUR	02-22-2011		08/2011	71.40	
101-0000-211.01-02	01/24/2011	2010 SALES TAX COLLECTED	01-24-2011		08/2011	12.00	
101-1020-411.28-04	01/27/2011	HALD,J-SCCCA MEMBRSHIP MTG	01-27-2010		08/2011	40.00	
03/04/2011	72828	COLONIAL LIFE & ACCIDENT	941			266.88	
101-0000-209.01-13	02/17/2011	PAYROLL SUMMARY	20110217		08/2011	133.44	
101-0000-209.01-13	03/03/2011	PAYROLL SUMMARY	9498114-0202113		09/2011	133.44	
03/04/2011	72829	COMMERCIAL & INDUSTRIAL	949			17,550.00	
504-1924-419.20-06	01/28/2011	PW ROOF INSTALLATION	23592	110671	07/2011	17,550.00	
03/04/2011	72830	DKC ASSOCIATES, INC.	2187			3,585.00	
101-1110-412.20-06	02/17/2011	BENEFITS STUDY-C TITGEN	215	110088	08/2011	108.36	
405-1260-413.20-06	02/17/2011	BENEFITS STUDY-C TITGEN	215	110088	08/2011	108.32	
502-1922-419.20-06	02/17/2011	BENEFITS STUDY-C TITGEN	215	110088	08/2011	108.32	
101-1110-412.20-06	02/24/2011	02/15/11-02/23/11	216	110088	08/2011	1,086.88	
405-1260-413.20-06	02/24/2011	02/15/11-02/23/11	216	110088	08/2011	1,086.56	
502-1922-419.20-06	02/24/2011	02/15/11-02/23/11	216	110088	08/2011	1,086.56	
03/04/2011	72831	DLA PRINTING & PROMO'S	1178			270.60	
101-1210-413.28-11	02/22/2011	A/P VOUCHERS	6842	F11119	08/2011	178.88	
101-1210-413.28-11	02/22/2011	1099 MISC FORMS FOR 2010	6843	F11120	08/2011	91.72	
03/04/2011	72832	EPIC LAND SOLUTIONS, INC.	2105			1,485.00	
405-1260-413.20-06	01/31/2011	JAN 2011-PALM AVE RELOCAT	0111-0190	110867	07/2011	1,485.00	
03/04/2011	72833	FEDERAL EXPRESS CORP.	911			69.96	
101-1210-413.28-09	02/18/2011	FEB 2010 OVERNIGHT MAILIN	7-399-05400	110307	08/2011	44.55	

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ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT
101-5020-432.28-09	02/18/2011	FEB 2010 OVERNIGHT MAILIN	7-399-05400	110307	08/2011	25.41
03/04/2011	72834	GO-STAFF, INC.	2031			538.80
101-1210-413.21-01	02/15/2011	DURAN,A W/E 02/13/11	79839	110078	08/2011	238.80
101-1210-413.21-01	02/22/2011	DURAN,A W/E 02/20/11	80029	110078	08/2011	300.00
03/04/2011	72835	I B FIREFIGHTERS ASSOCIATION	214			216.50
101-0000-209.01-08	03/03/2011	PR AP PPE 02/24/2011	FEB2011		09/2011	216.50
03/04/2011	72836	I LOVE A CLEAN SAN DIEGO	278			2,125.00
601-5050-436.20-06	02/09/2011	2011 SPONSORSHIP/PRESNTNS	2908	110871	08/2011	1,125.00
601-5050-436.29-04	02/09/2011	2011 SPONSORSHIP/PRESNTNS	2908	110871	08/2011	1,000.00
03/04/2011	72837	ICMA RETIREMENT TRUST 457	242			5,311.86
101-0000-209.01-10	03/03/2011	PR AP PPE 02/24/2011	20110303		09/2011	5,311.86
03/04/2011	72838	JESSOP & SON LANDSCAPING	479			3,052.83
101-6010-451.21-04	02/24/2011	FEBRUARY 2011	388343	110199	08/2011	3,052.83
03/04/2011	72839	KIM A MIKHAEL	1680			540.00
101-3070-427.20-06	02/15/2011	01/19/11-CIT APPEAL HRNGS	02-15-2011	110944	08/2011	540.00
03/04/2011	72840	LANCE, SOLL & LUNGHARD LLP	716			2,720.00
101-1210-413.20-06	02/28/2011	2010 AUDIT FINAL	157	110214	08/2011	2,720.00
03/04/2011	72841	MOBILE HOME ACCEPTANCE CORPORA	1533			299.06
408-5020-432.25-01	02/21/2011	03/07-04/06 PW TRAILER	157253	110067	08/2011	299.06
03/04/2011	72842	NEWEST CONSTRUCTION COMPANY,IN	1719			101,537.10
601-5060-536.20-06	01/31/2011	PUMP STA/MANHOLE REPAIR	00004	110311	07/2011	101,537.10
03/04/2011	72843	OFFICE DEPOT, INC	1262			1,153.77
101-5020-432.30-01	02/12/2011	BUSINESS CARDS/STREET SUP	551120834001	110047	08/2011	37.16
101-5020-432.30-01	02/18/2011	INK CARTRIDGES/FILE BOXES	552761589001	110047	08/2011	1,116.61
03/04/2011	72844	PARTNERSHIP WITH INDUSTRY	1302			1,981.80
101-6040-454.21-04	02/03/2011	P/E 01/31/2011	GS03371	110020	08/2011	1,049.90
101-6040-454.21-04	02/17/2011	PERIOD ENDING 02/15/2011	GS03400	110020	08/2011	931.90
03/04/2011	72845	PERLITA SHOUSE	1296			184.37
101-1210-413.28-04	06/29/2010	BUANGAN,MCGRANE-CMTA	06-29-2010		08/2011	50.00
101-1020-411.28-04	06/18/2010	HALD,J-SCCCA GENERAL	06-18-2010		08/2011	40.00
101-3035-423.28-04	07/20/2010	STABENOW,R-JG FIELD TRIP	1664459		08/2011	10.00
101-3035-423.28-04	08/05/2010	STABENOW,R-JG FIELD TRIP	08-10-2010		08/2011	40.00
101-3030-423.25-03	09/13/2010	STABENOW,R-VIP CLEANERS	8206		08/2011	7.50
101-1210-413.30-01	10/27/2010	KEY COPIES	025757		08/2011	5.25
101-1210-413.28-09	12/29/2010	POSTAGE-ST CONTROLLER RPT	1000100686038		08/2011	5.75
101-1210-413.30-01	12/29/2010	SHOUSE,P-FINANCE DEPT	542594		08/2011	9.98
101-1210-413.28-09	01/27/2011	BERNAL,C-POSTAGE	1000203208722		08/2011	.44
101-1210-413.28-09	02/22/2011	POSTAGE/CERTIFIED MAIL	1000100752228		08/2011	11.05

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #				CHECK AMOUNT
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT	
101-1210-413.28-09	01/05/2011	POSTAGE/INCOMING MAIL W/O	01-05-2011		08/2011	4.40	
03/04/2011	72846	PMI	23			573.50	
101-6040-454.30-02	02/04/2011	PROTECTIVE GLOVES	0275154	110030	08/2011	251.44	
101-6040-454.30-02	02/16/2011	PROTECTIVE GLOVES	0277211	110030	08/2011	322.06	
03/04/2011	72847	PRAXAIR DISTRIBUTION INC	1652			1,027.61	
501-1921-419.28-15	02/03/2011	6.6 GAL PROPANE	38807353	110209	08/2011	43.79	
501-1921-419.50-04	02/10/2011	MIB WELDER MILLERMATIC	38839256	110209	08/2011	921.11	
501-1921-419.30-02	02/17/2011	FLEET WELDING SUPPLIES	38874340	110209	08/2011	62.71	
03/04/2011	72848	PROFESSIONAL LOCKSMITH SERVICE	1790			103.70	
405-1260-413.20-06	02/18/2011	RDA-LOCKSMITH-9TH& PALM	8402	F11118	08/2011	103.70	
03/04/2011	72849	RECON ENVIROMENTAL, INC.	2300			5,155.75	
409-1230-519.20-06	02/11/2011	IB BIKEWAY VILLAGE	42748	110731	08/2011	5,155.75	
03/04/2011	72850	ROBERTA OTERO-PETTY CASH	2229			229.27	
101-5040-434.21-04	05/20/2011	CEILING TILES DISCARD	25		08/2011	35.00	
101-6040-454.30-02	06/01/2010	DOOR DIVIDER HINGE PINS	9405		08/2011	24.00	
601-5060-436.28-13	06/10/2010	BENNETT,E-CLASS B LICENSE	B8382027		08/2011	2.00	
101-6040-454.30-02	06/15/2010	PIER SIGN-ALUMINUM BAR	282225		08/2011	8.92	
101-5020-432.28-04	06/16/2010	AGUIRRE,J- TRAINING LUNCH	24		08/2011	13.54	
101-5020-432.28-01	07/12/2010	CITY VEHICLE CAR WASH	8722		08/2011	8.99	
101-5020-432.28-09	10/01/2010	CERTIFIED MAIL FEES	10000100574937		08/2011	6.66	
101-5020-432.28-09	10/20/2010	CERTIFIED MAIL FEES	1000100603827		08/2011	14.63	
101-5020-432.28-04	10/21/2010	MURPHY,M-TRAINING LUNCH	10-21-2010		08/2011	8.07	
101-5020-432.25-03	11/02/2010	UNIFORM JACKET CLEANING	980		08/2011	5.50	
101-5020-432.30-01	11/10/2010	FLY SWATTERS	06715987581		08/2011	2.81	
601-5050-436.30-02	11/18/2010	CERTIFIED MAIL FEES	1000503407768		08/2011	5.54	
405-1260-513.10-01	11/18/2010	RIBBION CUTTING CEREMONY	0L30HM2001029I		08/2011	6.50	
101-1910-419.30-02	11/17/2010	CITY HALL SCREENS	11-17-2010		08/2011	16.31	
101-5020-432.25-03	11/24/2010	UNIFORM JACKET CLEANING	164		08/2011	11.00	
101-5020-432.28-09	01/10/2011	POSTAGE FEES	1000302680102		08/2011	18.30	
101-5020-432.28-04	01/25/2011	CELLANO,J-SUPV TRNG LUNCH	97		08/2011	7.13	
101-5020-432.28-04	01/23/2011	CELLANO,J-SUPV TRNG LUNCH	8		08/2011	8.75	
101-5020-432.28-04	02/01/2011	CELLANO,J-SUPV TRNG LUNCH	02-01-2011		08/2011	8.22	
101-6020-452.30-02	01/06/2011	SPORTS PRK DRAIN SUPPLIES	1154928-00		08/2011	4.00	
101-5020-432.28-04	02/08/2011	CELLANO,J-SUPV TRNG LUNCH	181		08/2011	5.81	
101-5020-432.28-04	02/15/2011	CELLANO,J-SUPV TRNG LUNCH	1088111		08/2011	7.59	
03/04/2011	72851	RZ PURE WATER	1			218.50	
101-3030-423.30-02	02/24/2011	2010 BOTTLED WATER/SAFETY	02-24-2011		08/2011	218.50	
03/04/2011	72852	SEIU LOCAL 221	1821			1,296.73	
101-0000-209.01-08	02/17/2011	MANUAL PR CK43628SANTOS,	20110217		08/2011	13.22	
101-0000-209.01-08	03/03/2011	PR AP PPE 02/24/2011	20110303		09/2011	1,283.51	
03/04/2011	72853	STANFORD SIGN & AWNING	1532			1,625.00	
408-1920-519.20-06	02/21/2011	1293-1299 IB BLVD /FACADE	16906	110862	08/2011	1,625.00	

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #				CHECK AMOUNT
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT	
03/04/2011	72854	TERRA BELLA NURSERY, INC.	1946				333.33
101-6020-452.30-02	02/02/2011	PLANTS	47514	110054	08/2011		99.90
101-6020-452.30-02	02/03/2011	PLANTS	47577	110054	08/2011		99.90
101-6020-452.30-02	02/23/2011	PLANTS	48427	110054	08/2011		133.53
03/04/2011	72855	UNDERGROUND SERVICE ALERT OF	731				52.50
601-5060-436.21-04	03/01/2011	FEBRUARY 2011	220110318	110002	09/2011		52.50
03/04/2011	72856	UNION BANK OF CALIFORNIA	735				875.00
101-1920-419.29-04	02/13/2011	NOV 2010 - JAN 2011 FEES	663668	110243	08/2011		875.00
03/04/2011	72857	WESTERN HOSE & GASKET	836				195.20
601-5060-436.28-01	02/15/2011	TIGER TAILS	00235330	110114	08/2011		195.20
03/07/2011	72858	SOUTH BAY UNION SCHOOL DISTRIC	1385				406,416.20
301-0000-201.00-00	03/07/2011	FY 2009/2010 RDA PASSTHRU	11-15-2010		09/2011		1,321.80
301-0000-201.00-00	03/07/2011	FY 2009/2010 RDA PASSTHRU	11-15-2010		09/2011		87,221.60
302-0000-201.00-00	03/07/2011	FY 2009/2010 RDA PASSTHRU	11-15-2010		09/2011		317,872.80
03/07/2011	72859	SWEETWATER UNION HS DIST.	574				229,549.81
301-0000-201.00-00	03/07/2011	FY 2009/2010 RDA PASSTHRU	11-15-2010		09/2011		746.57
301-0000-201.00-00	03/07/2011	FY 2009/2010 RDA PASSTHRU	11-15-2010		09/2011		49,264.05
302-0000-201.00-00	03/07/2011	FY 2009/2010 RDA PASSTHRU	11-15-2010		09/2011		179,539.19
DATE RANGE TOTAL *							1,708,538.76 *



STAFF REPORT
CITY OF IMPERIAL BEACH

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: GARY BROWN, CITY MANAGER
MEETING DATE: MARCH 16, 2011
ORIGINATING DEPT.: PUBLIC WORKS *HB*
SUBJECT: RESOLUTION AUTHORIZING THE PURCHASE OF A REPLACEMENT ANIMAL CONTROL VEHICLE (EQUIPMENT # D-1)

BACKGROUND: At the January 26, 2011 City Council meeting, City Council adopted resolution 2011-6987 authorizing the purchase of a replacement Animal Control Vehicle – equipment # D-1. The resolution approved the purchase of a new compact truck with 4-wheel drive and extended cab. The existing animal transport unit was to be reused / mounted onto the new truck.

DISCUSSION: Staff has researched the bid list purchase for this equipment replacement. The City of San Diego bid list had the most favorable price. The purchase price for the new truck from Villa Ford was \$23,788.58 (including replacement of existing body and new strobe lights).

ENVIRONMENTAL DETERMINATION:
Not a project as defined by CEQA.

FISCAL IMPACT:
Resolution 2011-6987 authorized up to \$25,000 for the purchase of the replacement vehicle to include the transfer of the animal control unit to the new vehicle. The actual purchase price is \$23,788.58. Fleet Division O&M Capital Outlay Budget approved \$30,000 for the purchase of a new Animal Control Vehicle. The funds for this purchase will be Fleet Division O&M Capital Outlay Budget (501-1921-419-5004).

DEPARTMENT RECOMMENDATION:

1. Receive this report.
2. Adopt Resolution 2011-7014 authorizing the City Manager to approve a purchase order with Villa Ford for the purchase of the replacement Animal Control Vehicle (equipment # D-1) using the City of San Diego bid list.
3. Authorize the expenditure of \$23,788.58 from the Fleet Vehicle Replacement Fund for this purchase and the transfer of the animal transport unit to the replacement vehicle.

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.



Gary Brown, City Manager

Attachments:

1. Resolution No. 2011-7014

RESOLUTION NO. 2011-7014

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, AUTHORIZING THE PURCHASE OF A REPLACEMENT ANIMAL CONTROL VEHICLE (EQUIPMENT # D-1)

WHEREAS, at the January 26, 2011 City Council meeting, City Council adopted Resolution 2011-6987 authorizing the purchase of a replacement Animal Control Vehicle – equipment # D-1; and

WHEREAS, resolution no. 2011-6987 approved the purchase of a new compact truck with 4-wheel drive and extended cab; and

WHEREAS, the existing animal transport unit was to be reused / mounted onto the new truck; and

WHEREAS, the City of San Diego bid list had the most favorable price; and

WHEREAS, the purchase price for the new truck from Villa Ford was \$23,788.58 (including replacement of existing body and new strobe lights); and

WHEREAS, Resolution 2011-6987 authorized up to \$25,000 for the purchase of the replacement vehicle to include the transfer of the animal control unit to the new vehicle; and

WHEREAS, the funds for this purchase will be Fleet Division O&M Capital Outlay Budget (501-1921-419-5004); and

WHEREAS, there are sufficient funds within the Fleet Vehicle Replacement Budget to fund the equipment purchase.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Imperial Beach as follows:

1. The above recitals are true and correct.
2. The City Manager is authorized to approve a purchase order for the Animal Control Vehicle and animal control unit transfer at a total price of \$23,788.58.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 16th day of March 2011, by the following vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:

JAMES C. JANNEY, MAYOR

ATTEST:

JACQUELINE M. HALD, CMC
CITY CLERK



**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: GARY BROWN, CITY MANAGER

MEETING DATE: MARCH 16, 2011

ORIGINATING DEPT.: PUBLIC WORKS *HAL*

SUBJECT: INITIATING PROCEEDINGS FOR THE ANNUAL LEVY OF ASSESSMENTS AND ORDERING THE PREPARATION OF AN ENGINEER'S "REPORT" FOR A SPECIAL ASSESSMENT DISTRICT – AD-67M

BACKGROUND: At the regular scheduled meeting on June 17, 1992, City Council approved and adopted Resolution 92-4130, which formed a Special Assessment District pursuant to the "Lighting and Landscaping Act of 1972" (AD-67M). The purpose of the Assessment District was to pay for the construction and operation and maintenance of streetlights on Highway 75.

DISCUSSION: The proposed Resolution is the formal action of the City Council ordering the preparation of the required Engineer's "Report" for the annual levy of assessments. The proposed assessments are for the purpose of paying San Diego Gas and Electric operating and maintenance expenses of the new street lighting on Highway 75/Palm Avenue. The operating and maintenance will consist of energy costs, lamp maintenance, replacement of light standards as required, and San Diego Gas and Electric ownership costs.

ENVIRONMENTAL DETERMINATION:
Not a project as defined by CEQA.

FISCAL IMPACT:
None.

DEPARTMENT RECOMMENDATION:

1. Receive this report.
2. Authorize the Public Works Director to initiate the Engineer's Report for AD – 67M
3. Approve and adopt the proposed resolution.

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.



Gary Brown, City Manager

Attachments:
1. Resolution No. 2011-7016

RESOLUTION NO. 2011-7016

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNUAL LEVY OF ASSESSMENTS AND ORDERING THE PREPARATION OF AN ENGINEER'S "REPORT" FOR A SPECIAL ASSESSMENT DISTRICT (AD-67M)

WHEREAS, the City Council of the City of Imperial Beach, California has previously formed a special assessment district pursuant to the terms of the "Landscaping and Lighting Act of 1972", being Division 15, Part 2 of the Streets and Highways Code of the State of California, said special assessment district known and designated as ASSESSMENT DISTRICT NO. 67-M (hereinafter referred to as the "Assessment District"); and

WHEREAS, at this time the City Council is desirous to take proceedings to provide for the annual levy of assessments for the next ensuing fiscal year to provide for the annual costs for maintenance of improvements within the Assessment District.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Imperial Beach as follows:

RECITALS

SECTION 1. That the above recitals are all true and correct.

DECLARATION OF INTENTION

SECTION 2. That the public interest and convenience requires, and it is the intention of this legislative body to initiate proceedings for the annual levy and collection of special assessments for the payment of annual maintenance and/or servicing costs within the Assessment District.

No new improvements or any substantial changes in existing improvements or zones are proposed as a part of these proceedings.

REPORT OF ENGINEER

SECTION 3. That this improvement is hereby referred to the ASSESSMENT ENGINEER, who is hereby directed to make and file the "Report" generally containing the following:

A. Plans and specifications describing the general nature, location and extent of the improvements to be maintained;

B. An estimate of the cost of the maintenance and/or servicing of the improvements for the Assessment District for the referenced fiscal year;

C. A diagram for the Assessment District, showing the area and properties proposed to be assessed;

D. An assessment of the estimated costs of the maintenance and/or servicing, assessing the net amount upon all assessable lots and/or parcels within the Assessment District in proportion to the benefits received.

SECTION 4. That upon completion of the preparation of said "Report", the original shall be filed with the City Clerk, who shall then submit the same to this legislative body for its immediate review and consideration.

FISCAL YEAR

SECTION 5. That the above "Report" shall include all costs and expenses of said maintenance and/or servicing relating to the fiscal year commencing July 1, 2011 and ending June 30, 2012.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 16th day of March 2011, by the following vote:

AYES:	COUNCILMEMBERS:
NOES:	COUNCILMEMBERS:
ABSENT:	COUNCILMEMBERS:

JAMES C. JANNEY, MAYOR

ATTEST:

JACQUELINE M. HALD, CMC
CITY CLERK



**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: GARY BROWN, CITY MANAGER
MEETING DATE: MARCH 16, 2011
ORIGINATING DEPT.: PUBLIC WORKS *GB*
SUBJECT: RESOLUTION SETTING THE TIME AND PLACE FOR A PUBLIC HEARING AND FIRST READING OF ORDINANCE TO CONSIDER ADOPTION OF THE SEWER SERVICE CHARGE FOR FISCAL YEAR 2012

BACKGROUND: Pursuant to Chapter 13.06 of the Imperial Beach Municipal Code, a sewer service fee is charged to all residential and non-residential customers in the city limits of the City of Imperial Beach that discharge sewage into the sewer lines maintained by the city, or is considered by the San Diego Metropolitan Sewer System to be within the city jurisdiction. Ordinance 2005-1030, Section 2, adopted by Council on July 20, 2005 states:

"Ordinance 2005-1030, Section 2:

"The rates established hereunder shall increase each July 1st, beginning in the year 2006 through July 1, 2010, inclusive, by the amount of five and one-half percent (5.5%) to account for expected increased costs of sewer service. Rates, beginning in July 1, 2010 and thereafter, will be adjusted based on the United States Bureau of Labor Statistics Consumer Price Index data for the Los Angeles-Riverside-Orange County Statistical Area, or by a more appropriate future determiner of Imperial Beach Cost of Living that may be developed. Prior to the scheduled increase each year, the City Council shall hold a public hearing in conjunction with the process of adoption or review of the City budget adoption of the annual City budget to determine if there are costs reasonably borne by the City to justify the annual increase established hereunder. If the City Council determines that the actual costs of the sewer program do not require the automatic annual increase, the City Council shall amend the sewer rates to reflect the actual costs of service, including adequate reserves for contingencies. Nothing herein prevents the City Council from enacting fees that cover the actual costs of the sewer program."

The above Ordinance section notes that there is a 5.5% annual increase through July 1, 2010. Rates after July 1, 2010 are to be based on United States Bureau of Labor Statistics Consumer Price Index (CPI), but that nothing prevents the City Council from enacting fees that cover the actual costs of the sewer service. Staff analysis finds that the CPI 1.19% increase in sewer service fee is warranted. Thus a 1.19% rate adjustment is shown in the public noticing.

Since the sewer service charges are codified in the Imperial Beach Municipal Ordinance, changes to the sewer service charges must be made through a new ordinance. And, since the ordinance proposes a change in a sewer service fee, a public hearing must be held to effect sewer service fee changes.

Additionally in the 2006 California Supreme Court decision (*Bighorn-Desert View Water Agency v. Verjil*, (2006) 39 Cal. 4th 205), the court ruled that a public agency's water rate and charges for ongoing water delivery are subject to the initiative provision of Article 13C, Section 3, as added to the California Constitution by Proposition 218. The *Bighorn* decision raises concerns about the applicability of this decision relative to waste water (sewer) service charges, particularly with regard to public noticing requirements. In an abundance of caution, staff is proposing a 45-day public hearing period and the distribution of notices of the proposed fee increase to all affected property owners.

DISCUSSION: The attached resolution would set the time and place of a public hearing to review and approve the subject sewer service charge rate increase. The proposed time and place of the public hearing is:

Wednesday, May 4, 2011
City Council Chambers
825 Imperial Beach Blvd.
Imperial Beach, CA 92932

The following adoption schedule is proposed:

- Mail the 45-day notice no later than March 21, 2011
- Public Hearing and First Reading of Ordinance, May 4, 2011
- Second Reading of Ordinance, May 18, 2011

ENVIRONMENTAL DETERMINATION:

Not a project as defined by CEQA.

FISCAL IMPACT:

The estimated noticing costs are \$4,000 plus 20-hours of staff time.

DEPARTMENT RECOMMENDATION:

1. Receive this report.
2. Adopt the attached resolution.
3. Direct staff to mail a notice of a public hearing time and place to each property owner and also to place this notice in the I.B. Eagle & Times newspaper as described herein.

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.



Gary Brown, City Manager

Attachments:

1. Resolution No. 2011-7013

RESOLUTION NO. 2011-7013

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, SETTING THE TIME AND PLACE FOR A PUBLIC HEARING AND FIRST READING OF ORDINANCE TO CONSIDER ADOPTION OF THE SEWER SERVICE CHARGE FOR FISCAL YEAR 2012

WHEREAS, pursuant to Chapter 13.06 of the Imperial Beach Municipal Code, a sewer service fee is charged to all residential and non-residential customers in the city limits of the City of Imperial Beach that discharge sewage into the sewer lines maintained by the city, or is considered by the San Diego Metropolitan Sewer System to be within the city jurisdiction, sewer service charges; and

WHEREAS, Ordinance No. 2005-1030 Section 2 states that rates, beginning in July 1, 2010 and thereafter, will be adjusted based on the United States Bureau of Labor Statistics Consumer Price Index data for the Los Angeles-Riverside-Orange County Statistical Area, but that nothing prevents the City Council from enacting fees that cover the actual costs of the sewer service; and

WHEREAS, Ordinance No. 2005-1030 Section 2 states that the city council shall hold a noticed public hearing in conjunction with the process of adoption or review of the City budget adoption of the annual City budget to determine if there are costs reasonably borne by the City to justify the annual increase established hereunder; and

WHEREAS, a recent California Supreme Court case (Bighorn-Desert View Water Agency v. Virjil, (2006) 39 Cal. 4th 205) raises concerns about the applicability of this decision relative to the waste water (sewer) Service Charge rate increases, particularly with regard to public noticed public hearing requirements: and

WHEREAS, in an abundance of caution it is appropriate to establish a 45-day notice for a Public Hearing to hear comments and protests on the proposed solid waste rate increases

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Imperial Beach as follows:

1. The above recitals are true and correct.
2. The time and place of the public hearing is:
Wednesday, May 4, 2011
City Council Chambers
825 Imperial Beach Blvd.
Imperial Beach, CA 91932
3. The City Manager is directed to mail out the 45-day Public Hearing notice to all property owners within the City of Imperial Beach.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 16th day of March 2011, by the following vote:

AYES: **COUNCILMEMBERS:**
NOES: **COUNCILMEMBERS:**
ABSENT: **COUNCILMEMBERS:**

JAMES C. JANNEY, MAYOR

ATTEST:

JACQUELINE M. HALD, CMC
CITY CLERK



**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: GARY BROWN, CITY MANAGER
MEETING DATE: MARCH 16, 2011
ORIGINATING DEPT.: PUBLIC WORKS *HAZ*
SUBJECT: RESOLUTION SETTING THE TIME AND PLACE FOR PUBLIC HEARING TO REVIEW THE SETTING OF THE SEWER CAPACITY FEE FOR FY 2012

BACKGROUND: Pursuant to Chapter 13.05 of the Imperial Beach Municipal Code, a sewer capacity fee is charged to all new developments in the city limits of the City of Imperial Beach to defray the costs of expansion and rehabilitation of the existing sewer collection system to meet the demands placed on the system by new development. This sewer capacity fee is established to pay for participation rights in the existing sewer collection system and improvements to the system to handle the increased demands in the system caused by new development. The sewer capacity fee was set at \$1,230 per Equivalent Dwelling Unit (EDU) in July 2005 by resolution 2005-6192.

I.B.M.C., Chapter 13.05 section 13.05.050 states that:

The city council shall annually review the amount of the fee to determine whether the fee amounts are reasonably related to the costs of the public facility attributable to the development on which the fee is imposed. The city council may adjust the amount of this fee as necessary to reflect changes in the Engineering – News Record Construction Index, the type, size, location or cost of facilities to be financed by fee, and upon other sound engineering, financing and planning information. Adjustments to the above fee may be made by resolution. The city council shall hold a noticed public hearing annually to review and update the plan. The city council may modify or amend the list of projects in order to meet the demands of new development and maintain compliance with the capital improvement program.

DISCUSSION: This staff report is to propose the setting of the time and place of the public hearing for the annual review of the amount of the fee and to determine whether the fee amounts are reasonably related to the costs of the public facilities attributable to the development on which the fee is imposed. The recommended sewer capacity fee per EDU for Fiscal Year 2010/2011 is \$1,230.00, unchanged from the previous six fiscal years. The proposed time and place of the public hearing is:

Wednesday, April 6, 2011, at 6:00 p.m.

825 Imperial Beach Blvd.
Imperial Beach, CA 91932

ENVIRONMENTAL DETERMINATION:

Not a project as defined by CEQA.

FISCAL IMPACT:

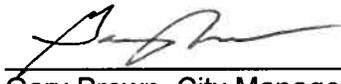
None

DEPARTMENT RECOMMENDATION:

1. Receive this report.
2. Direct staff to notice a public hearing time and place in the I.B. Eagle & Times newspaper as described herein.

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.



Gary Brown, City Manager

Attachments:

1. Resolution No. 2011-7017

RESOLUTION NO. 2011-7017

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, AUTHORIZING SETTING THE TIME AND PLACE FOR PUBLIC HEARING TO REVIEW THE SETTING OF THE SEWER CAPACITY FEE FOR FY 2012

WHEREAS, pursuant to Chapter 13.05 of the Imperial Beach Municipal Code, a sewer capacity fee is charged to all new developments in the city limits of the City of Imperial Beach to defray the costs of expansion and rehabilitation of the existing sewer collection system to meet the demands placed on the system by new development; and

WHEREAS, this sewer capacity fee is established to pay for participation rights in the existing sewer collection system and improvements to the system to handle the increased demands in the system caused by new development; and

WHEREAS, the city council shall annually review the amount of the fee to determine whether the fee amounts are reasonably related to the costs of the public facility attributable to the development on which the fee is imposed; and

WHEREAS, the city council shall hold a noticed public hearing annually to review and update the plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Imperial Beach as follows:

1. The above recitals are true and correct.
2. The time and place of the public hearing is:
Wednesday, April 6, 2011 at 6:00 p.m.
825 Imperial Beach Blvd.
Imperial Beach, CA 91932
3. The City Clerk, City of Imperial Beach, is directed to publish the notice of public hearing in the Imperial Beach Eagle and Times newspaper on or before March 27, 2011.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 16th day of March 2011, by the following vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:

JAMES C. JANNEY, MAYOR

ATTEST:

JACQUELINE M. HALD, CMC
CITY CLERK



**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: GARY R. BROWN, CITY MANAGER

MEETING DATE: MARCH 16, 2011

ORIGINATING DEPT.: FINANCE DEPARTMENT *ma*

SUBJECT: ANNUAL FINANCIAL REPORT OF THE CITY OF IMPERIAL BEACH FOR THE YEAR ENDED JUNE 30, 2010

BACKGROUND:

This report transmits the City of Imperial Beach's audited Financial Statements for Fiscal Year 2009-2010. A bound copy of the audited statements was presented to individual Council members and the same report is reproduced as an attachment following this report. The firm of Lance, Soll & Lunghard, LLP performed the City's audit. The auditors have issued an "unqualified" audit opinion, which means that City's financial statements "present fairly, in all material respects," the financial position of the City of Imperial Beach for the fiscal year ending June 30, 2010. Included with the financial statements is a letter from the auditors describing their audit scope and tests of internal control over financial reporting. This letter reports that the auditors did not find a material weakness in the City's internal controls.

FISCAL ANALYSIS:

The City's consolidated Financial Statements, including the Redevelopment Agency, have assets totaling approximately \$93 million compared to \$25 million in liabilities. The City's largest fund, the General Fund, has unrestricted reserves of \$7 million.

DEPARTMENT RECOMMENDATION:

It is respectfully requested that the City Council receive and file the audited City of Imperial Beach Financial Statements for the year ending June 30, 2010.



**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: GARY R. BROWN, CITY MANAGER

MEETING DATE: MARCH 16, 2011

ORIGINATING DEPT.: FINANCE DEPARTMENT *ma*

SUBJECT: ANNUAL FINANCIAL REPORT OF THE CITY OF IMPERIAL BEACH FOR THE YEAR ENDED JUNE 30, 2010

BACKGROUND:

This report transmits the City of Imperial Beach's audited Financial Statements for Fiscal Year 2009-2010. A bound copy of the audited statements was presented to individual Council members and the same report is reproduced as an attachment following this report. The firm of Lance, Soll & Lunghard, LLP performed the City's audit. The auditors have issued an "unqualified" audit opinion, which means that City's financial statements "present fairly, in all material respects," the financial position of the City of Imperial Beach for the fiscal year ending June 30, 2010. Included with the financial statements is a letter from the auditors describing their audit scope and tests of internal control over financial reporting. This letter reports that the auditors did not find a material weakness in the City's internal controls.

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The City's consolidated Financial Statements, including the Redevelopment Agency, have assets totaling approximately \$93 million compared to \$25 million in liabilities. The City's largest fund, the General Fund, has unrestricted reserves of \$7 million.

DEPARTMENT RECOMMENDATION:

It is respectfully requested that the City Council receive and file the audited City of Imperial Beach Financial Statements for the year ending June 30, 2010.

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.



Gary R. Brown, City Manager

Attachments:

1. City of Imperial Beach Financial Statements for the year ended June 30, 2010.
2. Report on Internal Controls over Financial Reporting
3. Audit Responsibility Letter



CITY OF IMPERIAL BEACH, CALIFORNIA

FINANCIAL STATEMENTS

JUNE 30, 2010

Prepared By:
FINANCE DEPARTMENT

Lance Soll & Lunghard, LLP

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Suite 203
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41185 Golden Gate Circle
Suite 103
Murrieta, CA 92562

CITY OF IMPERIAL BEACH, CALIFORNIA

FINANCIAL STATEMENTS

JUNE 30, 2010

CITY OF IMPERIAL BEACH
FINANCIAL STATEMENTS
FOR THE FISCAL YEAR ENDED JUNE 30, 2010

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CITY OF IMPERIAL BEACH
 FINANCIAL STATEMENTS
 FOR THE FISCAL YEAR ENDED JUNE 30, 2010

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CERTIFIED PUBLIC ACCOUNTANTS

- Brandon W. Burrows, CPA
- David E. Hale, CPA, CFP
A Professional Corporation
- Donald G. Slater, CPA
- Richard K. Kikuchi, CPA
- Susan F. Matz, CPA
- Shelly K. Jackley, CPA
- Bryan S. Gruber, CPA

INDEPENDENT AUDITORS' REPORT

To the Honorable Mayor and Members of the City Council
City of Imperial Beach, California

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the City of Imperial Beach, California, as of and for the year ended June 30, 2010, which collectively comprise the City's basic financial statements as listed in the table of contents. These financial statements are the responsibility of the City of Imperial Beach's management. Our responsibility is to express opinions on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinions.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the City of Imperial Beach as of June 30, 2010, and the respective changes in financial position and cash flows where applicable, and the respective budgetary comparison for the General Fund thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

The City has not presented a management's discussion and analysis that accounting principles generally accepted in the United States of America has determined is necessary to supplement, although not required to be part of, the basic financial statements.

In accordance with *Government Auditing Standards*, we have also issued our report dated December 20, 2010, on our consideration of the City of Imperial Beach's internal control over financial reporting and our tests of its compliance with certain laws, regulations, contracts, grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.



To the Honorable Mayor and Members of the City Council
City of Imperial Beach, California

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The accompanying combining and individual fund statements and schedules are presented for the purposes of additional analysis and are not a required part of the basic financial statements. The accompanying combining and individual nonmajor fund financial statements and schedules have been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, are fairly stated in all material respects in relation to the basic financial statements taken as a whole.

