



# A G E N D A

## IMPERIAL BEACH CITY COUNCIL REDEVELOPMENT AGENCY PLANNING COMMISSION PUBLIC FINANCING AUTHORITY



NOVEMBER 19, 2008

Council Chambers  
825 Imperial Beach Boulevard  
Imperial Beach, CA 91932

**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.

### **REGULAR MEETING CALL TO ORDER BY MAYOR**

### **ROLL CALL BY CITY CLERK**

### **PLEDGE OF ALLEGIANCE**

### **AGENDA CHANGES**

### **MAYOR/COUNCIL REIMBURSEMENT DISCLOSURE & COMMUNITY ANNOUNCEMENTS**

### **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 (1.1 - 1.2)**

**1.1\* PRESENTATION OF CERTIFICATES OF ACCOMPLISHMENT TO FIRE PREVENTION WEEK POSTER CONTEST WINNERS. (0410-30)**

**1.2 RECYCLE ALL-STAR AWARD PRESENTATION. (0270-30)**

City Manager's Recommendation: Present the Recycle All-Star Award Certificate, \$100.00 check and used oil recycling premiums to Kris Music.

\* No Staff Report.

**CONSENT CALENDAR (2.1 - 2.4)** - *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 MINUTES.**

City Manager's Recommendation: Approve the minutes of the Regular City Council Meeting of November 5, 2008.

**Continued on Next Page**

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.

## **CONSENT CALENDAR (Continued)**

### **2.2 RATIFICATION OF WARRANT REGISTER. (0300-25)**

City Manager's Recommendation: Ratify the following registers: Accounts Payable Numbers 67457 through 67547 with the subtotal amount of \$163,596.64; and Payroll Checks 40343 through 40391 for the pay period ending 10/23/08 with the subtotal amount of \$144,225.78; for a total amount of \$307,822.42.

### **2.3 RESOLUTION NO. 2008-6689 – CALLING A PUBLIC HEARING TO DETERMINE IF THE PUBLIC HEALTH, SAFETY OR WELFARE REQUIRES THE FORMATION OF AN UNDERGROUND UTILITY DISTRICT IN ELM AVENUE FROM 7<sup>TH</sup> STREET TO 3<sup>RD</sup> STREET AND 7<sup>TH</sup> STREET FROM PALM AVENUE TO ENCINA AVENUE – “ELM AVENUE AND 7<sup>TH</sup> STREET UNDERGROUND UTILITY DISTRICT”. (0810-20)**

City Manager's Recommendation:

1. Receive report; and
2. Adopt resolution.

### **2.4 LOCAL APPOINTMENT LIST. (0460-45)**

City Manager's Recommendation: Approve the Local Appointments List in compliance with Government Code §54972, and authorize the City Clerk to post said list at City Hall and the Library in compliance with Government Code §54973.

## **ORDINANCES – INTRODUCTION/FIRST READING/PUBLIC HEARING (3)**

None.

## **ORDINANCES – SECOND READING & ADOPTION (4)**

None.

## **PUBLIC HEARINGS (5.1)**

### **5.1 JIM KENNEDY, PARSONS CORP. FOR OMNIPOINT/T-MOBILE (APPLICANT)/ TORREY PINE MERZIOTIS PROPS. (OWNER); REGULAR COASTAL PERMIT (CP 080015), CONDITIONAL USE PERMIT (CUP 080016), DESIGN REVIEW CASE (DRC 080017), AND SITE PLAN REVIEW (SPR 080018) TO INSTALL A TELECOMMUNICATIONS FACILITY ON A MONOPALM FAUX TREE STRUCTURE LOCATED AT 933 SEACOAST DRIVE IN THE C-2 (SEACOAST COMMERCIAL) ZONE. MF 974. (0600-20)**

City Manager's Recommendation:

1. Declare the continued public hearing open;
2. Receive public testimony;
3. Review alternate designs;
4. Close the public hearing; and
5. Adopt Resolution No. 2008-6692, approving Regular Coastal Permit (CP 080015), Conditional Use Permit (CUP 080016), Design Review Case (DRC 080017), and Site Plan Review (SPR 080018), which makes the necessary findings and provides conditions of approval in compliance with local and state requirements; or
6. If an alternate design is chosen, revise resolution.

## **REPORTS (6.1 - 6.5)**

### **6.1 RESOLUTION NO. R-08-164 – AWARDING CONTRACT FOR STREET IMPROVEMENTS, RDA, PHASE 3A PROJECT. (0720-25)**

City Manager's Recommendation:

1. Receive report; and
2. Adopt resolution.

### **6.2 RESOLUTION NO. 2008-6693 – ADOPTING AMENDMENT NO. 1 TO TRANSNET EXTENSION LOCAL STREET AND ROAD PROGRAM OF PROJECTS FOR FISCAL YEARS 2009-2013. (0680-80)**

City Manager's Recommendation:

1. Receive report; and
2. Adopt resolution.

**Continued on Next Page**

**REPORTS (Continued)**

**6.3 APPROVAL OF “ONE WITH WAVE” SCULPTURE LOCATION, BASE AND INSTALLATION COSTS. (1000-10)**

City Manager’s Recommendation:

1. Receive report;
2. Approve the installation concept of the “One with Wave” sculpture; and
3. Approve the use of the 405-1260-549-\_\_\_ account funds to fund the installation costs of the “One with Wave” sculpture.

**6.4 DESIGN REVIEW BOARD – THREE TERMS EXPIRING DECEMBER 31, 2008. (0120-30)**

City Manager’s Recommendation:

1. Mayor recommend reappointment of members Janet Bowman, Shirley Nakawatase, and Harold Phelps to the Design Review Board in accordance with Chapter 2.18.010.C of the I.B.M.C. New terms of office shall begin January 1, 2009 and expire December 31, 2012; and
2. City Council approve Mayor’s appointment selections to the Design Review Board.

**6.5 TIDELANDS ADVISORY COMMITTEE – TWO TERMS EXPIRING DECEMBER 31, 2008. (0120-90)**

City Manager’s Recommendation:

1. Mayor recommend reappointment of members Edward Spriggs and Maxx Stalheim to the Tidelands Advisory Committee in accordance with Chapter 2.18.010.C of the I.B.M.C. New terms of office shall begin January 1, 2009 and expire December 31, 2010; and
2. City Council approve Mayor’s appointment selections to the Tidelands Advisory Committee.

**ITEMS PULLED FROM THE CONSENT CALENDAR (IF ANY)**

**MAYOR/COUNCIL REPORTS ON ASSIGNMENTS AND COMMITTEES**

**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](http://www.cityofib.com).**

Copies of this notice were provided on November 14, 2008 to the City Council, San Diego Union-Tribune, I.B. Eagle & Times, and I.B. Sun.

STATE OF CALIFORNIA)  
COUNTY OF SAN DIEGO) ss.  
CITY OF IMPERIAL BEACH)

*AFFIDAVIT OF POSTING*

*I, Jacqueline M. Hald, City Clerk of the City of Imperial Beach, hereby certify that the Agenda for the Regular Meeting as called by the City Council, Redevelopment Agency, Planning Commission, and Public Financing Authority of Imperial Beach was provided and posted on November 14, 2008. Said meeting to be held at 6:00 p.m. November 19, 2008, in the Council Chambers, 825 Imperial Beach Boulevard, Imperial Beach, California. Said notice was posted at the entrance to the City Council Chambers on November 14, 2008 at 9:30 a.m.*

\_\_\_\_\_  
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:** NOVEMBER 19, 2008  
**ORIGINATING DEPT.:** PUBLIC WORKS *HAL*  
**SUBJECT:** RECYCLE ALL-STAR AWARD PRESENTATION

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**BACKGROUND:**

The Recycle All-Star Program is designed to encourage residents to participate in weekly curbside collection of recyclables. Each month, a City inspector canvasses one randomly selected neighborhood on trash day in search of a Recycle All-Star – the residence with the greatest quantity of uncontaminated recyclables placed in its curbside-recycling bin. Winners receive a certificate from the City, a \$100 check from EDCO, and other premiums such as a travel mug, a frisbee, pens, pencils, note pads, and a 100% recycled-content tote bag. During inspection, information tags are placed on non-winning recycling bins to promote the Recycle All-Star Program, to remind residents of what materials are recyclable, and to point out contamination observed in the bins.

**DISCUSSION:**

On November 6, 2008, City inspectors canvassed the 400 block of 8th St. in search of a Recycle All-Star. The following resident was selected as the Recycle All-Star for the month of November, 2008: Kris Music.

The above resident has been notified of his/her award by telephone and letter and invited to accept the Recycle All-Star award at the November 19, 2008 City Council meeting.

**CALIFORNIA ENVIRONMENTAL QUALITY ACT:**

Not a project as defined by CEQA.

**FISCAL ANALYSIS:**

None

**DEPARTMENT RECOMMENDATION:**

Mayor, in company with an EDCO representative, will present the Recycle All-Star award certificate, \$100 check, and other premiums listed above to Kris Music.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department recommendation.

*For*   
\_\_\_\_\_  
Gary Brown, City Manager



# City of Imperial Beach

and

## EDCO DISPOSAL CORPORATION

*Wish to present to*

*Kris Music*

*the month of November, 2008*

**RECYCLING ALL-STAR AWARD**

*for your diligence, environmental concern,  
and love of the earth,*



**WE THANK YOU!**

---

*James C. Janney, Mayor*





**DRAFT**

**MINUTES**

**Item 2.1**

**IMPERIAL BEACH CITY COUNCIL  
REDEVELOPMENT AGENCY  
PLANNING COMMISSION  
PUBLIC FINANCING AUTHORITY**

**NOVEMBER 5, 2008**

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

**REGULAR MEETING – 6:00 P.M.**

**REGULAR MEETING CALL TO ORDER**

MAYOR JANNEY called the Regular Meeting to order at 6:00 p.m.

**ROLL CALL**

Councilmembers present:	Winter, McLean, Bragg
Councilmembers absent:	None
Mayor present:	Janney
Mayor Pro Tem absent:	McCoy

Staff present:	City Manager Brown; Deputy City Attorney Stotland; City Clerk Hald
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**PLEDGE OF ALLEGIANCE**

MAYOR JANNEY led everyone in the Pledge of Allegiance.

**AGENDA CHANGES**

**MOTION BY MCLEAN, SECOND BY MCCOY, TO REMOVE ITEM NO. 6.3 – PROPOSAL FOR CUSTOM SEASONAL LIFEGUARD TOWER FOR PALM AVENUE STREET END FROM THE AGENDA. MOTION CARRIED UNANIMOUSLY.**

**MAYOR/COUNCIL REIMBURSEMENT DISCLOSURE & COMMUNITY ANNOUNCEMENTS**

COUNCILMEMBER WINTER congratulated Councilmember McLean and Councilmember-elect King on successful campaigns.

COUNCILMEMBER BRAGG announced she, Mayor Pro Tem McCoy, and Councilmember Winter attended the League of California Cities Quarterly Dinner meeting, she attended the Fire Station open house and the American Public Works Association Dinner; she reported on the recent Heartland Communications Facility meeting; and she announced there will be a sundowner meeting at D'ames Fitness and Frolic on November 17.

COUNCILMEMBER MCCOY spoke of the historic result of the Presidential election.

MAYOR JANNEY congratulated Councilmember McLean and Councilmember-elect King on

successful campaigns; and he announced that the City is now accepting applications for the Community Grant Programs.

### **COMMUNICATIONS FROM CITY STAFF**

CITY MANAGER BROWN announced the State Water Quality Control Board approved funding allowing the County of San Diego to continue with the testing and monitoring of waters throughout the County.

### **PUBLIC COMMENT**

JUNE ENGEL, Branch Librarian at the I.B. Library, and thanked Councilmember Bragg and the I.B. Firefighters for judging the costume contest; and she announced that author Victor Villaseñor will be in town on December 8 to sign and talk about his recent book Crazy Loco Love.

JAYNE MAHAN spoke against the selling of drug paraphernalia by local businesses and submitted a petition of over 400 signatures against this act.

### **PRESENTATIONS (1)**

None.

### **CONSENT CALENDAR (2.1 - 2.4)**

MAYOR PRO TEM MCCOY recommended a correction to Assistant City Manager Ritter's name on the minutes of October 15, 2008, page 9, Item No. 6.3.

MAYOR JANNEY announced a correction to the Senate Bill No. 375 on the minutes of October 1, 2008 was submitted as Last Minute Agenda Information.

**MOTION BY MCCOY, SECOND BY BRAGG, TO APPROVE CONSENT CALENDAR ITEM NOS. 2.1 THRU 2.4, WITH CORRECTIONS TO THE MINUTES OF OCTOBER 1 AND OCTOBER 15, 2008. MOTION CARRIED UNANIMOUSLY.**

#### **2.1 MINUTES.**

Approved the minutes of the Regular City Council Meetings of September 17, October 1, and October 15, 2008.

#### **2.2 RATIFICATION OF WARRANT REGISTER. (0300-25)**

Ratified the following registers: Accounts Payable Numbers 67323 through 67456 with the subtotal amount of \$694,840.88; and Payroll Checks 40295 through 40342 for the pay period ending 10/09/08 with the subtotal amount of \$149,825.53; for a total amount of \$844,666.41.

- 2.3 RESOLUTION NO. 2008-6689 – AMENDING WESTON SOLUTIONS, INC., CONSULTANT AGREEMENT FOR TIJUANA RIVER BACTERIA SOURCE IDENTIFICATION STUDY AND AMENDING THE FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM BUDGET FISCAL YEAR 2004/2005 THROUGH FISCAL YEAR 2008/2009 ADOPTED BY RESOLUTION NO. 2005-6089 AND AS AMENDED DECEMBER 7, 2005 – RESOLUTION NO. 2005-6253 AND FEBRUARY 6, 2008 – RESOLUTION NO. 2008-6574 – TIJUANA RIVER BACTERIA SOURCE IDENTIFICATION STUDY CIP D08-901 PROJECT. (0230-70)**

Adopted resolution.

- 2.4 RESOLUTION NO. 2008-6690 – AUTHORIZING THE CITY MANAGER TO EXECUTE AND SUBMIT THE 2009-2010 PORT OF SAN DIEGO FINANCIAL ASSISTANCE PROGRAM APPLICATION FOR FUNDING ASSISTANCE FOR 2009 CONCERT EVENT. (1040-10)**

Adopted resolution.

#### **ITEMS PULLED FROM THE CONSENT CALENDAR**

None.

#### **ORDINANCES – INTRODUCTION/FIRST READING/PUBLIC HEARING (3.1)**

- 3.1 PROPOSED SMOKE SHOP ORDINANCE AMENDING TITLE 19 ZONING BY ADDING CHAPTER 19.63. MF 981. (0600-95)**

MAYOR JANNEY declared the public hearing open.

CITY MANAGER BROWN introduced the item and recommended continuance of the item to January 21, 2008.

**MOTION BY BRAGG, SECOND BY MCLEAN, TO CONTINUE THE PUBLIC HEARING TO THE CITY COUNCIL MEETING OF JANUARY 21, 2009. MOTION CARRIED UNANIMOUSLY.**

#### **ORDINANCES – SECOND READING & ADOPTION (4.1)**

- 4.1 ORDINANCE NO. 2008-1076 – TO AMEND CHAPTER 1.18 (ADMINISTRATIVE APPEAL PROCEDURES AND TIME LIMITS FOR APPEAL) OF THE IMPERIAL BEACH MUNICIPAL CODE REGARDING APPEALS PROCEDURES FOR CERTAIN ADMINISTRATIVE DECISIONS. (0600-95)**

CITY MANAGER BROWN introduced the item.

MAYOR JANNEY called for the reading of the title of Ordinance No. 2008-1076.

CITY CLERK HALD read the title of Ordinance No. 2008-1076, an ordinance of the City Council of the City of Imperial Beach, California, to amend Chapter 1.18 (Administrative Appeal Procedures and Time Limits for Appeal) of the Imperial Beach Municipal Code regarding Appeals Procedures for Certain Administrative Decisions.

**MOTION BY WINTER, SECOND BY MCLEAN, TO DISPENSE THE SECOND READING AND ADOPT ORDINANCE NO. 2008-1076 BY TITLE ONLY. MOTION CARRIED BY THE FOLLOWING VOTE:**

**AYES: COUNCILMEMBERS: WINTER, MCLEAN, BRAGG, JANNEY  
NOES: COUNCILMEMBERS: NONE  
ABSENT: COUNCILMEMBERS: NONE  
ABSTAIN: COUNCILMEMBERS: MCCOY**

**PUBLIC HEARINGS (5)**

None.

**REPORTS (6.1 - 6.3)**

**6.1 RESOLUTION NO. 2008-6688 – AUTHORIZING THE PURCHASE OF REPLACEMENT VEHICLES. (1130-55)**

CITY MANAGER BROWN introduced and reported on the item.

**MOTION BY MCLEAN, SECOND BY WINTER, TO ADOPT RESOLUTION NO. 2008-6688, AUTHORIZING THE PURCHASE OF REPLACEMENT CITY VEHICLES. MOTION CARRIED UNANIMOUSLY.**

**6.2 FINANCIAL UPDATE. (0330-25)**

CITY MANAGER BROWN introduced the item.

FINANCE DIRECTOR MCGRANE reported that from July 1, 2008 to October 15, 2008 there were no significant impacts to the General Fund; issues that could impact the City in the future are: the State budget (the Governor will announce there is over an \$11 billion State budget deficit and it is unsure how the State deficit will affect the City), PERS costs (if on June 30, 2009 the PERS portfolio goes lower than 15%-16%, costs to the City would be significant), the potential for increased costs in the Sheriff's contract, and limited General Fund revenue; he reported that the Redevelopment Fund has excess reserves; however, the balance was lowered due to the State takeaway of over \$500,000; he reported that in regard to the Transportation funds, the State did not cut or withhold Prop 42 funds; however, gas tax and Prop A revenues are sluggish; and he announced that staff is still reviewing the status of the Sewer Fund and would report back to City Council with a five-year forecast on the fund.

Council discussion ensued regarding the potential impacts to the Sewer Fund as the City of San Diego may ask for a deposit toward capital improvements; attending the League of California Cities Luncheon meeting where there will be a discussion on the economy; maintaining the General Fund reserve at 15%; developing guidelines for when the reserves can be utilized; the County of San Diego may cut funding and could possibly take away the \$100,000 that was intended for the Skate Park; the Mayor and City Manager to meet with the community committee involved with the Skate Park to discuss potential funding issues; and in the future there may be a need to either cut expenditures or raise revenues.

**6.3 PROPOSAL FOR CUSTOM SEASONAL LIFEGUARD TOWER FOR PALM AVENUE STREET END. (0220-20)**

Item removed from the agenda by prior Council action.

**MAYOR/COUNCIL REPORTS ON ASSIGNMENTS AND COMMITTEES**

MAYOR PRO TEM MCCOY stated that she recently attended the Borders Committee meeting and reported that the Presidential permit for the third border crossing is pending and on San Diego Councilmember Hueso's efforts to reconfigure the new design of the San Ysidro crossing to make it more pedestrian friendly; she also attended a meeting in Imperial regarding the I-8 Corridor; she spoke about the geothermal plants, the issues with the New River which is considered to be one of the most polluted rivers in the United States, the high amount of foreclosures in the area, and the changes in agriculture.

CITY MANAGER BROWN announced SANDAG will give a presentation on SB 375 at an upcoming City Council meeting.

**ADJOURNMENT**

MAYOR JANNEY adjourned the meeting at 7:01 p.m.

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James C. Janney, Mayor

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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:** November 19, 2008

**ORIGINATING DEPT.:** Michael McGrane  
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.

**ENVIRONMENTAL IMPACT**

Not a project as defined by CEQA.

The following registers are submitted for Council ratification.