Lance, Soll & Lunghard, LLP

December 20, 2010

CITY OF IMPERIAL BEACH

STATEMENT OF NET ASSETS
 JUNE 30, 2010

	Primary Government		Total
	Governmental Activities	Business-Type Activities	
Assets:			
Cash and investments	\$ 31,100,669	\$ 3,417,896	\$ 34,518,565
Receivables:			
Accounts	421,121	-	421,121
Notes and loans	3,261,625	-	3,261,625
Accrued interest	30,448	-	30,448
Internal balances	272,843	(272,843)	-
Due from other governments	1,449,512	297,029	1,746,541
Inventories	6,642	-	6,642
Deferred charges	364,478	-	364,478
Land held for resale	11,618,972	-	11,618,972
Restricted assets:			
Cash with fiscal agent	1,555,617	-	1,555,617
Capital assets not being depreciated	18,970,485	78,433	19,048,918
Capital assets, net of depreciation	15,520,947	5,099,668	20,620,615
Total Assets	84,573,359	8,620,183	93,193,542
Liabilities:			
Accounts payable	2,764,926	35,983	2,800,909
Accrued liabilities	298,937	17,181	316,118
Accrued interest	87,359	-	87,359
Unearned revenue	965,423	-	965,423
Deposits payable	363,066	-	363,066
Noncurrent liabilities:			
Due within one year	865,642	14,037	879,679
Due in more than one year	19,428,826	39,290	19,468,116
Total Liabilities	24,774,179	106,491	24,880,670
Net Assets:			
Invested in capital assets, net of related debt	34,491,432	5,178,101	39,669,533
Restricted for:			
Public safety	21,200	-	21,200
Highways and streets	1,310,838	-	1,310,838
Capital projects	19,655,149	-	19,655,149
Debt service	3,611,819	-	3,611,819
Unrestricted	708,742	3,335,591	4,044,333
Total Net Assets	\$ 59,799,180	\$ 8,513,692	\$ 68,312,872

CITY OF IMPERIAL BEACH

STATEMENT OF ACTIVITIES
YEAR ENDED JUNE 30, 2010

	<u>Expenses</u>	<u>Program Revenues</u>		
		<u>Charges for Services</u>	<u>Operating Contributions and Grants</u>	<u>Capital Contributions and Grants</u>
Functions/Programs				
Primary Government:				
Governmental Activities:				
General government	\$ 9,228,993	\$ 414,475	\$ 105,632	\$ -
Public safety	10,031,410	615,587	3,603,174	-
Parks, recreation and senior center	1,618,601	81,978	-	-
Public works	1,721,808	414,875	178,881	1,008,072
Interest on long-term debt	1,592,052	-	-	-
Total Governmental Activities	<u>24,192,864</u>	<u>1,526,915</u>	<u>3,887,687</u>	<u>1,008,072</u>
Business-Type Activities:				
Sewer	4,296,299	3,625,597	-	-
Total Business-Type Activities	<u>4,296,299</u>	<u>3,625,597</u>	<u>-</u>	<u>-</u>
Total Primary Government	<u>\$ 28,489,163</u>	<u>\$ 5,152,512</u>	<u>\$ 3,887,687</u>	<u>\$ 1,008,072</u>

General Revenues:

Taxes:

- Property taxes, levied for general purpose
- Transient occupancy taxes
- Sales taxes
- Franchise taxes
- Business licenses taxes
- Utility users tax
- Motor vehicle in lieu - unrestricted
- Use of money and property
- Other

Transfers

**Total General Revenues, Contributions,
Special Items and Transfers**

Change in Net Assets

Net Assets at Beginning of Year

Restatement of Net Assets

Net Assets at End of Year

Net (Expenses) Revenues and Changes in Net Assets
Primary Government

Governmental Activities	Business-Type Activities	Total
\$ (8,708,886)	\$ -	\$ (8,708,886)
(5,812,649)	-	(5,812,649)
(1,536,623)	-	(1,536,623)
(119,980)	-	(119,980)
(1,592,052)	-	(1,592,052)
(17,770,190)	-	(17,770,190)
-	(670,702)	(670,702)
-	(670,702)	(670,702)
(17,770,190)	(670,702)	(18,440,892)
9,994,728	-	9,994,728
157,451	-	157,451
850,439	-	850,439
1,395,401	-	1,395,401
335,513	-	335,513
2,074,028	-	2,074,028
83,160	-	83,160
1,444,769	31,340	1,476,109
187,526	288,731	476,257
(628,000)	628,000	-
15,895,015	948,071	16,843,086
(1,875,175)	277,369	(1,597,806)
61,881,757	8,134,822	70,016,579
(207,402)	101,501	(105,901)
\$ 59,799,180	\$ 8,513,692	\$ 68,312,872

CITY OF IMPERIAL BEACH

**BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2010**

	Capital Projects Funds		
	General	Housing Redevelopment	Redevelopment Agency
Assets:			
Pooled cash and investments	\$ 12,154,374	\$ 6,927,717	\$ 1,585,819
Receivables:			
Accounts	416,894	-	4,227
Contract and notes	-	3,255,375	6,250
Accrued interest	30,448	-	-
Due from other governments	966,740	27,713	2,945
Due from other funds	112,144	-	-
Advances to other funds	3,738,100	-	-
Inventories	3,559	-	-
Land held for resale	-	330,691	11,288,281
Restricted assets:			
Cash and investments with fiscal agents	-	-	-
Total Assets	\$ 17,422,259	\$ 10,541,496	\$ 12,887,522
Liabilities and Fund Balances:			
Liabilities:			
Accounts payable	\$ 1,489,408	\$ 52,079	\$ 60,247
Accrued liabilities	243,238	3,816	37,702
Deferred revenues	145,342	214,694	-
Unearned revenues	885,192	-	-
Deposits payable	363,066	-	-
Due to other funds	-	-	-
Advances from other funds	-	-	3,738,100
Total Liabilities	3,126,246	270,589	3,836,049
Fund Balances:			
Reserved:			
Reserved for encumbrances	1,052,900	29,104	155,368
Reserved for land held for resale	-	330,691	11,288,281
Reserved for loans receivable	-	3,040,681	6,250
Reserved for advances to other funds	3,738,100	-	-
Reserved for inventories	3,559	-	-
Reserved for capital projects	1,841,230	-	-
Unreserved:			
Unreserved, reported in nonmajor:			
Special revenue funds	-	-	-
Designated for capital improvement projects	-	6,870,431	-
Designated for debt service	-	-	-
Designated for OPEB	233,286	-	-
Undesignated	7,426,938	-	(2,398,426)
Total Fund Balances	14,296,013	10,270,907	9,051,473
Total Liabilities and Fund Balances	\$ 17,422,259	\$ 10,541,496	\$ 12,887,522

CITY OF IMPERIAL BEACH

**BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2010**

	Debt Service Fund		
	Redevelopment Agency	Other Governmental Funds	Total Governmental Funds
Assets:			
Pooled cash and investments	\$ 3,018,014	\$ 1,644,552	\$ 25,330,476
Receivables:			
Accounts	-	-	421,121
Contract and notes	-	-	3,261,625
Accrued interest	-	-	30,448
Due from other governments	110,850	251,566	1,359,814
Due from other funds	-	-	112,144
Advances to other funds	-	-	3,738,100
Inventories	-	-	3,559
Land held for resale	-	-	11,618,972
Restricted assets:			
Cash and investments with fiscal agents	1,555,617	-	1,555,617
Total Assets	\$ 4,684,481	\$ 1,896,118	\$ 47,431,876
Liabilities and Fund Balances:			
Liabilities:			
Accounts payable	\$ 1,072,662	\$ 53,858	\$ 2,728,254
Accrued liabilities	-	1,465	286,221
Deferred revenues	-	4,500	364,536
Unearned revenues	-	80,231	965,423
Deposits payable	-	-	363,066
Due to other funds	-	112,144	112,144
Advances from other funds	-	-	3,738,100
Total Liabilities	1,072,662	252,198	8,557,744
Fund Balances:			
Reserved:			
Reserved for encumbrances	-	23,433	1,260,805
Reserved for land held for resale	-	-	11,618,972
Reserved for loans receivable	-	-	3,046,931
Reserved for advances to other funds	-	-	3,738,100
Reserved for inventories	-	-	3,559
Reserved for capital projects	-	-	1,841,230
Unreserved:			
Unreserved, reported in nonmajor:			
Special revenue funds	-	1,620,487	1,620,487
Designated for capital improvement projects	-	-	6,870,431
Designated for debt service	3,611,819	-	3,611,819
Designated for OPEB	-	-	233,286
Undesignated	-	-	5,028,512
Total Fund Balances	3,611,819	1,643,920	38,874,132
Total Liabilities and Fund Balances	\$ 4,684,481	\$ 1,896,118	\$ 47,431,876

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CITY OF IMPERIAL BEACH

RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET ASSETS
JUNE 30, 2010

Fund balances of governmental funds	\$ 38,874,132
Amounts reported for governmental activities in the statement of net assets are different because:	
Capital assets net of depreciation have not been included as financial resources in governmental fund activity	33,608,323
Bond issuance cost is an expenditure in the governmental funds, but it is a deferred charge in the statement of net assets	364,478
Long-term debt and compensated absences that have not been included in the governmental fund activity:	
Long-term liabilities	(19,169,967)
Compensated Absences	(680,693)
Accrued interest payable for the current portion of interest due on Bonds has not been reported in the governmental funds	(87,359)
Revenues reported as deferred revenue in the governmental funds and recognized in the Statement of Activities. These are included in the intergovernmental revenues in the governmental fund activity.	364,536
Internal service funds are used by management to charge the costs of certain activities, such as equipment management and self-insurance, to individual funds. The assets and liabilities of the internal service funds must be added to the statement of net assets	<u>6,525,730</u>
Net assets of governmental activities	<u>\$ 59,799,180</u>

CITY OF IMPERIAL BEACH

STATEMENT OF REVENUES,
EXPENDITURES AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
YEAR ENDED JUNE 30, 2010

Capital Projects Funds

	Capital Projects Funds		
	General	Housing Redevelopment	Redevelopment Agency
Revenues:			
Taxes	\$ 6,602,640	\$ 1,455,458	\$ -
Assessments	-	-	-
Licenses and permits	495,763	-	-
Intergovernmental	629,021	-	-
Charges for services	4,583,197	-	16,300
Use of money and property	849,462	74,238	312,796
Fines and forfeitures	197,446	-	-
Services provided	2,101,726	-	-
Miscellaneous	178,831	-	8,695
Total Revenues	15,638,086	1,529,696	337,791
Expenditures:			
Current:			
General government	2,734,270	1,233,139	5,012,118
Public safety	9,889,968	-	-
Parks, recreation and senior center	1,515,161	-	-
Public works	1,343,935	-	-
Capital outlay	362,108	-	273,438
Debt service:			
Principal retirement	-	86,000	-
Interest and fiscal charges	-	223,691	-
Total Expenditures	15,845,442	1,542,830	5,285,556
Excess (Deficiency) of Revenues Over (Under) Expenditures	(207,356)	(13,134)	(4,947,765)
Other Financing Sources (Uses):			
Transfers in	625,245	-	4,630,200
Transfers out	(671,000)	-	-
Total Other Financing Sources (Uses)	(45,755)	-	4,630,200
Net Change in Fund Balances	(253,111)	(13,134)	(317,565)
Fund Balances, Beginning of Year, as previously reported	14,549,124	10,284,041	9,369,038
Restatements	-	-	-
Fund Balances, Beginning of Year, as restated	14,549,124	10,284,041	9,369,038
Fund Balances, End of Year	\$ 14,296,013	\$ 10,270,907	\$ 9,051,473

CITY OF IMPERIAL BEACH

STATEMENT OF REVENUES,
EXPENDITURES AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
YEAR ENDED JUNE 30, 2010

	Debt Service Fund		
	Redevelopment Agency	Other Governmental Funds	Total Governmental Funds
Revenues:			
Taxes	\$ 4,306,527	\$ -	\$ 12,364,625
Assessments	-	10,270	10,270
Licenses and permits	-	4,100	499,863
Intergovernmental	-	992,861	1,621,882
Charges for services	-	8,160	4,607,657
Use of money and property	38,712	14,847	1,290,055
Fines and forfeitures	-	-	197,446
Services provided	-	-	2,101,726
Miscellaneous	-	-	187,526
Total Revenues	4,345,239	1,030,238	22,881,050
Expenditures:			
Current:			
General government	20,233	11,127	9,010,887
Public safety	-	73,360	9,963,328
Parks, recreation and senior center	-	24,928	1,540,089
Public works	-	6,000	1,349,935
Capital outlay	-	114,182	749,728
Debt service:			
Principal retirement	344,000	-	430,000
Interest and fiscal charges	1,343,335	-	1,567,026
Total Expenditures	1,707,568	229,597	24,610,993
Excess (Deficiency) of Revenues Over (Under) Expenditures	2,637,671	800,641	(1,729,943)
Other Financing Sources (Uses):			
Transfers in	-	18,000	5,273,445
Transfers out	(4,630,200)	(625,245)	(5,926,445)
Total Other Financing Sources (Uses)	(4,630,200)	(607,245)	(653,000)
Net Change in Fund Balances	(1,992,529)	193,396	(2,382,943)
Fund Balances, Beginning of Year, as previously reported	5,604,348	1,397,157	41,203,708
Restatements	-	53,367	53,367
Fund Balances, Beginning of Year, as restated	5,604,348	1,450,524	41,257,075
Fund Balances, End of Year	\$ 3,611,819	\$ 1,643,920	\$ 38,874,132

CITY OF IMPERIAL BEACH

**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
YEAR ENDED JUNE 30, 2010**

Net change in fund balances - total governmental funds	\$ (2,382,943)
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures. However, in the statement of activities, the costs of those assets is allocated over their estimated useful lives as depreciation expense. This is the amount by which capital outlays exceeded depreciation in the current period	248,427
Repayment of bond principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net assets	355,047
Accrued interest for long-term liabilities. This is the net change in accrued interest for the current period.	1,278
Compensated absences expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds	(21,681)
Revenues reported as deferred revenue in the governmental funds and recognized in the Statement of Activities. These are included in the intergovernmental revenues in the governmental fund activity.	790
Internal service funds are used by management to charge the costs of certain activities, such as equipment management and self-insurance, to individual funds. The net revenues (expenses) of the internal service funds is reported with governmental activities	<u>(76,093)</u>
Change in net assets of governmental activities	<u>\$ (1,875,175)</u>

CITY OF IMPERIAL BEACH

**BUDGETARY COMPARISON STATEMENT
GENERAL FUND
YEAR ENDED JUNE 30, 2010**

	Budget Amounts		Actual Amounts	Variance with Final Budget
	Original	Final		Positive (Negative)
Budgetary Fund Balance, July 1	\$ 14,549,124	\$ 14,549,124	\$ 14,549,124	\$ -
Resources (Inflows):				
Taxes	6,936,200	6,936,200	6,602,640	(333,560)
Licenses and permits	526,000	526,000	495,763	(30,237)
Intergovernmental	223,000	223,000	629,021	406,021
Charges for services	5,023,126	5,023,126	4,583,197	(439,929)
Use of money and property	917,000	917,000	849,462	(67,538)
Fines and forfeitures	295,500	295,500	197,446	(98,054)
Contributions	2,078,016	2,078,016	2,101,726	23,710
Miscellaneous	163,500	163,500	178,831	15,331
Transfers from other funds	857,046	857,046	625,245	(231,801)
Amounts Available for Appropriation	31,568,512	31,568,512	30,812,455	(756,057)
Charges to Appropriation (Outflow):				
General government				
Mayor/City Council	108,837	109,132	100,310	8,822
City Clerk's Office	252,054	254,895	242,544	12,351
City Manager	237,451	239,191	210,752	28,439
Personnel	254,763	257,689	222,930	34,759
Administrative Services	623,831	632,387	584,087	48,300
City Attorney	205,000	205,000	156,279	48,721
Community Development	364,287	368,069	315,027	53,042
Facilities Maintenance	274,313	277,410	241,284	36,126
Non Departmental	335,184	2,697,184	661,057	2,036,127
Public safety				
Law Enforcement Contract	6,222,822	6,223,987	5,835,120	388,867
Fire Protection Rescue	2,111,215	2,130,830	2,134,827	(3,997)
Ocean Beach Safety	1,266,349	1,284,178	1,296,161	(11,983)
Building Inspection	336,284	340,088	289,890	50,198
Animal Control	209,700	209,700	234,353	(24,653)
Disaster Preparedness	39,206	39,206	29,386	9,820
Code Enforcement	48,158	48,472	41,452	7,020
AVA Program	39,061	39,375	28,779	10,596
Parks and recreation				
Recreation Svcs. & Skatepark	249,259	389,462	258,426	131,036
Park Maintenance	402,736	405,147	394,804	10,343
Senior Services	28,152	30,735	28,414	2,321
Tidelands Maintenance	894,615	908,413	833,517	74,896
Public works				
Street Maintenance	857,046	863,398	779,498	83,900
Public Works Administration	500,594	505,807	468,773	37,034
Solid Waste Management	103,913	104,139	95,594	8,545
Facilities - Sewer/Stormwater	-	-	70	(70)
Capital outlay	197,295	190,449	362,108	(171,659)
Transfers to other funds	671,000	671,000	671,000	-
Total Charges to Appropriations	16,833,125	19,425,343	16,516,442	2,908,901
Budgetary Fund Balance, June 30	\$ 14,735,387	\$ 12,143,169	\$ 14,296,013	\$ (3,664,958)

CITY OF IMPERIAL BEACH

STATEMENT OF NET ASSETS
 PROPRIETARY FUNDS
 JUNE 30, 2010

	<u>Enterprise Fund</u>	<u>Governmental</u>
	<u>Sewer</u>	<u>Activities- Internal Service Funds</u>
Assets:		
Current Assets:		
Cash and investments	\$ 3,417,896	\$ 5,770,193
Due from other governments	297,029	89,698
Inventories	-	3,083
Total Current Assets	<u>3,714,925</u>	<u>5,862,974</u>
Noncurrent Assets:		
Capital assets - net of accumulated depreciation	5,178,101	883,109
Total Noncurrent Assets	<u>5,178,101</u>	<u>883,109</u>
Total Assets	<u>\$ 8,893,026</u>	<u>\$ 6,746,083</u>
Liabilities and Net Assets:		
Liabilities:		
Current Liabilities:		
Accounts payable	\$ 35,983	\$ 36,672
Accrued liabilities	17,181	12,716
Accrued compensated absences	14,037	17,068
Accrued claims and judgments	-	159,169
Total Current Liabilities	<u>67,201</u>	<u>225,625</u>
Noncurrent Liabilities:		
Compensated absences	39,290	36,417
Claims payable	-	231,154
Total Noncurrent Liabilities	<u>39,290</u>	<u>267,571</u>
Total Liabilities	<u>106,491</u>	<u>493,196</u>
Net Assets:		
Invested in capital assets, net of related debt	5,178,101	883,109
Unrestricted	3,608,434	5,369,778
Total Net Assets	<u>8,786,535</u>	<u>6,252,887</u>
Total Liabilities and Net Assets	<u>\$ 8,893,026</u>	<u>\$ 6,746,083</u>
Reconciliation of Net Assets to the Statement of Net Assets		
Net Assets per Statement of Net Assets - Proprietary Funds	\$ 8,786,535	
Prior years' accumulated adjustment to reflect the consolidation of internal service funds activities related to the enterprise funds	(61,631)	
Current years' adjustments to reflect the consolidation of internal service activities related to enterprise funds	(211,212)	
Net Assets per Statement of Net Assets	<u>\$ 8,513,692</u>	

CITY OF IMPERIAL BEACH

STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN FUND NET ASSETS
PROPRIETARY FUNDS
YEAR ENDED JUNE 30, 2010

	<u>Enterprise Fund</u>	<u>Governmental Activities- Internal Service Funds</u>
	<u>Sewer</u>	
Operating Revenues:		
Sales and service charges	\$ 3,625,597	\$ 1,317,346
Miscellaneous	288,731	192,651
Total Operating Revenues	<u>3,914,328</u>	<u>1,509,997</u>
Operating Expenses:		
Services and supplies	3,720,634	537,561
Claims expenses	-	385,877
Depreciation	161,205	165,570
Personnel and administrative	479,248	521,442
Total Operating Expenses	<u>4,361,087</u>	<u>1,610,450</u>
Operating Income (Loss)	<u>(446,759)</u>	<u>(100,453)</u>
Nonoperating Revenues (Expenses):		
Interest revenue	31,340	63,849
Gain (loss) on disposal of capital assets	-	299
Total Nonoperating Revenues (Expenses)	<u>31,340</u>	<u>64,148</u>
Income (Loss) Before Transfers	(415,419)	(36,305)
Transfers in	904,000	25,000
Transfers out	-	(276,000)
Changes in Net Assets	<u>488,581</u>	<u>(287,305)</u>
Net Assets:		
Beginning of Year, as previously reported	8,196,453	6,365,465
Restatements	<u>101,501</u>	<u>174,727</u>
Beginning of Fiscal Year, as restated	<u>8,297,954</u>	<u>6,540,192</u>
End of Fiscal Year	<u>\$ 8,786,535</u>	<u>\$ 6,252,887</u>
Reconciliation of Changes in Net Assets to the Statement of Activities:		
Changes in Net Assets, per the Statement of Revenues, Expenses and Changes in Fund Net Assets - Proprietary Funds	\$ 488,581	
Adjustment to reflect the consolidation of current fiscal year internal service funds activities related to enterprise funds	<u>(211,212)</u>	
Changes in Net Assets of Business-Type Activities per Statement of Activities	<u>\$ 277,369</u>	

CITY OF IMPERIAL BEACH

STATEMENT OF CASH FLOWS
 PROPRIETARY FUNDS
 YEAR ENDED JUNE 30, 2010

	<u>Enterprise Fund</u>	<u>Governmental Activities- Internal Service Funds</u>
	<u>Sewer</u>	
Cash Flows from Operating Activities:		
Cash received from customers and users	\$ 4,035,879	\$ -
Cash received from/(paid to) interfund service provided	-	1,444,996
Cash paid to suppliers for goods and services	(3,701,188)	(940,890)
Cash paid to employees for services	(468,388)	(523,415)
Net Cash Provided (Used) by Operating Activities	(133,697)	(19,309)
Cash Flows from Non-Capital Financing Activities:		
Cash transfers out	-	(276,000)
Cash transfers in	904,000	25,000
Net Cash Provided (Used) by Non-Capital Financing Activities	904,000	(251,000)
Cash Flows from Capital and Related Financing Activities:		
Acquisition and construction of capital assets	24	299
Net Cash Provided (Used) by Capital and Related Financing Activities	24	299
Cash Flows from Investing Activities:		
Interest received	31,340	63,849
Net Cash Provided (Used) by Investing Activities	31,340	63,849
Net Increase (Decrease) in Cash and Cash Equivalents	801,667	(206,161)
Cash and Cash Equivalents at Beginning of Year	2,616,229	5,976,354
Cash and Cash Equivalents at End of Year	\$ 3,417,896	\$ 5,770,193
Reconciliation of Operating Income to Net Cash Provided (Used) by Operating Activities:		
Operating income (loss)	\$ (446,759)	\$ (100,453)
Adjustments to reconcile operating income (loss) net cash provided (used) by operating activities:		
Depreciation	161,205	165,570
(Increase) decrease in accounts receivable	168,408	6,222
(Increase) decrease in due from other governments	(46,857)	(71,223)
Increase (decrease) in accounts payable	19,446	(17,452)
Increase (decrease) in accrued liabilities	2,748	(2,797)
Increase (decrease) in compensated absences	8,112	824
Total Adjustments	313,062	81,144
Net Cash Provided (Used) by Operating Activities	\$ (133,697)	\$ (19,309)

CITY OF IMPERIAL BEACH

STATEMENT OF FIDUCIARY NET ASSETS
FIDUCIARY FUNDS
JUNE 30, 2010

	<u>Special Assessment Districts</u>
Assets:	
Cash and investments	\$ 552,691
Total Assets	<u>\$ 552,691</u>
Liabilities:	
Due to bondholders	\$ 552,691
Total Liabilities	<u>\$ 552,691</u>
Total Liabilities and Net Assets	<u>\$ 552,691</u>

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I. SIGNIFICANT ACCOUNTING POLICIES

Note 1: Summary of Significant Accounting Policies

a. Description of the Reporting Entity

The City of Imperial Beach, California (the City), was incorporated July 18, 1956, and operates as a General Law City. The City operates under a Council-Manager form of government and provides the following services: general government, fire, highways and streets, planning and zoning, and public improvements. Police services are contracted through the San Diego Sheriff's Department. The City is not subject to federal or state income taxes.

As required by generally accepted accounting principles, these financial statements present the City of Imperial Beach (the primary government) and its component units. The component units discussed below are included in the City's reporting entity because of the significance of their operational or financial relationship with the City. These entities are legally separate from each other. However, the City of Imperial Beach's elected officials have a continuing full or partial accountability for fiscal matters of the other entities. The financial reporting entity consists of: 1) the City, 2) organizations for which the City is financially accountable, and 3) organizations for which the nature and significance of their relationship with the City are such that exclusions would cause the City's financial statements to be misleading or incomplete.

An organization is fiscally dependent on the primary government if it is unable to adopt its budget, levy taxes or set rates or charges, or issue bonded debt without approval by the primary government. In a blended presentation, component units' balances and transactions are reported in a manner similar to the balances and transactions of the City. Component units are presented on a blended basis when the component unit's governing body is substantially the same as the City's or the component unit provides services almost entirely to the City. The following component units of the City have been included in the financial reporting entity as blended component units.

A description of these component units and the method of incorporating their financial information in the accompanying financial statements are summarized as follows:

Blended Component Units

Imperial Beach Redevelopment Agency

The Imperial Beach Redevelopment Agency (RDA) was activated in October 1995 pursuant to Section 33101 of the California Health and Safety Code. The purpose of the RDA is to eliminate deteriorating conditions and conserve, rehabilitate and revitalize project areas in accordance with the redevelopment plan. The RDA is designed to encourage cooperation and participation of residents, businesspersons, community organizations and public agencies in the revitalization area. The RDA has established an Amended Project Area that encompasses nearly the entire city. Separate financial statements for the Imperial Beach Redevelopment Agency of the City of Imperial Beach can be obtained at the City of Imperial Beach's City Hall.

Note 1: Summary of Significant Accounting Policies (Continued)

Imperial Beach Public Financing Authority

The Imperial Beach Public Financing Authority was established on November 20, 2003, by a joint exercise of powers agreement between the City of Imperial Beach and the Imperial Beach Redevelopment Agency pursuant to the Community Redevelopment Law (commencing with Section 33000) of the Health and Safety Code of the State of California. Separate financial statements are not prepared for the Authority.

b. Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net assets and the statement of activities) report information on all of the nonfiduciary activities of the primary government and its component units. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment, are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include: 1) charges to customers or applicants who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for governmental funds, proprietary funds and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

c. Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund and fiduciary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period, with the exception of gas tax which is 120 days. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and

Note 1: Summary of Significant Accounting Policies (Continued)

claims and judgments, are recorded only when payment is due. Agency funds are purely custodial (assets equal liabilities) and thus do not involve measurement of results of operations. Fiduciary Funds are accounted for on a full accrual basis.

Property taxes, franchise taxes, licenses and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of special assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

All proprietary funds are accounted for using the flow of economic resources measurement focus and the accrual basis of accounting. Their revenues are recognized when they are earned and become measurable; expenses are recognized when they are incurred. Unbilled service receivables are recorded as accounts receivable and as revenue when earned.

Private-sector standards of accounting and financial reporting issued prior to December 1989, generally are followed in both the government-wide and proprietary fund financial statements to the extent that those standards do not conflict with or contradict guidance of the Governmental Accounting Standards Board. Governments also have the option of following subsequent private-sector guidance for their business-type activities and enterprise funds, subject to this same limitation. The government has elected not to follow subsequent private-sector guidance.

The City reports the following major governmental funds:

- The General Fund is the City's primary operating fund. It accounts for all financial resources of the general government except those required to be accounted for in another fund.
- The Housing Redevelopment Capital Projects Fund accounts for the general activity of the Redevelopment Agency.
- The Redevelopment Agency Capital Projects Fund accounts for the general activity of the Redevelopment Agency.
- The Redevelopment Agency Debt Service Fund accounts for the general activity of the Redevelopment Agency.

The City reports the following major proprietary fund:

- The Sewer Fund is an Enterprise Fund that accounts for the revenues and expenses associated with providing wastewater treatment services to residents of the City.

Additionally, the City reports the following fund types:

- Special Revenue Funds account for the proceeds of specific revenue sources that are legally restricted to expenditures for specific purposes.

Note 1: Summary of Significant Accounting Policies (Continued)

- Internal Service Funds account for the financing of goods or services related to repair, replacement and maintenance of City-owned equipment, the City's self-insurance programs, the City's general information systems and telecommunications hardware, software and the repair, replacement and maintenance of City-owned facilities. These services are provided to other departments or agencies of the City on a cost reimbursement basis.
- Agency Funds are used to report resources held by the City in a purely custodial capacity, which involves only the receipt, temporary investment and remittance of fiduciary resources to individuals, private organizations or other governments. They do not involve measurement of results of operations. The City's agency funds account for its special assessment districts.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are charges between the government's proprietary funds function and various other functions of the government. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Amounts reported as program revenues include: 1) charges to customers or applicants for goods, services or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as general revenues rather than as program revenues. Likewise, general revenues include all taxes.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Enterprise Funds and of the Internal Service Funds are charges to customers for sales and services. Operating expenses for Enterprise Funds and Internal Service Funds include the cost of sales and services, administrative expenses and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first, and then unrestricted resources as they are needed.

d. Assets, Liabilities and Net Assets or Equity

Cash and Investments

For purposes of the statement of cash flows, the City considers cash and cash equivalents to be cash on hand, demand deposits and short-term investments with original maturities of three months or less from the date of acquisition. For financial statement presentation purposes, cash and cash equivalents are shown as both restricted and unrestricted cash and investments in the Proprietary Funds.

Investments for the City, as well as for its component units, are reported at fair value. The City's policy is generally to hold investments until maturity or until market values equal or exceed cost. The State Treasurer's Investment Pool operates in accordance

Note 1: Summary of Significant Accounting Policies (Continued)

with appropriate state laws and regulations. The reported value of the pool is the same as the fair value of the pool shares.

Receivables and Payables

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as either "due to/due from other funds" (i.e., the current portion of interfund loans) or "advances to/from other funds" (i.e., the non-current portion of interfund loans). All other outstanding balances between funds are reported as "due to/from other funds." Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances."

Advances between funds, as reported in the fund financial statements, are offset by a fund balance reserve account in applicable governmental funds to indicate that they are not available for appropriation and are not expendable available financial resources.

All trade and property tax receivables are shown net of an allowance for uncollectibles.

Functional Classifications

Expenditures of the Governmental Funds are classified by function. Functional classifications are defined as follows:

- General Government includes legislative activities that have a primary objective of providing legal and policy guidelines for the City. Also included in this classification are those activities that provide management or support services across more than one functional area.
- Public Safety includes those activities that involve the protection of people and property.
- Parks, Recreation and Senior Center include those activities that involve community park maintenance and recreational activities within the community.
- Public Works includes those activities that involve the maintenance and improvement of City streets, roads and park department development and maintenance.
- Debt Service includes those activities that account for the payment of long-term debt principal, interest and fiscal charges.

Inventories and Prepaid Items

All inventories are valued at cost using the first-in/first-out (FIFO) method. The General Fund inventory is accounted for on the consumption method and is equally offset by a reservation of fund balance in the fund-level statements, which indicates that it does not constitute "available spendable resources."

NOTES TO FINANCIAL STATEMENTS (CONTINUED)
 JUNE 30, 2010

Note 1: Summary of Significant Accounting Policies (Continued)

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements. The fund balances in the governmental fund types have been reserved for amounts equal to the prepaid items in the fund-level statements, since these amounts are not available for appropriation.

Capital Assets

Capital assets, which include property, plant, equipment and infrastructure assets (e.g., roads, bridges, sidewalks and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the City as assets with an initial, individual cost of more than \$1,000 (amount not rounded). Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

In accordance with GASB Statement No. 34, the City has reported general infrastructure assets acquired in prior and current years.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase of capital assets of business-type activities is included as part of the capitalized value of the assets constructed.

Property, plant and equipment of the primary government, as well as the component units, are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Buildings & Improvements	25 - 50
Improvements Other than Buildings	10 - 50
Sewer lines and Pump Stations	35 - 50
Equipment	3 - 20
Vehicles	5 - 10
<u>Infrastructure</u>	<u>Years</u>
Pavement	33
Curb and Gutter	50
Sidewalk	50

Note 1: Summary of Significant Accounting Policies (Continued)

Compensated Absences

All permanent employees of the City are permitted to accumulate a maximum of two times their annual accrual rate (annual leave). Maximum sick leave accrual for miscellaneous employees is 1,000 hours and for safety employees is 1,400 hours. Upon termination of employment, an employee is paid for accumulated annual leave but forfeits accumulated sick leave unless the employee has over five years of service. After five years of service, upon termination, the employee is paid for half the accumulated sick leave. Compensated absences are paid out of the General Fund and are reported there as a liability when they have matured.

Accumulated vested sick pay and vacation pay at June 30, 2010, for employees of the Proprietary Funds have been accrued. All accumulated compensated absences are accrued when incurred in the government-wide, proprietary and fiduciary fund financial statements.

Long-Term Obligations

In the government-wide financial statements and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities or proprietary fund type statement of net assets. Bond premiums and discounts, as well as issuance costs, are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are reported as deferred charges and amortized over the term of the related debt.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Fund Equity

In the fund financial statements, governmental funds report reservations of fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Designations of fund balance represent tentative management plans that are subject to change.

Encumbrances

Encumbrance accounting, under which purchase orders, contracts and other commitments for the expenditure of monies are recorded in order to reserve that portion of the applicable appropriation, is employed as an extension of formal budgetary integration. The City uses a modified encumbrance system in which only significant, select encumbrances are carried over at year-end. All other encumbrances lapse at year-end and are re-encumbered in the following fiscal year.

NOTES TO FINANCIAL STATEMENTS (CONTINUED)
 JUNE 30, 2010

Note 1: Summary of Significant Accounting Policies (Continued)

e. Reconciliation of Government-Wide and Fund Financial Statements

Explanation of certain differences between the governmental fund balance sheet and the government-wide statement of net assets:

The governmental fund balance sheet includes a reconciliation between fund balance-governmental funds and net assets of governmental activities as reported in the government-wide statement of net assets. One element of that reconciliation explains that "long-term liabilities and compensated absences have not been included in the governmental fund activity." The detail of the \$(19,169,967) long-term debt difference is as follows:

Tax Allocation Bonds	\$ (19,375,000)
Unamortized Bond Discount	253,682
OPEB obligation	<u>(48,649)</u>
Net adjustment to reduce fund balance of total governmental funds to arrive at net assets of governmental activities	<u><u>\$ (19,169,967)</u></u>

Explanation of certain differences between the governmental fund statement of revenues, expenditures and changes in fund balances and the government-wide statement of activities:

The governmental fund statement of revenues, expenditures and changes in fund balances includes reconciliation between net changes in fund balances of total governmental funds and changes in net assets of governmental activities as reported in the government-wide statement of activities. One element of that reconciliation explains, "Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense."

The details of this \$248,427 difference are as follows:

Capital Outlay	\$ 902,503
Depreciation Expense	<u>(654,076)</u>
Net adjustment to increase net changes in fund balances of total governmental funds to arrive at changes in net assets of governmental activities	<u><u>\$ 248,427</u></u>

II. STEWARDSHIP

Note 2: Stewardship, Compliance and Accountability

a. General Budget Policies

The two-year operating budget adopted by the City Council provides for the general operations of the City. It includes proposed expenditures and the means of financing them on a departmental basis. Budgets are legally adopted in the General Fund, Special Revenue Funds, except for the Traffic Safety, Parks Grant, LLEBG, Capital Projects and Prop 1B Funds, Enterprise Funds and the Internal Service Funds.

The City Council approves total budgeted appropriations and any amendments to appropriations throughout the year. All amendments made during the year are included in the budgetary amounts reported herein. The "appropriated budget" covers all City expenditures, with the exception of debt service on bond issues and capital improvement projects carried forward from prior years, which expenditures constitute the legally authorized "non-appropriated budget." Actual expenditures may not exceed budgeted appropriations at the fund level, which is the legal level of control for the Capital Projects Funds. All other funds use the departmental level as the legal level of control.

Formal budgetary integration is employed as a management control device during the year. Commitments for materials and services, such as purchase orders and contracts, are recorded as encumbrances to assist in controlling expenditures. Appropriations that are encumbered lapse at year-end and then are added to the following years' budgeted appropriations.

Budgets for the General and Special Revenue Funds are adopted on a basis substantially consistent with generally accepted accounting principles (GAAP). Accordingly, actual revenues and expenditures can be compared with related budgeted amounts without any significant reconciling items.

Appropriations for capital projects authorized but not constructed or completed during the year are carried forward as continuing appropriations into the following year's budget.

Under Article XIII-B of the California Constitution (the Gann Spending Limitation Initiative), the City is restricted as to the amount of annual appropriations from the proceeds of taxes, and if proceeds of taxes exceed allowed appropriations, the excess must either be refunded to the State Controller or returned to the taxpayers through revised tax rates or revised fee schedules, or an excess in one year may be offset by a deficit in the following year. For the fiscal year ended June 30, 2010, based on calculations by City staff, proceeds of taxes did not exceed appropriations. Further, Section 5 of Article XIII-B allows the City to designate a portion of fund balance for general contingencies to be used for any purpose.

Appropriations lapse at the end of the fiscal year except for the Capital Projects Funds, which may be carried over to the next fiscal year if not completed at year-end. Expenditures may not exceed budget appropriations at the department level for the General Fund and at the function level for the Special Revenue Funds.

CITY OF IMPERIAL BEACH

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)
JUNE 30, 2010**

Note 2: Stewardship, Compliance and Accountability (Continued)

A project-length budget is adopted for the capital projects funds. The debt service fund is governed by bond covenants; therefore a formal budget is not adopted. Thus, the City does not show a budget comparison for these funds. In addition, Local Law Enforcement Block Grant and Traffic Safety Fund did not adopt a budget therefore a budget comparison is not shown.

b. Excess of Expenditures Over Appropriations are as Follows:

	<u>Expenditures</u>	<u>Appropriations</u>	<u>Excess</u>
General Fund:			
Fire Protection Rescue	\$ 2,134,827	\$ 2,130,830	\$ 3,997
Ocean Beach Safety	1,296,161	1,284,178	11,983
Animal Control	234,353	209,700	24,653
Facilities - Sewer/Stormwater	70	-	70

III. DETAILED NOTES ON ALL FUNDS

Note 3: Cash and Investments

As of June 30, 2010, cash and investments were reported in the accompanying financial statements as follows:

Governmental activities	\$ 32,656,286
Business-Type activities	3,417,896
Fiduciary funds	<u>552,691</u>
Total Cash and Investments	<u><u>\$ 36,626,873</u></u>

The City follows the practice of pooling cash and investments of all funds except for funds required to be held by fiscal agents under provisions of bond indentures. Interest income earned on pooled cash and investments is allocated monthly to the various funds based on monthly cash and investment balances. Interest Income from cash and investments with fiscal agents is credited directly to the related fund.

Deposits

At June 30, 2010, the carrying amount of the City's deposits was \$627,973 and the bank balance was \$679,397. The (\$51,424) difference represents outstanding checks and other reconciling items.

Note 3: Cash and Investments (Continued)

The California Government Code requires California banks and savings and loan associations to secure a city's deposits by pledging government securities with a value of 110% of a city's deposits. California law also allows financial institutions to secure city deposits by pledging first trust deed mortgage notes having a value of 150% of a city's total deposits. The City Treasurer may waive the collateral requirement for deposits that are fully insured up to \$250,000 by the FDIC. The collateral for deposits in federal and state chartered banks is held in safekeeping by an authorized Agent of Depository recognized by the State of California Department of Banking. The collateral for deposits with savings and loan associations is generally held in safekeeping by the Federal Home Loan Bank in San Francisco, California as an Agent of Depository.

These securities are physically held in an undivided pool for all California public agency depositors. Under Government Code Section 53655, the placement of securities by a bank or savings and loan association with an "Agent of Depository" has the effect of perfecting the security interest in the name of the local government agency. Accordingly, all collateral held by California Agents of Depository are considered to be held for, and in the name of, the local governmental agency.

Investments

Under provisions of the City's investment policy, and in accordance with the California Government Code, the following investments are authorized:

- U.S. Treasury Obligations (bills, notes and bonds)
- Bonds, notes or other evidence of indebtedness issued or guaranteed by agency of the United States government
- Certificates of Deposit or Time Deposits placed with commercial banks and savings and loans
- Medium-term Corporate Notes with an "A" or comparable ratings
- Instruments of other California Government Entities with an "A" or comparable rating
- Banker's Acceptances
- Repurchase Agreements
- Local Agency Investment Fund Demand Deposits (State Pool)
- County of San Diego Treasury (County Pool)
- California Arbitrage Management Program (Bond Pool)
- Passbook Savings Account Demand Deposits
- Money Market funds, which invest solely in securities issued by the U.S. Treasury and agencies of the Federal government, and repurchase agreements collateralized with U.S. Treasury and Federal agency obligations
- Overnight Sweep accounts as managed by the depository bank as part of the checking account packaged contracted by the City, provided the sweep account is collateralized in accordance with state law

Investments Authorized by Debt Agreements

The above investments do not address investment of debt proceeds held by a bond trustee. Investments of debt proceeds held by a bond trustee are governed by provisions of the debt agreements, rather than the general provisions of the California Government Code or the City's investment policy.

Note 3: Cash and Investments (Continued)

Investments in State Investment Pool

The City is a voluntary participant in the Local Agency Investment Fund (LAIF) that is regulated by California Government Code Section 16429 under the oversight of the Treasurer of the State of California. LAIF is overseen by the Local Agency Investment Advisory Board, which consists of five members, in accordance with State statute. The State Treasurer's Office audits the fund annually. The fair value of the position in the investment pool is the same as the value of the pool shares.

GASB Statement No. 31

The City adopted GASB Statement of No. 31, *Accounting and Financial Reporting for Certain Investments and for External Investment Pools*, as of July 1, 1997. GASB Statement No. 31 establishes fair value standards for investments in participating interest earning investment contracts, external investment pools, equity securities, option contracts, stock warrants and stock rights that have readily determinable fair values. Accordingly, the City reports its investments at fair value in the balance sheet. All investment income, including changes in the fair value of investments, is recognized as revenue in the operating statement.

Credit Risk

The City's investment policy limits investments in medium-term notes (MTN's) to those rated "AA" or higher by Standard and Poor's (S&P) or by Moody's. As of June 30, 2010, the City had no investments in medium-term notes. In addition, the City's investments in Federal Home Loan Bank, Federal Farm Credit Bank and Federal Home Loan Mortgage Corporation were rated "AAA" by Moody's and by S&P. All securities were investment grade and were legal under State law. Investments in U.S. Treasuries are not considered to have credit risk; therefore, their credit quality is not disclosed.

As of June 30, 2010, the City's investments in external investment pools, money market mutual funds and investment agreements are unrated.

Custodial Credit Risk

The custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. The custodial credit risk for investments is the risk that, in the event of the failure of the counterparty to a transaction, a government will not be able to recover the value of investment or collateral securities that are in the possession of an outside party. The City does not have a specific policy addressing custodial credit risk.

As of June 30, 2010, none of the City's deposits or investments was exposed to custodial credit risk.

Concentration of Credit Risk

The City's investment policy imposes restrictions for certain types of investments with any one issuer to 25% of the total investment pool. With respect to concentration risk, as of June 30, 2010, the City has not invested more than 25% of its total investments in any one issuer.

CITY OF IMPERIAL BEACH

NOTES TO FINANCIAL STATEMENTS (CONTINUED)
 JUNE 30, 2010

Note 3: Cash and Investments (Continued)

In addition, GASB 40 requires a separate disclosure if any single issuer comprises more than 5% of the total investment value. As of June 30, 2010, the City has investments with the following issuers, which exceed 5% of the total investment value:

Federal Home Loan Bank	\$ 11,669,420	32%
Federal Farm Credit Bank	4,031,570	11%
Federal National Mortgage Association	4,021,880	11%

Investments guaranteed by the U.S. government and investments in mutual funds and external investment pools are excluded from this requirement.

Interest Rate Risk

The City's investment policy limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates. The City's investment policy states that the City's investment portfolio will not directly invest in securities maturing in more than five years. The City has elected to use the segmented time distribution method of disclosure for its interest rate risk.

As of June 30, 2010, the City had the following investments and original maturities:

Investment Type:	Investment Maturities (in Years)				Fair Value
	6 months or less	6 months to 1 year	1 to 3 years	3 to 5 years	
California Local Agency Investment Fund	\$ 13,705,453	\$ -	\$ -	\$ -	\$ 13,705,453
Federal Farm Credit Bank	-	-	1,004,380	3,027,190	4,031,570
Federal Home Loan Bank	-	-	4,007,190	7,662,230	11,669,420
Federal National Meeting Association	-	-	-	4,021,880	4,021,880
Corporate Bonds	-	-	1,014,960	-	1,014,960
Money Market Mutual Funds - held by fiscal agent	1,555,617	-	-	-	1,555,617
	<u>\$ 15,261,070</u>	<u>\$ -</u>	<u>\$ 6,026,530</u>	<u>\$ 14,711,300</u>	<u>\$ 35,998,900</u>

CITY OF IMPERIAL BEACH

NOTES TO FINANCIAL STATEMENTS (CONTINUED)
 JUNE 30, 2010

Note 4: Capital Assets

Capital asset activity for the year ended June 30, 2010, was as follows:

	Beginning Balance	Adjustments*	Adjusted Beginning Balance	Transfers	Increases	Decreases	Ending Balance
Governmental Activities:							
Capital assets, not being depreciated:							
Land	\$ 1,638,532	\$ -	\$ 1,638,532	\$ -	\$ -	\$ -	\$ 1,638,532
Infrastructure right-of-way	12,406,327	-	12,406,327	-	-	-	12,406,327
Construction-in-progress	6,494,321	(435,496)	6,058,825	(2,002,822)	869,623	-	4,925,626
Total Capital Assets, Not Being Depreciated	20,539,180	(435,496)	20,103,684	(2,002,822)	869,623	-	18,970,485
Capital assets, being depreciated:							
Structures and improvements	6,021,231	-	6,021,231	-	20,071	-	6,041,302
Equipment and vehicles	3,810,356	-	3,810,356	412,835	66,840	68,958	4,221,073
Infrastructure	13,021,849	-	13,021,849	1,589,987	-	-	14,611,836
Total Capital Assets, Being Depreciated	22,853,436	-	22,853,436	2,002,822	86,911	68,958	24,874,211
Less accumulated depreciation:							
Structures and improvements	2,715,016	-	2,715,016	-	147,110	-	2,862,126
Equipment and vehicles	2,700,023	-	2,700,023	-	281,008	68,958	2,912,073
Infrastructure	3,187,537	-	3,187,537	-	391,528	-	3,579,065
Total Accumulated Depreciation	8,602,576	-	8,602,576	-	819,646	68,958	9,353,264
Total Capital Assets, Being Depreciated, Net	14,250,860	-	14,250,860	2,002,822	(732,735)	-	15,520,947
Governmental Activities Capital Assets, Net	\$ 34,790,040	\$ (435,496)	\$ 34,354,544	\$ -	\$ 136,888	\$ -	\$ 34,491,432

* Adjustments were to properly state capital asset balances.