**WARRANT #                      DATE                      AMOUNT**

**Accounts Payable:**

67457-67508	10/31/08	131,732.85
67509-67547	11/06/08	31,863.79
		<b>\$ 163,596.64</b>

**Payroll Checks:**

40343-40391	P.P.E. 10/23/08	144,225.78
		<b>144,225.78</b>
	<b>TOTAL</b>	<b>\$ 307,822.42</b>

**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

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #				CHECK AMOUNT
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT	
10/31/2008 503-1923-419.20-06	67457 09/29/2008	ACOM SOLUTIONS, INC	799 SOFTWARE MAINT RENEWAL	0151340-IN	090444 03/2009	595.00 595.00	
10/31/2008 101-1230-413.28-01	67458 09/05/2008	AFFORDABLE PRINTER CARE	116 TONER CARTRIDGE - HP 4050	59353	F09051 03/2009	140.02 140.02	
10/31/2008 101-0000-209.01-13	67459 10/30/2008	AFLAC	120 PPE 10/23/08	20081030	04/2009	434.35 434.35	
10/31/2008 101-1910-419.21-04 101-1910-419.21-04	67460 09/23/2008 10/28/2008	AGRICULTURAL PEST CONTROL	123 SEPT 2008 - SPORTS PARK OCT 08 SPORTS PK MAINT	100998 103439	090118 03/2009 090118 04/2009	190.00 95.00 95.00	
10/31/2008 503-1923-419.20-06	67461 10/07/2008	AT&T / SBC DATACOMM	1854 SMARTNET/SECURITY BUNDLE	276-315327	090393 04/2009	1,643.90 1,643.90	
10/31/2008 101-3030-423.20-06 101-3030-423.20-06	67462 09/22/2008 10/22/2008	BANC OF AMERICA LEASING	1723 NOV 2008 / LATE CHARGE DECEMBER 08	010594099 010660801	090189 03/2009 090189 04/2009	471.53 236.89 234.64	
10/31/2008 408-1920-519.20-06	67463 10/20/2008	BLUEPRINT CONSTRUCTION, INC.	2032 EXTERIOR DOOR MODI-DOWN	10-20-2008	090526 04/2009	2,300.00 2,300.00	
10/31/2008 101-5010-431.30-02 101-5010-431.30-02	67464 10/01/2008 10/06/2008	CALIFORNIA COMMERCIAL ASPHALT	590 HOTMIX ASPHALT HOTMIX ASPHALT	80023 80085	090012 04/2009 090012 04/2009	1,211.38 240.82 970.56	
10/31/2008 601-5060-436.30-02	67465 10/27/2008	CHULA VISTA BLUEPRINTS	801 BLUPRINT CLAMPS	A52677	090040 04/2009	168.09 168.09	
10/31/2008 601-5060-436.28-01	67466 09/30/2008	CHULA VISTA ELECTRIC CO	1859 REPAIR POWER PEDESTAL &	5837002	090443 03/2009	9,007.84 9,007.84	
10/31/2008 101-0000-209.01-13	67467 10/30/2008	COLONIAL LIFE & ACCIDENT	941 PPE 10/23/08	20081030	04/2009	147.74 147.74	
10/31/2008 101-5010-431.29-04 101-5010-431.29-04	67468 09/30/2008 09/30/2008	CONSTRUCTION RESIDUE RECYCLING	1009 1 BOBTAIL BOBTAIL PCC	2221 2222	090013 03/2009 090013 03/2009	380.00 50.00 330.00	
10/31/2008 503-1923-419.21-04 601-5050-436.21-04 503-1923-419.21-04 101-6010-451.29-04	67469 09/22/2008 09/30/2008 10/23/2008 10/15/2008	COX COMMUNICATIONS	1073 SEPT 2008 CITY INTERNET SEPT 08 CODAR PROJECT OCTOBER 2008 CITYWIDE INT 0013110015531401 SPORT PK	10-16-2008 10-25-2008 11-17-2008 11-08-2008	090194 03/2009 090194 03/2009 090194 04/2009 090521 04/2009	644.21 179.00 179.00 179.00 107.21	
10/31/2008 101-0000-209.01-11	67470 10/30/2008	CREATIVE BENEFITS INC FSA	1108 PPE 10/23/08	20081030	04/2009	310.50 310.50	
10/31/2008 101-1210-413.30-02	67471 10/17/2008	CULLIGAN WATER CO. OF SAN DIEG	1112 NOVEMBER 08 COOLER RENTAL	01719238	090147 04/2009	18.00 18.00	

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #				CHECK AMOUNT
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT	
10/31/2008	67472	DAVID K RAWLS	4			1,665.00	
101-0000-221.01-05	10/29/2008	REFUND BOND-1269 EMORY ST	TEP 08-32		04/2009	1,665.00	
10/31/2008	67473	DG LANDSCAPE	1167			442.46	
101-5010-431.21-04	10/01/2008	PLANT MATERIAL	888	090082	04/2009	442.46	
10/31/2008	67474	EAGLE NEWSPAPER	1204			608.25	
101-1020-411.28-07	09/04/2008	NOTICE OF PUBLIC HEARING	43796	090434	03/2009	42.50	
101-0000-221.01-02	06/05/2008	LEGAL ADVERTISING	40995		04/2009	87.50	
101-0000-221.01-02	06/05/2008	LEGAL ADVERTISING	40995		04/2009	97.50	
101-0000-221.01-02	06/05/2008	LEGAL ADVERTISING	40995		04/2009	68.75	
405-1260-413.20-06	07/03/2008	LIGHTBULB EXCHANGE NOTICE	41845	090083	02/2009	312.00	
10/31/2008	67475	EDAW, INC	1804			18,459.13	
405-1260-513.20-06	10/20/2008	08/23/08-10/03/08	1457018	080317	04/2009	18,459.13	
10/31/2008	67476	GCR TIRE CENTERS	1702			2,233.94	
501-1921-419.28-16	10/15/2008	FIREHAWK INDY 500	89441	090065	04/2009	140.29	
501-1921-419.28-16	09/23/2008	TUBLPS (8)	85508	090065	03/2009	499.57	
501-1921-419.28-16	09/24/2008	TUWSFS, LE TUOWL, HT TUBL	85797	090065	03/2009	825.29	
501-1921-419.28-16	09/30/2008	LE TUOWL	87922	090065	03/2009	97.24	
501-1921-419.28-16	08/14/2008	CREDIT - CASING RADIAL	75634	090065	02/2009	96.98-	
501-1921-419.28-16	07/29/2008	TIRES	74070	090065	01/2009	768.53	
10/31/2008	67477	GO-STAFF, INC.	2031			705.00	
101-3020-422.21-01	10/21/2008	ROCHER, J W/E 10/19/08	56906	090520	04/2009	420.00	
101-3020-422.21-01	10/28/2008	ROCHER, J W/E 10/26/08	57113	090520	04/2009	285.00	
10/31/2008	67478	GOOGLE, INC.	2009			693.75	
503-1923-419.20-06	10/05/2008	OCTOBER 2008	555354	090399	04/2009	693.75	
10/31/2008	67479	GRAINGER	1051			1,074.37	
101-5020-432.28-04	10/01/2008	MECHANICS GLOVE	9745748732	090071	04/2009	93.66	
101-1910-419.30-02	10/09/2008	LAMP/DRILL BIT	9752470642	090071	04/2009	53.88	
101-1910-419.30-02	10/20/2008	LAMP	9760281627	090071	04/2009	140.74	
101-6040-454.30-22	09/22/2008	SAW BLADE	9738931279	090071	03/2009	34.15	
405-5030-433.30-02	09/23/2008	SPRAY PAINT, SANITIZER	9739357714	090071	03/2009	43.27	
101-6040-454.30-02	09/24/2008	HIGH TEMP FINE LINE TAPE	9741063920	090071	03/2009	71.29	
101-6040-454.30-22	09/24/2008	TAP, HAND, 5/16	9741063938	090071	03/2009	27.48	
101-6040-454.30-02	09/24/2008	FINE LINE TAPE -HIGH TEMP	9741063946	090071	03/2009	50.08	
101-1910-419.30-02	10/14/2008	LAMP	9754808062	090071	04/2009	183.69	
101-6040-454.30-02	10/14/2008	CORE/COIL BALLAST KIT	9754808070	090071	04/2009	185.22	
101-6040-454.30-02	10/16/2008	LAMP	9757798948	090071	04/2009	45.53	
101-6040-454.30-02	10/21/2008	FUSE, MIDGET	9761272591	090071	04/2009	66.38	
601-5060-436.30-02	10/22/2008	WASTERN SCOOP 48 IN	9762165059	090071	04/2009	49.17	
101-1910-419.30-02	10/22/2008	ACCESS DOOR	9762165067	090071	04/2009	29.83	
10/31/2008	67480	HTE VAR, LLC	512			2,909.25	
503-1923-419.20-25	10/28/2008	SVC CNTRCT 12/27-12/26/09	IMPB102808	090516	04/2009	2,909.25	

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ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT	
10/31/2008	67481	I B FIREFIGHTERS ASSOCIATION	214			222.00	
101-0000-209.01-08	10/30/2008	PPE 10/23/08	20081030		04/2009	222.00	
10/31/2008	67482	ICMA RETIREMENT TRUST 457	242			4,716.51	
101-0000-209.01-10	10/30/2008	PPE 10/31/08 GROUP 303087	20081030		04/2009	4,716.51	
10/31/2008	67483	IMPERIAL BEACH MANAGEMENT	2			2,145.00	
101-0000-321.72-10	10/17/2008	OL REFUNDS	0001754		04/2009	670.00	
101-0000-321.72-10	10/17/2008	OL REFUNDS	0001762		04/2009	590.00	
101-0000-321.72-10	10/17/2008	OL REFUNDS	0001767		04/2009	885.00	
10/31/2008	67484	JETER SYSTEMS CORPORATION	483			63.78	
101-1210-413.30-01	09/24/2008	FILE FOLDER LETTERS	1765273	F09037	03/2009	63.78	
10/31/2008	67485	KONICA MINOLTA BUSINESS SOLUTI	1522			1,277.00	
101-5020-432.28-01	10/09/2008	10/03/08-10/02/09 SERVICE	211051022	090418	04/2009	1,277.00	
10/31/2008	67486	LIGHTHOUSE, INC	787			125.18	
501-1921-419.28-16	10/21/2008	STOCK SUPPLY/ALARM, LAMP	2157406	090049	04/2009	76.69	
501-1921-419.28-16	10/23/2008	MARKER LAMP	2158652	090049	04/2009	48.49	
10/31/2008	67487	LLOYD PEST CONTROL	814			286.00	
101-1910-419.20-22	09/12/2008	SEPT 08 CITY HALL	1706423	090152	03/2009	31.00	
101-1910-419.20-22	09/12/2008	SEPT 08 FIRE DEPT	1706424	090152	03/2009	31.00	
101-1910-419.20-22	09/12/2008	SEPT 08 SHERIFF DEPT	1706696	090152	03/2009	31.00	
101-1910-419.20-22	09/12/2008	SEPT 08 SENIOR CENTER	1706800	090152	03/2009	47.00	
101-1910-419.20-22	09/22/2008	SEPT 08 SAFETY CENTER	1695169	090152	03/2009	54.00	
101-1910-419.20-22	09/23/2008	SEPT 08 SPORTS PARK	1692113	090152	03/2009	45.00	
101-1910-419.20-22	09/24/2008	SEPT 08 PUBLIC WORKS	1694727	090152	03/2009	47.00	
10/31/2008	67488	MICHELLE FELAN PETTY CASH CUST	2028			76.59	
101-1130-412.28-04	07/14/2008	MILEAGE REIMBURSMNT/CEJA	06-25-2008		04/2009	8.59	
101-1010-411.28-04	07/24/2008	CHAMBER BREAKFAST/	135873		04/2009	10.00	
101-1010-411.28-04	08/01/2008	COUNTY SUP COX BREAKFAST	08-01-2008		04/2009	11.00	
101-1110-412.28-04	08/07/2008	PARKING REIMBURSMNT	12847		04/2009	5.00	
101-1010-411.28-04	08/28/2008	CHAMBER BREAKFAST	135875		04/2009	10.00	
101-1010-411.28-04	09/05/2008	CV CHAMBER BREAKFAST	09-05-2008		04/2009	11.00	
101-1110-412.28-04	10/03/2008	PARKING REIMBURSMNT	123087		04/2009	10.00	
101-1010-411.28-04	10/10/2008	CV CHAMBER BKFAST MTG	10-10-2008		04/2009	11.00	
10/31/2008	67489	MOBILE HOME ACCEPTANCE CORPORA	1533			296.31	
408-5020-432.25-02	10/24/2008	11/07/08-16/06/08	141905	090207	04/2009	296.31	
10/31/2008	67490	NASLAND ENGINEERING	1656			9,243.11	
408-1920-519.20-06	10/15/2008	OLD PALM AVE-THRU 10/15/8	5935386642	090514	04/2009	9,243.11	
10/31/2008	67491	PADRE JANITORIAL SUPPLIES	1430			739.15	
101-6040-454.30-02	10/07/2008	JANITORIAL SUPPLIES	279464	090088	04/2009	203.95	
101-6040-454.30-02	10/13/2008	JANITORIAL SUPPLIES	279464-1	090088	04/2009	74.44	

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ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO # PER/YEAR TRN AMOUNT
101-1910-419.30-02	08/22/2008	JANITORIAL SUPPLIES	278102	090088 02/2009 460.76
10/31/2008	67492	PERVO PAINT CO.	8	635.40
101-5010-431.21-23	10/14/2008	WHITE MAX PAINT/#1 MP BEA	15313	090017 04/2009 538.48
101-5010-431.21-23	09/16/2008	PAINT	15120	090017 03/2009 96.92
10/31/2008	67493	PITNEY BOWES(PURCHASE POWER)	1369	3,018.99
101-1920-419.28-09	10/06/2008	POSTAGE MACHINE REFILL	11-02-2008	090512 04/2009 3,018.99
10/31/2008	67494	PMI	23	94.73
601-5060-436.30-02	10/10/2008	PROTECTIVE GLOVES	0151755	090058 04/2009 94.73
10/31/2008	67495	PRAXAIR DISTRIBUTION INC	1652	31.99
501-1921-419.28-15	08/25/2008	PROPANE	30609946	090092 02/2009 31.99
10/31/2008	67496	PROTECTION ONE	69	264.18
601-5060-436.20-23	09/21/2008	OCTOBER 2008	69161226	090008 03/2009 264.18
10/31/2008	67497	QUEST TECHNOLOGIES INC	1435	.00
503-1923-419.20-25	09/19/2008	HTE NAVILINE INTERFACE	IN-34235	090231 03/2009 5,600.00
503-1923-419.20-25	10/31/2008	HTE NAVILINE INTERFACE	IN-34235	090231 04/2009 5,600.00
10/31/2008	67498	RELIABLE TIRES COMPANY	136	95.00
101-5040-434.21-04	10/22/2008	PICK-UP USED TIRES	70389	F09048 04/2009 95.00
10/31/2008	67499	SBC DATA COMM	329	13,249.44
101-1920-532.50-04	10/08/2008	CISCO SECURITY BUNDLE	276-315448	090237 04/2009 2,186.66
601-5060-536.50-04	10/08/2008	CISCO SECURITY BUNDLE	276-315448	090237 04/2009 2,186.66
101-1920-532.50-04	10/03/2008	CISCO-VOICE BUNDLE-MULTIF	276-315195	090239 04/2009 3,301.61
601-5060-536.50-04	10/03/2008	CISCO-VOICE BUNDLE-MULTIF	276-315195	090239 04/2009 3,301.61
101-1920-532.50-04	10/20/2008	VOICE BUNDLE	276-315954	090239 04/2009 430.95
601-5060-536.50-04	10/20/2008	VOICE BUNDLE	276-315954	090239 04/2009 430.95
101-1920-532.50-04	10/24/2008	INSTALLATION	276-316309	090239 04/2009 705.50
601-5060-536.50-04	10/24/2008	INSTALLATION	276-316309	090239 04/2009 705.50
10/31/2008	67500	SEIU LOCAL 221	1821	1,367.35
101-0000-209.01-08	10/30/2008	PPE 10/23/08	20081030	04/2009 1,367.35
10/31/2008	67501	SKS INC.	412	28,965.70
501-1921-419.28-15	10/02/2008	979 GAL REG/412.5 GAL DIE	1222088-IN	090063 04/2009 4,862.13
501-1921-419.28-15	10/09/2008	1,077 GAL REG FUEL	1222225-IN	090063 04/2009 3,501.59
501-1921-419.28-15	10/16/2008	1,088 GAL REG/314 GAL DIE	1222389-IN	090063 04/2009 4,289.52
501-1921-419.28-15	10/23/2008	1,096.90 GAL REG FUEL	1222565-IN	090063 04/2009 3,069.74
501-1921-419.28-15	09/10/2008	1,085 GAL REG/394 GAL DIE	1221515-IN	090063 03/2009 5,279.23
501-1921-419.28-15	09/17/2008	1,185 GAL REG FUEL	1221702-IN	090063 03/2009 4,066.76
501-1921-419.28-15	09/24/2008	1,091 GAL REG FUEL	1221859-IN	090063 03/2009 3,896.73
10/31/2008	67502	SWC - CROWN COVE AQUATIC CENTE	1595	190.00
101-3020-422.20-06	10/01/2008	HCP CARD PROCESSING	CCAC092008	090447 04/2009 5.00
101-3020-422.20-06	08/12/2008	HEARTSAVER AED CRD PRCSSN	CCAC041108	090447 02/2009 25.00

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ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT	
101-3020-422.20-06	08/12/2008	HEARTSAVER AED CRD PRCSSN	CCAC050708	090447	02/2009	40.00	
101-3020-422.20-06	08/12/2008	HEARTSAVER AED CRD PRCSSN	CCAC051408	090447	02/2009	40.00	
101-3020-422.20-06	08/12/2008	HEARTSAVER AED CRD PRCSSN	CCAC052808	090447	02/2009	35.00	
101-3020-422.20-06	08/12/2008	HEARTSAVER AEC CARD PRCSS	CCAC080608	090447	02/2009	10.00	
101-3020-422.20-06	07/30/2008	HCP CARD PROCESSING	CCAC072608	090447	01/2009	35.00	
10/31/2008	67503	SUNGARD PUBLIC SECTOR INC.	1370			7,900.00	
503-1923-419.20-25	08/28/2008	10/2008-09/2009 TECH SVCS	884275	090517	02/2009	7,500.00	
101-1210-413.28-04	10/08/2008	WEB TRNG/BUANGAN, E	885454	090204	04/2009	120.00	
101-1210-413.28-04	10/09/2008	WEB TRAINING/BUANGAN, E	885460	090204	04/2009	80.00	
101-1210-413.28-04	09/17/2008	WEB TRAININGS/ BUANGAN, E	884727	090204	03/2009	200.00	
10/31/2008	67504	THYSSENKRUPP ELEVATOR	663			191.85	
101-3030-423.20-06	10/01/2008	OCTOBER 2008	1037031900	090238	04/2009	191.85	
10/31/2008	67505	U.S. BANK	1873			3,343.88	
503-1923-419.28-04	07/21/2008	TRAINING	070147	090309	02/2009	2.84	
503-1923-419.50-04	07/24/2008	BLANKET PURCHASE ORDER	07-24-2008	090309	02/2009	160.55-	
503-1923-419.28-04	07/24/2008	VENDOR LUNCH	074173	090309	02/2009	25.33	
503-1923-419.28-04	08/05/2008	TRAINING	005855	090309	02/2009	4.31	
503-1923-419.28-04	08/05/2008	GAS TRAINING	08-05-2008	090309	02/2009	17.15	
503-1923-419.28-04	08/05/2008	TRAINING	094327	090309	02/2009	5.48	
503-1923-419.50-04	08/07/2008	LAPTOPS	LHZ6896	090309	02/2009	135.41	
503-1923-419.50-04	08/08/2008	LAPTOPS	LJG9446	090309	02/2009	714.72	
503-1923-419.50-04	08/13/2008	LAPTOPS	LKG1661	090309	02/2009	850.13	
503-1923-419.50-04	08/21/2008	SOFTWARE SUPPORT LAPTOPS	LMC6356	090309	02/2009	59.84	
503-1923-419.50-04	08/06/2008	NETWORK PRINTERS	LHP7771	090309	02/2009	1,055.17	
101-3030-423.25-03	06/13/2008	LG TSHIRTS	46714	090285	02/2009	512.83	
101-3030-423.25-03	07/08/2008	LG EMBROIDERY CHG-LOGO	46957	090285	02/2009	48.49	
101-3030-423.25-03	07/15/2008	EMBROIDERY CHG-LOGO	47026	090285	02/2009	48.49	
101-3030-423.25-03	07/25/2008	EMBROIDERY CHG- LOGOS	47118	090285	02/2009	24.24	
10/31/2008	67506	UNITED WAY OF SAN DIEGO COUNTY	1483			25.00	
101-0000-209.01-09	10/30/2008	PPE 10/23/08	20081030		04/2009	25.00	
10/31/2008	67507	XEROX CORPORATION	861			915.23	
101-1920-419.20-17	10/01/2008	SEPTEMBER 2008	035772428	090195	04/2009	915.23	
10/31/2008	67508	ZUMAR INDUSTRIED INC.	875			199.77	
101-5010-431.21-23	08/22/2008	SPECIAL EVENT SIGNS	0107735	090021	02/2009	199.77	
11/06/2008	67509	ADT SECURITY SERVICES, INC.	103			70.44	
101-6010-451.21-04	10/04/2008	NOVEMBER 2008	80597862	090103	04/2009	70.44	
11/06/2008	67510	ADVANCED ELECTRONIC SOLUTIONS2	1892			418.75	
503-1923-419.20-06	10/17/2008	LG COMPUTER CHECK	156813	090515	04/2009	245.00	
503-1923-419.20-06	10/20/2008	LG COMPUTER CHECK	156670	090515	04/2009	173.75	
11/06/2008	67511	AFFORDABLE PRINTER CARE	116			107.64	
101-1210-413.30-02	10/30/2008	BUS LIC/PARKING NOTICE PR	60005	F09053	04/2009	107.64	