	Beginning Balance	Adjustments*	Adjusted Beginning Balance	Transfers	Increases	Decreases	Ending Balance
Business-Type Activities:							
Capital assets, not being depreciated:							
Construction-in-progress	\$ 54,998	\$ -	\$ 54,998	\$ (1,064)	\$ 32,478	\$ 7,979	\$ 78,433
Total Capital Assets, Not Being Depreciated	54,998	-	54,998	(1,064)	32,478	7,979	78,433
Capital assets, being depreciated:							
Sewer Lines and Pump Stations	8,295,595	-	8,295,595	1,064	76,978	-	8,373,637
Total Capital Assets, Being Depreciated	8,295,595	-	8,295,595	1,064	76,978	-	8,373,637
Less accumulated depreciation:							
Sewer Lines and Pump Stations	3,112,764	-	3,112,764	-	161,205	-	3,273,969
Total Accumulated Depreciation	3,112,764	-	3,112,764	-	161,205	-	3,273,969
Total Capital Assets, Being Depreciated, Net	5,182,831	-	5,182,831	1,064	(84,227)	-	5,099,668
Business-Type Activities Capital Assets, Net	\$ 5,237,829	\$ -	\$ 5,237,829	\$ -	\$ (51,749)	\$ 7,979	\$ 5,178,101

CITY OF IMPERIAL BEACH

NOTES TO FINANCIAL STATEMENTS (CONTINUED)
JUNE 30, 2010

Note 4: Capital Assets (Continued)

Depreciation expense was charged to functions/programs of the primary government as follows:

Governmental Activities:	
General Government	\$ 119,502
Public Safety	36,754
Public Works	399,297
Parks, Recreation and Senior Center	98,523
Internal Service Funds	<u>165,570</u>
Total Governmental Activities	<u>\$ 819,646</u>
Business-Type Activities:	
Sewer	<u>\$ 161,205</u>

Note 5: Loans Receivable

Loans receivable consist of the following:

Capital Project Funds

In November 2002, the Agency loaned \$25,000 to the Imperial Beach Community Clinic (IBCC) to be repaid on or before January 1, 2013. IBCC may receive credit toward the repayment of the Note in accordance with an Owner Participation Agreement (OPA) by and between the Agency and IBCC. The Agency will forgive \$2,500 of the loan for each year that IBCC complies with the OPA and operates the facility as a health clinic in substantially the same manner as on the date the OPA was executed (November 13, 2002). During fiscal year 2009-2010, \$2,500 of the debt was forgiven, leaving a balance of \$6,250.

Low and Moderate Income Housing Set-aside Funds

In April 2006, the Agency entered into a loan agreement for an amount not-to-exceed \$540,425 with South Bay Community Services (SBCS) to loan low and moderate income housing set-aside funds to rehabilitate a seven-unit apartment complex located at 1360 Hemlock Avenue. This loan agreement was amended in October, 2007 and increased the loan agreement by \$89,183, creating a total not-to-exceed amount of \$629,608. SBCC intends to rent all seven units to families earning 50% or below of the area median income, for a term of fifty-five years. Beginning May 31, 2006, and continuing through 2061, simple interest accrues at 3% per annum on the principal balance. Monthly principal and interest payments are not required to be paid if the rental and occupancy conditions are met for the property. All principal and accrued interest on the Loan shall be due in full on (i) the date of any transfer not authorized by the Agency; (ii) the date of any Default; or (iii) the expiration of the Loan Term, whichever occurs first. However, upon expiration of the Loan Term, the Loan amount pursuant to the Note and accrued interest shall be forgiven provided all covenants and conditions were met over the Loan Term. Accrued interest at June 30, 2010, amounts to \$65,223 and is offset by deferred revenue. The loan has not been fully disbursed at June 30, 2010. The outstanding balance at June 30, 2010, is \$674,449, including accrued interest.

CITY OF IMPERIAL BEACH

NOTES TO FINANCIAL STATEMENTS (CONTINUED)
JUNE 30, 2010

Note 5: Loans Receivable (Continued)

In April 2006, the Agency entered into a loan agreement for an amount not-to-exceed \$491,271 with South Bay Community Services (SBCS) to loan low and moderate income housing set-aside funds to rehabilitate an eight-unit apartment complex located at 1260 Calla Avenue. SBCC intends to rent all seven units to families earning 50% or below of the area median income, for a term of fifty-five years. Beginning May 31, 2006, and continuing through 2061, simple interest accrues at 3% per annum on the principal balance. Monthly principal and interest payments are not required to be paid if the rental and occupancy conditions are met for the property. All principal and accrued interest on the Loan shall be due in full on (i) the date of any transfer not authorized by the Agency; (ii) the date of any Default; or (iii) the expiration of the Loan Term, whichever occurs first. However, upon expiration of the Loan Term, the Loan amount pursuant to the Note and accrued interest shall be forgiven provided all covenants and conditions were met over the Loan Term. Accrued interest at June 30, 2010, amounts to \$56,900 and is offset by deferred revenue. The loan has not fully been disbursed at June 30, 2010. The outstanding balance at June 30, 2010, is \$543,355, including accrued interest.

In August 2008, the Agency entered into a loan agreement for an amount not-to-exceed \$1,945,000 with Beachwind Court, LP to loan low and moderate income housing set-aside funds to rehabilitate a fifteen-unit apartment complex located at 624 12th Street. Beachwind Court, LP intends to rent seven units to families earning 50% or below of the area median income and to rent all seven units to families earning 60% or below of the area median income, for a term of fifty-five years. Beginning on the date of disbursement, simple interest accrues at 3% per annum on the principal balance. Monthly principal and interest payments are required to be paid within 30 days of completion of the annual audit equivalent to 50% of the residual receipts generated by the projects audited records. Accrued interest at June 30, 2010, amounts to \$92,571 and is offset by deferred revenue. The outstanding balance at June 30, 2010, is \$2,037,571, including accrued interest.

Total loans receivable at June 30, 2010, amounts to \$3,261,625.

Note 6: Interfund Receivable, Payable and Transfers

The composition of interfund balances as of June 30, 2010, is as follows:

Due To/Due From Other Funds

Funds	Due to Other Funds
Due From Other Funds:	Non-major Governmental Funds
General Fund	\$ 112,144

At the end of Fiscal Year 2009/2010, \$112,144 was due for deficit cash balances in the non-major funds.

CITY OF IMPERIAL BEACH

NOTES TO FINANCIAL STATEMENTS (CONTINUED)
 JUNE 30, 2010

Note 6: Interfund Receivable, Payable and Transfers (Continued)

Advances To/From Other Funds

Funds	Advances from Other Funds Capital Projects Redevelopment
Advances to Other Funds:	
General Fund	\$ 3,738,100

During the current and previous fiscal years, the City of Imperial Beach has made loans to the Agency. These loans bear interest at rates up to 12% per annum depending upon when the loan was initiated. The City may demand payment of all or a portion of the principal balance at any time as funds become available; however, such demands are not anticipated with the next fiscal year. As of June 30, 2010, loans made from the General Fund to the Redevelopment Agency Capital Projects Fund, including accrued unpaid interest owed on those loans, were \$3,738,100.

Interfund Transfers

	Transfers In					Total
	General Fund	Capital Projects Redevelopment	Sewer Fund	Nonmajor Governmental Funds	Internal Service Funds	
Transfers Out:						
General Fund	\$ -	\$ -	\$ 628,000	\$ 18,000	\$ 25,000	\$ 671,000
Debt Service Redevelopment	-	4,630,200	-	-	-	4,630,200
Nonmajor Governmental Funds	625,245	-	-	-	-	625,245
Internal Service Fund	-	-	276,000	-	-	276,000
	<u>\$ 625,245</u>	<u>\$ 4,630,200</u>	<u>\$ 904,000</u>	<u>\$ 18,000</u>	<u>\$ 25,000</u>	<u>\$ 6,202,445</u>

Transfers were made to fund capital projects in the Non-major funds and to reimburse the General Fund and the Non-major Funds for expenditures incurred for grants and special revenue fund programs.

Note 7: Deferred Revenue and Unearned Revenue

General Fund deferred revenue of \$145,342 relates to sales tax revenue accrued but not yet received within the recognition periods.

General Fund unearned revenue consists of \$760,000 relating to a lease with the Unified Port District of San Diego and \$125,192 of other miscellaneous grant revenues received but not earned. The City entered into an agreement with the Port District in 1993 whereby the Port District leases the Pier Plaza and a parking lot from the city. The District paid the City \$1,800,000 at the beginning of the lease. Each year of the 30-year contract, the City recognizes \$60,000 of income and reduces the unearned revenue. As of June 30, 2010, \$760,000 remains of this unearned lease revenue.

CITY OF IMPERIAL BEACH

NOTES TO FINANCIAL STATEMENTS (CONTINUED)
 JUNE 30, 2010

Note 8: Long-Term Debt

a. Changes in Long-Term Debt

The following is a summary of changes in long-term debt of the City for the year ended June 30, 2010:

	Balance June 30, 2009	Additions	Deletions	Balance June 30, 2010	Due Within One Year
Compensated Absences	\$ 711,673	\$ 387,492	\$ 364,987	\$ 734,178	\$ 256,473
Tax Allocation Bonds	19,805,000	-	430,000	19,375,000	450,000
Claims & Judgments	511,019	111,040	231,736	390,323	159,169
Net OPEB Obligation	-	53,507	4,858	48,649	-
	<u>\$ 21,027,692</u>	<u>\$ 552,039</u>	<u>\$ 1,031,581</u>	20,548,150	<u>\$ 865,642</u>
			Less: Unamortized discount	<u>253,682</u>	
			Net Long-Term Debt	<u>\$ 20,294,468</u>	

Tax Allocation Bonds

In December 2003, the Imperial Beach Public Financing Authority issued \$22,765,000 Tax Allocation Revenue Bonds, 2003 Series A. The proceeds of the bonds were loaned to the Imperial Beach Redevelopment Agency to fund redevelopment activities, to provide for a reserve fund and to provide for the costs of issuance of the bonds. Although the bonds were issued by the Authority and loaned to the Redevelopment Agency, the loan transaction has been eliminated from these financial statements, as the Public Financing Authority does not have its own financial statements or fund, and certain revenues of the Redevelopment Agency are pledged for repayment of the debt. Interest on the bonds is payable semiannually and principal payments are due annually. Debt service payments occur from June 1, 2004 through June 1, 2033. Interest rates on the bonds range from 1.75% to 6.10% per annum.

Debt Service Repayment Schedule

Debt service payments on the tax allocation bonds are as follows:

	2003 Tax Allocation Bonds, Series A	
	Principal	Interest
2010-2011	\$ 450,000	\$ 1,102,329
2011-2012	470,000	1,083,204
2012-2013	490,000	1,061,584
2013-2014	510,000	1,037,574
2014-2015	540,000	1,012,074
2015-2020	3,150,000	4,609,099
2020-2025	4,140,000	3,613,493
2025-2030	5,485,000	2,256,713
2030-2035	4,140,000	506,100
Totals	<u>\$ 19,375,000</u>	<u>\$ 16,282,170</u>

NOTES TO FINANCIAL STATEMENTS (CONTINUED)
 JUNE 30, 2010

Note 8: Long-Term Debt (Continued)

The Agency's has pledged, as security for tax allocation bonds it has issued, a portion of tax increment revenues, including Low and Moderate Income Housing set-aside that it receives. These bonds were to provide financing for various capital projects and to accomplish Low and Moderate Income Housing projects. The Agency has committed to appropriate each year, from these resources amounts sufficient to cover the principal and interest requirements on the debt. Total principal and interest remaining on the debt is \$35,657,170 with debt service requirements as indicated below. For the current year, the total tax increment revenue, net of pass through payments, recognized by the Agency was \$5,818,362 and the debt service obligation on the bonds was \$1,548,454.

b. Proprietary Fund Long-Term Debt

The following is a summary of changes in Proprietary Fund long-term debt for the year ended June 30, 2010:

	<u>Balance July 1, 2009</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance June 30, 2010</u>	<u>Due Within One Year</u>
Enterprise Fund:					
Compensated absences	\$ 45,216	\$ 22,148	\$ 14,037	\$ 53,327	\$ 14,037

c. Special Assessment Bonds

The City has four assessment districts that issued bonds from 1981 through 2004 that are outstanding with no City obligation. The bonds were issued to finance alley paving within the City. The bonds are secured by the unpaid assessments levied against the private property within the assessment districts. The bonds are not general obligations of the City, and neither the faith and credit, nor the taxing power of the City, is pledged to the payment of the bonds.

The liability of property owners for unpaid principal assessments at June 30, 2010, was \$192,000. This bond liability has not been recorded in the accompanying financial statements in compliance with GASB Statement No. 6.

d. Limited Obligation Improvement Bonds

On March 21, 2005 the City of Imperial Beach Assessment District No. 71 issued \$70,000 in limited obligation improvement bonds with interest rates varying from 5.00% to 5.50% pursuant to the provisions of the Improvement Bond Act of 1915. The bonds were issued to finance certain public improvements to benefit property within the City's Assessment District No. 71. The issues described above are not reflected in the liabilities on the statement of net assets because they are special obligations payable solely from and secured by specific revenue sources described in the resolutions and official statement of the issues. Neither faith and credit nor the taxing power of the City, the Redevelopment Agency, the State of California or any political subdivision thereof is pledged for the payment of these bonds.

IV. OTHER INFORMATION

Note 9: City Employees Retirement Plan (Defined Benefit Pension Plan)

Plan Description

The City of Imperial Beach contributes to the California Public Employees Retirement System (CalPERS), a cost-sharing multiple-employer defined benefit pension plan. CalPERS provides retirement and disability benefits, annual cost of living adjustments, and death benefits to plan members and beneficiaries. CalPERS acts as a common investment and administrative agent for participating public entities within the State of California. Benefit provisions and all other requirements are established by state statute and city ordinance. Copies of CalPERS' annual financial report may be obtained from their executive office: 400 P Street, Sacramento, CA 95814.

Funding Policy

Participants are required to contribute 8% (9% for safety employees) of their annual covered salary. The City makes the contributions required of City employees on their behalf and for their account. The City is required to contribute at an actuarially determined rate; the current rate is 13.175% for miscellaneous employees, 15.000% for fire employees and 26.323% for ocean lifeguards, of annual covered payroll. The contribution requirements of plan members and the City are established and may be amended by PERS.

Annual Pension Cost

For 2010, the City's annual pension cost of \$865,747 for PERS was equal to the City's required and actual contributions. The required contribution was determined as part of the June 30, 2007, actuarial valuation using the entry age normal actuarial cost method.

Three-Year Trend Information for PERS			
<u>Fiscal Year</u>	<u>Annual Pension Cost (APC)</u>	<u>Percentage of APC Contributed</u>	<u>Net Pension Obligation</u>
<u>Miscellaneous Members</u>			
6/30/2008	\$ 450,619	100%	\$ -
6/30/2009	462,229	100%	-
6/30/2010	446,820	100%	-
<u>Safety Members</u>			
6/30/2008	\$ 320,046	100%	\$ -
6/30/2009	381,854	100%	-
6/30/2010	418,927	100%	-

For fiscal year 2009-2010, the City participated in risk pooling. Risk pooling consists of combining assets and liabilities across employers to produce large groups where the impact of a catastrophic demographic event is shared among all employers of the same risk pool. Participation in risk pools is mandatory for all rate plans with less than 100 active members. Mandated participation in risk pools was initially based on the active membership of each rate plan as of June 30, 2003. The implementation of risk pools was

CITY OF IMPERIAL BEACH

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)
JUNE 30, 2010**

Note 9: City Employees Retirement Plan (Defined Benefit Pension Plan) (Continued)

done in a way that minimizes the impact on employer contribution rates. The first year in risk pools, the employer contribution rates are almost identical to what the rates would have been outside pools. Future rates will be based on the experience of each pool.

Pooling will reduce the volatility of future employer rates. Mandated participation will occur on an annual basis. If on any valuation date, starting with the June 30, 2003 valuation, a rate plan has less than 100 active members, it will be mandated in one of the risk pools effective on that valuation date.

Note 10: Other Post Employment Benefits

Plan Description

The City provides other postemployment benefits (OPEB) through a single-employer defined benefit healthcare plan by contributing up to a maximum of \$75.75 per month for of all premiums charged under the health benefit plan for all eligible employees and qualified family members. These benefits are provided per contract between the City and the employee associations. A separate financial report is not available for the plan.

Funding Policy

The contribution requirements of plan members and the City are established and may be amended by the City, City Council, and/or employee associations. Currently, contributions are not required from plan members. A contribution of \$4,858 was made during the 2009-2010 fiscal year and was not included in the September 1, 2009, actuarial study. The purpose of the contribution was to pay current year premiums for retirees.

As a result, the City calculated and recorded a Net OPEB Liability, representing the difference between the Annual Required Contribution (ARC) and actual contributions, as presented below:

Annual required contribution (ARC) *	
Adjustment to ARC	\$ 25,178
Interest on net OPEB obligation	1,409
Adjustments to ARC	(1,258)
Annual OPEB cost	25,329
Contributions made	(4,858)
(Decrease) increase in Net OPEB obligation	20,471
Net OPEB obligation (asset) - beginning of year	28,178
Net OPEB obligation (asset) - end of year	<u>\$ 48,649</u>

* The actuarial valuation was valued at September 1, 2009. The ARC for fiscal year 2009-2010 was estimated at the same amount to be conservative.

The contribution rate of 9.3% is based on the ARC of \$25,178 an amount actuarially determined in accordance with the parameters of GASB Statement No. 45. The ARC represents a level of funding that, if paid on an ongoing basis is projected to cover the

CITY OF IMPERIAL BEACH

NOTES TO FINANCIAL STATEMENTS (CONTINUED)
JUNE 30, 2010

Note 10: Other Post Employment Benefits (Continued)

annual normal cost and the amortization of unfunded actuarial liabilities (or funding excess) over a thirty year period.

For the fiscal year 2009-2010, the City's annual OPEB cost (expense) of \$4,858 was less than the ARC. Since this fiscal year is the transition year, information on the annual OPEB cost, percentage of Annual OPEB cost contributed, and Net OPEB Obligation is only available for the current fiscal year, as presented below:

The City's annual OPEB cost, the percentage of annual OPEB cost contributed to the plan and the net OPEB obligation for 2008-2009, and the two preceding years were as follows:

<u>Fiscal Year End</u>	<u>Annual OPEB Cost</u>	<u>Actual Contribution (Net of Adjustments)</u>	<u>Percentage of Annual OPEB Cost Contributed</u>	<u>Net OPEB Obligation (Asset)</u>
6/30/2008	N/A	N/A	N/A	N/A
6/30/2009	\$ 31,066	\$ 2,888	9.30%	\$ 28,178
6/30/2010	25,329	4,858	19.18%	48,649

Funded Status and Funding Progress

Actuarial valuations of an ongoing plan involve estimates of the value of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment, mortality, and the healthcare cost trend. Amounts determined regarding the funded status of the plan and the annual required contributions of the City are subject to continual revision as actual results are compared with past expectations and new estimates are made about the future.

The schedule of funding progress below presents multiyear trend information about whether the actuarial value of plan assets is increasing or decreasing over time relative to the actuarial accrued liabilities for benefits. Only one year is presented as this is the first year of the plan.

<u>Type of Valuation</u>	<u>Actuarial Valuation Date</u>	<u>Actuarial Value of Assets</u>	<u>Actuarial Accrued Liability</u>	<u>Actuarial Accrued Liability</u>	<u>Funded Ratio</u>	<u>Interest Rate</u>	<u>Salary Scale</u>
Actual	9/1/2009	\$ -	\$ 238,144	\$ 238,144	0.0%	5.00%	5.00%

* The actuarial valuation was valued at September 1, 2009. The actuarial accrued liability is based on a revised valuation dated December 24, 2009.

Actuarial Methods and Assumptions

Projections of benefits for financial reporting purposes are based on the substantive plan (the plan as understood by the employer and the plan members) and include the types of benefits provided at the time of each valuation and the historical pattern of sharing of benefit costs between the employer and plan members to that point. The actuarial methods and assumptions used include techniques that are designed to reduce the effects

NOTES TO FINANCIAL STATEMENTS (CONTINUED)
JUNE 30, 2010

Note 10: Other Post Employment Benefits (Continued)

of short-term volatility in the actuarial accrued liabilities and the actuarial value of assets, consistent with the long-term perspective of the calculations.

In the September 1, 2009, actuarial valuation, the level percentage of payroll actuarial cost method was used. The actuarial assumptions include a 5% investment rate of return, which is a blended rate of the expected long-term investment return on plan assets and on the employer's own investments calculated based on the funded level of the plan at the valuation date, and annual healthcare cost trend rate of 4%. The actuarial value of assets is set equal to the reported market value of assets. The UAAL is being amortized as a level dollar on an open basis. The remaining amortization period at June 30, 2010, was twenty-nine years. The number of active participants is 76.

Note 11: Self-Insurance Program

General Liability

On August 8, 1990, the City became one of twelve (12) members of the San Diego Pooled Insurance Program Authority (SANDPIPA) and San Diego County Cities Risk Management Authority (SDCCRMA). These organizations were created by a joint powers authority (JPA) to provide liability, property and casualty coverage to its members. Under the joint powers agreement SANDPIPA provides liability insurance coverage for the City for the difference between \$2,000,000 and the individual self-insured retention of \$125,000 each occurrence, \$15,000,000 annual aggregate for the pool. Commercial excess liability insurance is provided from the \$2,000,000 up to \$35,000,000 per occurrence. The premiums billed by the JPA to member cities are planned to match the expenses of the self-insurance as well as the cost of providing the excess layer coverage and the cost of administering the plan.

In addition to its coverage through the JPA, effective July 1, 1993, the San Diego Unified Port District agreed to fund an Escrow Reserve Account of \$300,000 for the purpose of reimbursing the City for any claim costs not covered by the JPA insurance, provided they are directly related to services provided to the District and arising from incidents actually occurring on tidelands and/or lands leased by the City to the District.

Workers Compensation

The City is a member of CSAC Excess Insurance Authority. The City is self-insured for the first \$125,000 of workers' compensation claims. Claims between \$125,000 and \$5,000,000 are covered through the City's risk sharing membership in CSAC. Claims between \$5,000,000 and \$300,000,000 are covered by excess purchased insurance.

The City established a Self-Insurance Fund (an internal service fund) to account for and finance its uninsured risk of loss when it became a member of SANDPIPA, SDCCRMA and CSAC for liability, property casualty and workers compensation coverage. All funds of the City participate in the program and make payments to the Self-Insurance Fund based on estimates of the amounts needed to pay prior and current year claims and to establish a reserve for catastrophe losses. The estimated claims liability of \$390,323 reported at June 30, 2010, is based on the requirements of Governmental Accounting Standards Board Statement 10, which requires that a liability for claims be reported if information prior to the issuance of the financial statements indicates that it is probable that a liability has been incurred at the date of the financial statements and the amount of the loss can be reasonably estimated. The above amount includes an estimate for incurred but not reported claims.

CITY OF IMPERIAL BEACH

NOTES TO FINANCIAL STATEMENTS (CONTINUED)
JUNE 30, 2010

Note 11: Self-Insurance Program (Continued)

During the last three fiscal years none of the above programs of protection have had settlements or judgments that exceeded pooled or insured coverage. There have been no significant reductions in pooled or insured liability coverage from coverage in the prior year.

Changes in the reported liability for the last two fiscal years are as follows:

	<u>2008-2009</u>	<u>2009-2010</u>
Claims outstanding at beginning of year	\$ 382,436	\$ 511,019
Claims and changes in estimates	250,458	111,040
Claim payments	<u>(121,875)</u>	<u>(231,736)</u>
Claims outstanding at end of year	<u>\$ 511,019</u>	<u>\$ 390,323</u>

Note 12: Contingencies

Litigation

The City is involved in various lawsuits of which the outcome was undetermined as of June 30, 2010. No amount has been accrued for these contingent amounts.

Major Service Contracts

The San Diego Unified Port District owns the beachfront and bayfront in the City of Imperial Beach. Starting in fiscal year 1989-1990, the City entered into a contractual agreement with the San Diego Unified Port District, whereby the Port District provides reimbursement to the City for costs incurred in the maintenance and public safety services for the over two million visitors to the Port's beach area. In July 2009, the City entered into a new contract with the San Diego Unified Port District whereby the Port District will provide reimbursement to the City for costs incurred relative to the beachfront from July 1, 2009 through June 30, 2012. This is a renewal of the previous contract which ended June 30, 2009. The new contract provides for cost reimbursement to the City of an amount not to exceed \$5,118,213 through June 30, 2012. A failure to renew the agreement either through the Port District's unwillingness or inability to do so would result in the City adjusting expenditures and service levels to meet the Port's level of reimbursement. There is no indication of any proposed substantial change to this contractual relationship. In fiscal year 2009-2010 the City received \$3,452,808 or 20% of its general fund revenue from the Port District.

In September 2010, there was an amendment to the original agreement which increased the cost reimbursement to the City for an additional \$43,784, for an amount not to exceed of \$5,161,997 through June 30, 2012.

CITY OF IMPERIAL BEACH

NOTES TO FINANCIAL STATEMENTS (CONTINUED)
 JUNE 30, 2010

Note 13: Fund Equity

a. Fund Equity and Net Assets Restatements

Beginning fund balance has been restated as follows:

Governmental Funds:	
Capital Projects Fund	
To restate prior year accounts payable	\$ 53,367
	<u>\$ 53,367</u>
Proprietary Funds:	
Sewer Fund	
To properly record capital assets	\$ 101,478
To close out a fund that was no longer in use	23
	<u>\$ 101,501</u>
Internal Service Funds:	
Vehicle Replacement and Maintenance Fund	
To properly record capital assets	\$ 38,974
Self-Insurance	
To properly record worker's compensation	120,696
Technology and Communication	
To properly record capital assets	15,057
	<u>\$ 174,727</u>
Net assets have been restated as follows:	
Governmental Activities	
Restatements from above	\$ 53,367
Capital asset restatements	(435,496)
Internal services restatements from above	174,727
	<u>\$ (207,402)</u>
Business-Type Activities	
Enterprise fund restatements from above	<u>\$ 101,501</u>

Note 14: Property Tax

Property tax revenue is recognized on the basis of NCGA Interpretation No. 3; (adopted by GASB) that is, in the fiscal year for which the taxes have been levied providing they become available. Available means then due, or past due and receivable within the current period and collected within the current period or expected to be collected soon enough thereafter (not to exceed 60 days) to be used to pay liabilities of the current period. The County of San Diego collects property taxes for the City. Tax liens attach annually as of 12:01 A.M. on the first day in January preceding the fiscal year for which the taxes are levied. The tax levy covers the fiscal period July 1 to June 30. All secured personal property taxes and one-half of the taxes on real property are due November 1; the second installment is due February 1. All taxes are delinquent, if unpaid, on December 10 and April 10, respectively. Unsecured personal property taxes become due on the first of March each year and are delinquent, if unpaid, on August 31.

Note 15: Subsequent Events

a) Proposition 1A Borrowing by the State of California

Under the provisions of Proposition 1A and as part of the 2009-10 budget package passed by the California state legislature on July 28, 2009, the State of California borrowed 8% of the amount of property tax revenue, including those property taxes associated with the in-lieu motor vehicle license fee, the triple flip in lieu sales tax, and supplemental property tax, apportioned to cities, counties and special districts (excluding redevelopment agencies). The state is required to repay this borrowing plus interest by June 30, 2013. After repayment of this initial borrowing, the California legislature may consider only one additional borrowing within a ten-year period. The amount of this borrowing pertaining to the City of Imperial Beach was \$333,341.

Authorized with the 2009-10 State budget package, the Proposition 1A Securitization Program was instituted by the California Statewide Communities Development Authority ("California Communities"), a joint powers authority sponsored by the California State Association of Counties and the League of California Cities, to enable local governments to sell their Proposition 1A receivables to California Communities. Under the Securitization Program, California Communities simultaneously purchased the Proposition 1A receivables and issued bonds ("Prop 1A Bonds") to provide local agencies with cash proceeds in two equal installments, on January 15, 2010 and May 3, 2010. The purchase price paid to the local agencies equaled 100% of the amount of the property tax reduction. All transaction costs of issuance and interest were paid by the State of California. Participating local agencies have no obligation on the bonds and no credit exposure to the State. The City participated in the securitization program and accordingly property taxes have been recorded in the same manner as if the State had not exercised its rights under Proposition 1A. The receivable sale proceeds were equal to the book value and, as a result, no gain or loss was recorded.

b) Delay of State Gas Tax Payments

In March 2010, the State Legislature passed legislation delaying a variety of State payments to local agencies in response to anticipated State cash flow problems in fiscal year 2010-2011. AB5 8x contains provisions to delay a portion (approximately 60%) of the payments of State Gas Tax monies for the first nine months of 2010-2011 (July 2010 through March 2011) to be paid no later than April 28, 2011.

c) SERAF Shift for fiscal year 2009-2010 and 2010-2011

On July 23, 2009, the State adopted legislation, requiring a shift of monies during fiscal years 2009-2010 and 2010-2011 to be deposited into the County "Supplemental" Educational Revenue Augmentation Fund (SERAF). These monies were to be distributed to meet the State's Prop 98 obligations to schools. The California Redevelopment Association (CRA) and its member agencies filed a legal action in an attempt to stop these amounts from having to be paid; however, in May 2010, the Sacramento Superior Court upheld the legislation. This decision is in the process of being appealed by CRA and its member agencies.

The payment of the SERAF was due on May 10, 2010, for fiscal year 2009-2010 and it was made in the amount of \$2,667,492. The legislation allowed this payment to be made from any available monies present in any project area(s). Subsequent legislation was passed which even allowed the funding for this payment to be borrowed from the Low and Moderate Income Housing Fund with appropriate findings from its legislative body.

CITY OF IMPERIAL BEACH

NOTES TO FINANCIAL STATEMENTS (CONTINUED)
JUNE 30, 2010

Note 15: Subsequent Events (Continued)

Any amounts borrowed from Low and Moderate Income Housing (including any suspended set-aside amounts) are to be repaid by June 30, 2015. If those amounts are not repaid, by that date, then the set-aside percentage to Low and Moderate Income Housing will increase from 20% to 25% for the remainder of the life of the Agency.

To accomplish the payment, the Agency utilized \$2,667,492 from its "non-housing" available resource. In the accompanying financial statements, the amount paid to the County has been reported as a use of current year resources.

It is estimated that the Agency's share of the SERAF shift for fiscal year 2010-2011 will amount to approximately \$548,663 and this amount will be payable in May 2011 if the appeal is not successful.

CITY OF IMPERIAL BEACH

COMBINING BALANCE SHEET
 NONMAJOR GOVERNMENTAL FUNDS
 JUNE 30, 2010

	<u>Special Revenue Funds</u>			
	<u>Gas Tax</u>	<u>Prop A Tax</u>	<u>Residential Construction</u>	<u>CDBG Grant</u>
Assets:				
Pooled cash and investments	\$ 1,191,765	\$ 107,106	\$ 185,424	\$ -
Due from other governments	118,964	-	-	32,602
Total Assets	<u>\$ 1,310,729</u>	<u>\$ 107,106</u>	<u>\$ 185,424</u>	<u>\$ 32,602</u>
Liabilities and Fund Balances:				
Liabilities:				
Accounts payable	\$ -	\$ 14,390	\$ -	\$ 4,500
Accrued liabilities	-	218	-	1,247
Deferred revenues	-	-	-	4,500
Unearned revenues	-	-	-	-
Due to other funds	-	-	-	43,116
Total Liabilities	<u>-</u>	<u>14,608</u>	<u>-</u>	<u>53,363</u>
Fund Balances:				
Reserved:				
Reserved for encumbrances	8	7,925	-	15,500
Unreserved:				
Undesignated	1,310,721	84,573	185,424	(36,261)
Total Fund Balances	<u>1,310,729</u>	<u>92,498</u>	<u>185,424</u>	<u>(20,761)</u>
Total Liabilities and Fund Balances	<u>\$ 1,310,729</u>	<u>\$ 107,106</u>	<u>\$ 185,424</u>	<u>\$ 32,602</u>

CITY OF IMPERIAL BEACH

COMBINING BALANCE SHEET
 NONMAJOR GOVERNMENTAL FUNDS
 JUNE 30, 2010

(Continued)

	<u>Special Revenue Funds</u>			
	<u>Supplemental Law Enforcement</u>	<u>Local Law Enforcement Block Grant</u>	<u>Lighting District #67</u>	<u>Traffic Safety Fund</u>
Assets:				
Pooled cash and investments	\$ -	\$ 101,431	\$ 37,439	\$ 109
Due from other governments	100,000	-	-	-
Total Assets	<u>\$ 100,000</u>	<u>\$ 101,431</u>	<u>\$ 37,439</u>	<u>\$ 109</u>
Liabilities and Fund Balances:				
Liabilities:				
Accounts payable	\$ 31,098	\$ -	\$ 3,870	\$ -
Accrued liabilities	-	-	-	-
Deferred revenues	-	-	-	-
Unearned revenues	-	80,231	-	-
Due to other funds	69,028	-	-	-
Total Liabilities	<u>100,126</u>	<u>80,231</u>	<u>3,870</u>	<u>-</u>
Fund Balances:				
Reserved:				
Reserved for encumbrances	-	-	-	-
Unreserved:				
Undesignated	(126)	21,200	33,569	109
Total Fund Balances	<u>(126)</u>	<u>21,200</u>	<u>33,569</u>	<u>109</u>
Total Liabilities and Fund Balances	<u>\$ 100,000</u>	<u>\$ 101,431</u>	<u>\$ 37,439</u>	<u>\$ 109</u>

CITY OF IMPERIAL BEACH

COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
JUNE 30, 2010

	<u>Special Revenue Funds</u>		<u>Capital Projects Fund</u>	<u>Total Governmental Funds</u>
	<u>Parks Grant Fund</u>	<u>Prop 1B</u>	<u>Capital Projects</u>	
Assets:				
Pooled cash and investments	\$ 91	\$ 21,187	\$ -	\$ 1,644,552
Due from other governments	-	-	-	251,566
Total Assets	\$ 91	\$ 21,187	\$ -	\$ 1,896,118
Liabilities and Fund Balances:				
Liabilities:				
Accounts payable	\$ -	\$ -	\$ -	\$ 53,858
Accrued liabilities	-	-	-	1,465
Deferred revenues	-	-	-	4,500
Unearned revenues	-	-	-	80,231
Due to other funds	-	-	-	112,144
Total Liabilities	-	-	-	252,198
Fund Balances:				
Reserved:				
Reserved for encumbrances	-	-	-	23,433
Unreserved:				
Undesignated	91	21,187	-	1,620,487
Total Fund Balances	91	21,187	-	1,643,920
Total Liabilities and Fund Balances	\$ 91	\$ 21,187	\$ -	\$ 1,896,118

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CITY OF IMPERIAL BEACH

COMBINING STATEMENT OF REVENUES,
EXPENDITURES AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
YEAR ENDED JUNE 30, 2010

	Special Revenue Funds			
	Gas Tax	Prop A Tax	Residential Construction	CDBG Grant
Revenues:				
Assessments	\$ -	\$ -	\$ -	\$ -
Licenses and permits	-	-	4,100	-
Intergovernmental	729,577	-	-	118,479
Charges for services	-	8,160	-	-
Use of money and property	12,534	4,455	2,066	(176)
Total Revenues	742,111	12,615	6,166	118,303
Expenditures:				
Current:				
General government	-	-	-	11,127
Public safety	-	-	-	-
Parks, recreation and senior center	-	-	-	-
Public works	596	5,404	-	-
Capital outlay	180	85,140	-	25,873
Total Expenditures	776	90,544	-	37,000
Excess (Deficiency) of Revenues Over (Under) Expenditures	741,335	(77,929)	6,166	81,303
Other Financing Sources (Uses):				
Transfers in	-	-	-	-
Transfers out	(212,167)	(291,105)	-	-
Total Other Financing Sources (Uses)	(212,167)	(291,105)	-	-
Net Change in Fund Balances	529,168	(369,034)	6,166	81,303
Fund Balances, Beginning of Year	781,561	461,532	179,258	(102,064)
Restatements	-	-	-	-
Fund Balances, Beginning of Year, as Restated	781,561	461,532	179,258	(102,064)
Fund Balances, End of Year	\$ 1,310,729	\$ 92,498	\$ 185,424	\$ (20,761)

CITY OF IMPERIAL BEACH

COMBINING STATEMENT OF REVENUES,
EXPENDITURES AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
YEAR ENDED JUNE 30, 2010

(Continued)

	Special Revenue Funds			
	Supplemental Law Enforcement	Local Law Enforcement Block Grant	Lighting District #67	Traffic Safety Fund
Revenues:				
Assessments	\$ -	\$ -	\$ 10,270	\$ -
Licenses and permits	-	-	-	-
Intergovernmental	139,269	5,536	-	-
Charges for services	-	-	-	-
Use of money and property	(1,140)	(2,966)	289	11
Total Revenues	138,129	2,570	10,559	11
Expenditures:				
Current:				
General government	-	-	-	-
Public safety	68,744	4,616	-	-
Parks, recreation and senior center	-	-	24,928	-
Public works	-	-	-	-
Capital outlay	-	1,788	-	-
Total Expenditures	68,744	6,404	24,928	-
Excess (Deficiency) of Revenues Over (Under) Expenditures	69,385	(3,834)	(14,369)	11
Other Financing Sources (Uses):				
Transfers in	-	-	18,000	-
Transfers out	-	-	-	-
Total Other Financing Sources (Uses)	-	-	18,000	-
Net Change in Fund Balances	69,385	(3,834)	3,631	11
Fund Balances, Beginning of Year	(69,511)	25,034	29,938	98
Restatements	-	-	-	-
Fund Balances, Beginning of Year, as Restated	(69,511)	25,034	29,938	98
Fund Balances, End of Year	\$ (126)	\$ 21,200	\$ 33,569	\$ 109

CITY OF IMPERIAL BEACH

COMBINING STATEMENT OF REVENUES,
EXPENDITURES AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
YEAR ENDED JUNE 30, 2010

	Special Revenue Fund		Capital Projects Fund	Total Governmental Funds
	Parks Grant Fund	Prop 1B	Capital Projects	
Revenues:				
Assessments	\$ -	\$ -	\$ -	\$ 10,270
Licenses and permits	-	-	-	4,100
Intergovernmental	-	-	-	992,861
Charges for services	-	-	-	8,160
Use of money and property	4	(230)	-	14,847
Total Revenues	4	(230)	-	1,030,238
Expenditures:				
Current:				
General government	-	-	-	11,127
Public safety	-	-	-	73,360
Parks, recreation and senior center	-	-	-	24,928
Public works	-	-	-	6,000
Capital outlay	-	1,201	-	114,182
Total Expenditures	-	1,201	-	229,597
Excess (Deficiency) of Revenues Over (Under) Expenditures	4	(1,431)	-	800,641
Other Financing Sources (Uses):				
Transfers in	-	-	-	18,000
Transfers out	-	-	(121,973)	(625,245)
Total Other Financing Sources (Uses)	-	-	(121,973)	(607,245)
Net Change in Fund Balances	4	(1,431)	(121,973)	193,396
Fund Balances, Beginning of Year	87	22,618	68,606	1,397,157
Restatements	-	-	53,367	53,367
Fund Balances, Beginning of Year, as Restated	87	22,618	121,973	1,450,524
Fund Balances, End of Year	\$ 91	\$ 21,187	\$ -	\$ 1,643,920

CITY OF IMPERIAL BEACH

BUDGETARY COMPARISON SCHEDULE

GAS TAX

YEAR ENDED JUNE 30, 2010

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Budgetary Fund Balance, July 1	\$ 781,561	\$ 781,561	\$ 781,561	\$ -
Resources (Inflows):				
Intergovernmental	521,000	2,051,002	729,577	(1,321,425)
Use of money and property	15,000	15,000	12,534	(2,466)
Amounts Available for Appropriation	1,317,561	2,847,563	1,523,672	(1,323,891)
Charges to Appropriation (Outflow):				
Public works	-	-	596	(596)
Capital outlay	-	-	180	(180)
Transfers to other funds	659,646	659,646	212,167	447,479
Total Charges to Appropriations	659,646	659,646	212,943	446,703
Budgetary Fund Balance, June 30	\$ 657,915	\$ 2,187,917	\$ 1,310,729	\$ (877,188)

CITY OF IMPERIAL BEACH

BUDGETARY COMPARISON SCHEDULE
 PROP A TAX
 YEAR ENDED JUNE 30, 2010

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Budgetary Fund Balance, July 1	\$ 461,532	\$ 461,532	\$ 461,532	\$ -
Resources (Inflows):				
Intergovernmental	658,000	658,000	-	(658,000)
Charges for services	-	-	8,160	8,160
Use of money and property	20,000	20,000	4,455	(15,545)
Amounts Available for Appropriation	1,139,532	1,139,532	474,147	(665,385)
Charges to Appropriation (Outflow):				
Public works	-	460,600	5,404	455,196
Capital outlay	-	-	85,140	(85,140)
Transfers to other funds	197,400	197,400	291,105	(93,705)
Total Charges to Appropriations	197,400	658,000	381,649	276,351
Budgetary Fund Balance, June 30	\$ 942,132	\$ 481,532	\$ 92,498	\$ (389,034)

CITY OF IMPERIAL BEACH

BUDGETARY COMPARISON SCHEDULE
 RESIDENTIAL CONSTRUCTION
 YEAR ENDED JUNE 30, 2010

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Budgetary Fund Balance, July 1	\$ 179,258	\$ 179,258	\$ 179,258	\$ -
Resources (Inflows):				
Licenses and permits	15,000	15,000	4,100	(10,900)
Use of money and property	5,000	5,000	2,066	(2,934)
Amounts Available for Appropriation	199,258	199,258	185,424	(13,834)
Budgetary Fund Balance, June 30	\$ 199,258	\$ 199,258	\$ 185,424	\$ (13,834)

CITY OF IMPERIAL BEACH

BUDGETARY COMPARISON SCHEDULE
 CDBG GRANT
 YEAR ENDED JUNE 30, 2010

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Budgetary Fund Balance, July 1	\$ (102,064)	\$ (102,064)	\$ (102,064)	\$ -
Resources (Inflows):				
Intergovernmental	140,000	140,000	118,479	(21,521)
Use of money and property	-	-	(176)	(176)
Amounts Available for Appropriation	37,936	37,936	16,239	(21,697)
Charges to Appropriation (Outflow):				
General government	-	63,170	11,127	52,043
Capital outlay	-	-	25,873	(25,873)
Total Charges to Appropriations	-	63,170	37,000	26,170
Budgetary Fund Balance, June 30	\$ 37,936	\$ (25,234)	\$ (20,761)	\$ 4,473

CITY OF IMPERIAL BEACH

**BUDGETARY COMPARISON SCHEDULE
SUPPLEMENTAL LAW ENFORCEMENT
YEAR ENDED JUNE 30, 2010**

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Budgetary Fund Balance, July 1	\$ (69,511)	\$ (69,511)	\$ (69,511)	\$ -
Resources (Inflows):				
Intergovernmental	100,000	100,000	139,269	39,269
Use of money and property	1,000	1,000	(1,140)	(2,140)
Amounts Available for Appropriation	31,489	31,489	68,618	37,129
Charges to Appropriation (Outflow):				
Public safety	-	100,000	68,744	31,256
Total Charges to Appropriations	-	100,000	68,744	31,256
Budgetary Fund Balance, June 30	\$ 31,489	\$ (68,511)	\$ (126)	\$ 68,385

CITY OF IMPERIAL BEACH

BUDGETARY COMPARISON SCHEDULE
 LIGHTING DISTRICT #67
 YEAR ENDED JUNE 30, 2010

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Budgetary Fund Balance, July 1	\$ 29,938	\$ 29,938	\$ 29,938	\$ -
Resources (Inflows):				
Assessments	12,000	12,000	10,270	(1,730)
Use of money and property	-	-	289	289
Transfers from other funds	18,000	18,000	18,000	-
Amounts Available for Appropriation	59,938	59,938	58,497	(1,441)
Charges to Appropriation (Outflow):				
Parks and recreation	30,000	30,000	24,928	5,072
Total Charges to Appropriations	30,000	30,000	24,928	5,072
Budgetary Fund Balance, June 30	\$ 29,938	\$ 29,938	\$ 33,569	\$ 3,631

CITY OF IMPERIAL BEACH

**BUDGETARY COMPARISON SCHEDULE
HOUSING REDEVELOPMENT
YEAR ENDED JUNE 30, 2010**

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Budgetary Fund Balance, July 1	\$ 10,284,041	\$ 10,284,041	\$ 10,284,041	\$ -
Resources (Inflows):				
Taxes	1,554,000	1,554,000	1,455,458	(98,542)
Use of money and property	206,500	206,500	74,238	(132,262)
Transfers in	3,500,000	3,500,000	-	(3,500,000)
Amounts Available for Appropriation	15,544,541	15,544,541	11,813,737	(3,730,804)
Charges to Appropriation (Outflow):				
General government	247,759	3,712,837	1,233,139	2,479,698
Debt service:				
Principal retirement	83,000	83,000	86,000	(3,000)
Interest and fiscal charges	226,554	226,554	223,691	2,863
Transfers out	-	3,420,000	-	3,420,000
Total Charges to Appropriations	557,313	7,442,391	1,542,830	5,899,561
Budgetary Fund Balance, June 30	\$ 14,987,228	\$ 8,102,150	\$ 10,270,907	\$ 2,168,757

CITY OF IMPERIAL BEACH

**BUDGETARY COMPARISON SCHEDULE
CAPITAL PROJECTS RDA
YEAR ENDED JUNE 30, 2010**

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Budgetary Fund Balance, July 1	\$ 9,369,038	\$ 9,369,038	\$ 9,369,038	\$ -
Resources (Inflows):				
Charges for services	16,300	16,300	16,300	-
Use of money and property	100,000	100,000	312,796	212,796
Miscellaneous	-	-	8,695	8,695
Transfers in	3,650,000	3,650,000	4,630,200	980,200
Amounts Available for Appropriation	13,135,338	13,135,338	14,337,029	1,201,691
Charges to Appropriation (Outflow):				
General government	1,708,627	5,983,011	5,012,118	970,893
Capital outlay	398,350	3,065,842	273,438	2,792,404
Total Charges to Appropriations	2,106,977	9,048,853	5,285,556	3,763,297
Budgetary Fund Balance, June 30	\$ 11,028,361	\$ 4,086,485	\$ 9,051,473	\$ 4,964,988

CITY OF IMPERIAL BEACH

**BUDGETARY COMPARISON SCHEDULE
DEBT SERVICE RDA
YEAR ENDED JUNE 30, 2010**

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Budgetary Fund Balance, July 1	\$ 5,604,348	\$ 5,604,348	\$ 5,604,348	\$ -
Resources (Inflows):				
Taxes	4,724,850	4,724,850	4,306,527	(418,323)
Use of money and property	229,000	229,000	38,712	(190,288)
Transfers in	980,200	980,200	-	(980,200)
Amounts Available for Appropriation	11,538,398	11,538,398	9,949,587	(1,588,811)
Charges to Appropriation (Outflow):				
General government	9,500	9,500	20,233	(10,733)
Debt service:				
Principal retirement	340,000	340,000	344,000	(4,000)
Interest and fiscal charges	1,333,090	1,333,090	1,343,335	(10,245)
Transfers out	4,630,200	4,630,200	4,630,200	-
Total Charges to Appropriations	6,312,790	6,312,790	6,337,768	(24,978)
Budgetary Fund Balance, June 30	\$ 5,225,608	\$ 5,225,608	\$ 3,611,819	\$ (1,613,789)

CITY OF IMPERIAL BEACH

COMBINING STATEMENT OF NET ASSETS
INTERNAL SERVICE FUNDS
JUNE 30, 2010

	Governmental Activities - Internal Service Funds		
	Vehicle Replacement & Maintenance	Self-Insurance	Technology & Communication
Assets:			
Current:			
Cash and investments	\$ 1,422,086	\$ 3,352,508	\$ 663,780
Due from other agencies	17,160	72,538	-
Inventories	3,083	-	-
Total Current Assets	1,442,329	3,425,046	663,780
Noncurrent:			
Capital assets - net of accumulated depreciation	847,027	-	36,082
Total Noncurrent Assets	847,027	-	36,082
Total Assets	\$ 2,289,356	\$ 3,425,046	\$ 699,862
Liabilities and Net Assets:			
Liabilities:			
Current:			
Accounts payable	\$ 12,378	\$ 8,402	\$ 15,892
Accrued liabilities	5,802	2,629	4,167
Accrued compensated absences	10,865	3,337	2,866
Accrued claims and judgments	-	159,169	-
Total Current Liabilities	29,045	173,537	22,925
Noncurrent:			
Accrued compensated absences	28,890	4,661	2,866
Accrued claims and judgments	-	231,154	-
Total Noncurrent Liabilities	28,890	235,815	2,866
Total Liabilities	57,935	409,352	25,791
Net Assets:			
Invested in capital assets, net of related debt	847,027	-	36,082
Unrestricted	1,384,394	3,015,694	637,989
Total Net Assets	2,231,421	3,015,694	674,071
Total Liabilities and Net Assets	\$ 2,289,356	\$ 3,425,046	\$ 699,862

CITY OF IMPERIAL BEACH

COMBINING STATEMENT OF NET ASSETS
INTERNAL SERVICE FUNDS
JUNE 30, 2010

	Governmental Activities - Internal Service Funds	
	Facilities Repair & Maintenance	Totals
Assets:		
Current:		
Cash and investments	\$ 331,819	\$ 5,770,193
Due from other agencies	-	89,698
Inventories	-	3,083
Total Current Assets	331,819	5,862,974
Noncurrent:		
Capital assets - net of accumulated depreciation	-	883,109
Total Noncurrent Assets	-	883,109
Total Assets	\$ 331,819	\$ 6,746,083
Liabilities and Net Assets:		
Liabilities:		
Current:		
Accounts payable	\$ -	\$ 36,672
Accrued liabilities	118	12,716
Accrued compensated absences	-	17,068
Accrued claims and judgments	-	159,169
Total Current Liabilities	118	225,625
Noncurrent:		
Accrued compensated absences	-	36,417
Accrued claims and judgments	-	231,154
Total Noncurrent Liabilities	-	267,571
Total Liabilities	118	493,196
Net Assets:		
Invested in capital assets, net of related debt	-	883,109
Unrestricted	331,701	5,369,778
Total Net Assets	331,701	6,252,887
Total Liabilities and Net Assets	\$ 331,819	\$ 6,746,083

CITY OF IMPERIAL BEACH

COMBINING STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN FUND NET ASSETS
INTERNAL SERVICE FUNDS
YEAR ENDED JUNE 30, 2010

	Governmental Activities - Internal Service Funds		
	Vehicle Replacement & Maintenance	Self-Insurance	Technology & Communication
Operating Revenues:			
Sales and service charges	\$ 361,032	\$ 620,606	\$ 335,708
Miscellaneous	115,911	76,740	-
Total Operating Revenues	476,943	697,346	335,708
Operating Expenses:			
Services and supplies	238,019	28,533	240,362
Claims expense	-	385,877	-
Depreciation expense	132,667	-	32,903
Personnel and administrative	246,822	96,210	176,727
Total Operating Expenses	617,508	510,620	449,992
Operating Income (Loss)	(140,565)	186,726	(114,284)
Nonoperating Revenues (Expenses):			
Interest revenue	15,048	38,007	6,712
Gain (loss) on disposal of capital assets	-	-	299
Total Nonoperating Revenues (Expenses)	15,048	38,007	7,011
Income (Loss) Before Transfers	(125,517)	224,733	(107,273)
Transfers in	-	-	-
Transfers out	-	(276,000)	-
Changes in Net Assets	(125,517)	(51,267)	(107,273)
Net Assets:			
Beginning of Year, as originally reported	2,317,964	2,946,265	766,287
Restatements	38,974	120,696	15,057
Beginning of Fiscal Year, as restated	2,356,938	3,066,961	781,344
End of Fiscal Year	\$ 2,231,421	\$ 3,015,694	\$ 674,071

CITY OF IMPERIAL BEACH

COMBINING STATEMENT OF REVENUES, EXPENSE
AND CHANGES IN FUND NET ASSETS
INTERNAL SERVICE FUNDS
YEAR ENDED JUNE 30, 2010

	Governmental Activities - Internal Service Funds	
	Facilities Repair & Maintenance	Totals
Operating Revenues:		
Sales and service charges	\$ -	\$ 1,317,346
Miscellaneous	-	192,651
Total Operating Revenues	-	1,509,997
Operating Expenses:		
Services and supplies	30,647	537,561
Claims expense	-	385,877
Depreciation expense	-	165,570
Personnel and administrative	1,683	521,442
Total Operating Expenses	32,330	1,610,450
Operating Income (Loss)	(32,330)	(100,453)
Nonoperating Revenues (Expenses):		
Interest revenue	4,082	63,849
Gain (loss) on disposal of capital assets	-	299
Total Nonoperating Revenues (Expenses)	4,082	64,148
Income (Loss) Before Transfers	(28,248)	(36,305)
Transfers in	25,000	25,000
Transfers out	-	(276,000)
Changes in Net Assets	(3,248)	(287,305)
Net Assets:		
Beginning of Year, as originally reported	334,949	6,365,465
Restatements	-	174,727
Beginning of Fiscal Year, as restated	334,949	6,540,192
End of Fiscal Year	\$ 331,701	\$ 6,252,887

CITY OF IMPERIAL BEACH

COMBINING STATEMENT OF CASH FLOWS
INTERNAL SERVICE FUNDS
YEAR ENDED JUNE 30, 2010

	<u>Governmental Activities - Internal Service Funds</u>		
	<u>Vehicle Replacement & Maintenance</u>	<u>Self-Insurance</u>	<u>Technology & Communication</u>
Cash Flows from Operating Activities:			
Cash received from interfund service provided	\$ 475,647	\$ 633,641	\$ 335,708
Cash paid to suppliers for goods and services	(236,323)	(419,266)	(254,654)
Cash paid to employees for services	(245,763)	(100,943)	(175,144)
Net Cash Provided (Used) by Operating Activities	(6,439)	113,432	(94,090)
Cash Flows from Non-Capital Financing Activities:			
Cash transfers out	-	(276,000)	-
Cash transfers in	-	-	-
Net Cash Provided (Used) by Non-Capital Financing Activities	-	(276,000)	-
Cash Flows from Capital and Related Financing Activities:			
Acquisition and construction of capital assets	-	-	299
Net Cash Provided (Used) by Capital and Related Financing Activities	-	-	299
Cash Flows from Investing Activities:			
Interest received	15,048	38,007	6,712
Net Cash Provided (Used) by Investing Activities	15,048	38,007	6,712
Net Increase (Decrease) in Cash and Cash Equivalents	8,609	(124,561)	(87,079)
Cash and Cash Equivalents at Beginning of Year	1,413,477	3,477,069	750,859
Cash and Cash Equivalents at End of Year	\$ 1,422,086	\$ 3,352,508	\$ 663,780
Reconciliation of Operating Income to Net Cash Provided (Used) by Operating Activities:			
Operating income (loss)	\$ (140,565)	\$ 186,726	\$ (114,284)
Adjustments to reconcile operating income (loss) net cash provided (used) by operating activities:			
Depreciation	132,667	-	32,903
(Increase) decrease in accounts receivable	-	6,222	-
(Increase) decrease in due from other governments	(1,296)	(69,927)	-
Increase (decrease) in accounts payable	1,696	(4,856)	(14,292)
Increase (decrease) in accrued liabilities	411	(4,145)	819
Increase (decrease) in compensated absences	648	(588)	764
Total Adjustments	134,126	(73,294)	20,194
Net Cash Provided (Used) by Operating Activities	\$ (6,439)	\$ 113,432	\$ (94,090)

CITY OF IMPERIAL BEACH

COMBINING STATEMENT OF CASH FLOWS
INTERNAL SERVICE FUNDS
YEAR ENDED JUNE 30, 2010

Governmental Activities - Internal
Service Funds

	Facilities Repair & Maintenance	Totals
Cash Flows from Operating Activities:		
Cash received from interfund service provided	\$ -	\$ 1,444,996
Cash paid to suppliers for goods and services	(30,647)	(940,890)
Cash paid to employees for services	(1,565)	(523,415)
Net Cash Provided (Used) by Operating Activities	(32,212)	(19,309)
Cash Flows from Non-Capital Financing Activities:		
Cash transfers out	-	(276,000)
Cash transfers in	25,000	25,000
Net Cash Provided (Used) by Non-Capital Financing Activities	25,000	(251,000)
Cash Flows from Capital and Related Financing Activities:		
Acquisition and construction of capital assets	-	299
Net Cash Provided (Used) by Capital and Related Financing Activities	-	299
Cash Flows from Investing Activities:		
Interest received	4,082	63,849
Net Cash Provided (Used) by Investing Activities	4,082	63,849
Net Increase (Decrease) in Cash and Cash Equivalents	(3,130)	(206,161)
Cash and Cash Equivalents at Beginning of Year	334,949	5,976,354
Cash and Cash Equivalents at End of Year	\$ 331,819	\$ 5,770,193
Reconciliation of Operating Income to Net Cash Provided (Used) by Operating Activities:		
Operating income (loss)	\$ (32,330)	\$ (100,453)
Adjustments to reconcile operating income (loss) net cash provided (used) by operating activities:		
Depreciation	-	165,570
(Increase) decrease in accounts receivable	-	6,222
(Increase) decrease in due from other governments	-	(71,223)
Increase (decrease) in accounts payable	-	(17,452)
Increase (decrease) in accrued liabilities	118	(2,797)
Increase (decrease) in compensated absences	-	824
Total Adjustments	118	81,144
Net Cash Provided (Used) by Operating Activities	\$ (32,212)	\$ (19,309)

CITY OF IMPERIAL BEACH

COMBINING STATEMENT OF CHANGES IN ASSETS AND LIABILITIES
 AGENCY FUND
 YEAR ENDED JUNE 30, 2010

	<u>Balance July 1, 2009</u>	<u>Additions</u>	<u>Deductions</u>	<u>Balance June 30, 2010</u>
<u>Special Assessment Districts</u>				
Assets:				
Cash and investments	\$ 580,466	\$ 75,025	\$ 102,800	\$ 552,691
Total Assets	<u>\$ 580,466</u>	<u>\$ 75,025</u>	<u>\$ 102,800</u>	<u>\$ 552,691</u>
Liabilities:				
Due to bondholders	\$ 580,466	\$ 161,360	\$ 189,135	\$ 552,691
Total Liabilities	<u>\$ 580,466</u>	<u>\$ 161,360</u>	<u>\$ 189,135</u>	<u>\$ 552,691</u>

- Brandon W. Burrows, CPA
- David E. Hale, CPA, CFP
A Professional Corporation
- Donald G. Stater, CPA
- Richard K. Kikuchi, CPA
- Susan F. Matz, CPA
- Shelly K. Jackley, CPA
- Bryan S. Gruber, CPA

REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING
AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE
WITH *GOVERNMENT AUDITING STANDARDS*

To the Honorable Mayor and Members of the City Council
City of Imperial Beach, California

We have audited the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the City of Imperial Beach, California, (the City) as of and for the year ended June 30, 2010, which collectively comprise the City's basic financial statements and have issued our report thereon dated December 20, 2010. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the City's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the City's internal control over financial reporting.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the City's financial statements will not be prevented, or detected and corrected on a timely basis.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph and was not designed to identify all deficiencies in internal control over financial reporting that might be deficiencies, significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above.



To the Honorable Mayor and Members of the City Council
City of Imperial Beach, California

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed the following instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Redevelopment Agency Five-Year Implementation Plan

During our review of redevelopment agency compliance, we noted that the Redevelopment Agency (the Agency) had not adopted a Five-Year Implementation Plan (Plan), as required by Health and Safety Code Section 33490. This was required to be adopted by City Council by December 31, 2009. This non-compliance is considered a major violation under the Health and Safety Code and would require follow-up with the State Controller's and/or Attorney General's Offices. We noted the Agency adopted the Plan on February 17, 2010. The State Controller's Office issued a letter, dated June 29, 2010, recognizing this correction and determined no further action needed.

This report is intended solely for the information and use of management, the audit committee, the City Council, federal awarding agencies and pass-through entities, and is not intended to be and should not be used by anyone other than these specified parties.

Lance, Soll & Lingham, LLP

December 20, 2010

- Brandon W. Burrows, CPA
- David E. Hale, CPA, CFP
A Professional Corporation
- Donald G. Slater, CPA
- Richard K. Kikuchi, CPA
- Susan F. Matz, CPA
- Shelly K. Jackley, CPA
- Bryan S. Gruber, CPA

December 20, 2010

To the Honorable Mayor and Members of the City Council
City of Imperial Beach, California

We have audited the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Imperial Beach (the City) for the year ended June 30, 2010, and have issued our report thereon dated December 20, 2010. Professional standards require that we provide you with the following information related to our audit.

Our Responsibilities under U.S. Generally Accepted Auditing Standards and Government Auditing Standards

Our responsibility, as described by professional standards, is to express opinions about whether the financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles. Our audit of the financial statements does not relieve you or management of your responsibilities.

In planning and performing our audit, we considered the City's internal control over financial reporting in order to determine our auditing procedures for the purpose of expressing our opinions on the financial statements and not to provide assurance on the internal control over financial reporting. Significant deficiencies in such controls, if any, have been communicated to you by a separate letter.

As part of obtaining reasonable assurance about whether the City's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grants, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit. While our audit provides a reasonable basis for our opinion, it does not provide a legal determination on the City's compliance with those requirements. Again, instances of non-compliance with provisions of laws, regulations, contracts and grants noted by us, if any, have been communicated to you by a separate letter.

Planned Scope and Timing of the Audit

We conducted our audit in accordance with generally accepted auditing standards. Those standards require that we obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether caused by error or fraud. Accordingly, a material misstatement may remain undetected. Also, an audit is not designed to detect error or fraud that is immaterial to the financial statements.



Honorable Mayor and Members of City Council
City of Imperial Beach
Page 2

During the audit, we obtained an understanding of the entity and its environment, including its internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. An audit is not designed to provide assurance on internal control or to identify significant deficiencies. Significant deficiencies in such controls, if any, have been communicated to you by a separate letter.

Our audit has been performed in phases which consisted of interim contact(s) during the fiscal year and a year-end contact which occurred after the fiscal year-end.

Had we noted any significant matters related to the financial statement audit that were, in our professional judgment, relevant to the responsibilities of those charged with governance in overseeing the financial reporting process, we would have communicated those in a separate letter. We did not note any such matters. Generally accepted auditing standards do not require us to design procedures for the purpose of identifying other matters to communicate with those charged with governance.

Significant Accounting Policies

Management is responsible for the selection and use of appropriate accounting policies. In accordance with the terms of our engagement, we will advise management about the appropriateness of accounting policies and their application. The significant accounting policies used by the City are described in the notes to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during the year ended June 30, 2010. We noted no transactions entered into by the City during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. Where applicable, the City utilized accounting estimates for depreciation on City assets, amortization of bond related issuance costs, premiums/discounts and gains/losses on bond defeasance and for reporting incurred but not reported amounts relating to the liability for claims and judgments. The methodology used during this audit is consistent with that of prior years. We evaluated the key factors and assumptions used to develop these estimates in determining that they are reasonable in relation to the financial statements taken as a whole.

Financial Statements Disclosure

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The disclosures in the financial statements are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.



Honorable Mayor and Members of City Council
City of Imperial Beach
Page 3

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to the financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated December 20, 2010.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the governmental unit's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the governmental unit's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Communications

The City implemented, when applicable, the following new Governmental Accounting Standards Board (GASB) pronouncements, which were effective for fiscal year 2009-2010 audits:

GASB Statement No. 45, Accounting and Financial Reporting by Employers for Postemployment Benefits Other Than Pensions (Phase 3 Cities Only)

GASB Statement No. 51, Accounting and Financial Reporting for Intangible Assets

GASB Statement No. 53, Accounting and Financial Reporting for Derivative Instruments



Honorable Mayor and Members of City Council
City of Imperial Beach
Page 4

GASB Statement No. 57, OPEB Measurements by Agent Employers and Agent Multiple-Employer Plans

GASB Statement No. 58, Accounting and Financial Reporting for Chapter 9 Bankruptcies

This information is intended solely for the use of the members of the City Council or individual(s) charged with governance and management of the City, and is not intended to be and should not be used by anyone other than these specified parties.

Very truly yours,

Lance, Soll & Loughard, LLP

Audit Difference Evaluation Form

Name of Governmental Unit: City of Imperial Beach

Date of Combined Balance Sheet: June 30, 2010

Opinion Unit, Fund Type or Fund: All Funds

Instructions

This form should be used to accumulate known audit differences by opinion unit, fund type or fund detected by non-sampling substantive tests (including differences in accounting estimates) and projected audit differences from substantive tests that used sampling. The current year effect of prior year uncorrected audit differences should also be summarized at the bottom of the form. This form should not include normal closing entries. At the end of the audit, the auditor should evaluate all uncorrected audit differences individually and in the aggregate, in the context of individual opinion and conclude whether they materially misstate the financial statement of an opinion unit. Thus, a separate Audit Difference Evaluation Form should be maintained for each opinion unit, fund type or fund.

Description (Nature) of Audit Difference	Cause	Workpaper Ref.	Amount
None			\$ -
Total			-
Less Audit Adjustments Subsequently Booked			-
Net Unadjusted Audit Differences - this year			-
Effect of Net Unadjusted Audit Difference - prior year			-
Net Audit Differences			<u>\$ -</u>



STAFF REPORT
CITY OF IMPERIAL BEACH

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: GARY BROWN, CITY MANAGER

MEETING DATE: MARCH 16, 2011

ORIGINATING DEPT.: COMMUNITY DEVELOPMENT DEPARTMENT
GREG WADE, COMMUNITY DEVELOPMENT DIRECTOR
JIM NAKAGAWA, AICP, CITY PLANNER
TYLER FOLTZ, ASSOCIATE PLANNER TF

SUBJECT: CONSENT AGENDA: COASTAL DEVELOPMENT PERMIT (CP 060441) AND FINAL MAP (FM 060442) FOR THE PROPOSED CONDOMINIUM CONVERSION OF SIXTEEN (16) UNITS LOCATED AT 777 SEACOAST DRIVE IN THE C-2 (SEACOAST COMMERCIAL) ZONE. MF 885.

PROJECT DESCRIPTION/BACKGROUND:

An Administrative Coastal Permt (ACP 060441) and Tentative Map (TM 060442) to convert sixteen (16) attached residential units into condominiums at an existing apartment building located at 777 Seacoast Drive (APN 625-193-01-00), was approved by the City Council on July 18, 2007 (Resolution 2007-6500).

PROJECT EVALUATION/DISCUSSION:

The applicant has not completed the required improvements stipulated in Resolution 2007-6500. A Final Map may be approved if there is a lien contract for the value of the required improvements that is recorded with the map and/or if there is a recorded agreement prohibiting the sale of any units until the improvements are completed. The applicant is agreeable to these restrictions, and a lien contract/covenant not to convey shall be executed along with the Final Map listing all required improvements prior to conveyance of any units.



CALIFORNIA ENVIRONMENTAL QUALITY ACT:

The project may be statutorily exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15268(b)(3) (Ministerial Projects: Approval of final subdivision maps).

FISCAL IMPACT:

The applicant has deposited \$11,500.00 in the Project Account Number 060441 to fund the processing of this application.

DEPARTMENT RECOMMENDATION:

Approve the Final Map for recordation.

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.



Gary Brown

Attachments:

1. Final Map

c: file MF 885
Southeastern California Conference of Seventh-Day Adventists, P.O. Box 8050,
Riverside, CA 92515
Jacque Hald, City Clerk

IMPERIAL BEACH CLUB
MAP NO. 12555

SEACOAST DRIVE

VILLA SEACOAST
MAP NO. 10612

FD. LEAD & DISK
RCE 19073 PER
MAP 10612
NOT USED

28 27

FD. LEAD & DISK
RCE 19073 PER
MAP 10612 NOT
USED

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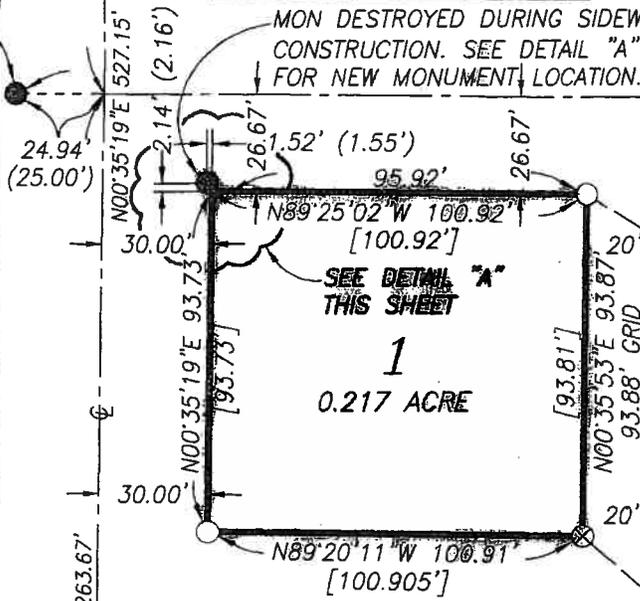
12

EAD & TACK
PM 19181
FOR
RLINE OF
X AVENUE

MON DESTROYED DURING SIDEWALK
CONSTRUCTION. SEE DETAIL "A"
FOR NEW MONUMENT LOCATION.

DONAX AVENUE

N89°25'02"W



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SOUTH S,
BEACH E

MAIL NO RECORD.
AS INTERSECTION
R CENTERLINE OF
T DRIVE

(28.47')

FD. LEAD & DISK NO
MARKINGS. PER MAP NO.
11257 AND PM 19181

DAISY AVENUE

26.67'



**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: GARY BROWN, CITY MANAGER
MEETING DATE: MARCH 9, 2011
ORIGINATING DEPT.: JACQUELINE M. HALD, CITY CLERK
SUBJECT: RATIFY SELECTION OF MEMBERS FOR AD HOC COMMITTEE – HISTORIC WALK

BACKGROUND & DISCUSSION:

At the March 2, 2011 City Council meeting, City Council supported the formation of a City Council Subcommittee (ad hoc committee) to work with Staff on the appropriate text for each "Imperial Beach History Walk" concrete band and the appropriate locations within Veterans Park walkway. The ad hoc committee will only have this limited purpose and will end approximately May 31, 2011; at which time the ad hoc committee will dissolve. There will be no set or regular meetings for this ad hoc committee.

City Council also supported the Mayor's recommendation to have two (2) Councilmembers (Mayor Pro Tem Bilbray and Councilmember Bragg) serve on the ad hoc committee.

ENVIRONMENTAL IMPACT

Not a project as defined by CEQA.

FISCAL IMPACT:

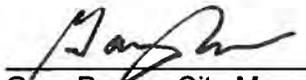
No fiscal impact at this time.

DEPARTMENT RECOMMENDATION:

1. Ratify selection of Mayor Pro Tem Bilbray and Councilmember Bragg to serve on the ad hoc committee for the purpose of working with Staff on the appropriate text for each "Imperial Beach History Walk" concrete band and the appropriate locations within Veterans Park walkway and
2. That the ad hoc committee will be dissolved no later than May 31, 2011.

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.



Gary Brown, City Manager



STAFF REPORT CITY OF IMPERIAL BEACH

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: GARY BROWN, CITY MANAGER

MEETING DATE: MARCH 16, 2011

ORIGINATING DEPT.: COMMUNITY DEVELOPMENT DEPARTMENT
GREG WADE, DIRECTOR
DAVID GARCIAS, CODE COMPLIANCE OFFICER

SUBJECT: 1257 EAST LANE – ABATEMENT COSTS REPORT

BACKGROUND:

On July 21, 2010, the City Council adopted resolution 2010-6919 directing staff to seek legal action to either compel the property owner to clean up the property at 1257 East Lane, or to obtain an abatement warrant to cause the abatement to be completed by City staff or private contract.

DISCUSSION:

On November 2, 2010, staff conducted inspections of the property and observed that the violations listed in City Council Resolution #2010-6919: IBMC 1.16.010.U. "Visual Blight"; IBMC 8.36.040. Solid Waste – Declared Public Nuisance; IBMC 8.50.050.K. Vehicles must be parked on a paved roadway or driveway; continued to be unabated.

On November 18, 2010, staff obtained an abatement warrant from the Superior Court to allow entry onto the property by City personnel and contractors to abate the violations.

On November 30, 2010, staff served the abatement warrant to the property owner by posting the warrant at the property, and by mailing copies to the owner via regular and certified mail.

On December 1, 2010, staff executed an abatement warrant at 1257 East Lane, Imperial Beach, CA, to abate violations of the Imperial Beach Municipal Code. Two San Diego County Deputy Sheriff's were present during the execution of the warrant to preserve the peace.

On March 7, 2011, staff posted a copy of the cost report upon the abated premises at 1257 East Lane, together with a notice of the date and time when the report will be heard by the City Council for confirmation. A copy of the cost report was also mailed via regular and certified mail to the property owner.

By the time of the March 16, 2011 City Council Meeting staff may have additional items to discuss.

FISCAL ANALYSIS:

IBMC 1.16.190.A. *If the City or its contractor abates a nuisance, the City Manager, or the City Manager's designee, must keep an account of the cost (including incidental expenses) of abating the nuisance on each separate lot or parcel where the work is done. The City Manager must submit an itemized report in writing to the City Council, showing the cost of abating, rehabilitating, demolishing, or repairing the premises, including any salvage value.*

Abatement Costs

1. Giffords Hauling	\$ 140.00
2. <u>Paxton Towing</u>	<u>n/a</u>
	\$ 140.00

- **Paxton Towing** removed one large Chevy Truck parked on the grass. The vehicle was parked on the front yard grass, the truck bed was loaded with trash and junk, and the vehicle was found to also be inoperable. Costs for the abatement of the vehicle shall be handled by the tow company, billed directly to the vehicle owner with charges covering the cost of towing and storage.

1) 1974 Chevy Truck, Arizona Disabled License #ETX96

- **Gifford Hauling** removed and disposed of junk, trash, garbage stored in plastic bags, debris, lumber, and discarded & broken furniture. A full trailer and truck load were removed from the property and disposed of. The assorted junk, trash, and debris included of the following:

Broken Furniture	Game Board	Cushions
Tires	Lumber	Coleman Heaters
Foam cushion filling	Wood pallets	Tarps
Bed frames	Cardboard	Collapsible Plastic Pool
Metal Tree Holder	Fencing lattice	Barbecue Grills
Car parts	Construction debris	Discarded Furniture
Car racks	Discarded Rain Gutters	Street Signs
Bike frames	Metal Pipes	Plastic Pipes
Bike parts	Bags containing garbage	Boat equipment
Concrete Piers	Plastic Hose	Metal Sheet

IBMC 1.16.010.E. *Because Council policy requires full cost recovery, the term "incidental expenses," as used in this chapter, includes but is not limited to the actual expenses and costs of the City in preparing notices, specifications, and contracts, in inspecting the work, and in printing and mailing the required items. The term also includes all legal costs where applicable.*

<u>Enforcement Expenses</u>	<u>Qty.</u>	<u>Rate per hr</u>	<u>Total</u>
1. Sheriff's Deputy #1:	3 hrs	48.81	\$ 146.43
2. Sheriff's Deputy #2	3 hrs	46.49	\$ 139.47
3. Code Compliance Officer (P/T):	3 hrs	70.25	\$ 210.75
4. Code Compliance Officer:	34 hrs	87.00	\$ 2,958.00
5. <u>Legal Costs:</u>	<u>20.95 hrs</u>		<u>\$ 3,027.28</u>
			\$ 6,481.93

Total Abatement Charges

Abatement Costs	\$	140.00
Enforcement Expenses	+	6,481.93
	\$	6,621.93

DEPARTMENT RECOMMENDATION:

Staff recommends adoption of Resolution #2011-7015, assessing One Hundred Forty dollars (\$140.00) in abatement costs.

Additionally, the City Council has the authority to assess Six Thousand Four Hundred Eighty-One dollars and ninety-three cents (\$6,481.93) in enforcement expenses. Staff recommends that the Council consider assessing these costs as they were incurred by the City.

The above amounts total **\$6,621.93**, and would need to be remitted to the City within 30 days of adoption of this Resolution and would constitute an assessment against the respective lot or parcel of land to which it relates. Upon recordation in the office of the county recorder of notice of lien, this amount would be collected at the same time and in the same manner as ordinary municipal taxes, and would be subject to the same penalties and the same procedures and sale in case of delinquency as provided for ordinary municipal taxes.

Staff Recommends the Mayor and City Council:

1. Receive the report.
2. Entertain any objections or protests.
3. Consider a motion to adopt resolution #2011-7015 assessing One Hundred Forty dollars (\$140.00) in abatement costs, and Six Thousand Four Hundred Eighty-One dollars and ninety-three cents (\$6,481.93) in enforcement expenses. The total amount of **\$6,621.93** shall be remitted to the City within 30 days of adoption of this Resolution and would constitute an assessment against the respective lot or parcel of land to which it relates.

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.



Gary Brown, City Manager

- Attachments: 1. Draft Resolution #2011-7015
2. Abatement Costs Report – 1257 East Lane (Exhibit A)

RESOLUTION NO. 2011-7015

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, FINDING AND CONFIRMING ABATEMENT COSTS FOR THE ABATEMENT OF PUBLIC NUISANCE CONDITION(S), REGARDING THE PROPERTY AT 1257 EAST LANE IS APPROPRIATE AND ASSESSING COSTS OF ABATEMENT

WHEREAS, On July 21, 2010, the City Council adopted resolution 2010-6919 directing staff to seek legal action to either compel the property owner to clean up the property at 1257 East Lane, or to obtain an abatement warrant to cause the abatement to be completed by City staff or private contract; and

WHEREAS, On November 2, 2010, staff conducted inspections of the property and observed that the violations listed in City Council Resolution #2010-6919: IBMC 1.16.010.U. "Visual Blight"; IBMC 8.36.040. Solid Waste – Declared Public Nuisance; IBMC 8.50.050.K. Vehicles must be parked on a paved roadway or driveway; continued to be unabated; and

WHEREAS, On November 18, 2010, staff obtained an abatement warrant from the Superior Court to allow entry onto the property by City personnel and contractors to abate the violations; and

WHEREAS, On November 30, 2010, staff served the abatement warrant to the property owner by posting the warrant at the property, and by mailing copies to the owner via regular and certified mail; and

WHEREAS, On December 1, 2010, staff executed an abatement warrant at 1257 East Lane, Imperial Beach, CA, to abate violations of the Imperial Beach Municipal Code. Two San Diego County Deputy Sheriff's were present during the execution of the warrant to preserve the peace; and

WHEREAS, On March 7, 2011, staff posted a copy of the cost report upon the abated premises at 1257 East Lane, together with a notice of the date and time when the report will be heard by the City Council for confirmation. A copy of the cost report was also mailed via regular and certified mail to the property owner; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Imperial Beach as follows:

SECTION 1: The cost of abatement is approved as follows: See Exhibit A.

SECTION 2: The One Hundred Forty dollars (\$140.00) in abatement costs and the Six Thousand Four Hundred Eight-One dollars and ninety-three cents (\$6,481.93) in enforcement expenses are hereby assessed. The total amount of **\$6,621.93** shall be remitted to the City within 30 days of adoption of this Resolution and constitutes an assessment against the respective lot or parcel of land to which it relates. Upon recordation in the office of the county recorder of notice of lien, shall be collected at the same time and in the same manner as ordinary municipal taxes, and is subject to the same penalties and the same procedures and sale in case of delinquency as provided for ordinary municipal taxes.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 16th day of March 2011, by the following roll call vote:

AYES:	COUNCILMEMBERS:
NOES:	COUNCILMEMBERS:
ABSENT:	COUNCILMEMBERS:
DISQUALIFIED:	COUNCILMEMBERS:

JAMES C. JANNEY, MAYOR

ATTEST:

JACQUELINE M. HALD, CMC
CITY CLERK

I, City Clerk of the City of Imperial Beach, do hereby certify the foregoing to be a true and correct copy of Resolution No. 2011-7015 – A Resolution of the City Council of the City of Imperial Beach, California, FINDING AND CONFIRMING ABATEMENT COSTS FOR THE ABATEMENT OF PUBLIC NUISANCE CONDITION(S), REGARDING THE PROPERTY AT 1257 EAST LANE IS APPROPRIATE AND ASSESSING COSTS OF ABATEMENT.

CITY CLERK

DATE



City of Imperial Beach, California

COMMUNITY DEVELOPMENT DEPARTMENT - CODE COMPLIANCE DIVISION

825 Imperial Beach Blvd., Imperial Beach, CA 91932 Tel: (619) 628-1358/1359 Fax: (619) 424-4093

March 7, 2011

Joseph L. Ender Palmer
1257 East Lane
Imperial Beach, CA 91932-3229

SUBJECT: CASE #10-186: ABATEMENT COSTS REPORT – 1257 EAST LANE, IMPERIAL BEACH, CA

The following is a detailed cost report for the abatement of public nuisance violations at 1257 East Lane.

IBMC 1.16.190.A. If the City or its contractor abates a nuisance, the City Manager, or the City Manager's designee, must keep an account of the cost (including incidental expenses) of abating the nuisance on each separate lot or parcel where the work is done. The City Manager must submit an itemized report in writing to the City Council, showing the cost of abating, rehabilitating, demolishing, or repairing the premises, including any salvage value.

Abatement Costs

1. Paxton Towing		n/a
2. <u>Gifford's Hauling</u>	+	\$ 140.00
		\$ 140.00

- **Paxton Towing:** On December 1, 2011, Paxton Towing removed one large Chevy Truck parked on the grass. The vehicle was parked on the front yard grass, the truck bed was loaded with trash and junk, and the vehicle was found to also be inoperable. Costs for the abatement of the vehicle shall be handled by the tow company, billed directly to the vehicle owner with charges covering the cost of towing and storage.

1. 1974 Chevy Truck, Arizona Disabled License #ETX96

- **Gifford Hauling:** On December 1, 2011, Gifford Hauling removed and disposed of junk, trash, garbage stored in plastic bags, debris, lumber, and discarded & broken furniture. A full trailer and truck load were removed from the property and disposed of.

IBMC 1.16.010.E. Because Council policy requires full cost recovery, the term "incidental expenses," as used in this chapter, includes but is not limited to the actual expenses and costs of the City in preparing notices, specifications, and contracts, in inspecting the work, and in printing and mailing the required items. The term also includes all legal costs where applicable.

<u>Enforcement Expenses</u>	<u>Qty.</u>	<u>Rate per hr</u>	<u>Total</u>
1. Sheriff's Deputy #1:	3 hrs	48.81	\$ 146.43
2. Sheriff's Deputy #2	3 hrs	46.49	\$ 139.47
3. Code Compliance Officer (P/T):	3 hrs	70.25	\$ 210.75
4. Code Compliance Officer:	34 hrs	87.00	\$ 2,958.00
5. <u>Legal Costs:</u>	20.95 hrs		\$ 3,027.28
			\$ 6,481.93

Total Abatement Charges

Abatement Costs	\$	140.00
Enforcement Expenses	+	6,481.93
Total Amount	\$	6,621.93

The City of Imperial Beach City Council will consider this matter at its hearing on **March 16, 2011**, 6:00 PM at 825 Imperial Beach Boulevard, at which time the City Council must hear and rule on the cost report and any objections or protests. The City Council may make revisions, corrections, or modifications to the report as it deems just, including deducting any amounts already paid by the property owner. The City Council must confirm the report, either as submitted or as revised. The decision of the City Council on all protests and objections is final and conclusive.



**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: GARY BROWN, CITY MANAGER

MEETING DATE: MARCH 16, 2011

ORIGINATING DEPT.: COMMUNITY DEVELOPMENT DEPARTMENT
GREG WADE, COMMUNITY DEVELOPMENT DIRECTOR
JIM NAKAGAWA, AICP, CITY PLANNER
TYLER FOLTZ, ASSOCIATE PLANNER

SUBJECT: PUBLIC HEARING: CONGREGATION OF JEHOVAH'S WITNESSES (APPLICANT/OWNER) AN ADMINISTRATIVE COASTAL PERMIT (ACP 090002), CONDITIONAL USE PERMIT (CUP 090003), DESIGN REVIEW CASE (DRC 090004), AND SITE PLAN REVIEW (SPR 090005) FOR THE DEMOLITION OF AN EXISTING CHURCH FACILITY AND CONSTRUCTION OF A NEW CHURCH FACILITY AT 853 EMORY STREET (APN 626-322-24-00), IN THE R-3000 (TWO FAMILY RESIDENTIAL) ZONE. MF 1003.

PROJECT DESCRIPTION/BACKGROUND:

This is an application (MF 1003) for an Administrative Coastal Permit (ACP 090002), Conditional Use Permit (CUP 090003) Design Review (DRC 090004) and Site Plan Review (SPR 090005) for the demolition of an existing 3,049 square foot church facility and construction of a new 4,350 square foot church facility on a 17,500 square foot parcel (APN 626-322-24-00) at 853 Emory Street in the R-3000 (Two Family Residential)



WEST VIEW

Zone. The church use and building has existed since 1960.

PROJECT EVALUATION/DISCUSSION:

The project site is a 17,500 square-foot lot in the shape of a rectangle that fronts on the east side of Emory Street and north side of Elm Avenue. The properties to the north, south, east, and west are located in the R-3000 Zone. All adjacent properties are residential. The overall design should be compatible with development along Elm Avenue and Emory Street, while still maintaining the low intensity residential character of the neighborhood, as many of the existing buildings in the area are residential structures. It is staff's opinion that the proposed design does conform to the intent and purpose of the design standards outlined in Imperial Beach Municipal Code (IBMC) 19.83.010 – Design Review: Intent and Purpose. The project proposes varied building materials (stucco facade, concrete tile roof, exterior stone, exterior wall lights, iron fencing with block pilasters), stucco breaks, complimentary colors (“sand dollar” on top stucco area, and a darker “pacific sands” color on the bottom), landscaping, and fencing so that aesthetic interest is provided on all elevations.