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11/06/2008	67512	ALAN AND CAROLE POPE	4			205.25	
101-0000-221.01-02	10/28/2008	1123-1129 CALLA AVE REFUN	MF 819		04/2009	205.25	
11/06/2008	67513	ARROWHEAD MOUNTAIN SPRING WATE	1340			212.22	
101-5020-432.30-02	10/22/2008	OCTOBER 2008	08J0026726646	090081	04/2009	32.75	
101-1010-411.30-02	10/22/2008	SEPT 2008 CITY HALL	08J0025324922	090100	04/2009	104.63	
101-1010-411.30-02	09/23/2008	AUGUST 2008 CITY HALL	08I0025324922	090100	03/2009	74.84	
11/06/2008	67514	ASSOCIATED TECHNICAL SUPPORT	2			237.50	
101-0000-321.72-10	10/31/2008	OL REFUNDS	0002249		04/2009	237.50	
11/06/2008	67515	BANC OF AMERICA LEASING	1723			199.64	
101-3030-423.20-06	05/22/2008	JULY 2008	010374130	090189	01/2009	199.64	
11/06/2008	67516	D.A.R. CONTRACTORS	1122			347.00	
101-3050-425.20-06	10/04/2008	SEPTEMBER 2008	0009059	090401	04/2009	347.00	
11/06/2008	67517	DECISION MANAGEMENT CO	1148			5,600.00	
503-1923-419.20-25	10/31/2008	HTE NAVILINE INTERFACE	IN-34235		05/2009	5,600.00	
11/06/2008	67518	DELL	1150			3,083.07	
503-1923-419.50-04	10/28/2008	SERVER BACKUP	XCXNDWKP2	090518	04/2009	3,083.07	
11/06/2008	67519	DESIGN WINDOWS & DOORS INC.	2025			2,508.00	
248-1920-519.20-06	10/20/2008	BLEAN & GREEN-354 DAISY A	10-20-2008	090446	04/2009	2,508.00	
11/06/2008	67520	E. THOMAS RITTER	1934			345.07	
101-1110-412.29-02	08/30/2008	GIFT CARDS/RECOGNITION OF	170131		04/2009	159.98	
101-1920-419.29-04	10/24/2008	SPORTS PARK GRAND OPENING	131707		04/2009	87.22	
101-1920-419.29-04	10/25/2008	SPORTS PARK GRAND OPENING	001808		04/2009	97.87	
11/06/2008	67521	EAGLE NEWSPAPER	1204			33.75	
101-1020-411.28-07	06/05/2008	LEGAL ADVERTISING	40995	090434	01/2009	33.75	
11/06/2008	67522	FASTENAL	909			51.17	
601-5060-436.30-02	10/17/2008	YELLOW PAINT SPRAY CAN	CACHU17970	090043	04/2009	6.68	
101-6040-454.30-02	10/27/2008	RATCHET	CACHU18040	090043	04/2009	29.62	
101-6040-454.30-02	10/29/2008	1/4 SS PPHSMS	CACHU18057	090043	04/2009	14.87	
11/06/2008	67523	FIRE ETC	924			792.49	
101-3020-422.50-04	10/14/2008	HELMETS/SHROUDS	11743	090314	04/2009	653.19	
101-3020-422.50-04	10/14/2008	WOODEN HANDLE	11763	090314	04/2009	53.10	
101-3020-422.25-03	10/15/2008	REPAIR TURNOUT	11885	090534	04/2009	86.20	
11/06/2008	67524	GENE'S AUTOMOTIVE	1014			170.00	
101-3030-423.28-01	10/21/2008	TOWING	88694	090045	04/2009	80.00	
501-1921-419.28-01	10/21/2008	#601 SMOG	68921	090045	04/2009	50.00	
501-1921-419.28-01	10/27/2008	SMOG #625	68954	090045	04/2009	40.00	
11/06/2008	67525	GO-STAFF, INC.	2031			345.00	
101-3020-422.21-01	11/04/2008	ROCHER, J W/E 11/01/2008	57310	090520	05/2009	345.00	

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11/06/2008	67526	HDL COREN & CONE	88		3,000.00
101-1210-413.20-06	08/08/2008	1ST QTR SALES TAX 08/09	0014320-IN	090535 02/2009	975.00
101-1920-419.20-06	08/12/2008	JUL - SEP 08 PROPERTY TAX	0013743-IN	090535 02/2009	2,025.00
11/06/2008	67527	ICMA DUES RENEWAL	239		1,003.39
101-1110-412.28-12	10/20/2008	2009 ICMA DUES/RITTER, T	413616-2009	090532 04/2009	1,003.39
11/06/2008	67528	JESSOP & SON LANDSCAPING	479		3,052.83
101-6010-451.21-04	10/23/2008	OCT 2008 SPORTS PK LANDSC	388314	090148 04/2009	3,052.83
11/06/2008	67529	JET GRAPHICS, INC.	2022		472.39
101-1210-413.28-11	10/16/2008	BL LETTERHEAD PAPER/PRNTG	100698	090448 04/2009	472.39
11/06/2008	67530	KONICA MINOLTA BUSINESS SOLUTI	1522		56.72
101-1230-413.30-01	09/12/2008	REPLACE BROKEN BYPASS TRA	34033029	F09052 04/2009	56.72
11/06/2008	67531	PITNEY BOWES INC(INVOICE PAYME	271		119.84
101-1920-419.28-09	10/01/2008	POSTAGE MACHINE SEALER	5500751327	F09049 04/2009	119.84
11/06/2008	67532	PROTECTION ONE	69		264.18
601-5060-436.20-23	10/21/2008	NOVEMBER 2008 - ALARM MON	69618250	090008 04/2009	264.18
11/06/2008	67533	PRUDENTIAL OVERALL SUPPLY	72		637.84
101-5020-432.25-03	10/15/2008	PW UNIFORMS 10/15/08	8730760	090085 04/2009	238.82
101-5020-432.25-03	10/22/2008	PW UNIFORMS 10/22/08	8753355	090085 04/2009	200.51
101-5020-432.25-03	10/29/2008	10/29/08 PW UNIFORMS	8775824	090085 04/2009	198.51
11/06/2008	67534	QWIK PRINTS	1622		140.00
101-1130-412.21-04	11/03/2008	OCTOBER 08	08308147	090104 05/2009	140.00
11/06/2008	67535	RCP BLOCK & BRICK INC	115		393.74
101-5010-431.30-02	10/21/2008	CONCRETE	1269956	090018 04/2009	122.95
101-5010-431.30-02	10/23/2008	CONCRETE MIX	1269975	090018 04/2009	27.87
101-1910-519.20-06	10/13/2008	CIVIC CENTER MONUMENT	1269848	090018 04/2009	242.92
11/06/2008	67536	RUSS' BEE REMOVAL	1380		275.00
101-6040-454.20-06	10/27/2008	BEE REMOVAL-1590 SEACOAST	1640	090522 04/2009	275.00
11/06/2008	67537	SAN DIEGO COUNTY SHERIFF	882		6,380.00
101-3010-421.21-04	12/24/2007	07/01/07-12/31/07 CAL-ID	12-24-2007	04/2009	3,190.00
101-3010-421.21-04	05/30/2008	01/01/08-06/30/08 CAL-ID	05-30-2008	04/2009	3,190.00
11/06/2008	67538	SCHAUMBURG PROPERTY RENTALS	2		350.00
101-0000-321.72-10	10/31/2008	OL REFUNDS	0001328	04/2009	350.00
11/06/2008	67539	SEA BREEZE ELECTRIC	1969		3,874.54
408-1920-519.20-06	09/15/2008	LIGHT J-BOXES INSTLLATION	108	090398 03/2009	2,050.00
408-1920-519.20-06	10/29/2008	220 PALM LABOR/MATERIAL	121	090533 04/2009	924.58
408-1920-519.20-06	10/29/2008	220 PALM AVE LIGHTS-SIDES	122	090533 04/2009	899.96

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #				CHECK AMOUNT
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT	
11/06/2008	67540	SHARP REES-STEALY MEDICAL CNTR	390			118.00	
601-5060-436.21-04	10/11/2008	AGUIRRE, JOSE	205	090525	04/2009	38.00	
601-5060-436.21-04	09/13/2008	AGUIRRE, JOSE	204	090525	03/2009	80.00	
11/06/2008	67541	SWC - CROWN COVE AQUATIC CENTE	1595			50.00	
101-3020-422.20-06	10/29/2008	HCP CARD PROCESSING	CCAC102508	090447	04/2009	50.00	
11/06/2008	67542	UNDERGROUND SERVICE ALERT OF	731			30.00	
601-5060-436.21-04	11/01/2008	OCTOBER 2008	1020080305	090011	05/2009	30.00	
11/06/2008	67543	WAXIE SANITARY SUPPLY	802			697.73	
101-6040-454.30-02	10/21/2008	LINERS/TISSUE	70923752	090060	04/2009	697.73	
11/06/2008	67544	WHITE CAP CONSTRUCTION SUPPLY	1434			504.02	
101-5010-431.30-02	10/29/2008	MARKING PAINT	15018668	090020	04/2009	504.02	
11/06/2008	67545	ZEE MEDICAL, INC.	872			118.70	
101-1920-419.30-01	09/29/2008	MEDICAL/FIRST AID SUPPLIE	0140291185	F09050	03/2009	118.70	
11/06/2008	67546	CORPORATE EXPRESS OFFICE	1038			170.88	
101-5020-432.30-01	02/26/2008	PW OFFICE SUPPLIES	85495005	080771	01/2009	31.68	
101-5020-432.30-01	03/06/2008	PW OFFICE SUPPLIES	85748435	080771	01/2009	48.25	
101-5020-432.30-01	03/12/2008	PW OFFICE SUPPLIES	85878768	080771	01/2009	73.51	
101-5020-432.30-01	04/10/2008	PW OFFICE SUPPLIES	86537418	080771	01/2009	10.20	
101-5020-432.30-01	04/18/2008	PW OFFICE SUPPLIES	86741886	080771	01/2009	7.24	
11/06/2008	67547	SOUTHBAY COMMERCIAL CLEANING	2020			1,027.00	
101-1910-419.21-04	11/03/2008	PW CARPET & FLOOR CLEANG	4231	090437	05/2009	1,027.00	
DATE RANGE TOTAL *						163,596.64 *	