NORTH VIEW



WEST VIEW



SOUTH VIEW



EAST VIEW

The project was reviewed by the Design Review Board on January 21, 2010. Initially, some Board members were concerned that the building did not provide windows or additional architectural features (ex. more rock/stone features). The applicant stated that Jehovah's Witnesses are a volunteer organization and that the churches are typically minimalistic to keep costs down while still providing a functional building that blends in with the character of the neighborhood. Additionally, these churches usually do not provide windows whenever possible to reduce maintenance concerns and because windows have the potential to provide distraction from the service. The Design Review Board determined that the proposed project would be an improvement to property because of the new building, landscaping, and fencing. The Board's formal recommendation was that the building should provide two stucco colors and provide uplighting for the building signs. The building proposes a horizontal stucco break along all facades, and the Board recommended that the top portion of the stucco should be “sand dollar” in color and that the bottom portion below the stucco break should be a darker complimentary color. The building signs on the west and south elevations would receive uplighting. The applicant has agreed to these recommendations.

The applicant proposes a sufficient amount of landscaping. The 17,500 square foot site would require 2,625 square feet of landscaping to meet the 15% on-site landscaping requirement. The project proposes 2,656 square feet of landscaping, thus meeting the 15% landscaping requirement. Landscaping will be provided throughout the property, and will be comprised of a variety of drought tolerant trees, shrubs, and ground coverings. Landscaping is also proposed in the right of way to provide a greater aesthetic appeal and transition to the site, and shall be maintained by the applicant.



Ingress and egress on the project site occurs through a driveway off of Elm Avenue and off of the alley. The project proposes an angled driveway due to an existing utility box located east of the driveway. Staff initially requested that the utility box be re-located; however, the applicant has stated that moving the utility box would be cost-prohibitive due to the necessary fees to relocate the box. It is staff's opinion that that the proposed angled driveway would not negatively impact the safety of the neighborhood or the project. Two existing driveways, one on Elm Avenue near the southeast portion of the property and one along Emory Street, will be closed as part of this project, which would increase the amount of on-street parking for the neighborhood. IBMC 19.48.100.B, Off-Street Parking, states that properties in residential zones that abut both an alley and residential street shall take access from the alley with the exception that one sixteen foot wide curb cut allowing no more than two vehicles to back into the street may be allowed. This is typically a requirement for residential uses. IBMC 19.44.010, Curb Cuts, states that parking areas containing fifteen or more parking spaces must provide a minimum curb width of 18 feet, and a maximum curb cut width of 24 feet. The project proposes a 24 foot curb cut, which would meet the intent of the code.

The property currently provides 30 parking spaces, many of which do not meet current parking standards. The proposed project will have to comply with current standards. Per IBMC 19.48.050, churches require one parking space per 100 square feet of net floor area and one space per two employees. The net floor area for the proposed building is 2,733 square feet, which would require 27 parking spaces. There will be no employees, thus no additional spaces for employees are required. The project proposes 32 parking spaces (which include 2 accessible spaces); thus the parking requirements will be met. Per IBMC 19.50.030.B, there shall be a five-foot-wide landscape area between any parking area and any public street right-of-way; the project proposes no less than five feet of landscaping between the parking area and the public right-of-way. In addition, in accordance with IBMC 19.50.030.C, all portions of the property not being used for buildings, parking, walkways, loading or storage areas are landscaped.

Four congregations currently utilize the building on separate weekdays, and alternate meeting times on weekends. A congregation (Cong. 1) of 115 meets on Sunday at 10 AM and Wednesday at 7 PM. A congregation (Cong. 2) of 147 meets on Sunday at 1 PM and Tuesday at 7 PM. A congregation (Cong. 3) of 107 meets on Sunday at 4 PM and Thursday at 7 PM. A congregation (Cong. 4) of 125 meets on Saturday at 2 PM and Monday at 7 PM. The

congregations alternate meeting times so as to not negatively impact the neighborhood. In addition, there may be sporadic meetings of small groups of the congregation that meet throughout the week, and there may be a special meeting once a year. Carpooling and public transportation will be emphasized for any special meetings. The intensity of the use will not increase beyond what already exists.

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Cong. 1	10 AM	-	-	7 PM	-	-	-
Cong. 2	1 PM	-	7 PM	-	-	-	-
Cong. 3	4 PM	-	-	-	7 PM	-	-
Cong. 4	-	7 PM	-	-	-	-	2 PM

STORM WATER/DRAINAGE CONSIDERATIONS: The City requires new development to conform to the new state water quality/urban runoff requirements (San Diego Regional Water Quality Control Board Order 2001-01). This is a priority project subject to Standard Urban Stormwater Mitigation Plan (SUSMP) regulations because the parking lot surpasses 5,000 square feet and has more than 15 parking spaces. The applicant has submitted the required report, which has been approved by the City Engineer. These plans show how storm water will be directed to landscaped areas (bioswales) or to filters before it is discharged into the city's storm sewers or to the beach. Prior to issuance of building permits, the grading and drainage plans for this project will show compliance with SUSMP.

GENERAL PLAN/ ZONING CONSISTENCY: The proposed development is subject to R-3000 (Two Family Residential) zoning requirements. The intent of the R-3000 Zone is to provide for a low intensity residential living environment in typically one to two-story units. Churches are permitted in the R-3000 Zone subject to approval of a conditional use permit (IBMC 19.15.020). The proposed project will provide a church that shall maintain a use that already exists without increasing the intensity of the use of the site, and meets the intent of the land use designation.

Standards	Provided
Front (West): 15 feet Rear (East): 5 feet Side (North): 5 feet Street Side (South): 10 feet (IBMC 19.15.030)	Front (West): 70 feet Rear (East): 26 feet Side (North): 15 feet Street Side (South): 10 feet
Minimum lot size of 6,000 square-feet (IBMC 19.15.030)	17,500 square-foot parcel.
Minimum street frontage of 50 feet (IBMC 19.15.050).	Emory Street frontage of 125 feet. Elm Avenue frontage of 140 feet
Maximum building height of two stories or 26 feet (IBMC 19.15.060)	18'-4" feet.
Commercial landscaping: not less than 15% of total site shall be landscaped and maintained (IBMC 19.50.040).	Total landscaping = 2,656 square-feet (15%)
Required parking spaces for commercial, office: one space for each three hundred square-feet of net floor area, plus one space per two employees (IBMC 19.48.050.H).	2,733 net sq. ft. floor area/100 sq. ft. = 27 required spaces. 0 employees = 0 required employee spaces. 32 spaces will be provided where only 27 are required.

Surrounding Zoning and Land Use

North:	R-3000	Residential
South:	R-3000	Residential
East:	R-3000	Residential
West:	R-3000	Residential

Signage

Signs for the proposed building will be located on the west and south façades. The proposed signs are in conformance with the Design Element of the General Plan/Local Coastal Plan. Per Imperial Beach Municipal Code one square-foot of signage is allowed per lineal-foot of building façade. The west façade proposes 34.5 square-feet of signage for 99.5 lineal-feet of building; the south façade proposes 39 square-feet of signage for 43.5 lineal-feet of building. The proposed signage complies with the size allowance per code, relates to the proposed use, and it relates to the building colors.

ENVIRONMENTAL IMPACT:

This project may be categorically exempted from the requirements of the California Environmental Quality Act (CEQA) as a Class 3 project pursuant to CEQA Guidelines Section 15303c (New construction or conversion of small structures) because the building is located in an urbanized area and would not exceed 10,000 square feet in floor area on a site zoned for such use.

COASTAL JURISDICTION:

This project is located in the coastal zone as defined by the California Coastal Act of 1976. The City Council public hearing will serve as the required coastal permit hearing and the City Council will consider the findings under the California Coastal Act. Pursuant to the City of Imperial Beach Zoning Ordinance Section 19.87.050, review of the proposal will consider whether the proposed development satisfies the required findings prior to the approval and issuance of a Coastal Development Permit. The project is not located in the Appeal Jurisdiction of the California Coastal Commission, as indicated on the Local Coastal Program Post Certification and Appeal Jurisdiction Map, and, as such, is appealable to the California Coastal Commission under Section 30603(a) of the California Public Resources Code.

FISCAL IMPACT:

The applicant has deposited \$8,000.00 in Project Account Number (090002) to fund the processing of this application.

DESIGN REVIEW BOARD RECOMMENDATION:

At the Design Review Board meeting of January 21, 2010, the Board, with a vote of 4-0 (one member was absent), recommended approval of the project, with the following recommendations: provide uplighting on the building signs on the west and south facades, and that the building be split horizontally with stucco breaks and that the bottom portion of the stucco have a darker color that compliments the top "sand dollar" stucco color.

DEPARTMENT RECOMMENDATION:

1. Consider public testimony.
2. Consider adoption of Resolution No. 2011-7018, approving Administrative Coastal Permit (ACP 090002), Conditional Use Permit (CUP 090003), Design Review (DRC 090004), and Site Plan Review (SPR 090005) which makes the necessary findings and provides conditions of approval in compliance with local and state requirements.

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.



Gary Brown, City Manager

Attachments:

1. Resolution 2011-7018
2. Statement of Evidence
3. Plans
4. Renderings
5. Colors and Materials Board

c: Project File MF 1003
Jim Bozer, 2790 Foothill Dr., Vista, CA 92084
Steve Jessen, 1132 Thalia Street, San Diego, CA 92154
Jacque Hald, City Clerk
Diana Lilly, California Coastal Commission

RESOLUTION NO. 2011-7018

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, APPROVING ADMINISTRATIVE COASTAL PERMIT (ACP 090002), CONDITIONAL USE PERMIT (CUP 090003), DESIGN REVIEW CASE (DRC 090004), AND SITE PLAN REVIEW (SPR 090005) FOR THE DEMOLITION OF AN EXISTING CHURCH FACILITY AND CONSTRUCTION OF A NEW CHURCH FACILITY AT 853 EMORY STREET (APN 626-322-24-00), IN THE R-3000 (TWO FAMILY RESIDENTIAL) ZONE. MF 1003.

WHEREAS, on March 16, 2011, the City Council of the City of Imperial Beach held a duly advertised and noticed public hearing to consider the merits of approving or denying an application for an Administrative Coastal Permit (ACP 090002), Conditional Use Permit (CUP 090003) Design Review (DRC 090004) and Site Plan Review (SPR 090005) for the demolition of an existing 3,049 square foot church facility and construction of a new 4,350 square foot church facility on a 17,500 square foot parcel (APN 626-322-24-00) at 853 Emory Street in the R-3000 (Two Family Residential) Zone, a site legally described as follows:

Lots 16 to 20 inclusive, Block 111, of South San Diego Company's Addition to South San Diego, in the City of Imperial Beach, County of San Diego, State of California, according to the Map thereof No. 497, filed in the Office of the Recorder of San Diego County, October 4, 1887.

WHEREAS, pursuant to the requirements of the California Environmental Quality Act (CEQA), it was determined that the project is categorically exempt from the requirements of the CEQA as a Class 3 project pursuant to CEQA Guidelines Section 15303c (New construction or conversion of small structures) because the building is located in an urbanized area and would not exceed 10,000 square feet in floor area on a site zoned for such use; and

WHEREAS, the City Council further offers the following findings in support of its decision to conditionally approve the project:

CONDITIONAL USE PERMIT:

- 1. That the proposed use is necessary or desirable to provide a service or facility which will contribute to the general well-being of the neighborhood or community;**

The proposed use is replacing an existing church facility at 853 Emory Street. The use is necessary and desirable as it will continue to provide a community-based service to the entire community.

- 2. That the use will not, under the circumstances of the particular use, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity;**

The proposed use will not be detrimental to the public, as there will be no hazardous materials, fumes, or operations at the facility, nor will there be any noxious odors, loud noises, or excessive traffic generated at the site. The facility would function in a low intensity manner. The church activities and any associated impacts would be contained within the building and not impact the surrounding residential uses. The parking impacts would be mitigated with the provision of parking spaces in the parking lot provided off of Elm Avenue and off of the alley.

- 3. That the proposed use will comply with the regulations and conditions specified in this title for the use and for other permitted uses in the same zone; and**

The R-3000 (Two Family Residential) Zone allows for churches subject to the approval of a conditional use permit. The proposed church facility is consistent with the zoning for this area and will comply with all of the regulations and conditions for that use.

- 4. That the granting of the conditional use permit will be in harmony with the purpose and intent of the zoning code, the adopted General Plan and the adopted Local Coastal Program**

The R-3000 (Two Family Residential) Zone allows for churches subject to the approval of a conditional use permit. The proposed church facility is consistent with the zoning for this area and will comply with all of the regulations and conditions for that use and will be in harmony with the purpose and intent of the zoning code, the adopted General Plan and the adopted Local Coastal Program.

ADMINISTRATIVE COASTAL PERMIT:

- 5. The proposed development conforms to the certified local coastal plan including coastal land use policies.**

The General Plan/Local Coastal Plan designates the site as Two-Family Residential (R-3000), which provides for churches with approval of a conditional use permit. The project site is located in a non-appealable coastal zone and complies with the land use designation of the General Plan/Local Coastal Plan.

- 6. The proposed development meets the minimum criteria set forth in the City of Imperial Beach Zoning Ordinance, the City's Minimum Landscape Planting and Irrigation Standards, and the City's Design Guidelines, as applicable.**

The project complies with the setback requirements, landscaping requirements and building height limitation specified in the Zoning Ordinance. The project has submitted a Standard Urban Stormwater Mitigation Plan to ensure that drainage is maintained on-site.

- 7. This project complies with the California Environmental Quality Act.**

This project may be categorically exempted from the requirements of the California Environmental Quality Act (CEQA) as a Class 3 project pursuant to CEQA Guidelines Section 15303c (New construction or conversion of small structures) because the building is located in an urbanized area and would not exceed 10,000 square feet in floor area on a site zoned for such use. The City has prepared a Categorical Exemption per the CEQA requirements for this project and the Notice of Exemption will be filed with the County Clerk in compliance with CEQA.

- 8. Public Notice requirements, pursuant to Zoning Ordinance Section 19.87.100, of the Coastal Development Project have been satisfied.**

The project description and the date of the City Council public hearing were sent to property owners within 300 feet and occupants within 100 feet of the subject site on March 4, 2011, and a public hearing notice was published in the San Diego Union Tribune newspaper on March 5, 2011.

DESIGN REVIEW/SITE PLAN REVIEW:

9. **The proposed use does not have any detrimental effect upon the general health, safety and convenience of persons residing or working in the neighborhood, or is not detrimental or injurious to the value of the property and improvements in the neighborhood.**

The proposed use will not be detrimental to the public, as there will be no hazardous materials, fumes, or operations at the facility, nor will there be any noxious odors, loud noises, or excessive traffic generated at the site. The facility would function in a low intensity manner. The church activities and any associated impacts would be contained within the building and not impact the surrounding residential uses. The parking impacts would be mitigated with the provision of parking spaces in the parking lot provided off of Elm Avenue and off of the alley.

10. **The proposed use does not adversely affect the General Plan or the Local Coastal Plan.**

The General Plan/Local Coastal Plan designates the site as Two-Family Residential (R-3000), which provides for churches with approval of a conditional use permit. The project site is located in a non-appealable coastal zone and complies with the land use designation of the General Plan/Local Coastal Plan.

11. **The proposed use is compatible with other existing and proposed uses in the neighborhood.**

The church use has existed in the neighborhood since 1960 and has been compatible with the existing residential uses. Demolishing the existing building and constructing a new church facility increasing the amount of on-site parking, removing existing curb-cuts on Elm Avenue and Emory Street to create on-street parking for the neighborhood, and complying with SUSMP regulations while not increasing the intensity of the church use makes the development more compatible with the neighborhood.

12. **The location, site layout and design of the proposed use orients the proposed structures to streets, driveways, sunlight, wind and other adjacent structures and uses in a harmonious manner.**

The new building will maintain all necessary setbacks in the R-3000 (Two-Family Residential) Zone and will provide parking off of one driveway on Elm Avenue and off of the alley. The orientation of the building will be consistent and harmonious with adjacent developments.

13. **The combination and relationship of one proposed use to another on the site is properly integrated.**

The property only provides one use on the property, which is a church use. The project will provide parking and landscaping for this use that are properly integrated on the site.

14. Access to and parking for the proposed use does not create any undue traffic problem.

Ingress and egress on the project site occurs through a driveway off of Elm Avenue and off of the alley. Elm Avenue is not identified as an arterial or collector road. IBMC 19.44.010, Curb Cuts, states that parking areas containing fifteen or more parking spaces must provide a minimum curb width of 18 feet, and a maximum curb cut width of 24 feet. The project proposes a 24 foot curb cut, which would meet the code. The project would not create any undue traffic problem.

15. All other applicable provisions of the Zoning Code are complied with.

The project is consistent with the General Plan and the Zoning development standards for the site and use.

16. Any other considerations as the Community Development Department deem necessary to preserve the health, safety and convenience of the City in general.

Standard and applicable conditions of approval have been included with the Resolution to further ensure that the health, safety, welfare, and convenience of the City in general is preserved.

17. Public Notice requirements, pursuant to Zoning Ordinance Section 19.87.100, have been satisfied.

The project description and the date of the City Council public hearing were sent to property owners within 300 feet and occupants within 100 feet of the subject site on March 4, 2011, and a public hearing notice was published in the San Diego Union Tribune newspaper on March 5, 2011.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Imperial Beach that Administrative Coastal Permit (ACP 090002), Conditional Use Permit (CUP 090003) Design Review (DRC 090004) and Site Plan Review (SPR 090005) for the demolition of an existing 3,049 square foot church facility and construction of a new 4,350 square foot church facility on a 17,500 square foot parcel (APN 626-322-24-00) at 853 Emory Street in the R-3000 (Two Family Residential) Zone are hereby approved subject to the following:

CONDITIONS OF APPROVAL:

A. PLANNING:

1. The site shall be developed in substantial compliance with the plans and renderings dated April 21, 2010, and Standard Urban Stormwater Mitigation Plan dated January 14, 2011, on file at the Community Development Department, or as otherwise amended, and the conditions contained herein.
2. Any activities including congregation meetings, for which over 50 persons are present on the premises, shall be limited to the following hours: 9:00 AM to 5:00 PM and 6:30 PM to 9:15 PM on weekdays, and 6:30 AM to 9:15 PM Saturdays and Sundays. Carpooling and public transportation will be emphasized for any special meetings.
3. Noise from the building and use shall not negatively impact the neighborhood.
4. Lights shall be designed and oriented so that they do not negatively impact the neighborhood.

5. **Approval is valid for one year** from the date of final action by the City Council to **expire March 16, 2012**, except where construction or use of the property in reliance with this approval has commenced prior to the expiration. If construction and use of the property in has not commenced within the one-year period, such period may be extended by the planning commission or city council for a period not exceeding six months for each application, up to a maximum of two years from the date or original approval.
 6. All building permits needed for the construction of the project must be obtained from the Imperial Beach Building Department.
 7. Signage on west and south elevations shall have uplighting.
 8. Landscaping shall be draught tolerant and shall be maintained in a healthy condition, free from weeds, trash, and debris. No less than 15% of the total site shall be permanently landscaped. Landscaping in adjacent right-of-way also shall be maintained by the applicant. A permanent irrigation system shall be installed to serve all landscaped areas.
 9. Plans shall be revised to state "City of Imperial Beach" standards instead of "City of San Diego."
 10. The applicant or applicant's representative shall read, understand, and accept the conditions listed herein and shall, within 30 days, return a signed statement to the Community Development Department accepting said conditions.
 11. The applicant shall pay off any deficits in his project account (090002) prior to building permit issuance and prior to final inspection.
- B. BUILDING:**
12. This project is subject to all Model Codes, State Codes and City Ordinances adopted by the City of Imperial Beach. Any building permits needed for the construction of the project will need to be obtained from the Imperial Beach Building Department.
- C. PUBLIC WORKS:**
13. Ensure that the hot water tank P.T. discharge pipe is piped to discharge to the sanitary sewer system or the landscape area. A design that has the water discharge directly into the storm drain conveyance system (onto an impervious surface that flows to the street) is in violation of the Municipal Storm Water Permit - Order 2001-01.
 14. Sewer lateral (existing and new) locations shall be drawn on the plans and submitted to the City for review and approval.
 15. No building roof or landscape water drains may be piped to the street or onto impervious surfaces that lead to the street. A design that has these water discharges directly into the storm drain conveyance system (onto an impervious surface that flows to the street) is in violation of the Municipal Storm Water Permit - Order 2007-01. Existing concrete drainage swales along Emory Street shall be removed. New design shows runoff draining into landscaping, but a BMP device is required at the driveway approaches off the alley and on Elm Avenue to catch the remaining runoff. Project shall comply with the SUSMP dated January 14, 2011.
 16. Install landscape-watering system to landscape strip along Emory Street and Elm Avenue in the right-of-way per I.B.M.C. 19.50.040.F.

17. All landscape areas, including grass and mulch areas, must be improved to consist of at least 12-inches of loamy soil in order to maximize the water absorption during wet weather conditions and minimize irrigation runoff
18. Require the new buildings foundations elevation be at least 1 foot above gutter line to minimize flooding during storm conditions.
19. Remove the sidewalk on Emory Street and Elm Avenue; and replace with 5'6" parkway and 5-foot wide sidewalk per I.B.M.C. 12.04.050 in accordance with San Diego Regional Standard Drawing G-7 (sidewalk non-contiguous).
20. Remove existing driveway approach on southeast corner of property along Elm Avenue and curb-cut along Emory Street; and replace with new curb, gutter, and ADA compliant sidewalk in accordance with Regional Standard Drawings G2 and G7.
21. Reconstruct driveway approach at southwest corner of property along Elm Avenue as necessary to comply with Regional Standard Drawing G-14B (Driveway approach with parkway). Sidewalk cuts must coincide with the existing sidewalk 5-foot sections. A sidewalk section cannot be cut into smaller sections. Likewise the Curb & Gutter cut for the driveway, must not leave an existing curb and gutter section less than 9 feet in length. Per Regional Standard Drawing G-16, the new driveway curb opening must be 6-feet from the alley opening.
22. Pedestrian ramp on southwest corner of property shall be reconstructed in compliance with San Diego Regional Standard Drawing G-27 (Ramp Type-A).
23. For sidewalk, curb, and gutter replacement, ensure compliance with San Diego Regional Standard Drawing G-11 in that, the "Area to be removed [must be] 5' or from joint to joint in panel, whichever is less." The distance between joints or score marks must be a minimum of 5-feet. Where the distance from "Area to be removed", to existing joint, edge or score mark is less than the minimum shown, "Area to be removed" shall be extended to that joint, edge or score mark.
24. If it is necessary to cut into the alley pavement as part of this project, all concrete cuts in the alley must be replaced with #4 rebar dowels positioned every 1 foot on center. Concrete specification must be 560-C-3250. Concrete cuts must also comply with item 11 above and cuts parallel to the alley drainage must be at least 1-foot from the alley drain line.
25. For any work to be performed in the street or alley, submit a traffic control plan for approval by Public Works Director a minimum of 5 working days in advance of street work. Traffic control plan is to be per Regional Standard Drawings or CALTRANS Traffic Control Manual.
26. For any project that proposes work within the public right-of-way (i.e., driveway removal/construction, sidewalk removal/construction, street or alley demolition/reconstruction, landscaping and irrigation, fences, walls within the public right-of-way, etc.), a Temporary Encroachment Permit (TEP) shall be applied for and approved either prior to or concurrent with issuance of the building permit required for the project. Application for a Temporary Encroachment Permit shall be made on forms available at the Community Development Department Counter
27. All street work construction requires a Class A contractor to perform the work. All pavement transitions shall be free of tripping hazards. Street repairs must achieve 95% sub soil compaction. Asphalt repair must be a minimum of four (4) inches thick asphalt placed in the street trench. Asphalt shall be AR4000 ½ mix (hot).

28. Ensure construction design includes adequate storage (out of the front yard setback) for 3 trash barrels for property (regular trash, recycled waste, green waste).
29. Any disposal/transportation of solid waste / construction waste in roll off containers must be contracted through the City's waste removal and recycling provider unless the hauling capability exists integral to the prime contractor performing the work.
30. Existing parcel impervious surfaces be required to not increase beyond the current impervious services as a post-conversion condition in order to maximize the water runoff infiltration area on the parcel in compliance with Municipal Storm Water Permit – Order 2001-01.
31. Install survey monuments on southwest, southeast, and northwest property lines in or adjacent to the sidewalk. Record same with county office of records.
32. In accordance with I.B.M.C. 12.32.120, applicant must place and maintain warning lights and barriers at each end of the work, and at no more than 50 feet apart along the side thereof from sunset of each day until sunrise of the following day, until the work is entirely completed. Barriers shall be placed and maintained not less than three feet high.
33. Require applicant to provide verification of post construction Best Management Practice (BMP) maintenance provisions through a legal agreement, covenant, CEQA mitigation requirement, and / or Conditional Use Permit. Agreement is provided through the Community Development Department.
34. Property owner must institute "Best Management Practices" to prevent contamination of storm drains, ground water and receiving waters during both construction and post construction. The property owner or applicant BMP practices shall include but are not limited to:
 - ◆ Contain all construction water used in conjunction with the construction. Contained construction water is to be properly disposed in accordance with Federal, State, and City statutes, regulations and ordinances.
 - ◆ All recyclable construction waste must be properly recycled and not disposed in the landfill.
 - ◆ Water used on site must be prevented from entering the storm drain conveyance system (i.e. streets, gutters, alley, storm drain ditches, storm drain pipes).
 - ◆ All wastewater resulting from cleaning construction tools and equipment must be contained on site and properly disposed in accordance with Federal, State, and City statutes, regulations, and ordinances.
 - ◆ Erosion control - All sediment on the construction site must be contained on the construction site and not permitted to enter the storm drain conveyance system. Applicant is to cover disturbed and exposed soil areas of the project with plastic-like material (or equivalent product) to prevent sediment removal into the storm drain system.
35. Applicant must underground all utilities in accordance with I.B.M.C. 13.08.060.C.

D. PUBLIC SAFETY

36. Project to be in compliance with the California Fire Code (CFC) 2010 edition or CFC in effect at time of permit issuance and the most current National Fire Protection Association (NFPA) Standards.

Appeal Process under the California Code of Civil Procedure (CCP): The time within which judicial review of a City Council decision must be sought is governed by Section 1094.6 of the CCP. A right to appeal a City Council decision is governed by CCP Section 1094.5 and Chapter 1.18 of the Imperial Beach Municipal Code.

PROTEST PROVISION: The 90-day period in which any party may file a protest, pursuant to Government Code Section 66020, of the fees, dedications or exactions imposed on this development project begins on the date of the final decision.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 16th day of March 2011, by the following vote:

AYES:	COUNCILMEMBERS:
NOES:	COUNCILMEMBERS:
ABSENT:	COUNCILMEMBERS:

JAMES C. JANNEY, MAYOR

ATTEST:

JACQUELINE M. HALD, CMC
CITY CLERK

Silver Strand Congregation of Jehovah's Witnesses

January 15, 2009

Mr. Tyler Foltz
City of Imperial Beach
825 Imperial Beach Blvd.
Imperial Beach, CA 91932

SUBJECT: Statement of Evidence for Proposed Kingdom Hall at 853 Emory Street

This Statement of Evidence, supporting Section 19.82.040, is hereby provided to show:

A. That the proposed use at the particular location is necessary or desirable to provide a service or facility that will contribute to the general well-being of the community.

The proposed use is replacing the existing church facility at 853 Emory Street. The use is necessary and desirable as it will continue to provide for the well-being of the entire community, all of whom are welcome to attend and participate in the diversified program of Bible education provided at the church facility.

B. That such use will not, under the circumstances of the particular use, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.

The proposed use will not be detrimental to the public, as there will be no hazardous materials, fumes, or operations at the facility, nor will there be any noxious odors, loud noises, or excessive traffic generated at the site. The facility will continue to function in the same low-key manner as it has in the past.

C. That the proposed use will comply with the regulations and conditions specified in this title for such use and for other permitted uses in the same zone.

The proposed use, that of a church facility, is consistent with the zoning for this area and will comply with all of the regulations and conditions for that particular use in that particular zone.

D. That the granting of such conditional use will be in harmony with the purpose and intent of this code, the adopted general plan, and the adopted local coastal program.

Our team of seasoned professionals will work closely with City of Imperial Beach staff to ensure that the granting of a conditional use permit will be in harmony with the purpose and intent of all City codes, the adopted general plan, and the adopted local coastal program.

Should you need any additional information, please call me at (619) 424-5055.

Sincerely,

Steve Jessen

c: Evan Leslie, Joel Early, Jim Bozer

SITE PLAN FOR 853 EMORY STREET ENGLISH CONGREGATION OF JEHOVAH'S WITNESSES IMPERIAL BEACH, CA

PROJECT INFORMATION

SITE ADDRESS:
853 EMORY STREET
IMPERIAL BEACH, CALIFORNIA

APN:
020-322-24-00

OWNER/DEVELOPER/PERMITTEE:
SILVER STRAND CONGREGATION
OF JEHOVAH'S WITNESSES
STEVE JESSEN
1132 THALIA STREET
SAN DIEGO, CA 92154
(619) 424-3035

SOILS ENGINEER:
GEOCON, INC
6800 FLANDERS DRIVE
SAN DIEGO, CA 92121
(858) 558-6900
ATTN: EMILIO ALVARADO
RCE 66615

SITE PLAN KEY NOTES

STANDARD	ZONE
RELIGIOUS ASSEMBLY	MUP & DEVELOPMENT PLAN PERMIT
LOT AREA	17500.8 SF = 0.4 AC.
BUILDING AREA	4,328.25 SF BLDG.
LOT COVERAGE	25%
LOT WIDTH	124.98'
SETBACKS	
FRONT	30'
NORTH SIDE	15'
SOUTH SIDE	10'
ALLEY SIDE (REAR)	20'
BUILDING HEIGHT	36'
FAR	N/A
SITE LANDSCAPE	2656 SF = 15%
PARKING	30 REGULAR PARKING 2 ADA PARKING
SEATING	
FIXED SEATING	1 SP / 4 SEATS
NON-FIXED	1 SP / 40 SF
OFFICE SPACE	1 SP / 300 SF
TOTAL SEATS	126 SEATS = 32 SP
TOTAL REQUIRED:	XX PER PHASE OR XX TOTAL
GRADING AMOUNT:	
CUT:	10 YDS
FILL:	10 YDS

LEGEND

- POLE MOUNT AREA LIGHT (1 HEAD)
- WALL MOUNT TYPE AREA FLOOD LIGHT
SEE SHEET A1.2 DETAIL #8 FOR SITE LIGHTING TYPICAL DETAIL

CURVE DATA TABLE

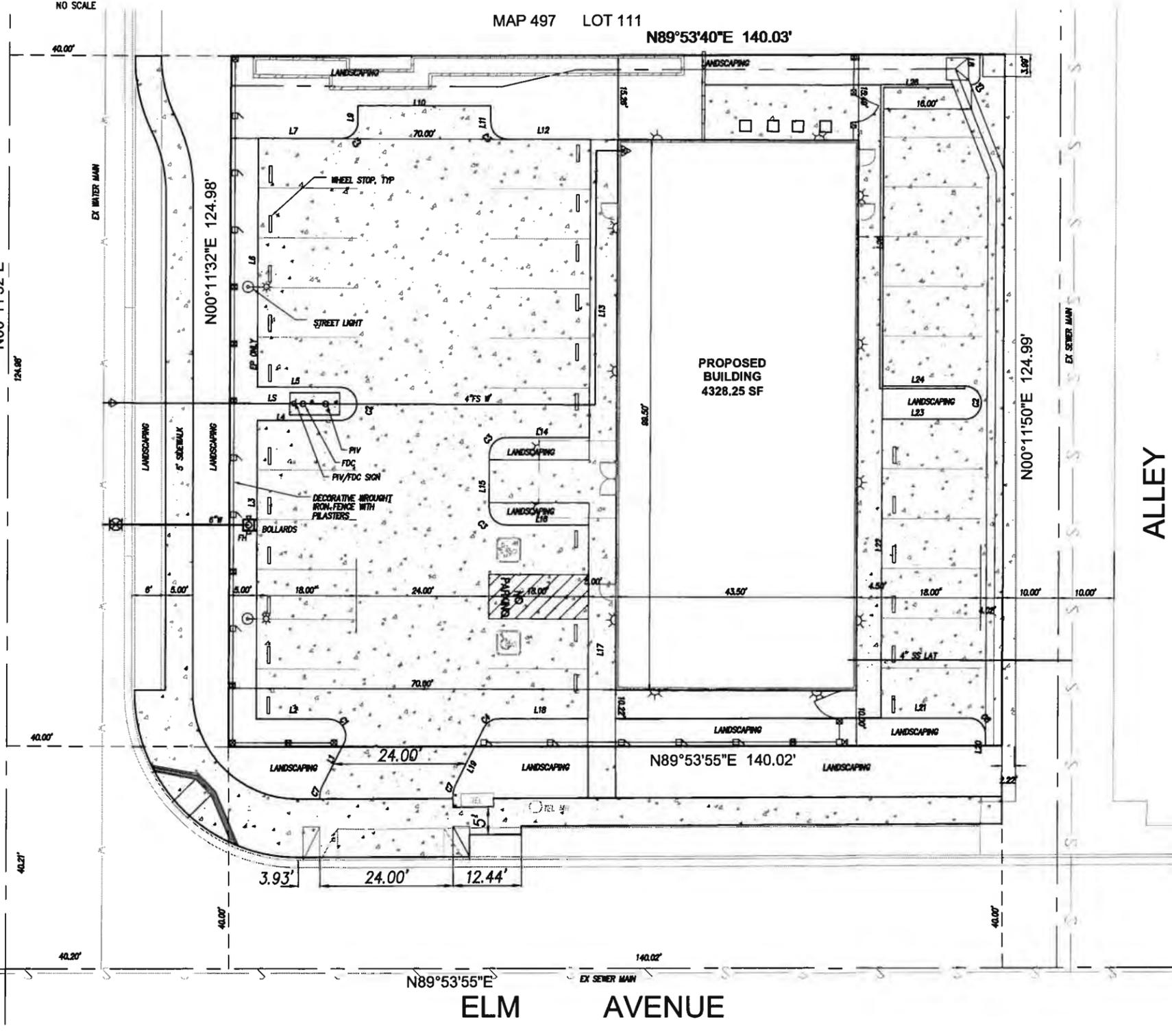
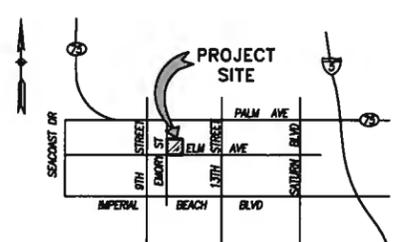
C	RADIUS	DELTA	LENGTH
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2	3.00'	180°00'00"	9.42'
3	3.00'	90°00'00"	4.71'
4	3.00'	63°06'16"	3.30'
5	2.00'	90°00'00"	3.14'
6	3.00'	90°17'35"	4.73'
7	5.00'	26°53'44"	2.35'
8	3.00'	90°06'38"	4.72'

TANGENT DATA

L	BEARING	LENGTH
1	S26°47'39"W	8.44'
2	S89°53'55"W	14.97'
3	N00°11'32"E	54.09'
4	N89°48'28"W	15.00'
5	N89°48'28"W	15.00'
6	N00°11'32"E	45.00'
7	N89°48'28"W	15.00'
8	N00°11'32"E	3.99'
9	N00°11'32"E	3.00'
10	N89°48'28"W	24.00'
11	N00°11'32"E	3.00'
12	N89°48'28"W	15.00'
13	N00°11'32"E	54.00'

TANGENT DATA

L	BEARING	LENGTH
14	N89°48'28"W	15.00'
15	N00°11'32"E	9.78'
16	N89°48'28"W	15.00'
17	N00°11'32"E	35.00'
18	S89°53'55"W	15.03'
19	S26°47'39"W	11.30'
20	N00°11'30"E	1.98'
21	S89°53'55"W	16.00'
22	N00°11'32"E	54.09'
23	N89°48'28"W	15.00'
24	N89°48'28"W	15.00'
25	N00°11'32"E	54.00'
26	N89°48'28"W	16.00'



REVISIONS

PROJECT ENGINEER
Evan Leslie R.C.E.
9821 APPLE STREET
SPRING VALLEY, CA 91977-4665
91977-4665

REGISTERED PROFESSIONAL ENGINEER
EVAN G. LESLIE
RCE 082747
EXP. 6/2010
CIVIL
STATE OF CALIFORNIA

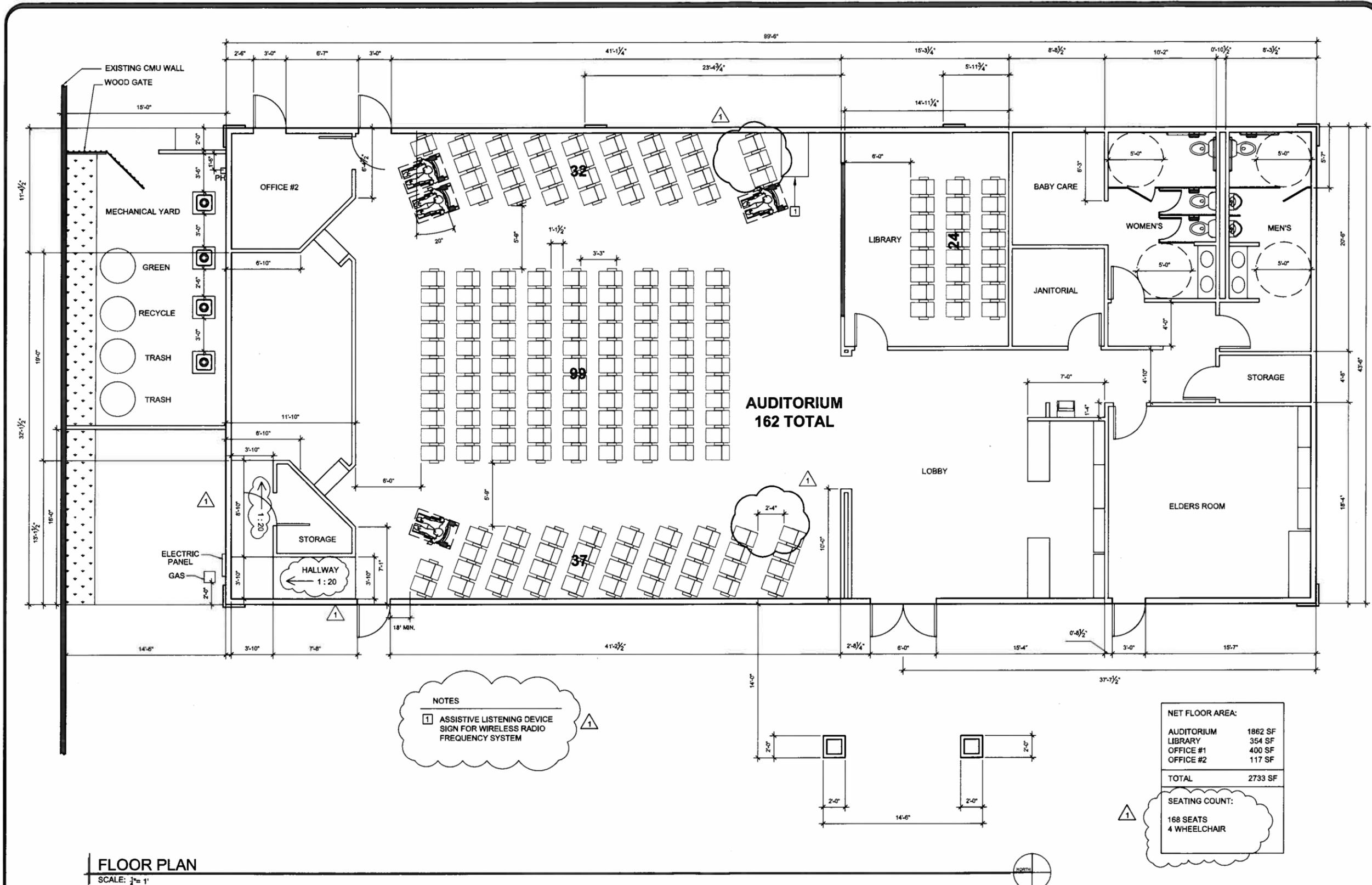
PROJECT: KINGDOM HALL
OWNER: ENGLISH CONGREGATION OF JEHOVAH'S WITNESSES
LOCATION: 853 EMORY ST. IMPERIAL BEACH, CA 91932

SITE PLAN

SHEET TITLE

DATE: 08/04/09
DRAWN BY: VJS
SCALE: 1"=10'
SHEET NUMBER: **C 4/4**

H:\PROJ\2008\080801\dwg\PLD\080801 SITEPLAN.dwg 9/22/2009 12:57:12 PM PDT



FLOOR PLAN
SCALE: 1/4" = 1'

NOTES

1 ASSISTIVE LISTENING DEVICE SIGN FOR WIRELESS RADIO FREQUENCY SYSTEM

NET FLOOR AREA:	
AUDITORIUM	1862 SF
LIBRARY	354 SF
OFFICE #1	400 SF
OFFICE #2	117 SF
TOTAL	2733 SF

SEATING COUNT:	
168 SEATS	
4 WHEELCHAIR	

REVISIONS

4-19-10	
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PROJECT ENGINEER
Evan Leslie R.C.E.
P.O. Box 2843
Spring Valley, CA
91977-9998

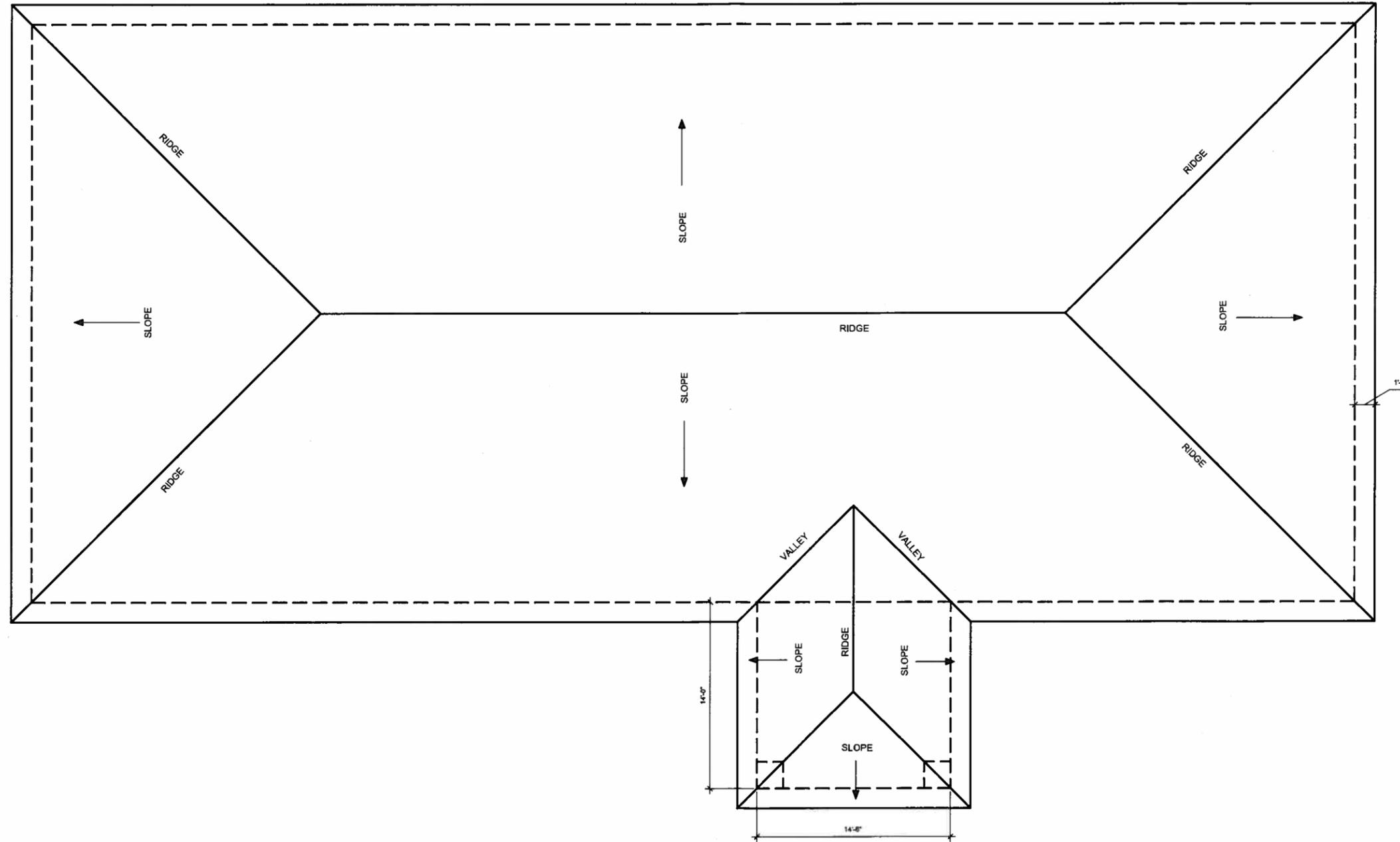


PROJECT NAME
KINGDOM HALL REMODEL
853 EMORY ST.
IMPERIAL BEACH, CA 91932

SHEET TITLE
FLOOR PLAN

DATE: 11-22-09
DRAWN BY:
SCALE: 1/4" = 1'-0"
SHEET NUMBER:

A1.1



ROOF PLAN

SCALE: 1/4" = 1'-0"

REVISIONS	
⚠	4-19-10

PROJECT ENGINEER
Evan Leslie R.C.E.
 P.O. Box 2843
 Spring Valley, CA
 91977-9998



PROJECT NAME
KINGDOM HALL REMODEL
 853 EMORY ST.
 IMPERIAL BEACH, CA 91932

SHEET TITLE
ROOF PLAN

DATE: 9/12/09

DRAWN BY:

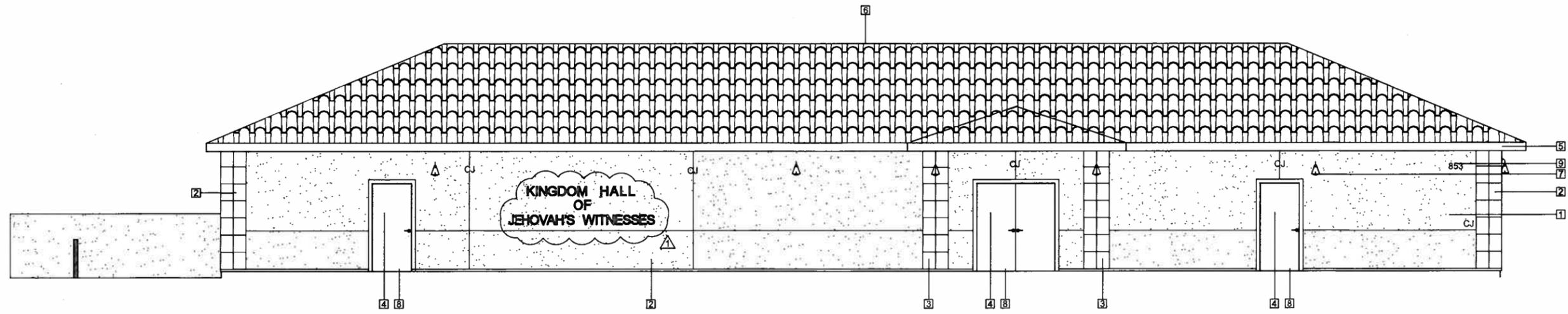
SCALE: 1/4" = 1'-0"

SHEET NUMBER:

A1.2

ELEVATION REFERENCE NOTES:

- 1 STUCCO
- 2 TILE VENEER OVER 2 INCH "POP OUT" CORNERS
- 3 COLUMN(S) WITH TILE VENEER
- 4 PAINTED METAL DOOR
- 5 WOOD FASCIA
- 6 CONCRETE TILE ROOF
- 7 WALL MOUNTED LIGHTS
- 8 THRESHOLDS AT EXTERIOR PER ADA STANDARDS
- 9 6" HIGH NUMBERS OF CONTRASTING COLOR



FRONT ELEVATION (WEST)

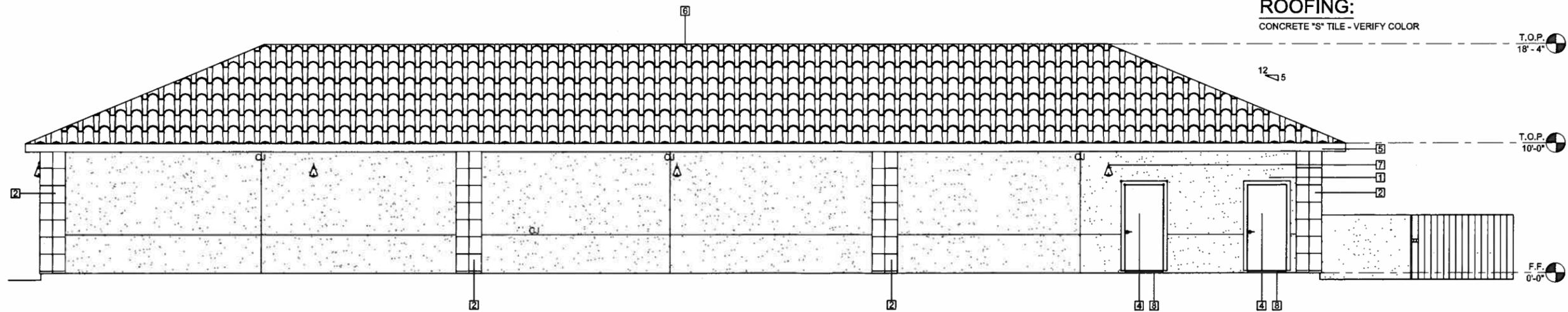
SCALE: 1/4" = 1'-0"

ELEVATION GENERAL NOTES:

- 1 STUCCO FINISH TO BE SMOOTH TROWEL FINISH OR SMOOTH SAND FINISH
- 2 VERIFY ALL EXTERIOR FINISHES COLORS AND MATERIALS
- 3 SEE A1.4 FOR SIGNAGE INFORMATION

ROOFING:

CONCRETE "S" TILE - VERIFY COLOR



REAR ELEVATION (EAST)

SCALE: 1/4" = 1'-0"

REVISIONS

4-19-10

PROJECT ENGINEER
Evan Leslie R.C.E.
 P.O. Box 2843
 Spring Valley, CA
 91977-9998



PROJECT NAME
KINGDOM HALL REMODEL
 853 EMORY ST.
 IMPERIAL BEACH, CA 91932

SHEET TITLE
EXTERIOR ELEVATIONS

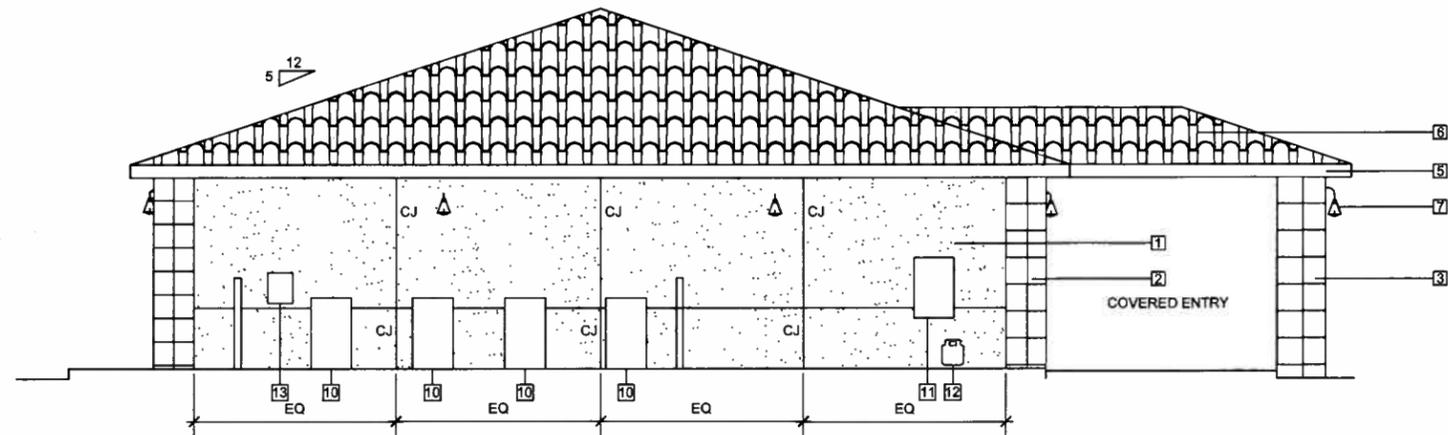
DATE: 2/16/09

DRAWN BY: JME

SCALE: As shown

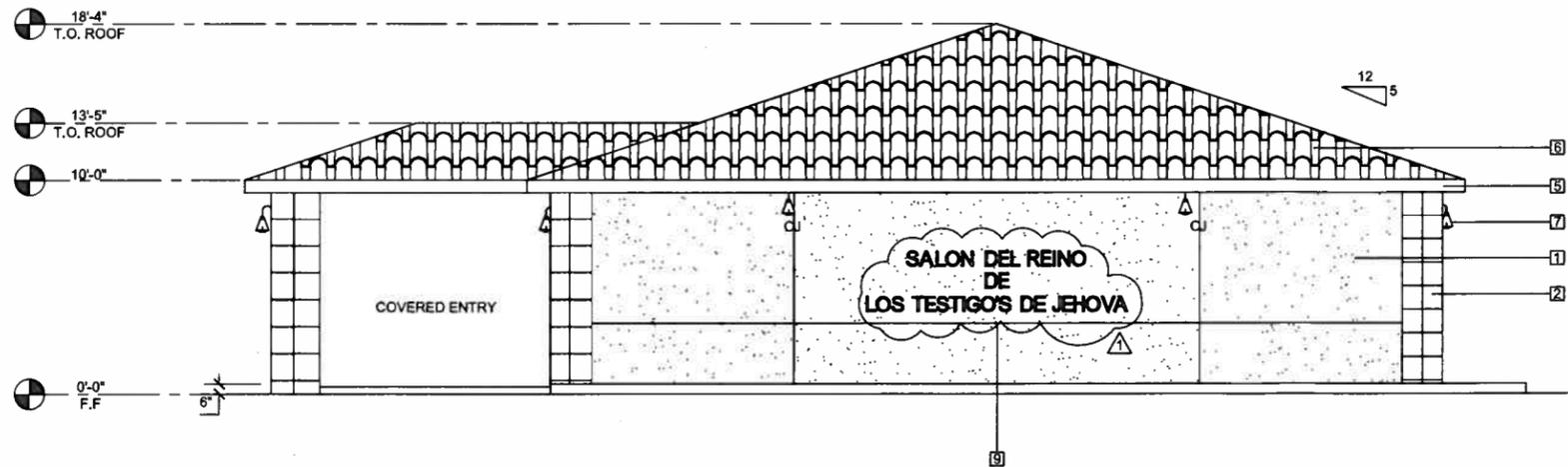
SHEET NUMBER:

A1.3



NORTH ELEVATION

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATION REFERENCE NOTES:

- 1 STUCCO
- 2 TILE VENEER OVER 2 INCH "POP OUT" CORNERS
- 3 COLUMN(S) WITH TILE VENEER
- 4 PAINTED METAL DOOR
- 5 WOOD FASCIA
- 6 CONCRETE TILE ROOF
- 7 WALL MOUNTED LIGHTS
- 8 THRESHOLDS AT EXTERIOR PER ADA STANDARDS
- 9 SIGN
- 10 COOLING UNIT
- 11 ELECTRICAL PANEL
- 12 GAS METER
- 13 GAS METER

ELEVATION GENERAL NOTES:

- 1 STUCCO FINISH TO BE SMOOTH TROWEL FINISH OR SMOOTH SAND FINISH
- 2 VERIFY ALL EXTERIOR FINISHES COLORS AND MATERIALS

ROOFING:

CONCRETE "S" TILE - VERIFY COLOR

SIGN AREA CALCULATIONS:

WEST

9' HIGH x 100' LONG = 6.25 SF ——— **KINGDOM HALL**

9' HIGH x 22' LONG = 1.375 SF ——— **DE**

9' HIGH x 140' LONG = 8.75 SF ——— **JEHOVAH'S WITNESSES**

TOTAL SF OF ENGLISH SIGN = 16.375 SF

SOUTH

9' HIGH x 108' LONG = 6.75 SF ——— **SALON DEL REINO**

9' HIGH x 14' LONG = .875 SF ——— **DE**

9' HIGH x 156' LONG = 9.75 SF ——— **LOS TESTIGOS DE JEHOVA**

TOTAL SF OF SPANISH SIGN = 16.375

TOTAL SF OF BOTH SIGNS = 33.75 SF

REVISIONS	
1	4-19-10

PROJECT ENGINEER
Evan Leslie R.C.E.
 P.O. Box 2843
 Spring Valley, CA
 91977-9998



PROJECT NAME
KINGDOM HALL REMODEL
 853 EMORY ST.
 IMPERIAL BEACH, CA 91932

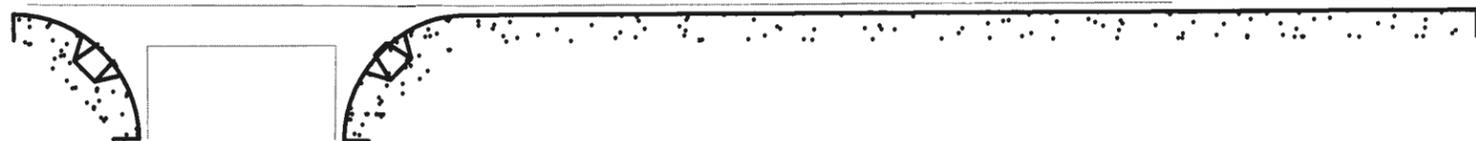
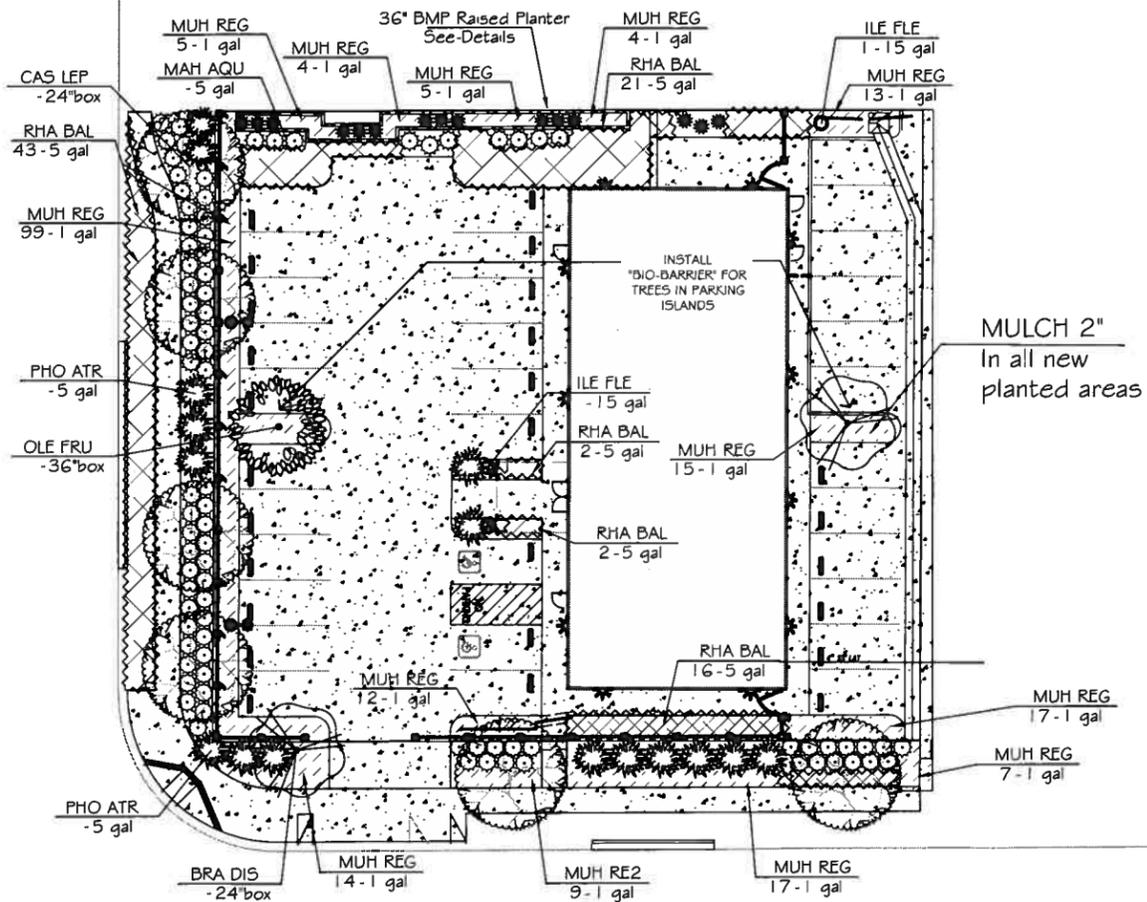
SHEET TITLE
EXTERIOR ELEVATIONS

DATE: 2/16/09
 DRAWN BY: JME
 SCALE: As shown
 SHEET NUMBER:

A1.4

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL	COMMON	CONT	WUCOLS
	OLE FRU	1	Olea europaea 'Fruitless'	Fruitless Olive	36"box	
DECIDUOUS TREES	CODE	QTY	BOTANICAL	COMMON	CONT	WUCOLS
	BRA DIS	2	Brachyotum discolor	Oceanland Lactaria	24"box	MEDIUM (0.5)
EVERGREEN TREES	CODE	QTY	BOTANICAL	COMMON	CONT	WUCOLS
	CAS LEF	6	Casua leptophylla	Gold Medalion Tree	24"box	MEDIUM (0.5)
SHRUBS	CODE	QTY	BOTANICAL	COMMON	CONT	WUCOLS
	ANB HYB	15	Anagallis x 'Big Red'	Big Red Kangaroo Paw	5 gal	
	ILE FLE	3	Ilex vomitoria 'Will Fleming'	Will Fleming Upright Yew	15 gal	MEDIUM (0.5)
	MAC LING	1	Macladocna unguis-cati	Yellow Trumpet Vine	5 gal	
	LANI AQU	05	Lantana aegialium	Dragon Grape	5 gal	MEDIUM (0.5)
	PHO ATR	16	Phoradendron 'Atrorubrum'	Purple New Zealand Flax	5 gal	MEDIUM (0.5)
SHRUB AREAS	CODE	QTY	BOTANICAL	COMMON	CONT	WUCOLS
	RHA BAL	120	Raphanostrepis indica 'Ballona'	Indian Hawthorne	5 gal @ 48" oc	MEDIUM (0.5)
GROUND COVERS	CODE	QTY	BOTANICAL	COMMON	CONT	WUCOLS
	MUH REG	209	Muhlenbergia capillaris 'Regal Mist' TM	Muhly	1 gal @ 36" oc	MEDIUM (0.5)
	LAMI RE2	10	Muhlenbergia capillaris 'Regal Mist' TM	Muhly	1 gal @ 36" oc	MEDIUM (0.5)



PROPOSED LANDSCAPE PLAN

SCALE: 1" = 20'

REVISIONS

NO.	DESCRIPTION

PROJECT ENGINEER
Evan Leslie R.C.E.
 P.O. Box 2843
 Spring Valley, CA
 91977-9998



PROJECT: KINGDOM HALL
 OWNER: SILVER STRAND CONGREGATION OF JEHOVAH'S WITNESSES
 LOCATION: 853 EMORY ST. IMPERIAL BEACH, CA 91932

SHEET TITLE
LANDSCAPE PLAN

DATE: 11-22-09

DRAWN BY:

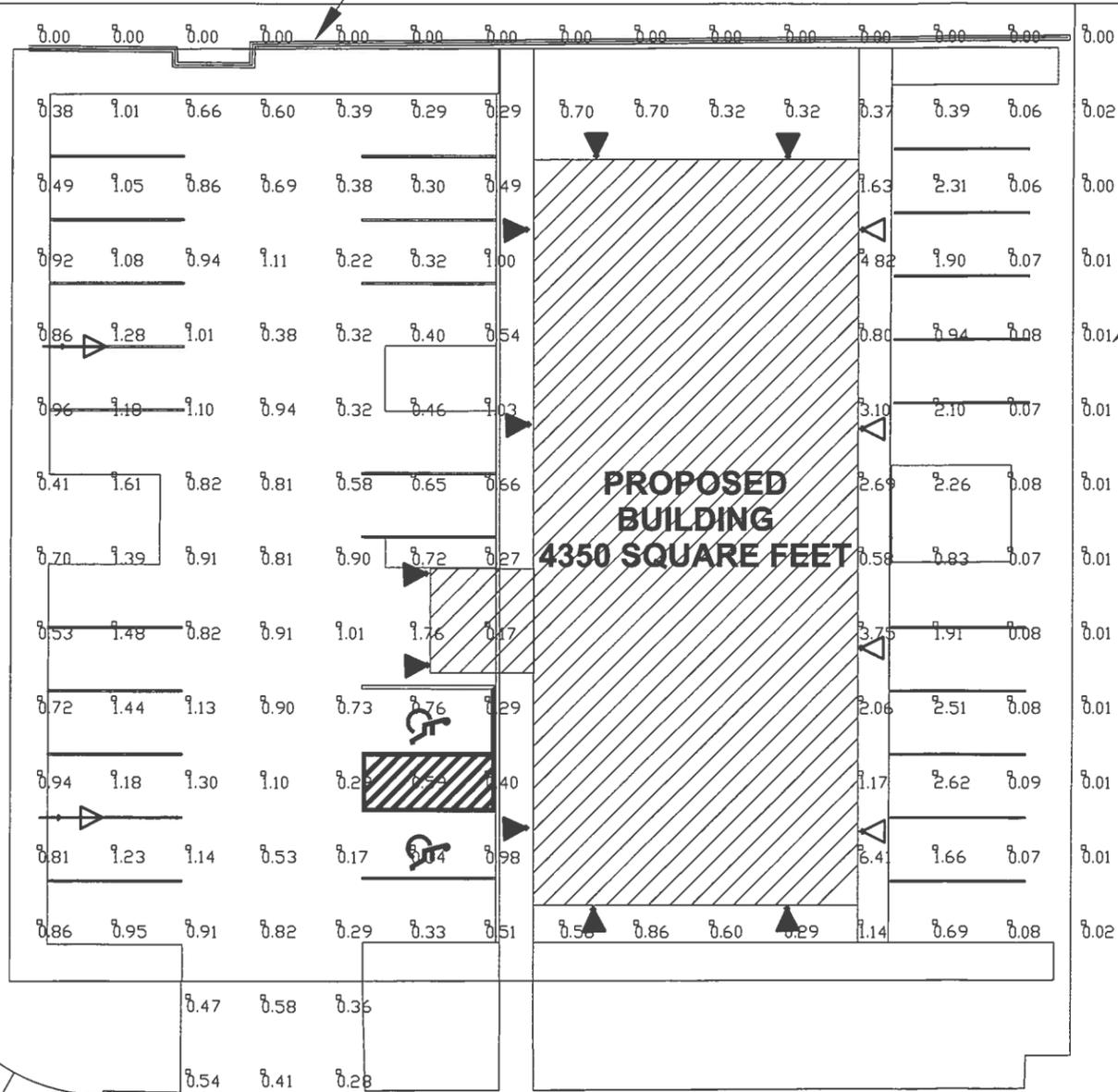
SCALE:

SHEET NUMBER:

L1

EMORY STREET

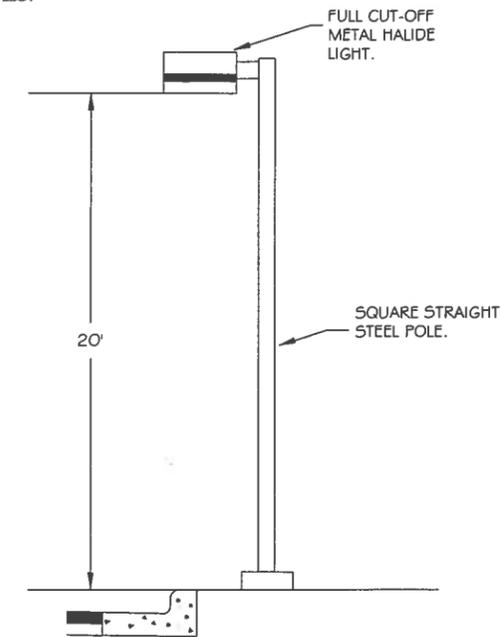
6' HIGH BLOCK WALL PROVIDES NATURAL SHIELD TO MINIMIZE LIGHT SPILLAGE. THIS STUDY DEMONSTRATES NO LIGHT SPILLAGE ONTO ADJACENT PROPERTY AS IS DEMONSTRATED BY 0 FOOT-CANDLES OF LIGHT EMMITANCE.



ELM AVENUE

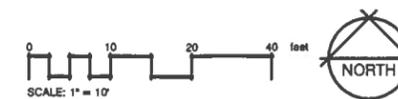
Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
▲	4	WALL	SINGLE	4000	0.720	50 WATT MH FULL CUT-OFF WALL PACK AT 8'
▲	9	LANTERN	SINGLE	1800	0.720	26 WATT FLUORESCENT DECORATIVE LANTERN AT 8'
→	2	PARKING LOT	SINGLE	9500	0.720	100 WATT MH FULL CUT-OFF POST LIGHT AT 20'

LIGHT SPILLAGE TO EDGE OF PROPERTY LINE LESS THAN .01 FOOT-CANDLES.



PARKING LOT LIGHT STANDARD DETAIL

A NO SCALE



REVISIONS

PROJECT ENGINEER
Evan Leslie R.C.E.
 9821 APPLE STREET
 SPRING VALLEY, CA
 91977-4665



PROJECT: KINGDOM HALL
 OWNER: SILVER STRAND CONG. OF JEHOVAH'S WITNESSES
 LOCATION: 853 EMORY ST. IMPERIAL BEACH, CA 91932

SHEET TITLE
PHOTOMETRIC STUDY

DATE: 11-22-09

DRAWN BY:

SCALE: As Shown

SHEET NUMBER:

E0.1



WEST VIEW

IMPERIAL BEACH CONGREGATION
OF JEHOVAH'S WITNESSES, INC.





NORTH VIEW



WEST VIEW



SOUTH VIEW

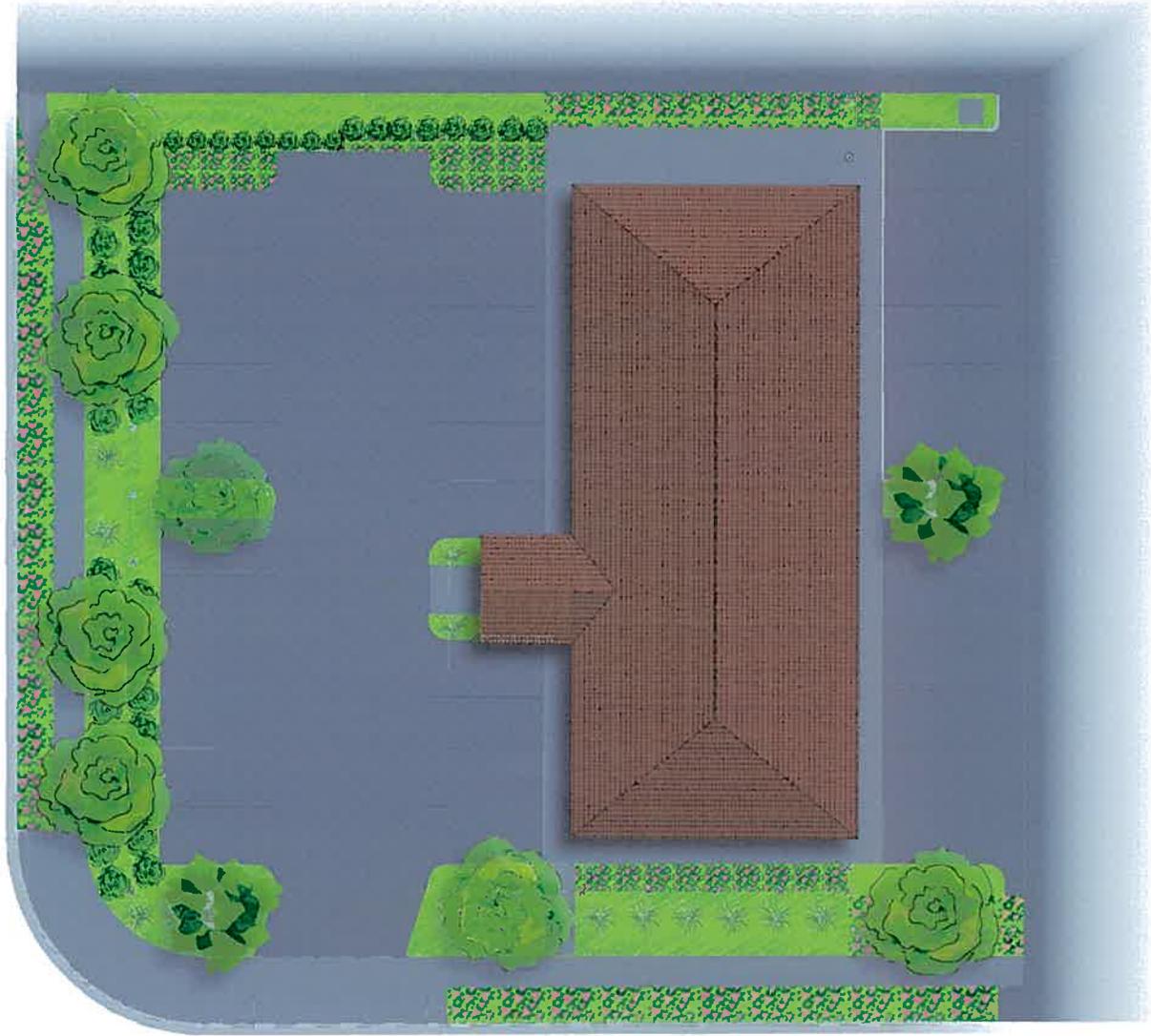


EAST VIEW

IMPERIAL BEACH CONGREGATION
OF JEHOVAH'S WITNESSES, INC.



EMORY ST.



ELM ST.

SITE AERIAL VIEW

IMPERIAL BEACH CONGREGATION
OF JEHOVAH'S WITNESSES, INC.



EXTERIOR FINISHES FOR:
 KINGDOM HALL OF JEHOVAH'S WITNESSES
 853 EMORY STREET, IMPERIAL BEACH, CA

February 01, 2010



1. UPPER STUCCO:
 EXPO #442 Sand Dollar"
 Smooth sand finish (20/30)



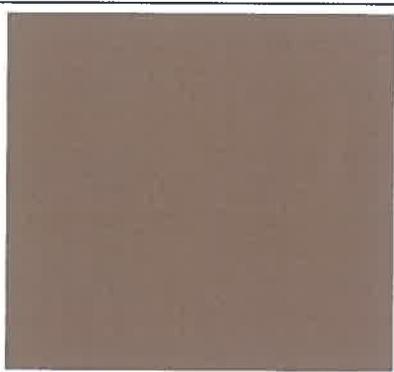
1. LOWER STUCCO:
 EXPO #488 Pacific Sands
 Smooth sand finish (20/30)



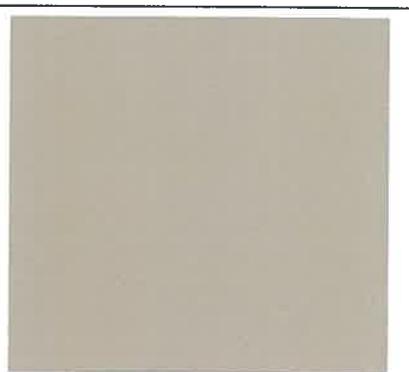
3. EXTERIOR STONE:
 Eldorado Mountain Ledge Panels
 Pioneer



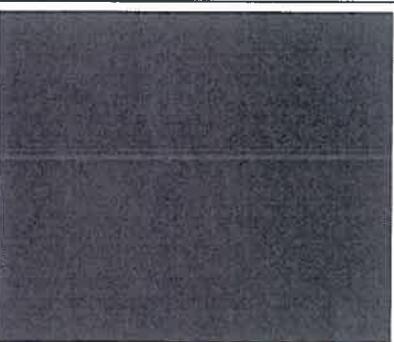
2. CONCRETE ROOF TILE:
 Eagle Roofing -Capistrano #3520
 Weathered Terracotta Flashed



4A FASCIA COLOR:
 Dunn-Edwards #DE6131 Teddy Bear
 Rain Gutter Supply: Buckskin Brown



4B EXTERIOR DOOR COLOR:
 Dunn-Edwards #DEC721
 Slopes



4C IRON FENCING:
 Dunn-Edwards #DEC756
 Weathered Brown



6D/E PERIMETER PILASTERS:
 RCP Splitface La Paz w/ Stepstone
 Peaked Classic Cap #506 Almond



7 EXTERIOR WALL LIGHTS:
 Minka Lavery #71192-357-PL



**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: GARY BROWN, CITY MANAGER
MEETING DATE: MARCH 16, 2011
ORIGINATING DEPT.: PUBLIC WORKS *HAL*
SUBJECT: PUBLIC HEARING ON RESOLUTION OF THE CITY OF IMPERIAL BEACH, CALIFORNIA ADJUSTING A REGIONAL TRANSPORTATION CONGESTION IMPROVEMENT PLAN (RTCIP) FEE FOR FISCAL YEAR 2011-2012

BACKGROUND:

In accordance with the TransNet Extension Ordinance and Expenditure Plan 04-01, the Imperial Beach City Council adopted ordinance 2008-1067 to establish a transportation uniform mitigation program that will mitigate the regional transportation impacts of new development on the arterial system. As part of the Ordinance, the City was required to adopt a Traffic Congestion Management Fee to be effective on July 1, 2008. At the City Council meeting March 19, 2008, City Council adopted the Regional Transportation Congestion Improvement Plan (RTCIP) fee of \$2,000 per new residential dwelling unit. The fee became effective July 1, 2008. The TransNet Extension Ordinance and Expenditure Plan 04-01 states that "the fee amount per residential unit shall be adjusted annually on July 1 of each year beginning July 1, 2009 based on the Engineering Construction Cost Index as published by the Engineering News Record or similar cost of construction index. Any increase shall not exceed the percentage increase set forth in the construction index. In no event, however, shall the increase be less than two percent per year. The purpose of this annual adjustment is to retain purchasing power in anticipation of future inflation."

For FY 2010-2011 City of Imperial Beach Resolution 2010-6871 increased the fee 2% to a new RTCIP fee of \$2,081 per residential unit because the Engineering Construction Cost Index was less than 2%.

The initiation of and adjustments to the Transportation Congestion Management Fee is to be through a public noticing and public hearing context. On March 3, 2011, a public hearing notice to adjust the Transportation Congestion Management Fee was published in the San Diego Union Tribune newspaper for the City Council meeting of March 16, 2011.

DISCUSSION:

As was the situation in FY 2009/2010, the Engineering Construction Cost Index for FY 2010/2011 was less than 2%. Thus in accordance with the TransNet Extension Ordinance and Expenditure Plan 04-01 the RTCIP fee for FY 2011-2012 must increase a minimum of 2% for a new RTCIP fee of \$2,123 per residential dwelling unit.

Since July 1, 2008, the City of Imperial Beach collected the following fees to be placed in the separate RTCIP interest bearing account:

9/9/08	\$2000.00
11/6/08	\$2000.00
8/6/09	\$2040.00
11/19/09	\$2040.00
5/12/10	\$2040.00
<u>2011</u>	<u>None yet</u>

TOTAL \$10,120.00

ENVIRONMENTAL DETERMINATION:

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) on the State CEQA Guidelines.

FISCAL IMPACT:

Adoption of the fee adjustment will allow the City to recover costs that would otherwise be absorbed by the General Fund or diverted from other funds that could be used for other eligible projects. The City is required to place the \$2,123.00 Transportation Uniform Mitigation Fee per residential dwelling unit building permit issued into a separate interest bearing RTCIP account.

Total RTCIP fees collected to date is \$10,120.

DEPARTMENT RECOMMENDATION:

1. Receive this report.
2. Open the Public Hearing.
3. Take public testimony.
4. Close the Public Hearing; and
5. Adopt Resolution 2011-7010 - A Resolution of the City Council of the City of Imperial Beach, California establishing a \$2,123 Regional Transportation Congestion Improvement Plan Fee for each new residential dwelling Unit.

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.



Gary Brown, City Manager

Attachments:

1. Resolution No. 2011-7010

RESOLUTION NO. 2011-7010

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, ADJUSTING A REGIONAL TRANSPORTATION CONGESTION IMPROVEMENT PLAN (RTCIP) FEE FOR FISCAL YEAR 2011-2012

WHEREAS, in accordance with the TransNet Extension Ordinance and Expenditure Plan 04-01, the Imperial Beach City Council adopted ordinance 2008-1067 to establish a transportation uniform mitigation program that will mitigate the regional transportation impacts of new development on the arterial system; and

WHEREAS, as part of the Ordinance, the City was required to adopt a Traffic Congestion Management Fee to be effective on July 1, 2008; and;

WHEREAS, at the City Council meeting March 19, 2008, City Council adopted the Regional Transportation Congestion Improvement Plan (RTCIP) fee of \$2,000 per new residential dwelling unit; and

WHEREAS, the fee became effective July 1, 2008; and

WHEREAS, the TransNet Extension Ordinance and Expenditure Plan 04-01 states that "the fee amount per residential unit shall be adjusted annually on July 1 of each year beginning July 1, 2009 based on the Engineering Construction Cost Index as published by the Engineering News Record or similar cost of construction index;" and

WHEREAS, any increase shall not exceed the percentage increase set forth in the construction index and in no event, however, shall the increase be less than two percent per year; and

WHEREAS, the initiation of and adjustments to the Transportation Congestion Management Fee is to be through a public noticing and public hearing context; and

WHEREAS, on March 3, 2011, a public hearing notice to adjust the Transportation Congestion Management Fee was published in the San Diego Union Tribune newspaper for City Council meeting of March 16, 2011; and

WHEREAS, the FY 2010/2011 the RTCIP fee was increased 2% and set at \$2,081 per dwelling unit per Resolution 2010-6871; and

WHEREAS, the Engineering Construction Cost Index for FY 2010/2011 was less than 2%; and

WHEREAS, in accordance with the TransNet Extension Ordinance and Expenditure Plan 04-01, the RTCIP fee for FY 2011-2012 must increase a minimum of 2% for a new RTCIP fee of \$2,123 per residential dwelling unit.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Imperial Beach as follows:

1. The above recitals are true and correct.
2. This legislative body adopts a \$2,123 Transportation Uniform Mitigation Fee (Regional Transportation Congestion Improvement Plan Fee) per new residential dwelling unit effective July 1, 2011.

3. The \$2,123.00 Transportation Uniform Mitigation Fee per residential dwelling unit building permit issued is to be placed into a separate interest bearing RTCIP account.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 16th day of March 2011, by the following vote:

AYES:	COUNCILMEMBERS:
NOES:	COUNCILMEMBERS:
ABSENT:	COUNCILMEMBERS:

JAMES C. JANNEY, MAYOR

ATTEST:

JACQUELINE M. HALD, CMC
CITY CLERK



**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL AND CHAIR AND MEMBERS OF THE REDEVELOPMENT AGENCY

FROM: GARY BROWN, CITY MANAGER/EXECUTIVE DIRECTOR

MEETING DATE: MARCH 16, 2011

ORIGINATING DEPT.: COMMUNITY DEVELOPMENT DEPARTMENT
GREG WADE, COMMUNITY DEVELOPMENT DIRECTOR *GW*

SUBJECT: MONTHLY UPDATE REPORT ON THE REDEVELOPMENT OF THE SEACOAST INN HOTEL

BACKGROUND:

At the City Council meeting on Wednesday, April 21, 2010, the City Council approved a Memorandum of Understanding (MOU) between the City/Redevelopment Agency and the Developer/Property Owners of the Seacoast Inn (Imperial Coast Limited Partnership) outlining financial and other commitments for the redevelopment of the Seacoast Inn. Also approved as part of the MOU was a Project Schedule detailing important project milestones for the project's development. At the meeting on April 21, 2010, the City Council also requested a monthly update report be made to advise the Council on progress made and compliance with the approved MOU and Project Schedule.