**STAFF REPORT  
CITY OF IMPERIAL BEACH**

**TO:** HONORABLE MAYOR AND CITY COUNCIL

**FROM:** GARY BROWN, CITY MANAGER

**MEETING DATE:** NOVEMBER 19, 2008

**ORIGINATING DEPT.:** PUBLIC WORKS *Hal*

**SUBJECT:** RESOLUTION CALLING A PUBLIC HEARING CONCERNING FORMATION OF AN UNDERGROUND UTILITY DISTRICT IN ELM AVENUE BETWEEN 7<sup>TH</sup> AND 3<sup>RD</sup> STREETS AND 7<sup>TH</sup> STREET BETWEEN PALM AVENUE AND ENCINA AVENUE (ELM AVENUE AND 7<sup>TH</sup> STREET UNDERGROUND UTILITY DISTRICT)

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**BACKGROUND:**

At the June 6, 2007, City Council meeting, City Council directed staff to proceed with initiating a request to the utility companies to develop plans for Elm Avenue between 9<sup>th</sup> Street and the eastern City limits as the next utility underground district. At the May 28, 2008, City Council meeting staff presented a resolution to set the public hearing to officially establish this area of Elm Avenue as an underground district. At that time, Staff advised City Council of some of the idiosyncrasies of this as a project area. Due to those idiosyncrasies, City Council directed staff to evaluate other sections of the City of Imperial Beach as alternate candidates for the next underground district. At the July 16, 2008 City Council meeting staff presented other candidate areas of the City for the next utility underground district. Staff was directed to proceed with the establishment of Elm Avenue between 7<sup>th</sup> Street and 3<sup>rd</sup> Street and 7<sup>th</sup> Street between Palm Avenue and Encina Avenue as a utility underground district.

**DISCUSSION:**

Chapter 13.08 of Imperial Beach Municipal Code establishes a procedure for creation of underground utility districts. The initial step in this procedure is to schedule a public hearing to determine whether the public health, safety or general welfare requires the formation of such a district. The district will require the removal of poles, overhead wires and associated structures within a designated area of the City and the underground installation of these facilities.

City Staff and the utility companies have conducted a walk-through of the applicable sections Elm Avenue and 7<sup>th</sup> Street to establish the proposed boundaries. The City has prepared a preliminary underground utility district (UUD) map. See Attachment (2). This map has been reviewed and approved by the respective utility companies. The proposed boundary for the "Elm Avenue and 7th Street Underground Utility District" is Elm Avenue from 7<sup>th</sup> Street to 3<sup>rd</sup> Street and 7<sup>th</sup> Street from Palm Avenue to Encina Avenue. During the public hearing, City Council will be asked to approve the "Final Map" of the UUD.

If City Council approves the attached resolution to set the date of December 17, 2008, for a public hearing, staff will notify affected property owners of the hearing on the UUD plus announce the public hearing in the usual manner through the local newspaper.

The UUD will be funded through the use of the City's 20A Fund allocation. The City's total allocation of unexpended 20A funds as of March 31, 2008, was \$413,532. The projected construction costs for undergrounding of Elm Avenue and 7<sup>th</sup> Street has not been estimated, however, it has been projected that sufficient funds will not be available until March 2012. However, if the project is completed before March 2013, the City has the option to request the use of future fund allocations. The City is limited to an advance of funds not to exceed 5-years.

**ENVIRONMENTAL DETERMINATION:**

Project is categorically exempt per CEQA article 15302 Replacement or Reconstruction, subsection (d) "Conversion of overhead electric utility distribution system facilities to underground...."

**FISCAL IMPACT:**

Expenditure of 20A Fund moneys allocated for Underground Utility Conversion Projects. The expenditures may approach \$2,000,000 and may require an advance of future allocations if the project is constructed before Fiscal Year 2012/13.

Expenditure of \$200,000 for the installation of street lighting within the district. Current CIP budget allocations is \$20,000 from Gas Tax fund. Additional, street light installation and staff administration funding will be requested in the Fiscal Year 2009/2010 through Fiscal Year 2014/2015 CIP budget submission.

**DEPARTMENT RECOMMENDATION:**

1. Receive this report.
2. Adopt the attached resolution setting the date and time for the public hearing regarding the establishment of Elm Avenue and 7<sup>th</sup> Street Underground Utility District.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department recommendation.



\_\_\_\_\_  
Gary Brown, City Manager

Attachments:

1. Resolution No. 2008-6691
2. Exhibit A to Resolution No. 2008-6691

## RESOLUTION NO. 2008-6691

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, CALLING A PUBLIC HEARING TO DETERMINE IF THE PUBLIC HEALTH, SAFETY OR WELFARE REQUIRES THE FORMATION OF AN UNDERGROUND UTILITY DISTRICT IN ELM AVENUE FROM 7<sup>TH</sup> STREET TO 3<sup>RD</sup> STREET AND 7<sup>TH</sup> STREET FROM PALM AVENUE TO ENCINA AVENUE – “ELM AVENUE AND 7<sup>TH</sup> STREET UNDERGROUND UTILITY DISTRICT”**

**WHEREAS**, Chapter 13.08 of the Imperial Beach Municipal Code establishes a procedure for the creation of underground utility districts, and requires as the initial step in such procedure the holding of a public hearing to ascertain whether the public health, safety or welfare requires the removal of poles, overhead wires and associated overhead structures, and the underground installation of wires and facilities for supplying electric, communication, cable television or similar or associated service in any such district; and

**WHEREAS**, at the July 16, 2008, City Council meeting, staff was directed to proceed with the establishment of Elm Avenue between 7<sup>th</sup> Street and 3<sup>rd</sup> Street and 7<sup>th</sup> Street between Palm Avenue and Encina Avenue as the next utility underground district due to unique idiosyncrasies in Elm Avenue, east of 9<sup>th</sup> Street, as an underground utility conversion; and

**WHEREAS**, it has been recommended that such an underground utility district be formed in Elm Avenue from 7<sup>th</sup> Street to 3<sup>rd</sup> Street and 7<sup>th</sup> Street from Palm Avenue to Encina Avenue.

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

1. NOTICE IS HERBY GIVEN that a public hearing will be held by the City Council of the City of Imperial Beach on December 17, 2008, at the hour of 6:00 p.m., in the Council Chambers, 825 Imperial Beach Boulevard, Imperial Beach, California, to ascertain whether the public health, safety or welfare requires the removal of underground installation of wires and facilities for supplying electric, communications, cable television or similar or associated service in the district hereinabove described.
2. At such hearing all persons interested shall be given an opportunity to be heard. Said hearing may be continued from time to time as may be determined by the City Council. The decision of the Council at such hearing shall be final and conclusive.
3. The City Clerk shall also notify all affected property owners, as shown on the last equalized assessment roll, and all utilities concerned, of the time and place of such hearing by mailing a copy of this Resolution to such property owners, and utilities concerned, at least fifteen days prior to the date thereof.
4. The area proposed to be included in the district is shown upon that certain map entitled Elm Avenue and 7<sup>th</sup> Street Underground Utility District” and designated as Exhibit “A”, which is on file in the office of the City Clerk of Imperial Beach.

**PASSED, APPROVED, AND ADOPTED** by the City Council of the City of Imperial Beach at its meeting held on the 19<sup>th</sup> day of November 2008, by the following roll call vote:

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

\_\_\_\_\_  
**JAMES C. JANNEY, MAYOR**

**ATTEST:**

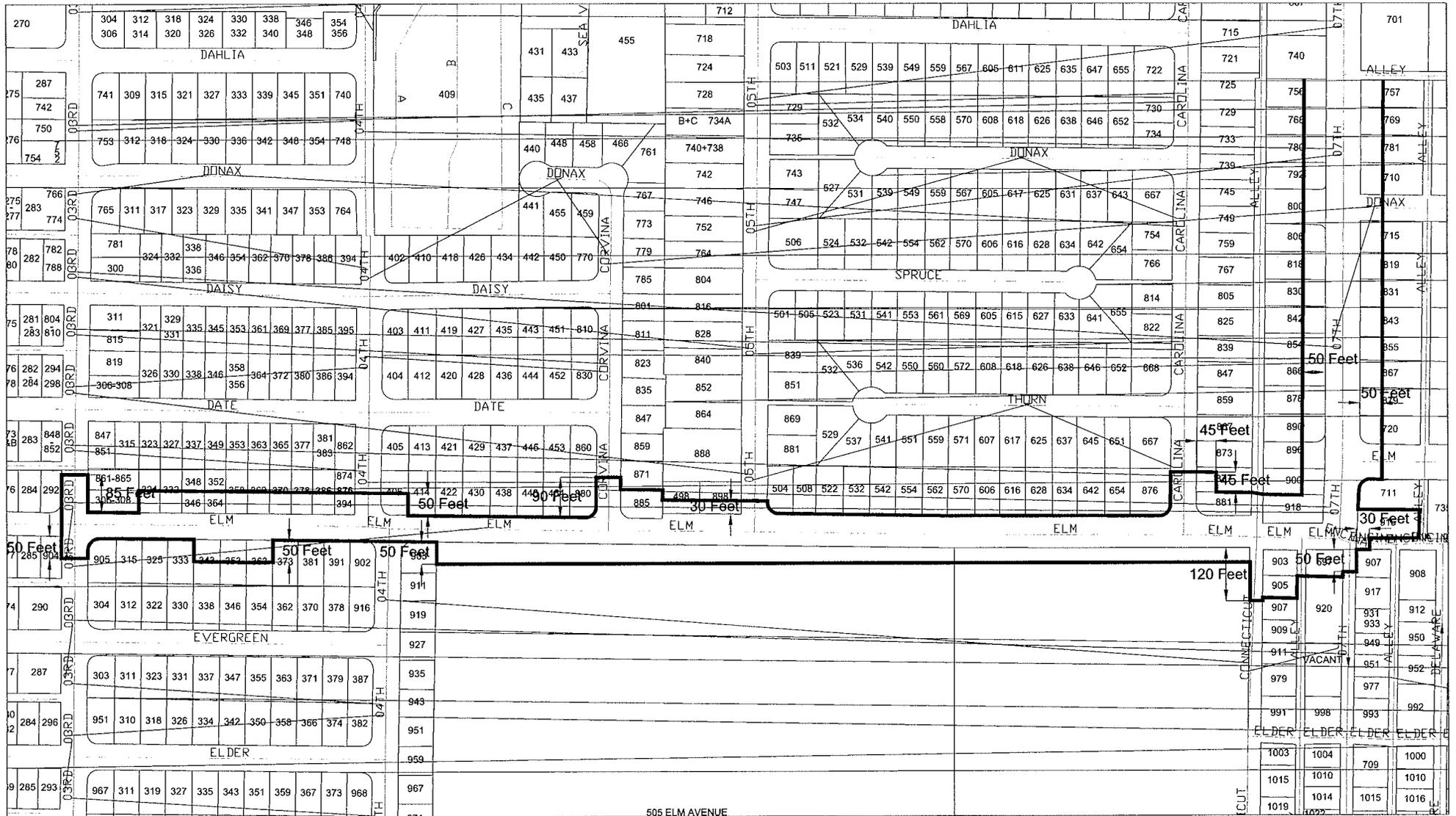
\_\_\_\_\_  
**JACQUELINE M. HALD, CMC**  
**CITY CLERK**