At the City Council meeting on May 19, 2010, City staff and Pacifica presented the first of the requested monthly updates. Staff advised the City Council that the demolition permit had been issued and the building permit plans (structural and architectural) had been resubmitted for plan check. Pacifica advised the City Council on progress made with respect to the schedule contained in the Memorandum of Understanding (MOU). The City Council requested that, for future monthly updates, all information and/or schedule updates should be provided to the City Council with their agenda packages rather than at the time of the meeting as a last minute agenda item. The City Council has received monthly updates at the second meeting of each month since that time.

DISCUSSION:

The last monthly update was provided by staff on February 16, 2011. Pacifica will provide the update report on the status of the building permit, project financing and the construction schedule. City staff is continuing to meet with Pacifica's general contractor and Project Manager to review issues pertaining to the building permit plans, building permit issuance and construction of the hotel.

FISCAL ANALYSIS:

No fiscal impact with this report.

ENVIRONMENTAL REVIEW

None required with this report.

DEPARTMENT RECOMMENDATION:

That the City Council/Redevelopment Agency receive the update report on the Seacoast Inn project and provide comment and input as necessary.

CITY MANAGER'S RECOMMENDATION

Approved Department recommendation.



Gary Brown, City Manager/Executive Director

Attachments: None.



**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: GARY R. BROWN, CITY MANAGER
MEETING DATE: MARCH 16, 2011
ORIGINATING DEPT.: FINANCE DEPARTMENT
SUBJECT: BUDGET UPDATE PRESENTATION

BACKGROUND:

Staff will update the City Council on new information that was previously presented at the Council Workshop on February 9, 2011 including impact of potential redevelopment elimination, public safety cost allocations, and lower pass thru revenue.

DEPARTMENT RECOMMENDATION:

No formal City Council action is required for the update presentation.

CITY MANAGER'S RECOMMENDATION:

No formal City Council action is required for the update presentation.

A handwritten signature in black ink, appearing to read 'Gary R. Brown', is written over a horizontal line.

Gary R. Brown, City Manager



**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: GARY BROWN, CITY MANAGER

MEETING DATE: March 16, 2011

ORIGINATING DEPT.: PUBLIC SAFETY

SUBJECT: AUTHORIZATION FOR THE CITY OF IMPERIAL BEACH TO PROCEED WITH NEGOTIATING WITH THE CITY OF SAN DIEGO FOR THE PURPOSE OF ENTERING INTO AN AGREEMENT FOR PROVIDING CONTRACT EMERGENCY DISPATCH SERVICES TO THE CITY OF IMPERIAL BEACH FIRE AND LIFEGUARD DEPARTMENTS THROUGH THE SAN DIEGO FIRE AND LIFE SAFETY DEPARTMENT'S FIRE COMMUNICATIONS CENTER

BACKGROUND:

Because the City of Imperial Beach Public Safety Department does not have the necessary resources, equipment, or staff to provide emergency dispatch services, the City of Chula Vista provided this essential service to the City's Fire and Lifeguard Departments between 1992 and 2001. During the last year of the contract Chula Vista charged \$26.70 per incident dispatched. In May of 2001, Imperial Beach received a letter from the Chula Vista Police Chief that they would no longer be able to provide Dispatch Services effective October 2001. From October 2001 through June 2003, the City of Imperial Beach contracted Emergency Dispatch Services that included Communications and Records Management from the Heartland Communications Facility Authority (HCFA) a Joint Powers Authority (JPA). After contracting with HCFA for two years, the City of Imperial Beach became a full member of the JPA for the purpose of stabilizing costs for dispatch services.

Imperial Beach's JPA membership with HCFA continues to this day, but our status as a Fire Zone 4 partner changed last year. The San Diego County Fire Area Coordinator (Cal Fire), with recommendations from the Fire Chiefs of this County, reorganized the Fire Zones and also changed the previous name designations. Imperial Beach was moved from the newly named Central Zone (Attachment 1), formerly Zone 4, into the Metro Zone, while continuing to be dispatched by HCFA. Along with Imperial Beach, the Metro Zone (Attachment 2) members are; San Diego, Poway, Coronado, National City, Chula Vista, Miramar and Federal Fire Departments. San Diego Fire Department

is the Metro Zone Coordinator and currently contract dispatches for the cities of Poway and Chula Vista. As the Metro Zone Coordinator, the San Diego Fire Communications Center manages and coordinates emergency mutual aid resources for the City of Imperial Beach. This zone change along with cost containment opportunities initiated a review of the day-to-day services provided by HCFA compared to what is being offered through a Dispatch Services Contract by the City of San Diego.

DISCUSSION:

Imperial Beach is now part of the Metro Zone and is in automatic aid agreements with the surrounding Cities of San Diego, Coronado and the adjacent Cities of Chula Vista and National City. Imperial Beach also responds into these Cities as part of the auto aid/boundary drop agreements. The majority of resources that respond into Imperial Beach are dispatched by the San Diego Fire Communications Center and can be viewed on Attachment 3. Heartland Communications, who is the Central Zone Area coordinator, currently dispatches for Alpine, Bonita FPD, Barona, Coronado, El Cajon, Lakeside, Lemon Grove, National City, Imperial Beach, Santee, San Miguel Consolidated, and Viejas Fire Departments. Both dispatch centers, San Diego Fire Communications and HCFA, are able to provide Imperial Beach with the following:

- All dispatch personnel are trained in specialized fire, rescue, and emergency medical dispatch skills and protocols
- All emergency medical emergency callers requesting assistance receive emergency medical pre-arrival instructions. The Emergency Medical Dispatch (EMD) Program is designed to initiate medical care instructions prior to the arrival of public safety personnel
- A dedicated interface exists, for instantaneous notification, to American Medical Response (AMR) who is the City's contract paramedic ambulance service provider
- National Accreditation for Dispatch Center Operations
- Utilizing the same Computer Aided Dispatch (CAD) hardware and software
- Be able to provide a Records Management and Incident Reporting System (RMIRS) for submitting the required annual reports to the State and Federal governments
- Emergency response personnel will be alerted to emergency calls via a redundant notification system that utilizes existing CAD paging, station alerting, mobile data computers and the current 800 MHz Regional Communications System.

The move to San Diego Fire Communications will offer the following:

- Dispatch reflex time will no longer be a factor in calculating the total response time for Imperial Beach emergency incidents. This is the time it takes for HCFA to identify and request resources that would come from the San Diego and Chula Vista Fire Departments
- Interoperability will improve between the City of San Diego and Imperial Beach Fire and Lifeguard Departments
- Emergency fire resource move-ups to cover the City of Imperial Beach will be more effectively managed by the San Diego Fire Communications Center

- San Diego Fire Communications has the capacity to provide Dispatch Services for the Imperial Beach Fire and Lifeguard Departments without causing any degradation to their existing dispatch operations
- San Diego Fire Communications has a 24/7 uniformed Fire Captain supervising the activities of dispatch operations
- Transition to San Diego Fire Communications will have negligible training requirements for Imperial Beach's emergency response personnel.
- A rate stable 5-year contract for Dispatch Services is being offered to City of Imperial Beach

As a HCFA contract City in 2001 – 2003, Imperial Beach was charged \$33.10 per emergency dispatch for a total of \$59,282 for the 1,791 calls dispatched. For 2004, HCFA changed the contract dispatch rate from \$33.10 to \$49.00 per response. This was a 33% increase and Imperial Beach would have been charged \$87,759. As a result, Imperial Beach opted to become a JPA member of HCFA. HCFA's initial annual cost for fire dispatch and communications services was based on the combination of weighted factors; 50% calls for service, 25% uniform fire personnel and 25% number of 800 MHz radios. The JPA membership resulted in a reduction in the cost per call for dispatch services from \$24.55 to \$28.33. This lowered the annual dispatch costs between \$43,969 - \$50,739.

In 2009, HCFA JPA changed the weighted member cost formula for dispatch services from three factors to two – 50% for incidents and 50% for fire personnel. This resulted in a 21% increase in dispatch service to \$88,885. Based on 2,076 incidents, the cost per call is \$42.82. If Imperial Beach had remained strictly a contract agency with HCFA, rather than a JPA member, the cost per call today would have been \$49.98 and the total cost for dispatch services would have been \$103,758. For 2009, utilizing the most recent HCFA incident call volume for Imperial Beach, San Diego Fire Communications dispatch services cost proposal is for \$67,000 or \$32.27 per call.

In order to retain the relationship developed over the past decade with HCFA, the HCFA Board of Fire Chiefs' President and the HCFA Communications Director met with the City Manager to review the current costs. Chief Scott advised that he would see if there would be a possibility of reducing costs as a JPA member or move Imperial Beach back to being a contract agency. After the HCFA Finance Committee meeting, Imperial Beach was advised that there was not a way for HCFA to reduce the costs for Imperial Beach's dispatch services to meet the contract proposed by San Diego Fire Communications. As identified in previous staff reports, membership in the HCFA JPA granted members an active role in how dispatch services are delivered, developed a more balanced approach to the pricing structure, and assisted with the possible reduction in future annual fee increases. HCFA delivered on most of these commitments.

As presented, the contract of dispatch services agreement with San Diego Fire Communications provides Imperial Beach with a contract that reduces costs immediately and may have a slight inflation factor over the 5 year contract cost for dispatch services. Based on either remaining with HCFA or moving to San Diego Fire Communications, Imperial Beach's combined initial start-up costs and HCFA's capital buy-out is estimated to be \$26,497 and would be recaptured in little more than a year's

time. After start up expenses, annual savings are estimated to be \$26,114. The 5 year cumulative savings for dispatch services received from San Diego Fire Communications are estimated to be \$130,570. This future cost savings assumption is based on an annual 1% per year increase contract from San Diego Fire Communications and the projected annual cost increases of 5% for HCFA.

ENVIRONMENTAL DETERMINATION:

Not a project as defined by CEQA.

FISCAL IMPACT:

San Diego Fire Communications has offered to provide a 5 year contract for dispatch services to the City of Imperial Beach for \$67,000 per year. Imperial Beach will incur the following one-time costs:

Heartland Capital Lease Buy-out of Computer Aided Dispatch Hardware	\$16,697
San Fire Communications Geographic Data Base File	\$ 3,000
Zoll Records Management & Incident Reporting System License	\$ 2,800
Station Alerting Hardware	<u>\$ 4,000</u>
Total Estimate	\$26,497

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council authorize the City Manager to begin negotiating a 5-year agreement, that has a series of annual extensions after expiration of the 5 year, with the City of San Diego for the purpose of providing consistent, reliable and cost effective emergency dispatch services to the City of Imperial Beach's Public Safety Department

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.

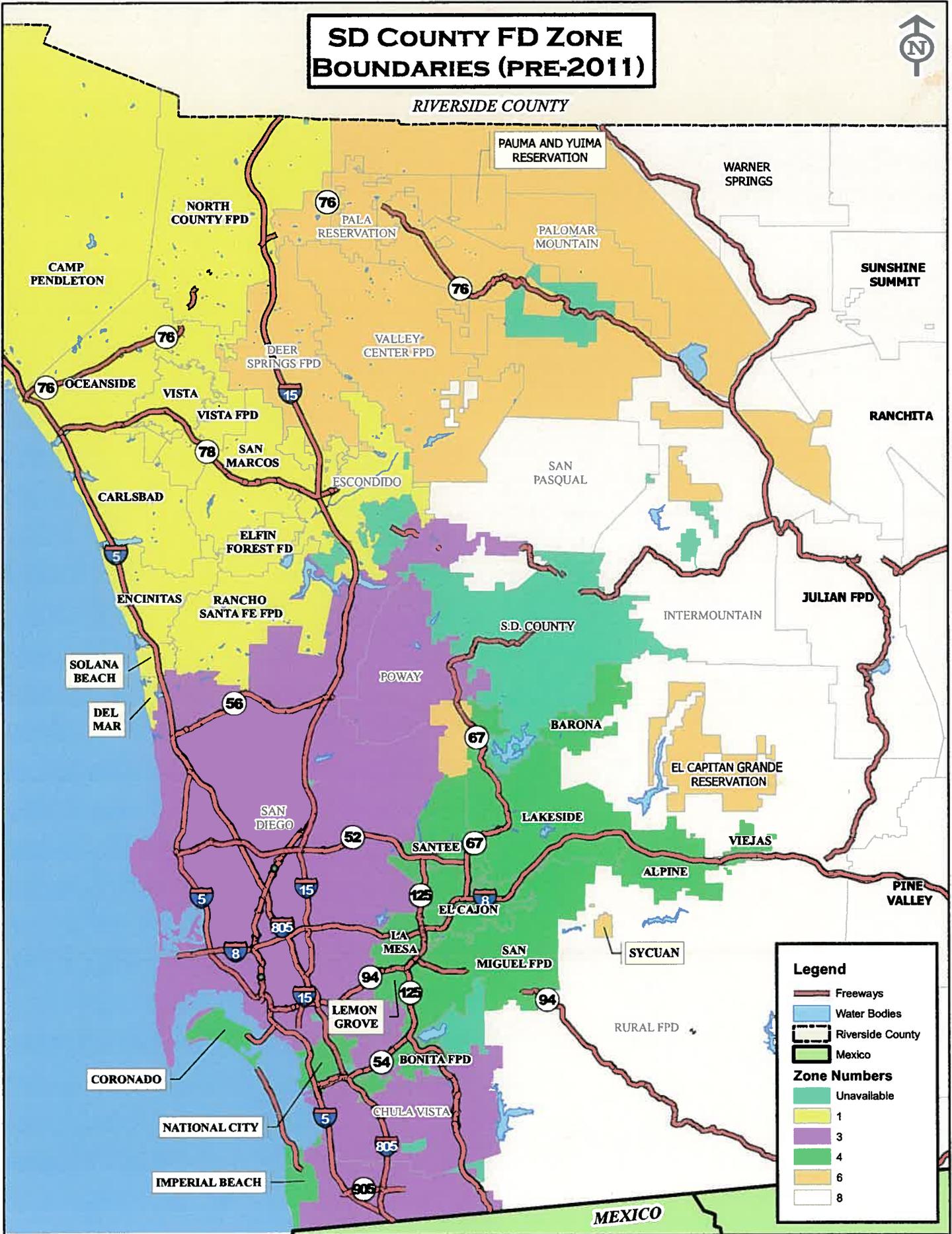


Gary Brown, City Manager

Attachments:

1. Pre 2011 San Diego Fire Zone Map – Imperial Beach in Zone 4
2. 2011 San Diego Fire Zone Map – Imperial Beach in the Metro Fire Zone
3. Outside Unit Response Routes into Imperial Beach
4. Cost Comparison Chart for Contract Dispatch Services
5. Heartland Communications Facility Authority Capital Buy Out Letter

SD COUNTY FD ZONE BOUNDARIES (PRE-2011)



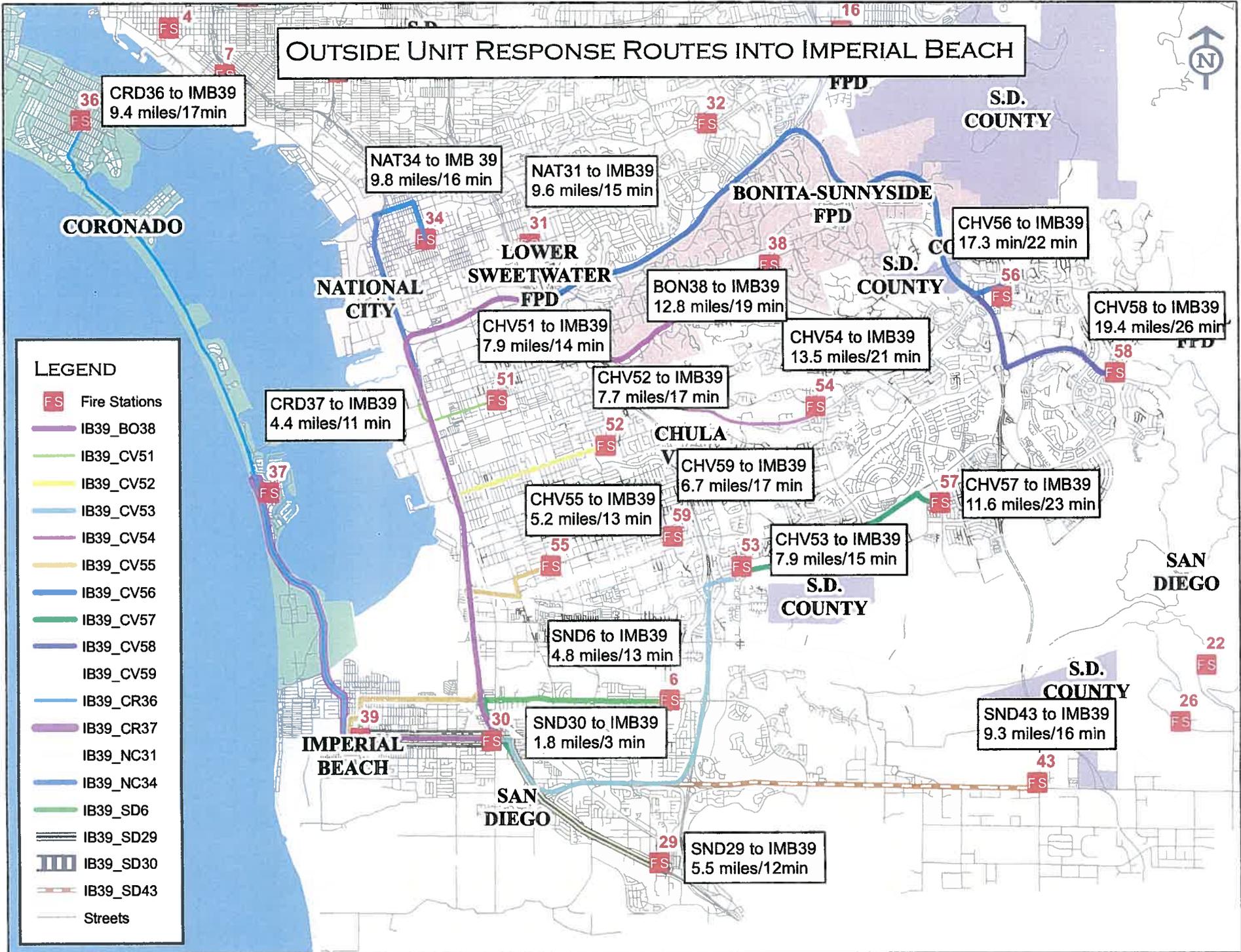
Legend

- Freeways
- Water Bodies
- Riverside County
- Mexico

Zone Numbers

- Unavailable
- 1
- 3
- 4
- 6
- 8

OUTSIDE UNIT RESPONSE ROUTES INTO IMPERIAL BEACH



LEGEND

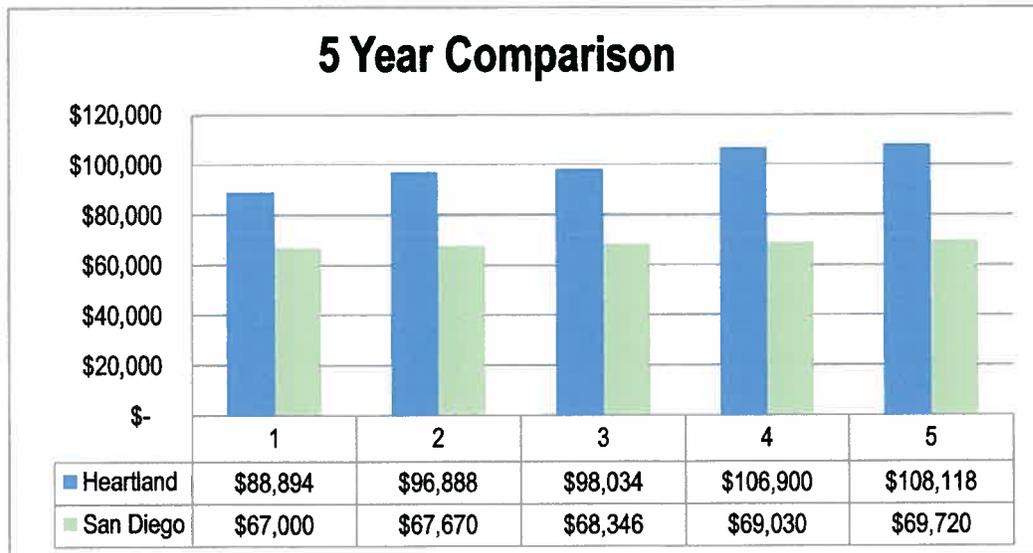
- FS Fire Stations
- IB39_BO38
- IB39_CV51
- IB39_CV52
- IB39_CV53
- IB39_CV54
- IB39_CV55
- IB39_CV56
- IB39_CV57
- IB39_CV58
- IB39_CV59
- IB39_CR36
- IB39_CR37
- IB39_NC31
- IB39_NC34
- IB39_SD6
- IB39_SD29
- IB39_SD30
- IB39_SD43
- Streets

COMMUNICATIONS COST COMPARISON

Year	Incidents	Call Increase	HCFA JPA	HCFA Call Cost	SDFD Contract	Cost Increase	SDFD Call Cost
2005	1,885	n/a	\$ 54,128	\$ 28.71			
2006	1,914	1.55%	\$ 46,419	\$ 24.25			
2007	2,018	5.45%	\$ 69,643	\$ 34.51			
2008	1,987	<1.6%>	\$ 74,293	\$ 37.38			
2009	2,076	4.50%	\$ 88,885	\$ 42.82			
2010	1,965	<5.65%>	\$ 84,141	\$ 42.82			
2011	2,040	3.83% est.	\$ 87,352	\$ 42.82			
2012	2,076	1.80%	\$ 88,894	\$ 42.82	\$ 67,000	n/a	\$ 32.27
2013	2,155	3.83% est.	\$ 96,888	\$ 44.96	\$ 67,670	1.00%	\$ 31.40
2014	2,077	<3.62% est.>	\$ 98,034	\$ 47.20	\$ 68,346	1.00%	\$ 32.90
2015	2,157	3.83% est.	\$ 106,900	\$ 49.56	\$ 69,030	1.00%	\$ 32.00
2016	2,078	<3.62% est.>	\$ 108,118	\$ 52.03	\$ 69,720	1.00%	\$ 33.55

- Based on estimates
- Calculated per past trends
- Calculated on proposal from San Diego and largest possible increase

	Heartland	SDFD	Savings	
5-Year Dispatch Totals	\$ 498,834.00	\$ 341,766.00	5 Year	\$ 157,068
	<i>Start-up Cost</i>	<i>\$26,497</i>	Annual	\$ 26,114

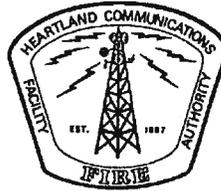


HEARTLAND COMMUNICATIONS FACILITY AUTHORITY

100 EAST LEXINGTON AVENUE • EL CAJON, CALIFORNIA 92020-4517
 PHONE: (619) 441-1623 • SECURE FAX: (619) 444-5982

JPA MEMBERS BEING:

ALPINE FIRE PROTECTION DISTRICT
 BONITA FIRE PROTECTION DISTRICT
 CORONADO FIRE DEPARTMENT
 EL CAJON FIRE DEPARTMENT
 IMPERIAL BEACH FIRE DEPARTMENT
 LA MESA FIRE DEPARTMENT
 LAKESIDE FIRE PROTECTION DISTRICT
 LEMON GROVE FIRE DEPARTMENT



NATIONAL CITY FIRE DEPARTMENT
 SAN MIGUEL CONSOLIDATED FIRE PROTECTION DISTRICT
 SANTEE FIRE DEPARTMENT
ALSO SERVING:
 BARONA FIRE PROTECTION DISTRICT
 VIEJAS FIRE DEPARTMENT

March 9, 2011

Gary Brown
 City Manager
 City of Imperial Beach
 825 Imperial Beach Blvd.
 Imperial Beach, CA. 91932

Re: Capital Improvement Project Contribution Buy Out for City of Imperial Beach

Dear Mr. Brown,

Per the request of Chief Clark on March 8, 2011 HCFA is further explaining the buyout cost of the City of Imperial Beach should they choose to withdraw from Heartland Communications Facility JPA (HCFA). Currently the City of Imperial Beach is a member of HCFA, with this membership/ownership is the responsibility to pay their percentage of ownership in the operating expenses for the Authority.

When a member chooses to withdraw from HCFA there is a contractual obligation to pay their portion of any capital improvement projects/purchases that have been authorized during their membership and still have outstanding debt. Refer to Section 8 of the Joint Powers Agreement between HCFA and Member Agencies:

SECTION 8: WITHDRAWAL; TERMINATION: (Paragraph 5)

Notwithstanding the above, any Member Agency which withdraws shall be obligated to pay to the Authority a sum equal to the percentage of said Member's assessment for the fiscal year ending on the date of withdrawal, applied to the total amount of existing long-term debt of the Authority existing on the date of withdrawal. Said payment can be a cash payment of the full amount or periodic payments as long-term debt becomes due and payable. Should the withdrawing Agency choose to pay such amount as the debt becomes due and payable, said Agency shall be responsible for, in addition to the principal payments due, all interest and finance costs;

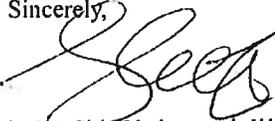
On January 7, 2011 HCFA sent a letter to City Manager, Gary Brown stating the amount of \$16,697.89 which represented the "buyout" cost to the City of Imperial Beach for the investment approved by the HCFA Commission (the governing body for the Authority) for the Computer Aided Dispatch System. The investment was a seven year term of annual payments of \$71,176 for a total of \$498,232. Heartland paid the first payment this fiscal year with 6 payments remaining, a balance of \$427,056. The City of Imperial Beach has an ownership of 3.91%. The amount \$16,697.89 is their ownership value of the remaining CIP investment of the CAD System. (Percentage of ownership is derived using the current JPA formula; last calendar year incident count at 75% and average daily staffing of the specific fire agency at 25%.)

March 9, 2011

CAD Investment	\$498,232
Payment Made	-\$71,176
Outstanding Balance	\$427,056
City of Imperial Beach Ownership 3.91% Dollar Value of Balance	\$16,697.89

If you have any questions, please contact me.

Sincerely,



L. W. Chip Yarborough III, ENP
HCFA Director

LWY; VN

- C: Tom Clark, Fire Chief – Imperial Beach
Mike Scott, Fire Chief – Chair HCFA Board of Chief's
Augie Ghio, Fire Chief – Vice Chair Board of Chief's



**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL/CHAIR AND MEMBERS OF THE REDEVELOPMENT AGENCY

FROM: GARY BROWN, CITY MANAGER/EXECUTIVE DIRECTOR

MEETING DATE: MARCH 16, 2011

**ORIGINATING DEPT.: COMMUNITY DEVELOPMENT DEPARTMENT
GREG WADE, DIRECTOR**

SUBJECT: UPDATE ON THE PREPARATION OF ZONING ORDINANCE AMENDMENTS, GENERAL PLAN AMENDMENTS AND THE ENVIRONMENTAL IMPACT REPORT ASSOCIATED WITH ADOPTION OF THE COMMERCIAL ZONING REVIEW RECOMMENDATIONS OF THE CITY COUNCIL

BACKGROUND:

In February of 2007, the City executed a contract with EDAW (now AECOM) to conduct a review of the City's Commercial Zoning to analyze and propose ways in which the commercial zoning could be amended to provide for more effective and desirable commercial development to serve the City. After providing recommendations for consideration, the City Council embarked upon a series of focus discussions to determine which recommendations should be considered for implementation. Over the past year, the City Council conducted these focus discussions on the proposed Commercial Zoning Review amendments which then resulted in the preparation of summary document that was then to be presented to the public for their input.

On Tuesday, September 28, 2010, and Thursday, October 7, 2010, City staff and consultant team members from AECOM conducted two Community Workshops to present the Commercial Zoning Review Recommendations to the public in order to receive input from the community. On October 20, 2010, staff reported the results of the workshops to the City Council who then provided unanimous support of the final recommendations for future consideration. In supporting the recommendations, the City Council directed staff to negotiate a professional services contract for the preparation and processing of the zoning ordinance and General Plan amendments along with the environmental impact report necessary to adopt the proposed commercial zoning amendments.

On December 1, 2010, the City Council and Redevelopment Agency approved a professional services agreement with AECOM to provide the desired environmental and planning services to the City. With their detailed knowledge of this specific project and others like it, AECOM prepared a detailed Scope of Work that was comprehensive and cost-effective in order to complete the Commercial Zoning Review project through the preparation and adoption of the proposed Zoning and General Plan Amendments and the Environmental Impact Report (EIR).

DISCUSSION:

Staff and AECOM have already held the kick-off meeting for this next phase of the Commercial Zoning Review Project. AECOM also has begun work on the traffic portion of the EIR and will meet with staff on March 10, 2011, to discuss the traffic analysis. At the kick-off meeting, staff discussed the required Notice of Preparation (NOP) for the EIR as well as the scheduling for its distribution and the timing of an EIR Scoping Meeting for public input.

The schedule for these steps of the project is as follows:

- Week of March 28, 2011 – Draft NOP to City staff for review
- Week of April 11, 2011- NOP Distribution
- Week of April 28, 2011 – EIR Scoping Meeting

The tentative schedule for the remainder of this work is:

- July 21, 2011 – Administrative Screencheck EIR to be submitted for city staff review
- August 8, 2011 – Comments due to AECOM on Screencheck EIR; proposed changes in ordinance format completed
- August 2011 – City Council Workshop on Zoning and General Plan Amendments
- September 19, 2011 – Notice of EIR completion to Clearinghouse; Draft EIR and LCP/Zoning Amendments out for 45-day agency and public review
- November 3, 2011 – Comments due on EIR and LCP/Zoning Amendments
- December 3, 2011 – Responses to Comments due; publish Public Hearing notice
- December 21, 2011 – City Council 1st Reading Hearing on LCP/Zoning Amendment and EIR
- January 18, 2012 – City Council 2nd Reading on Amendments/certification of EIR and adoption of Mitigation and Monitoring Reporting Program

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

This update is not, in itself, subject to CEQA.

FISCAL IMPACT:

The authorized and executed professional services contract with AECOM is for an amount not to exceed \$274,750 for planning and environmental consultant services to prepare and process the required zoning and General Plan amendments and associated documents and also to prepare and process the required EIR.

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council/Redevelopment Agency receive this update report on the preparation of the Zoning Amendments and General Plan/Local Coastal Program Amendments and Environmental Impact Report for the recommendations of the Commercial Zoning Review.

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.



Gary Brown, Executive Director/City Manager



**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: GARY BROWN, CITY MANAGER
MEETING DATE: MARCH 16, 2011
ORIGINATING DEPT.: PUBLIC WORKS *HAL*
SUBJECT: RESOLUTION AWARDING A CONTRACT FOR CERTAIN PUBLIC WORKS PROJECT TO WIT – CIVIC CENTER CROSSWALK (CIP S09-102)

BACKGROUND: The Five-Year Capital Improvement Program Budget Fiscal Year 2009/2010 through Fiscal Year 2013/2014 included Community Development Block Grant (CDBG) Projects to wit: Civic Center Crosswalk - CIP S09-102. City Council proposed this project to the County of San Diego CDBG office at the October 15, 2008 Council meeting in Resolution No. 2008-6686 for the Fiscal Year 2009-2010 budget year. The County of San Diego contract no. 533504 of May 10, 2010 allocated CDBG funds to the City for the project. The project has been designed. Bids for construction have been advertised.

DISCUSSION: Bids were opened and evaluated in an advertised public meeting, at 2:00 p.m., March 3, 2011. The lowest responsive and qualified bidder for the Civic Center Crosswalk - CIP S09-102 was from Koch-Armstrong General Engineering, Inc. at a bid price of \$101,813.50.

The thirteen contractors who submitted proposals are listed below along with their proposed amounts:

- | | |
|---|-------------------------------|
| 1. M Kevin O'Neill Construction Company, Inc. | \$ 99,102.89 (non-responsive) |
| 2. Koch-Armstrong General Engineering, Inc. | \$101,813.50 |
| 3. PAL General Engineering, Inc. | \$106,740.00 |
| 4. Crest Equipment, Inc. | \$109,102.00 (non-responsive) |
| 5. New Century Construction, Inc. | \$113,355.00 |
| 6. Kirk Paving, Inc. | \$117,298.00 |
| 7. Ted Enterprises, Inc. | \$119,032.60 |
| 8. HTA Engineering, Inc. | \$124,040.00 |
| 9. Curto Construction Co. | \$126,455.00 |
| 10. RMV Construction & Construction, Inc. | \$128,710.00 |
| 11. Ramona Paving & Construction Corp. | \$130,271.00 |
| 12. MJC Construction | \$148,840.00 (non-responsive) |
| 13. Innovative Concrete & Engineering, Inc. | \$352,149.50 |
| 14. HMS Construction Inc. | (late bid – not opened) |

The lowest valued bid was evaluated non-responsive due to non-compliance with the Green Book requirement that the General Contractor work constitute 50% or more of the bid cost.

Engineer's Estimate was \$137,350

ENVIRONMENTAL DETERMINATION:

A notice of exemption was filed with the State Clearing House. This project is a Categorical Exemption per section 15301.

FISCAL IMPACT:

Revenue:

CDBG funds awarded to the City for this project \$153,718.61

Expenditures:

Project Construction \$101,813.50

Design Engineer \$ 20,000.00

Estimated Project Administration \$ 10,000.00

Total Estimated expenditures \$131,813.50

DEPARTMENT RECOMMENDATION:

1. Receive this report.
2. Adopt the attached resolution.
3. Authorize the City Manager to approve a purchase order for the amount of the lowest qualified bidder.

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.



Gary Brown, City Manager

Attachments:

1. Resolution No. 2011-7012

RESOLUTION NO. 2011-7012

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, AWARDING A CONTRACT FOR CERTAIN PUBLIC WORKS PROJECT TO WIT – CIVIC CENTER CROSSWALK (CIP S09-102)

WHEREAS, the Five-Year Capital Improvement Program Budget Fiscal Year 2009/2010 through Fiscal Year 2013/2014 included Community Development Block Grant (CDBG) Projects to wit: Civic Center Crosswalk - CIP S09-102; and

WHEREAS, City Council proposed this project to the County of San Diego CDBG office at the October 15, 2008 Council meeting in Resolution No. 2008-6686 for the Fiscal Year 2009-2010 budget year; and

WHEREAS, the County of San Diego contract no. 533504 of May 10, 2010 allocated CDBG funds to the City for the project; and

WHEREAS, the project has been designed and bids for construction have been advertised; and

WHEREAS, construction of the Civic Center Crosswalk - CIP S09-102 was advertised for bids February 10, 2011 and weekly thereafter; and

WHEREAS, bids were opened and evaluated in an advertised public meeting, at 2:00 p.m., March 3, 2011; and

WHEREAS, the lowest responsive and qualified bidder for the Civic Center Crosswalk - CIP S09-102 was from Koch-Armstrong General Engineering, Inc. at a bid price of \$101,813.50; and

WHEREAS, the lowest valued bid was evaluated non-responsive due to non-compliance with the Green Book requirement that the General Contractor work constitute 50% or more of the bid cost; and

WHEREAS, funds for this project are from Community Development Block Grant program contract with the County of San Diego Housing and Urban Development Department; and

WHEREAS, Engineer's Estimate was \$137,350.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Imperial Beach as follows:

1. The above recitals are true and correct.
2. The legislative body hereby rejects all proposals for bid except that identified as the lowest responsible and qualified bid. The bid of the lowest, responsible and qualified bidder will be on file with the transcript of these proceedings and open for public inspection in the City Clerk Department on file as Contract No. _____
3. The contractor shall not commence construction or order equipment until he has received a Notice to Proceed.
4. The works of improvement shall be constructed in the manner and form and in compliance with the requirements as set forth in the plans and specifications for the project.
5. The City Manager is authorized to sign a purchase order with the lowest

responsible and qualified bidder.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 16th day of March 2011, by the following vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:

JAMES C. JANNEY, MAYOR

ATTEST:

JACQUELINE M. HALD, CMC
CITY CLERK



**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: GARY BROWN, CITY MANAGER

MEETING DATE: MARCH 16, 2011

ORIGINATING DEPT.: COMMUNITY DEVELOPMENT DEPARTMENT
GREG WADE, DIRECTOR *GW*

SUBJECT: COMMENTS ON THE DRAFT ENVIRONMENTAL ASSESSMENT (EA) HELICOPTER WINGS REALIGNMENT AND MH-60 R/S HELICOPTER TRANSITION AT NAVAL BASE CORONADO, CA

BACKGROUND:

The Navy is proposing a Helicopter Wings Realignment at NASNI. A **wing** is a group of two or more squadrons of aircraft. A typical helicopter **squadron** at NASNI consists of 8-23 helicopters depending on mission responsibilities. The purpose of the proposed action is to provide facilities and functions to support an increase in the number of fleet helicopter squadrons on the west coast.

Helicopter Wings Realignment is planned at Naval Air Station North Island (NASNI), the Navy's only Master Helicopter Base on the west coast. The realignment would homebase up to four additional squadrons (standing up three new squadrons and relocating one east coast squadron) and would increase the number of helicopters stationed at NASNI from 151 to 203 by 2016. The proposed action addressed in the EA is the Helicopter Wings Realignment and an increase in the number of helicopters assigned to NASNI.

To provide the space requirements for the additional helicopters, a new three-module organizational maintenance hangar providing approximately 112,000 square feet would be constructed at NASNI. A new 160,000-sf aircraft parking apron and 225,000-sf parking area for 250 automobiles would be included under the proposed action. The project also includes a power check pad, engine wash pad, compressed air building, secure communications connections, aqueous film forming foam system, and other infrastructure improvements. The number of helicopters stationed at NASNI would be increased by 52 under the proposed action. Associated with the increase in squadrons would be a concurrent increase in helicopter operations and personnel.

DISCUSSION:

The proposed operations would also result in increased helicopter operations at the Naval Outlying Landing Field (NOLF) in Imperial Beach. The proposed action would increase the number of helicopters assigned to NASNI from 151 aircraft to 203, which would result in an increase in future helicopter flight operations (an aircraft *operation* is a takeoff or a landing). Of

the future 203 homebased helicopters, 183 would typically be operating at NASNI or NOLF IB. This represents a 30% increase in helicopters over the 141 operating under the baseline condition. Helicopter operations under the proposed action would then be expected to increase at NASNI and NOLF IB by a corresponding 30%.

It is noted that both Navy helicopters (from NASNI) and Marine Corps helicopters (visiting or transient aircraft), and other Department of Defense (DOD)/general aviation aircraft conduct operations at NOLF IB which, combined, have averaged 248,726 operations annually (based on the years 2003-2009). The majority of helicopter operations at NOLF IB are conducted by Navy helicopters stationed at NASNI. The EA assumes that the total annual helicopter operations at NOLF would increase to 323,344 (248,726 + 30%) as a result of the increase in helicopters stationed at NASNI under the proposed action. Most of the operations conducted at NOLF IB are "touch and go" operations where pilots practice takeoffs and landings. Helicopter operations are concentrated along the southern boundary of the field away from the developed properties to the north of the field.

The Draft EA is out for public review. A Public Workshop on the EA is scheduled for Thursday, March 10, 2011, in the City of Coronado and City staff will attend. City staff is currently reviewing the Draft EA and is seeking City Council input on any comments to be provided. City staff will provide a list of draft comments at the City Council meeting on March 16, 2011. The comment period for the Draft EA ends on March 28, 2011.

FISCAL IMPACT:

None with this item.

ENVIRONMENTAL DETERMINATION:

The findings of the Draft EA are that with the implementation of best management practices identified in the EA, the proposed Helicopter Wings Realignment and MH-60R/S Helicopter Transition at NASNI would not result in significant adverse direct, indirect or cumulative environmental impacts. No mitigation is needed for the proposed action.

DEPARTMENT RECOMMENDATION:

That the City Council receive staff's report and provide comments and direction.

CITY MANAGER'S/EXECUTIVE DIRECTOR'S RECOMMENDATION:

Approve Department recommendation.



Gary Brown, City Manager/Executive Director

Attachments:

1. Executive Summary of the Draft EA

EXECUTIVE SUMMARY

INTRODUCTION

This Environmental Assessment (EA) analyzes the Department of the Navy's (Navy) proposed Helicopter Wings Realignment and MH-60R/S Helicopter Transition at Naval Air Station North Island (NASNI). NASNI is the anchor base of the consolidated installation, Naval Base Coronado (NBC), California, which was established under a single Commanding Officer in 1997.

Helicopter Wings Realignment

The Navy is proposing a Helicopter Wings Realignment at NASNI. A **wing** is a group of two or more squadrons of aircraft. A typical helicopter **squadron** at NASNI consists of 8-23 helicopters depending on mission responsibilities. The proposed action for a Helicopter Wings Realignment at NASNI is in keeping with the direction provided by the 2006 Quadrennial Defense Review (QDR). The QDR is a study conducted every four years by the United States (U.S.) Department of Defense (DOD) that analyzes strategic objectives and potential military threats. The *Quadrennial Defense Review Report* is the main public document describing the U.S. military doctrine. The 2006 QDR defines two fundamental imperatives for the DOD:

- Continuing to reorient the DOD's capabilities and forces to be more agile in this time of war, to prepare for wider asymmetric challenges and to hedge against uncertainty over the next 20 years.
- Implementing enterprise-wide changes to ensure that organizational structures, processes and procedures effectively support its strategic direction.

The QDR noted that the U.S. naval "*fleet will have a greater presence in the Pacific Ocean consistent with the global shift of trade and transport...*" (Secretary of Defense 2006 QDR – page 47), and in response, the Navy has re-emphasized operational focus in the Pacific Command's (PACOM) Area of Responsibility (AOR). Consequently, west coast installations will provide homebase and homeport support for more Navy fleet units than their east coast counterparts. In concert with the QDR, the Helicopter Wings Realignment would increase the number of helicopters homebased at NASNI, the Navy's helicopter training and support hub (Master Helicopter Base) on the west coast, from the current 151 to 203 by 2016. Also under the proposed action, most of the existing helicopter squadrons at NASNI would be re-designated as they continue the transition to the MH-60R/S helicopters. Under the proposed action, helicopter training operations would continue to be conducted at the existing training areas, primarily, Naval Outlying Landing Field Imperial Beach (NOLF IB), and other training ranges and operating areas in the southern California area.

MH-60R/S Helicopter Transition

Beginning in 2001, the MH-60R/S helicopter transition program initiated replacement of older type/model/series (T/M/S) of the H-60 helicopter (these older T/M/S versions of the H-60 helicopters are collectively referred to as *legacy* aircraft), thereby reducing the number of helicopter airframes in the Navy fleet from seven types of rotary wing aircraft into one specific airframe (i.e., the H-60), with four different models and series (MH-60R, MH-60S, HH-60H, and SH-60F) according to mission requirements. The transition program began when 62 MH-60S aircraft were assigned to several U.S. Pacific Fleet squadrons homebased at NASNI replacing existing legacy aircraft.

Historically, NASNI was the homebase to the following types of rotary wing aircraft: SH-2F, SH-3, CH-46, SH-60B, HH-3A, HH-60H and SH-60F. Under the MH-60R/S transition program, most of the aging SH-60B/F and HH-60H helicopters would be replaced by the new MH-60R/S helicopters; however, because of their specific mission capabilities, 12 HH-60H and 6 SH-60F helicopters would remain in use by Reserve Squadron HSC-85 currently stationed at NASNI.

PROJECT PURPOSE AND NEED

The purpose of the proposed action is to provide facilities and functions to support an increase in the number of fleet helicopter squadrons on the west coast to meet the objectives of the 2001 Fleet Transition Plan, 2006 QDR and the 2009 MH-60R/S Transition Plan Update, which call for a realignment of the naval force structure in the PACOM AOR. In addition, the purpose of the proposed action is to achieve the required levels of operational readiness required by 10 U.S. Code Section 5062.

The need for the proposed Helicopter Wings Realignment is to support the Navy's re-emphasized operational focus and force structure changes in the PACOM AOR in response to the 2006 QDR, which noted "[t]he fleet will have greater presence in the Pacific Ocean, consistent with the global shift of trade and transport." In concert with this plan, a Helicopter Wings Realignment is planned at NASNI, the Navy's only Master Helicopter Base on the west coast. The realignment would homebase up to four additional squadrons (standing up three new squadrons and relocating one east coast squadron) and would increase the number of helicopters stationed at NASNI from 151 to 203 by 2016. These additional helicopter squadrons would be either Helicopter Maritime Strike (HSM) or Helicopter Sea Combat (HSC) squadrons. HSM and HSC squadrons attached to Carrier Air Wings (CVW) would deploy aboard aircraft carriers in support of Carrier Strike Group operations. The expeditionary HSM and HSC squadrons would deploy with the Expeditionary Strike Groups or Amphibious Ready Groups aboard Littoral Combat or Large-deck Amphibious Ships and in detachments with independently operated ships. The number of helicopters in each squadron and the total number of squadrons may ultimately vary, but the total number of helicopters at NASNI would be a maximum of 203 by 2016.

To support this increase in assigned aircraft at NASNI, new facilities are needed, including a new organizational maintenance hangar with shop space, administrative space, and aircraft (helicopter) parking apron space. Currently at NASNI, there is inadequate helicopter maintenance hangar space to meet requirements for four additional homebased squadrons. Infrastructure improvements, including electrical power upgrades, are also necessary to provide the 400 hertz power requirements for the new, more advanced MH-60R/S airframes.

Currently, NASNI has six maintenance hangars providing approximately 560,000 square feet (sf) of space including shared work areas in a World War II-era (WWII) fixed-wing hangar that is not properly configured for efficient maintenance work on helicopters. Even without the hangar space requirements to meet the demands of four additional helicopter squadrons, NASNI currently has a shortfall of adequate hangar maintenance space for assigned helicopter squadrons. An increase in homebased helicopters at NASNI would worsen this shortage unless new facilities are constructed. Existing aircraft parking apron space is also limited at NASNI and without a new aircraft parking apron, additional helicopters would be parked without the required minimum spacing between adjacent aircraft and taxiways, increasing the risk of injury to personnel and damage to parked and/or taxiing aircraft.

In addition, existing helicopter squadrons at NASNI would continue the changeover to the newer MH-60R/S helicopter as the older legacy helicopters are replaced. Many of the existing maintenance hangars and supporting facilities at NASNI were built before WWII for fixed-wing aircraft and lack the capacity (size, configuration, utilities, fire suppression equipment, etc.) to adequately support the current MH-

60R/S helicopter. Without new facilities to accommodate the additional helicopters, the operational readiness of the MH-60R/S squadrons would be degraded and would require inefficient work-arounds to perform helicopter maintenance, increasing operational costs and impacting mission readiness of homebased squadrons.

PROPOSED ACTION AND LOCATIONAL ALTERNATIVES CONSIDERED

Under the proposed action, there would be a realignment of the number of helicopter squadrons assigned to a west coast naval facility. The realignment would homebase four additional helicopter squadrons on the west coast in support of the recommendations of the 2006 QDR. The number of helicopters stationed at NASNI would be increased by 52 under the proposed action. Associated with the increase in squadrons would be a concurrent increase in helicopter operations and personnel.

NASNI is the Navy's only west coast Master Helicopter Base (helicopter training and support hub) and the homebase to the Navy's west coast-based helicopter squadrons. It has been a helicopter base for more than 30 years and, consequently, most of the necessary facilities and functions (infrastructure, training facilities, simulators, ranges, operational support and associated military assets) are available to support helicopter homebasing

Considering the available assets at NASNI, the most mission-effective and cost-effective choice would be to replace legacy aircraft, alter the squadron and wings structure, and modify existing infrastructure without relocating squadrons to other locations or impacting operational synergy of the helicopter community at NASNI. Notwithstanding these factors, the Navy looked carefully at other west coast naval facilities to determine the preferred location for the proposed action. Naval Air Station (NAS) Fallon, located in Fallon, Nevada and NAS Whidbey Island, located on Whidbey Island, Washington were initially screened as candidate helicopter homebases, but were eliminated from further consideration because of their remote locations with respect to the primary helicopter training areas and facilities in the southern California area. The geographical locations of these naval facilities would substantially increase travel time and operating costs for helicopter training at the southern California facilities. The naval facilities for helicopter homebasing evaluated further in the EA include:

- NOLF IB, California
- Naval Air Facility (NAF) El Centro, California
- Naval Base Ventura County Point Mugu (NBVC Point Mugu), California
- NASNI, California

These naval facilities were evaluated with regard to the following criteria:

- *Available helicopter landing facilities*
- *Available aircraft hangar and training facilities*
- *Access to NOLF IB and Southern California (SOCAL) ranges*
- *Helicopter operations and maintenance facilities*
- *Availability of personnel support services*
- *Availability of housing and other personnel support services to accommodate squadron personnel*
- *Synergy with other helicopter/fleet units and operational efficiency*

NASNI was determined to be the only adequate location for the proposed action, as it has extensive facilities to support four additional helicopter squadrons. New helicopter hangar facilities would be required at any of the installations considered but NASNI, as a Master Helicopter Base, has the extensive support facilities to accommodate additional squadrons. NOLF IB and NASNI have direct access to the SOCAL ranges, while air travel time to the SOCAL ranges would be significant from NAF El Centro or NBVC Point Mugu. Only NASNI currently supports multiple helicopter commands providing synergy of helicopter/fleet units and operational efficiency. NAF El Centro, NOLF IB, and NBVC Point Mugu were determined to be inadequate in providing helicopter squadron facilities and services and therefore were not considered further in this EA.

An operational alternative that was considered but eliminated from further analysis was the “cross-country” alternative, wherein west coast naval strike groups would be augmented/supported by helicopter squadrons stationed at east coast naval facilities. Under this alternative, east coast-based helicopter squadrons and their respective aircrews would have to fly across the U.S. to train with and support west coast-based strike groups. A one-way, cross-country trip would take several days to accomplish due to the relatively slow airspeed of rotary wing aircraft. Cross-country transit would also increase fuel consumption and associated air emissions. Emergencies occurring en route (such as equipment malfunctions) in an area with no organizational, intermediate, or depot level maintenance-repair support would significantly increase travel time and costs.

Following deployment with the west coast strike groups, these helicopter squadrons would return to their east coast homebases. This alternative would increase deployment time for squadron personnel and support personnel, impact mission readiness of the squadrons, and place additional burdens on Navy families because of longer separation periods. Due to the impacts to mission readiness, increased operational costs and the impact on quality of life for aircrews and their families, this operational alternative was not considered further in this EA.

Therefore, the proposed action addressed in this EA is the Helicopter Wings Realignment and an increase in the number of helicopters assigned to NASNI. To provide the space requirements for the additional helicopters, a new three-module organizational maintenance hangar providing approximately 112,000 sf would be constructed at NASNI. A new 160,000-sf aircraft parking apron and 225,000-sf parking area for 250 automobiles would be included under the proposed action. The project also includes a power check pad, engine wash pad, compressed air building, secure communications connections, aqueous film forming foam system, and other infrastructure improvements.

ALTERNATIVE LOCATIONS CONSIDERED FOR HANGAR CONSTRUCTION AT NASNI

Two alternative locations were considered for the proposed organizational maintenance hangar. Selection of the preferred site was based on the following evaluation criteria:

- *Unrestricted access to the runway system and helicopter parking aprons*
- *Need for demolition or relocation of buildings/functions; special conditions such as historic buildings/structures or sensitive environmental resources*

Alternative A - Preferred Alternative

Under Alternative A, the helicopter wings realignment and MH-60 R/S transition would be implemented at NASNI and the new organizational maintenance hangar and supporting facilities would be constructed along the helicopter flight line at the north end of NASNI. The buildings currently located on this site, Buildings (Bldgs) 13, 314, 454, 455, 493, 493a, 588, 802, 809, 826, and 1459, will be removed under an independent program, the Demolition Footprint Reduction Program (DFRP), an ongoing program to remove vacant or underutilized buildings at NASNI. None of these buildings are eligible for listing on the National Register of Historic Places (NRHP). The removal of the buildings is not part of the proposed action, but is addressed in the Cumulative Effects section in this EA. Support activities occurring in these buildings will be consolidated as planned into existing buildings at NASNI. Alternative A requires the addition of 20 helicopter parking spaces. These spaces would be accommodated by reconfiguring and restriping the existing parking apron at Bldg 340 to add 16 spaces and the construction of a new parking apron adjacent to the new hangar to add an additional four spaces. The estimated total cost for Alternative A would be \$67 million. Construction could start in 2011 and be completed by 2013. Since additional squadrons would begin arriving in mid-2011, work-arounds using existing fixed-wing hangars would be necessary until construction is complete.

Alternative B

Under Alternative B, the helicopter wings realignment and MH-60 R/S transition would be implemented at NASNI and the new organizational maintenance hangar would be located at a site currently occupied by Bldgs 307, 308, 309, and 310. Bldg 307 and Bldg 311, located adjacent to the proposed organizational maintenance hangar site, are scheduled for removal under the DFRP, and as such, are not part of the proposed action. The remaining three buildings (Bldgs 308, 309, and 310) would be demolished as part of the organizational maintenance hangar construction project. These buildings are currently used for aircraft maintenance by the Fleet Readiness Center and two NASNI tenants that perform work on naval helicopters. None of these buildings are eligible for listing on the NRHP. The displaced functions housed in these facilities would be consolidated in other existing facilities at NASNI. The costs associated with the relocations of displaced functions would increase the cost of the new organizational maintenance hangar under this alternative. Also, while the Alternative B hangar site is directly accessible to the NASNI runway system, using this site for the new organizational maintenance hangar would fragment the squadron helicopter parking, as the adjacent aircraft parking apron cannot accommodate all of the additional helicopters. Under this alternative, most of the helicopter parking would be at the aircraft parking apron adjacent to Bldg 340 (the parking apron to be used under Alternative A). The estimated total cost for Alternative B would be approximately \$68 million.

No Action Alternative

Under the No Action Alternative, the Helicopter Wings Realignment at NASNI would not occur and the number of helicopter squadrons and MH-60R/S helicopters would not increase above the current loading of 151 homebased helicopters. Existing helicopter squadrons would continue to replace the legacy aircraft with the newer MH-60R/S helicopters. However, due to special mission requirements that can be best met by the HH-60H and SH-60F helicopters, a total of 18 of these aircraft will remain in service and flown by Reserve Squadron HSC-85 currently stationed at NASNI. The new organizational maintenance hangar and supporting facilities planned under the proposed action would not be constructed. Buildings designated for demolition by the DFRP would still be removed under the No Action Alternative.

ENVIRONMENTAL CONSEQUENCES OF THE PROPOSED ACTION

Direct, indirect and cumulative environmental impacts that may occur with implementation of the project alternatives would range from no impact to minor impact with no significant impacts to the human environment. While the No Action Alternative would not result in environmental impacts, it would also not fulfill the purpose and need of the proposed action and therefore is considered an unacceptable alternative. The environmental impacts of the Preferred Alternative, Alternative A, are summarized below.

Air Operations

Currently, the baseline number of helicopters homebased at NASNI is 151. Typically, under the current deployment schedule, one Helicopter Anti-submarine Squadron (now designated HSC) historically consisting of six aircraft, and two Helicopter Anti-submarine (Light) detachments (now designated HSM) consisting of two aircraft each, have been deployed (away from NASNI) at any given time. Therefore, it is assumed that of 151 helicopters homebased at NASNI, 10 helicopters are regularly deployed and 141 are operating and training at NASNI and NOLF IB.

The proposed action would increase the number of helicopters assigned to NASNI from 151 aircraft to 203, which would result in an increase in future helicopter flight operations (an aircraft *operation* is a takeoff or a landing). Under the proposed action, it is assumed that at least one Carrier Strike Group (19 helicopters) or one Expeditionary Strike Group or Amphibious Ready Group (21 helicopters) would be deployed at any given time (in actuality, they may both be deployed at the same time), and therefore either 19 or 21 helicopters (or up to 40 helicopters if both are deployed) would be removed from the local operating area due to the associated deployment. As such, for purposes of this analysis, it is assumed that an average of 20 aircraft would be deployed at any given time. Therefore, of the future 203 homebased helicopters, 183 would typically be operating at NASNI or NOLF IB. This represents a 30% increase in helicopters over the 141 operating under the baseline condition. Helicopter operations under the proposed action would then be expected to increase at NASNI and NOLF IB by a corresponding 30%. Helicopter operations at NASNI, which have averaged 61,569 annually (based on the years 2003-2009), would increase to approximately 80,042 operations annually (30% increase) by 2016 when the helicopter loading would be increased to 203 homebased helicopters. Total operations at NASNI (helicopter and fixed-wing) would be 100,325 by 2016.

Helicopter operations at NOLF IB would also increase over operations conducted in recent years as a result of the proposed action. It is noted that both Navy helicopters (from NASNI) and Marine Corps helicopters (visiting or transient aircraft), and other DOD/general aviation aircraft conduct operations at NOLF IB which, combined, have averaged 248,726 operations annually (based on the years 2003-2009). The majority of helicopter operations at NOLF IB are conducted by Navy helicopters stationed at NASNI. The EA assumes that the total annual helicopter operations at NOLF would increase to 323,344 (248,726 + 30%) as a result of the increase in helicopters stationed at NASNI under the proposed action. Most of the operations conducted at NOLF IB are “touch and go” operations where pilots practice takeoffs and landings. Helicopter operations are concentrated along the southern boundary of the field away from the developed properties to the north of the field.

Under the proposed action, the predicted total number of operations at NASNI and NOLF IB by 2016 would not be significantly different from the total number of operations that have occurred historically at each airfield. For example, in 1995 total operations (helicopter and fixed-wing) were nearly 142,000 at NASNI, compared with 100,325 by 2016 under the proposed action. And at NOLF IB, operations had a peak of 307,765 in 1987, compared with 323,344 by 2016 under the proposed action.

Noise

The noise characteristics of the MH-60R/S helicopters are similar to that of the legacy aircraft that they are replacing, therefore the evaluation of noise impacts focuses on the increase in operations at NASNI and NOLF IB and the proposed construction of the organizational maintenance hangar at NASNI.

Baseline noise contours are modeled as a comparison with future conditions. The noise contours represent noise levels from operations occurring at and around airfields that are most notably take-offs and landings. Noise models for DOD installations are based on aircraft operations data and other factors. In California, the community noise equivalent level (CNEL) is the standard noise measurement tool for airports and is used in noise studies conducted for Navy facilities in California, including NASNI and NOLF IB. CNELs are measures of cumulative noise exposure over a 24-hour period, with adjustments to reflect the added intrusiveness of noise during certain times of the day. Navy instruction (OPNAVINST 11010.36C) requires that contours be plotted on a map for CNEL values of 60, 65, 70, 75, and 80 decibels. Navy Air Installations Compatible Use Zones (AICUZ) Plans recommend land use controls for areas measuring 65 CNEL or higher.

The noise evaluation in this EA utilizes a noise study prepared by the Navy in 2010 (Wyle 2010). The 2010 noise study included the prospective aircraft operations (helicopter and fixed-wing) and the resulting noise environment at NASNI and NOLF IB in 2020. The 2010 noise study assumed a 30% increase in helicopter operations, and thus includes the proposed action.

The aircraft noise environment at NASNI is a function of noise from helicopter and fixed-wing (jet) aircraft and ground operations, such as, engine run-ups and engine maintenance checks (e.g., tests in which aircraft engines are run up to full power while remaining stationary on the ground). While helicopter flight operations at NASNI are the dominant type of aircraft operations (by 2016, helicopter operations would outnumber fixed-wing aircraft operations by two to one), the dominant noise-contributing aircraft would be the EA-18G, F/A-18, P-8A and C-5 fixed-wing jet aircraft. While the number of helicopters at NASNI has increased, the overall number of transient and homebased fixed-wing aircraft at NASNI, which dominate the noise environment, has declined. Because the aircraft noise environment is heavily influenced by fixed-wing jet aircraft, the increase in helicopter operations with Alternative A or B would not affect the noise environment at NASNI. The 2010 noise study developed noise contours for the prospective 2020 scenario that show a slight reduction in the total area (i.e. footprint) of the 60-80 CNEL noise contours at NASNI as compared with the baseline. This reduction is largely the result of a prospective decrease in fixed-wing aircraft operations (Wyle 2010).

The aircraft noise environment at NOLF IB is the result of noise from helicopter operations. The baseline noise contours developed in the 2010 noise study estimated the 65 CNEL noise contour to be within the NOLF IB boundary, extending over a smaller area than those established in the latest approved AICUZ Plan of 1989. The proposed action would slightly expand the 2010 baseline 65 CNEL noise contours, but this would be contained almost entirely within the installation boundaries and would not extend to populated areas. This minimal increase in the noise contour footprint means that the proposed action would not noticeably increase noise levels at NOLF IB. Alternatives A and B would not result in significant aircraft noise impacts at NOLF IB.

Noise was also analyzed for several specific locations along the helicopter flight paths between NASNI and NOLF IB. An aircraft transiting from one location to another that passes overhead is called an overflight. Sound exposure levels (SELs) are a measure of the noise levels for single events or aircraft overflights. SEL are used to supplement the CNEL noise contour measurements. The proposed action would not change the type of helicopter noise produced or the flight paths; therefore, the SEL associated

with helicopter overflights would not change. However, because the proposed action would increase the number of helicopter operations by 30%, the number of Average Annual Day (AAD) operations when these SEL noise levels would be experienced would also increase by 30%. Similar to the discussions above for operations and CNEL noise contours, the predicted AAD number of operations between NASNI and NOLF IB by 2016 would not be significantly different from the total number of operations that have occurred historically. AAD operations are used to represent a typical day based on the average of total operations at a location over a period of one year. The operations included in the supplemental SEL analysis are provided to put a perspective on the individual overflights of helicopters operating in the airspace between NASNI and NOLF and do not affect the CNEL analysis that is used to predict the level of community impact. The number of individual SEL events increased by 30% would not be significant.

Noise from construction activities for the new hangar at NASNI would be the same for Alternatives A and B. Both proposed sites are located at a distance from areas sensitive to noise; therefore, no significant noise impacts would result from construction site activities. Temporary noise generated by trucks delivering materials would be minimized by limiting travel to regular daytime work hours, and would be short term and consistent with traffic noise in an urban environment; therefore, the short-term impact would not be significant. There would be no construction to generate noise at NOLF IB under Alternatives A or B.

Air Quality

Potential air emissions were calculated for proposed construction and increased helicopter operations for Alternatives A and B. The estimated emissions associated with either Alternative A or B would be below the *de minimis* threshold levels for conformity with the Clean Air Act (CAA). In addition, estimated emissions would not result in an exceedance of the air pollution control district's emission budgets. Therefore, implementation of the proposed action would conform to the State Implementation Plan and would not trigger a conformity determination under Section 176(c) of the CAA. The Navy has prepared a Record of Non-Applicability (refer to Appendix A) for CAA conformity in accordance with Navy CAA Conformity Guidance, OPNAVINST 5090.1C. Greenhouse Gas (GHG) emissions are assessed in Cumulative Effects. Alternative A or B would not have significant impacts on air quality.

Traffic and Transportation

A detailed assessment of traffic conditions on NASNI and within the city of Coronado was conducted for the 2008 Supplemental Environmental Impact Statement (SEIS) for Developing Home Port Facilities for Three Nimitz-Class Aircraft Carriers in Support of the U.S. Pacific Fleet (Navy 2008c). A primary focus of the 2008 SEIS was on vehicular traffic and traffic-related issues. The 2008 SEIS traffic analysis considered cumulative actions that would likely occur both on NASNI and within the city of Coronado. Among the future actions considered were the proposed new organizational maintenance hangar to support the Helicopter Wings Realignment (the proposed action of this EA) and a planned addition to the Navy Lodge. The 2008 SEIS traffic analysis included an estimated 4,000 average daily traffic (ADT) to account for future traffic growth associated with these actions and other potential unidentified projects at NASNI. The traffic analysis included in this EA is based on, and incorporates by reference (pursuant to 40 CFR 1502.21), the traffic analysis presented in the 2008 SEIS.

Of the 800 additional personnel (738 military and 62 civilian personnel) associated with the proposed action, it is estimated that on a typical day after accounting for leave, 24-hour duty schedules, on-base housing, and participation in the NASNI Transportation Incentive Program (TIP), 292 military and 53 civilian personnel would commute to work at NASNI during peak daylight hours. This is a maximum estimate because it does not include personnel that are deployed, and the actual number may be lower.

Based on a trip generation rate for military land uses of 2.5 trips per weekday (SANDAG 2002) for each of the 345 commuters (292 + 53), the increase in vehicle trips to/from the base is estimated to be 863 ADT (2.5 x 345). Of 345 commuters, 330 would be expected to travel to/from NASNI during the peak periods.

The additional 863 ADT represents 2% or less of NASNI traffic, which was 40,016 ADT in 2007, and would not be substantial enough to directly affect delay times at intersections or levels of service (LOS). Based on the minor increase in ADT, Alternatives A and B would not be expected to have a significant impact on traffic. Cumulative traffic impacts are discussed below.

During the construction period there would be a short term increase in delivery trucks traveling to NASNI. Trucks would typically travel State Route (SR) 75 via Silver Strand Boulevard and use a separate service entrance gate at NASNI. Therefore, temporary construction truck traffic would not affect the same intersections as personnel commuter traffic and would not result in a significant traffic impact.

Earth Resources

Soils at the proposed organizational maintenance hangar site have been previously disturbed by prior development. Earthmoving activities associated with construction activities would have localized impacts to Marina loamy coarse sand. With the incorporation of best management practices (BMPs) and stormwater management, soil erosion and sedimentation would not occur or would be minimized. Negligible changes in site topography would result from grading for stormwater management. These impacts would not be significant.

Water Resources

Activities associated with the proposed organizational maintenance hangar construction would occur in upland areas of NASNI and there would be no direct impacts to surface waters. Indirect impacts to San Diego Bay could occur if construction related ground disturbance coincides with winter rains. This creates the potential for sediment to be washed into bay waters. However, with the implementation of BMPs on the construction site and the incorporation of stormwater management in project design any adverse effects to water resources would be minimized or eliminated so that impacts would not be significant.

Biological Resources

Wildlife habitats and vegetation at NASNI and NOLF IB would not be directly affected by the proposed action because no new construction would occur in any natural habitat areas or plant communities. The only potential effects on wildlife would be from increased overflights as a result of an increase in helicopter operations, and the accompanying increase in potential bird/animal aircraft strike hazard (BASH) incidents.

Special-status migratory bird species protected by the Migratory Bird Treaty Act (MBTA) occurring on NASNI and NOLF IB include: burrowing owl (*Athene cunicularia*), listed as a Species of Special Concern by the state of California and a Bird of Conservation Concern by the U.S. Fish and Wildlife Service (USFWS); Belding's savannah sparrow (*Passerculus sandwichensis beldingi*), listed as California endangered species; California brown pelican (*Pelecanus occidentalis californicus*), recently delisted as a federal species but still a state-listed endangered species; and herons and egrets that nest in colonies known as "rookeries" and are considered a sensitive resource. Numerous other MBTA protected species are also known to occur in the area both during the breeding season and as over-wintering migrants.

Recent and past scientific studies suggest that minor increases in operations and overflight noise are not likely to result in significant, adverse effects on most species. The number of operations conducted at NASNI and NOLF IB have fluctuated somewhat over time. The total operations projected for 2016 under the proposed action are similar to historical operations of 1980s; therefore, bird populations on or near the installations would experience operations levels similar to what has occurred in the past. Because the noise contours at NASNI are dominated by fixed-wing (jet) aircraft, the increase in helicopter operations is not expected to effect the noise environment at NASNI. The 2010 baseline noise contours at NOLF IB estimate the 65 CNEL noise contour to be within the NOLF IB boundary, extending over a smaller area than those established in the 1989 AICUZ Plan. The proposed action would slightly expand the 65 CNEL noise contours, but this would be contained almost entirely within the installation boundaries and would not result in a significant increase in noise levels at NOLF IB. Therefore, no significant noise impacts on birds or other wildlife would occur.

The proposed action and the associated increase in operations may increase the number of BASH incidents at NASNI and NOLF IB. However, based on current levels, this increase would not be significant. Active awareness and control programs for BASH are in place at NASNI and NOLF IB to minimize the BASH risk. The numbers of BASH incidents for all aircraft types at NASNI have shown a reduction from 27 bird/aircraft strikes documented in 1996, to a low of two incidents occurring in 2006. At NOLF IB, there were four bird/aircraft strikes in 2005, and only one each in 2006 and 2007. The 11-year average (1996-2007) of BASH incidents involving all aircraft types at NASNI is 8.8 strikes per year. The three-year average (2005-2007) at NOLF IB for all aircraft types is 2.0 strikes per year. The proposed action and the associated 30% increase in operations would be expected to increase this number by 2.6 and 0.6 strikes per year at NASNI and NOLF IB, respectively (30% increase over the 11-year average of 8.8 strikes at NASNI, and over the 3-year average of 2.0 strikes per year at NOLF IB). Given these overall very low numbers of bird/aircraft strikes for both airfields compared to the number of existing and proposed aircraft operations, this impact would not be significant.

NASNI supports populations of federally endangered California least tern and federally threatened western snowy plover, which are protected under the Endangered Species Act (ESA). NOLF IB supports populations of the federally endangered salt marsh bird's-beak, San Diego fairy shrimp, light-footed clapper rail, and least Bell's vireo. California least tern and western snowy plover also nest nearby at the mouth of the Tijuana River. Habitat for these species would not be directly affected by either Alternative A or B because the proposed locations for the new organizational maintenance hangar at NASNI are well away from any areas occupied by these species. Also, no adverse effects on these avian species are expected as a result of the increase in helicopter overflights associated with the proposed action because no significant disturbance or noise impacts have been identified. While significant impacts to threatened and endangered species are not expected, noise impacts may affect but are not likely to adversely affect the California least tern, western snowy plover, light-footed clapper rail or least Bell's vireo. The Navy has initiated consultation under Section 7 of the ESA with USFWS and requested USFWS concurrence with the Navy's determination of impacts.

The federally endangered green sea turtle (*Chelonia mydas*) may occur off the shores of NASNI as they travel to preferred foraging sites in the southern portion of San Diego Bay; there has been one confirmed sighting on the bay side of NASNI (Navy 2008c). The new organizational maintenance hangar proposed for either alternative location would be well away from the beaches, so construction activities would not be expected to disturb green sea turtles. No activities in the proposed action would be taking place underwater or on the San Diego Bay surface; therefore, there would be no impacts to green sea turtles. Consequently, the Navy has determined that Alternative A or B would have no effect on green sea turtles.

Two species protected under the Marine Mammal Protection Act (MMPA) are known to occur in San Diego Bay: California sea lion and Pacific harbor seal. The California sea lion and Pacific harbor seal are occasionally observed on NASNI coastal beaches. No activities would be taking place underwater, therefore, there would be no impact to marine mammals. Also, the proposed increase in existing helicopter flight operations would not result in a detectable change in the existing noise environment that would adversely affect marine mammals. Consequently, the Navy has determined that the proposed action would not result in reasonably foreseeable “takes” of a marine mammal species, as defined under the MMPA, and there would be no impact to marine mammals.

Land Use

Implementation of the proposed action would not result in regional land use conflicts. Aircraft operations at NASNI and NOLF IB are not expected to noticeably alter the noise environments around these installations, and the increase in personnel stationed at NASNI would be less than 1% of the San Diego County population where most new personnel are expected to reside. Neither the increase in aircraft operations nor the associated personnel relocating to the area would significantly affect regional land development.

The proposed action would not affect or alter existing land uses at NASNI. Construction of the new organizational maintenance hangar would occur along the NASNI flight line within the existing developed air operations area. No construction at NOLF IB would occur under the proposed action nor would there be any additional personnel assigned to, or stationed at, NOLF IB. The increase in helicopter operations would not affect local or regional land uses.

The Navy is currently updating the AICUZ plan for NASNI and NOLF IB that will incorporate the proposed action of this EA. An AICUZ plan provides local community officials, planners, and zoning authorities with recommended compatible land uses around military airfields to protect the health, safety, and welfare of those living on and near the airfield while preserving the operational capability of the airfield.

Coastal Zone Management Act

Alternative A or B would have no impact on coastal uses or resources identified in the California Coastal Management Program. The Navy will file a Negative Coastal Consistency Determination with the California Coastal Commission as part of the EA process.

Socioeconomics

Assuming a maximum increase in personnel associated with the proposed action, meaning that all personnel would be new to the San Diego region and would be accompanied by three dependents, the resulting increase in the populations of the city and county of San Diego would be less than 1%. The new personnel would be expected to purchase or rent homes in the city or county of San Diego. Some military personnel relocating to the area would reside on NASNI, while others and the civilian workforce are expected to reside within the San Diego region. The demand for new housing would be less than 1% of the housing stock of the city and county of San Diego, which is not significant. Dependents of new personnel would add school-age children to the school system, but this would represent less than 1% of the current public school enrollment for San Diego County and the city of Coronado. No significant impacts to schools would occur as a result of Alternative A or B.

Based on the analysis of environmental impacts (e.g., air quality, noise, traffic, water, land use, socioeconomics), neither Alternative A or B would result in significant adverse impacts on human health

or the environment. Therefore, Alternatives A or B would not cause disproportionately high and adverse human health or environmental effects on low income or minority populations. Based on the analysis of environmental impacts, there also were no environmental health or safety risks that would disproportionately affect children.

General Services

New personnel and their families (less than 1% of the San Diego regional population) would be expected to reside throughout the local San Diego region and would not significantly affect the demand for emergency services and/or recreational facilities in any one area.

Cultural Resources

Construction of the proposed organizational maintenance hangar would not affect historic properties at NASNI, as defined by Section 106 (36 CFR 800.4) of the National Historic Preservation Act (NHPA). The buildings that would be demolished under the independent DFRP are not eligible for listing on the NRHP individually or as contributors to a historic district, nor are they within 100 meters of a defined historic district as stipulated by the Metro Area Programmatic Agreement. No historic properties have been identified at NOLF IB, thereby resulting in a finding of no historic properties affected for this location as well.

Utilities and Infrastructure

Construction and operation of the proposed organizational maintenance hangar and transition to MH-60R/S would result in minor changes to the existing utility infrastructure at NASNI. There would be an increase in the consumption of utilities to support the new facilities, but the impact on utilities would be minor. The proposed increase in operations would not affect utilities or infrastructure. Alternatives A and B would have a beneficial impact on utilities and infrastructure because the new facilities would be designed to comply with Leadership in Environmental and Energy Design (known as LEED) Silver standards for environmentally sustainable construction, and would be in compliance with the Energy Policy Act of 2005, which promotes energy conservation and efficiencies.

Hazardous Materials

Increased helicopter operations would increase the use of certain hazardous materials such as fuel, oils, and lubricants, but implementation of the proposed action would not result in significant impacts in the handling, use, storage or disposal of such materials at NASNI or NOLF IB. An industrial pipeline located under the Alternative A site would be inspected for leaks during excavation for the new hangar foundation and any suspect soil would be tested for contaminants of concern. If any contaminated soils are detected, they would be disposed of in accordance with the Installation Restoration program and all applicable federal and state regulations.

Demolition of buildings under Alternative B may generate small quantities of asbestos-containing material and lead-based paint, which would be removed and disposed of in accordance with applicable federal, state and local regulations.

Cumulative Effects

The cumulative impacts analysis in this EA incorporates by reference the cumulative impacts analysis presented in the 2008 SEIS, in accordance with 40 CFR 1502.21. Other present and reasonably foreseeable future actions considered in this analysis are the following:

- Military Construction (MCON) Project P-909 – Addition to Trainer Bldg 352 at NASNI

- MCON Project P-880 – Rotary Wing Aircraft Level-D Maintenance Facility at NASNI
- NASNI Base DFRP – Planned demolition of Bldgs 13, 314, 454, 455, 493, 493a, 588, 802, 809, 826, and 1459
- Introduction of the P-8A Multi-Mission Maritime Aircraft into the U.S Navy Fleet (2008 MMA Final Environmental Impact Statement [FEIS])
- Silver Strand Training Complex (SSTC) Environmental Impact Statement (EIS) for Training Activities

Implementation of the Preferred Alternative, in conjunction with these other past, present and reasonably foreseeable future actions would result in cumulative effects in several resource areas (e.g., noise, air quality, biological resources, traffic, utilities), but these effects would not result in significant impacts. The Preferred Alternative would have no effect on land use, coastal zone or cultural resources, therefore these resources are not included in the cumulative impact assessment.

Aircraft Operations: The cumulative effect of past, present and reasonably foreseeable future actions on aircraft operations is that there would be a 30% increase in helicopter flight operations over current levels of operation at NASNI and NOLF IB by 2016. The increased operations levels are consistent with historical and average levels, therefore the increase would not be significant.

Noise: The 2008 SEIS analyzed the cumulative effects of traffic on noise and determined that existing and proposed cumulative projects, including traffic of the proposed action, would not result in significant impacts on noise in the vicinity of NASNI. There would be no additional traffic or traffic noise associated with other present and foreseeable projects, therefore the cumulative traffic noise effects of the Preferred Alternative would not be significant.

The cumulative effect of construction for the Preferred Alternative and other actions would cause an intermittent, temporary, and noticeable increase in noise at NASNI. Several construction activities at NASNI would collectively increase noise levels in the area temporarily, but variations in the timing of the projects and the relatively short duration of project effects would moderate noise impacts over space and time. Therefore, the cumulative effects would not be significant.

While the number of helicopters assigned to NASNI would increase under the Preferred Alternative, the total aircraft loading at NASNI in 2016 (after the realignment) would be about the same as in the year 2000, as the Navy has retired the S-3B fixed-wing jet aircraft from the Navy inventory. The 2010 noise study prepared for NASNI and NOLF IB include a prospective 2020 scenario that addresses anticipated changes to operations. Prospective cumulative changes to aircraft operations, including the future transition in aircraft platforms that would be supported by NASNI, are the transition of fixed-wing aircraft including EA-6B to EA-18G; P-3C to P-8A MMA, and an increase in the percentage of F/A-18E/F jet fighter aircraft with a corresponding decrease in the percentage of F/A-18C/D aircraft. Although the exact nature, including magnitude and timing, of the other actions may not be fully defined at this point, the prospective 2020 scenario indicates a less noisy environment. Actions proposed for SSTC would generate an increase in the frequency of events producing noise but these events would not be additive with the Preferred Alternative as they are separated by distance, and would not change the projected noise contours at NASNI or NOLF IB. The Preferred Alternative and other past, present and reasonably foreseeable future actions would not result in cumulative noise effects from aircraft operations.

Air Quality: The Preferred Alternative, would collectively result in short-term, temporary air emissions from construction vehicles and equipment. Such emissions would present a temporary albeit adverse impact to air quality in the area. However, cumulative construction-related emissions would be below

CAA General Conformity Rule *de minimis* threshold levels; therefore, cumulative impacts would not be significant (i.e., exceed the air pollution control district's emission budgets).

Cumulative air quality effects from operations of the Preferred Alternative combined with the effects from other past, present and future projects would not be significant. No effect on air quality at NASNI was projected in the 2008 MMA FEIS, and impacts of the Preferred Alternative would be below *de minimis* and National Environmental Policy Act significance threshold levels. Annual operational air emissions of the SSTC proposed action are also projected to be below *de minimis* threshold levels; these emissions would be additive with annual operational air emissions of the Preferred Alternative within the San Diego Air Basin (SDAB).

Emissions from operation of tactical vehicle military aircraft are exempt from the reporting of pollutant emissions under National Security Exemption criteria, however the change resulting from the proposed action was evaluated. GHG emissions are represented by the net change in CO₂ emissions and were calculated using fuel data. The Preferred Alternative is estimated to increase CO₂ by 33,709 tons emitted annually, compared to the baseline year. GHG effects of the Preferred Alternative combined with the effects from other past, present and future projects would be minimal and not significant. Moreover, total GHG emissions at NASNI are expected to decrease over time, as a function of decreases in operational areas not associated with tactical vehicles or operations. The decrease is expected as a result of goals established by the Secretary of the Navy and by reductions required by Executive Order 13514, *Federal Leadership in Environmental, Energy, and Economic Performance*, which requires agencies to submit a plan to reduce GHG emissions by 2020.

Traffic: Implementation of the proposed action and other past, present and reasonably foreseeable future actions identified in this EA would not significantly increase personnel loading (military and civilian personnel working at NASNI) or associated commuter traffic at NASNI and, therefore, would not change the findings of the traffic analysis presented in the 2008 SEIS (Navy 2008c). The Preferred Alternative would not contribute significantly to traffic. The additional 863 ADT and 330 peak period trips under the proposed action would represent 2% of NASNI traffic and would not be substantial enough to directly affect roadway levels of service and associated vehicle delay times. The 863 ADT estimated for the Preferred Alternative is within the 4,000 ADT estimated for overall growth from planned projects assumed in the 2008 SEIS. Proposed actions at SSTC would increase total daily traffic by less than 2%, but would not be additive with the Preferred Alternative because intersections affected would not be the same.

The 2008 SEIS found that a number of intersections on NASNI and in the city of Coronado will continue to provide deficient LOS in the future cumulative context, representing significant cumulative impacts. In the 2008 SEIS, the Navy acknowledged that, as a whole, NASNI contributes significantly to average traffic volumes in the area. However, NASNI-related traffic exists within the context of failed traffic operating conditions within the local road network.

The Navy currently implements measures to reduce the effects of NASNI traffic, including staggered personnel work hours, manual traffic stacking and promoting participation in the NASNI Transportation Incentive Program (TIP). In addition, the Navy analyzed several potential mitigation measures for intersections, both internal (on NASNI) and external to NASNI (within the city of Coronado) that are affected by NASNI traffic. The 2008 SEIS presented a number of potential improvements to reduce or mitigate cumulative traffic impacts. The internal improvements are currently being implemented on NASNI. External improvement recommendations have been submitted to Coronado City Council.

The Preferred Alternative would contribute minor additive traffic impacts to existing cumulative traffic impacts, for which mitigation measures have already been analyzed. The Navy continues to work with the city of Coronado and the California Department of Transportation to find solutions to mutual traffic concerns. The Navy also continues to work to improve the TIP at NASNI. The Preferred Alternative would not result in significant cumulative impacts on traffic.

Earth Resources: Implementation of the Preferred Alternative and present and reasonably foreseeable future actions would disturb soils, but would occur on sites at NASNI that have been previously disturbed by prior development, and cumulative effects would not be significant.

Water Resources: Implementation of the Preferred Alternative and other actions would disturb soils and may result in a minor increase in impervious surfaces at NASNI, with a concurrent minor increase in stormwater runoff. Use of BMPs and compliance with erosion controls plans during the construction phase would minimize cumulative water quality impacts; therefore, there would be no significant cumulative effects on water resources.

Biological Resources: The 2008 SEIS determined that the cumulative construction activities to support the nuclear aircraft carrier (CVN) homeporting would cause temporary, but not significant impacts to aquatic resources. Construction associated with the Preferred Alternative and other actions would have no effect on aquatic resources or terrestrial species that would be additive with those of the current and foreseeable future projects; therefore, no cumulative construction-related effects on biological resources would occur.

Implementation of the Preferred Alternative in combination with other actions would not result in direct impacts to habitat at either NASNI or NOLF IB. While significant impacts to threatened and endangered species are not expected, noise impacts may affect but are not likely to adversely affect California least tern, western snowy plover, light-footed clapper rail or least Bell's vireo. The Navy has initiated consultation under Section 7 of the ESA with USFWS and requested USFWS concurrence with the Navy's determination of impacts. Pending this concurrence, cumulative noise effects on wildlife populations, including threatened and endangered species protected by the ESA, are not expected. The increase in flight operations at NASNI and NOLF IB under the Preferred Alternative may result in a minor increased risk of BASH incidents, but other actions would not increase BASH risk; therefore, there would not be any cumulative effects with regard to BASH incidents.

Socioeconomics and General Services: Implementation of the Preferred Alternative and other actions would result in a minor increase in base-assigned personnel and minimal impacts on population, housing, local/regional economy and schools. The cumulative effect of this minor increase in base personnel would not be significant with regard to socioeconomics and general services. The Preferred Alternative would not have disproportionately high and adverse human health or environmental effects on environmental justice populations or children; therefore cumulative, impacts would not occur.

Infrastructure, Utilities and Hazardous Materials: Implementation of the Preferred Alternative and other actions would result in a very minor increase in the cumulative demand for utilities. Also, the demolition of buildings and the increase in aircraft operations (helicopter and fixed-wing) would increase the use/handling/disposal of hazardous materials (fuels, oils other materials used in aircraft operations, lead-based paint in buildings to be demolished, etc.) at NASNI, but compliance with all applicable laws and regulations would ensure that the cumulative effect would not be significant.

SUMMARY OF FINDINGS

The findings of this EA are that with the implementation of best management practices identified in the EA, the proposed Helicopter Wings Realignment and MH-60R/S Helicopter Transition at NASNI would not result in significant adverse direct, indirect or cumulative environmental impacts. No mitigation is needed for the proposed action.