I, City Clerk of the City of Imperial Beach, do hereby certify the foregoing to be a true and correct copy of Resolution No. 2008-6691 – A Resolution of the City Council of the City of Imperial Beach, California, calling a public hearing to determine if the public health, safety or welfare requires the formation of an underground utility district in Elm Avenue from 7<sup>th</sup> Street to 3<sup>rd</sup> Street and 7<sup>th</sup> Street from Palm Avenue to Encina Avenue – “Elm Avenue and 7<sup>th</sup> Street Underground Utility District”

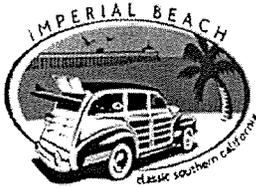
\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
DATE

# ELM AVE-3rd STREET TO 7th STREET-UTILITY UNDERGROUND DISTRICT







**STAFF REPORT  
CITY OF IMPERIAL BEACH**

**TO:** HONORABLE MAYOR AND CITY COUNCIL  
**FROM:** GARY BROWN, CITY MANAGER

**MEETING DATE:** November 19, 2008  
**ORIGINATING DEPT.:** Jacqueline M. Hald, City Clerk

**SUBJECT:** LOCAL APPOINTMENTS LIST

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**BACKGROUND:**

Government Code §54972 requires that on or before December 31<sup>st</sup> of each year, the City Council shall prepare an appointments list of all regular and ongoing boards, commissions, and committees which are appointed by the City Council. The list shall be known as the Local Appointments List and will include a list of all appointive terms which will expire during the next calendar year, with the name of the incumbent appointee, the date of appointment, the date the term expires, and the necessary qualifications for the position.

**DISCUSSION:**

In 2009, there will be five vacancies on the Tidelands Advisory Committee (Debra Carey, Michel Dedina, Rita Lane, Richard Pilgrim and Jean Villard) and one vacancy on the Design Review Board (Thomas Schaaf).

Any other vacancies that would occur would be unscheduled and notices would be posted as they occur.

**CALIFORNIA ENVIRONMENTAL QUALITY ACT:**

Not a project as defined by CEQA.

**FISCAL IMPACT:**

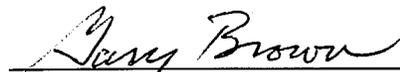
None.

**DEPARTMENT RECOMMENDATION:**

It is recommended that the City Council approve the Local Appointments List in compliance with Government Code §54972, and authorize the City Clerk to post said list at City Hall and the Library in compliance with Government Code §54973.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department recommendation.

  
\_\_\_\_\_  
Gary Brown, City Manager

Attachments:

1. Local Appointments List



## CITY OF IMPERIAL BEACH LOCAL APPOINTMENTS LIST

### DESIGN REVIEW BOARD COMMITTEE MEMBERS

Qualifications: All members of commissions, boards and committees of the city shall be residents of the city (IBMC Section 2.18.040).

Purpose: All members of the design review board shall investigate, review and evaluate the design, layout and other features of proposed developments and take action, as appropriate, in accordance with the intent and purposes set forth in IBMC Chapter 2.31 and Chapter 19.83, Design Review (IBMC Section 2.31.030).

NAME	TITLE	DATE APPOINTED	TERM EXPIRES
Janet Bowman	Member	4/23/2008	12/31/2008
Shirley Nakawatase	Chairperson	1/19/2005	12/31/2008
Harold Phelps	Member	6/18/2008	12/31/2008
Thomas Schaaf	Member	11/16/2005	12/31/2009
Daniel Lopez	Member	1/17/2007	12/31/2010

### TIDELANDS ADVISORY COMMITTEE

Qualifications: All members of commissions, boards and committees of the city shall be residents of the city (IBMC Section 2.18.040).

Purpose: Members of the Tidelands Advisory Committee provide recommendations to the City Council on issues relating to the tideland areas within and adjacent to the City of Imperial Beach (Resolution No. 2004-5899).

NAME	TITLE	DATE APPOINTED	TERM EXPIRES
Edward Spriggs	Vice Chair	1/17/2007	12/31/2008
Maxx Stalheim	Member	1/17/2007	12/31/2008
Debra Carey	Chairperson	1/9/2008	12/31/2009
Michel Dedina	Member	1/9/2008	12/31/2009
Rita Lane	Member	1/9/2008	12/31/2009
Richard Pilgrim	Member	1/9/2008	12/31/2009
Jean F. Villard	Member	1/9/2008	12/31/2009





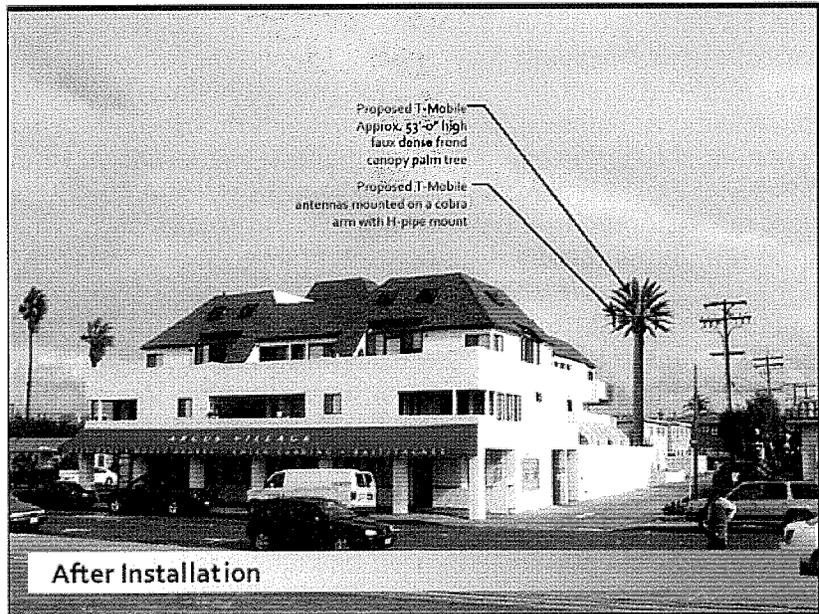
**STAFF REPORT  
CITY OF IMPERIAL BEACH**

**TO:** HONORABLE MAYOR AND CITY COUNCIL  
**FROM:** GARY BROWN, CITY MANAGER  
**MEETING DATE:** NOVEMBER 19, 2008  
**ORIGINATING DEPT.:** COMMUNITY DEVELOPMENT DEPARTMENT  
GREG WADE, COMMUNITY DEVELOPMENT DIRECTOR  
JIM NAKAGAWA, AICP, CITY PLANNER  
TYLER FOLTZ, ASSOCIATE PLANNER *TF*

**SUBJECT:** PUBLIC HEARING: JIM KENNEDY, PARSONS CORP. FOR OMNIPOINT/T-MOBILE (APPLICANT)/ TORREY PINE MERZTIOTIS PROPS. (OWNER); REGULAR COASTAL PERMIT (CP 080015), CONDITIONAL USE PERMIT (CUP 080016), DESIGN REVIEW CASE (DRC 080017), AND SITE PLAN REVIEW (SPR 080018) TO INSTALL A TELECOMMUNICATIONS FACILITY ON A MONOPALM FAUX TREE STRUCTURE LOCATED AT 933 SEACOAST DRIVE IN THE C-2 (SEACOAST COMMERCIAL) ZONE. MF 974.

**PROJECT DESCRIPTION/BACKGROUND:**

This is an application (MF 974) originally submitted on February 28, 2008, and shown to Council on September 17, 2008, and October 15, 2008, for a Regular Coastal Permit (CP 080015), Conditional Use Permit (CUP 080016), Design Review Case (DRC 080017), and Site Plan Review (SPR 080018) to install a telecommunications facility on a monopalm faux tree structure located at 933 Seacoast Drive (Argus Village; APN 625-352-27-00) in the C-2 (Seacoast Commercial) Zone. Council requested to continue the project to November 19, 2008. Installation and/or modification of wireless facilities per Ordinance 2002-

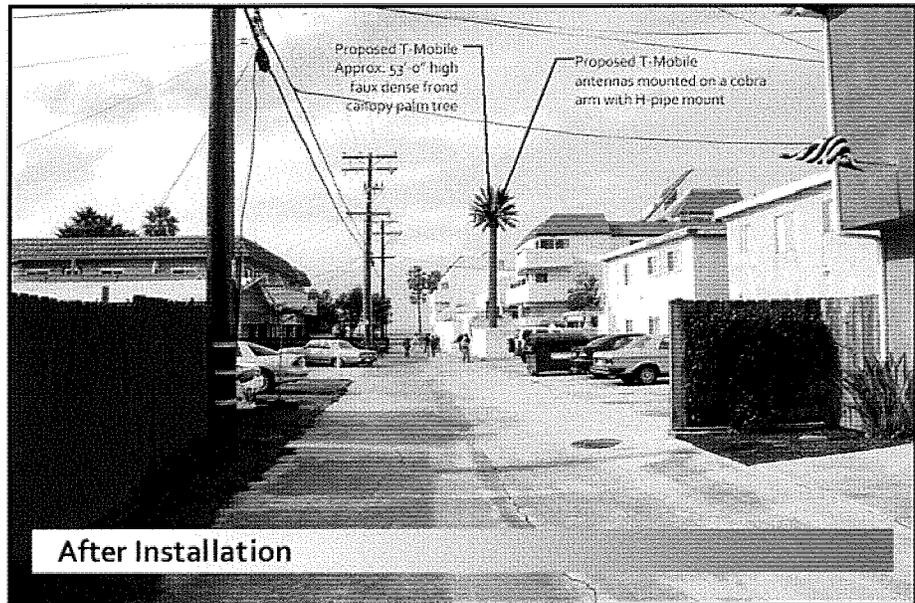


983 are subject to approval of a conditional use permit (I.B.M.C.19.90.040). Per the Development and Design Standards, installation and/or modification of wireless facilities must meet specific design criteria as outlined in Chapter 19.90. The project was subject to design review by the Design Review Board because the project is located along one of the eight design corridors in the City, Seacoast Drive, and because the project requires a conditional use permit.

### **PROJECT EVALUATION/DISCUSSION:**

#### **Visual Quality Issues:**

The proposed telecommunications facility will consist of six panel antennae mounted on a proposed 53' faux palm tree (measured from surrounding grade; it is approximately 57' from underground garage grade) installed inside of a concrete walled area directly on the southeast corner of the building. In addition, base station equipment will be installed next to the faux palm tree structure. The faux tree and equipment will replace an existing landscaped area with a palm tree. Electric and telephone services are required and will be extended to the project area via underground conduits.



The original design shown to Council on September 17, 2008 was a 48'-5" monopalm structure with nine external antennas. An alternate monopalm design providing internal antennas at a height of 52'-6" was also shown to Council.

At the October 15, 2008 Council meeting the proposed and recommended design was for the 52'-6" internal antenna monopalm structure because it provided better aesthetic appeal, although it was at a greater height than the originally proposed 48'-5" external antenna monopalm design.

Since the October 15, 2008 Council meeting, it was determined by the applicant that a monopalm with internal antennas could not function properly with the 52'-6" height, and would have to be taller. A monopalm with internal antennas would have to be approximately 58' for the intended coverage. The applicant has also revised the external antenna design to a 53' tall monopalm that includes six antennas, down from nine, that will be closer to the trunk and will provide a fuller, more realistic canopy. The 53' external antenna monopalm design is proposed and recommended primarily because it is a lower height and does not surpass the existing height of the building, which is 56'-5". A 58' tall internal antenna monopalm design is provided as an alternate. The original 48'-5" external antenna design is also an alternate.



The 53' faux palm tree structure concealing the antennae would be the most conspicuous aspect of this proposal. The structure would be built in a concrete walled area in a landscaped area where a palm tree is located (the palm tree will be removed). Wireless facilities use transmitting antennae to communicate with mobile handsets and other wireless devices. The applicant states that the height of the antenna is critical to the facilities performance because the signal must be elevated above ground level at a height that provides a clear line-of-sight to clear any topographical barriers and existing natural and building environment. According to the applicant, the antennas would not be functional at a lower height because the signal would be significantly reduced to an inadequate level. Imperial Beach Municipal Code (IBMC) 19.90.070.C states that wireless facilities must meet the height requirement of the underlying zone (C-2), which requires a maximum height limit of 30 feet. However, the code also states that a greater height may be permitted through the conditional use permit; the applicant is requesting such a deviation. A 30 foot tall monopalm would equate to an antenna centerline of 25 feet, and would be infeasible because it would not provide for sufficient radio frequency (RF) coverage, and because antennas would be completely blocked to the north and partially blocked to the south. The faux palm tree structure would conceal the antennae and would blend in with the surrounding area because it is replacing an existing tree, and there are palm trees in the area.

Staff initially requested that the antennas be located on the building. However, the applicant claims that placing the antenna on the building is not feasible because of the building's irregular shape, lack of flat plains for the conduit and antenna sectors, and owner objection to additional conduits on the building. Per the applicant, there would have to be three clear wall planes, with north, south, and east orientations available. The only flat plain on the building is located on the north façade, and is already utilized by a cell provider. Even if the north façade were vacant, there would be no other flat planes for the east and south antennas. Also, a total of 24 coaxial cables would have to be routed from the three antenna sectors to a unified point, and channeled down the building to the base station equipment. Per the applicant, there are no straight or reasonable paths available for antennas on this building, especially because of the irregular and unique architecture of the building. In addition, if antennas were able to locate on the building, the one location identified by the applicant to locate the base equipment would be the concrete walled area at the south-east corner of the site (location where the project is currently proposed), which is too far removed from the taller portions of the building and could not serve for an equipment area for a building design since the equipment needs to be within a closer distance of the antennas.

The applicant was also directed to locate the antennas on the roof of the existing building. However, the applicant determined this was not a feasible option because the issue of conduit routing would remain. In addition, the building is in a finished condition, and adding structurally would provide an intrusive impact upon the existing commercial and residential tenants. Because the base equipment would have to be located in the south-east corner of the site, only one roof location may be possible, which would be the roof of the existing residential unit (south east unit) directly to the north of the base equipment location. Per the applicant, this is not a viable design alternative, and not one which the landlord would support.

Another criterion that was examined was the location of the telecommunication facility. Other locations were explored: 714 Seacoast Drive, co-locating at a potential Verizon telecom light standard at 911 Seacoast Drive (still in staff review), Reama Park, Elder Seacoast Condominiums (southwest corner of Elder Avenue and 2<sup>nd</sup> Street), co-locating at an existing wireless facility at Sports Park, Dempsey Center Safety Center, and the Elkwood parking lot.

714 Seacoast Drive: The applicant's RF Engineer conducted a site assessment for 714 Seacoast Drive and found it would not be acceptable because of the building's location near the north edge of the project search ring. The location would not provide adequate coverage to the south and east. The building's southern building element would block signal and provide an inferior coverage.

Co-locating with Verizon at 911 Seacoast Drive: Co-locating would not be possible because the smaller size and height of the proposed Verizon facility (30-foot tall light standard). A vertical separation of at least 5-7 feet would be required between the two carriers' antennas, which is not feasible/optimal for design quality standards. In addition, there would not be adequate space for base station equipment for both providers. Staff also requested that the proposed monopalm provide for co-location; however, this would not be feasible because there is no space for another provider's base equipment, the additional antennas would not be stealth, and the height of the monopalm would significantly increase to provide for the 5-7 feet vertical separation of carrier antennas, losing the ability to remain stealth.

Reama Park: Per the applicant's engineer, this site would provide a significant portion of the intended coverage to the seacoast area; however, poor coverage would still be provided at the north and south corners of Seacoast Drive. In addition, a facility on this site would require an approximately 150 sq. ft. equipment enclosure and 100 sq. ft. for a new freestanding structure. The addition of a freestanding telecommunications facility may be more prominent in this location than the proposed site, which has an existing palm tree next to the existing Argus Village building.

Elder Seacoast Condominiums: Per the applicant, this site provides few siting opportunities, with no clear wall planes to allow for a full facility. In addition, there was a lack of landlord interest. Also, it is located in a residential zone, which is not allowed if other alternatives exist that would provide similar or better coverage in commercial or public facility zones.

Sports Park: Per the applicant's engineer, co-locating with the existing monopalm facility in Sports Park would not provide sufficient coverage to the seacoast area, and to the north. A significant coverage gap would remain, requiring an additional facility, thus promoting proliferation of wireless facilities since a reasonable alternative exists at the proposed project site.

Dempsey Holder Safety Center: Per the applicant, the site is 100% developed and has no space for a wireless facility.

Elkwood Parking Lot along Seacoast Drive: Per the applicant's engineer, this site would provide a significant portion of the intended coverage of the seacoast area; however, poor coverage would still be provided at the north and south corners of Seacoast Drive. This location may lose some of its ability to remain stealth due to it being a flat lot with no buildings. Also, the base equipment and freestanding structure may remove existing parking spaces, which would conflict with IBMC 19.90.070.A (may not reduce existing parking). The addition of a freestanding telecommunications facility may be more prominent in this location than the proposed site.

All locations west of Seacoast Drive are not optimal because IBMC 19.90.070.M states that all wireless facilities between the first public street and the beach must be visually undetectable, which would likely require a design that would not provide the necessary coverage. The intent is to place wireless facilities east of Seacoast Drive when possible.

The applicant was asked to explore the possibility of splitting the project into two separate sites. Per the applicant, splitting the project into two sites is not a logical or efficient way to conduct site-development. The goal is to address the needs of the network with the fewest possible sites, which following the intent of the municipal code, providing a stealth design.

All other sites were not considered feasible because they could not provide for sufficient coverage.

T-Mobile is working to install wireless communication facilities in three areas in Imperial Beach that lack sufficient coverage. The other locations are near 15th Street and Grove Avenue and along Seacoast Drive (both were approved by City Council on August 20, 2008).

**General Plan/Zoning Consistency:** The proposed development is subject to Chapter 19.90, "Wireless Communications Facilities," Ordinance 2002-983 and Ordinance 2003-997. The purpose of the chapter is to establish standards for the siting, development and maintenance of wireless communications facilities and antenna throughout the city. The chapter is also intended to protect and promote the public health, safety and welfare, as well as the aesthetic quality of the city as set forth in the goals, objectives and policies of the General Plan. The proposed development meets the Development and Design Standards as outlined in Chapter 19.90. The project is located in the C-2 (Seacoast Commercial) Zone. The purpose of the C-2 Zone is to meet the demand for goods and services required by the tourist population and local residents who use the beach area. Providing a telecommunication services to an area providing insufficient service would be consistent with the General Plan and Zoning.

Imperial Beach Municipal Code 19.90.070 requires all wireless facilities to meet the following development and design standards (followed by the project's compliance):

- A. The installation of wireless communications facilities may not reduce the number of required spaces on a proposed site.

Project meets the code. No parking spaces will be removed.

- B. Wireless communications facilities and accessory equipment must meet the required setbacks of the underlying zone, except that in a residential zone, the minimum setback for an antennae or equipment building from any property line is twenty feet.

Project meets the code. The project is located in the Seacoast Commercial zone, where there are no setbacks. No portion of the project site is located in a residential zone.

- C. Wireless communications facilities must meet the height requirement of the underlying zone, unless a greater height is approved through the conditional use permit.

Project meets the code. The height limit in the Seacoast Commercial zone is 30 feet. A greater height may be permitted through the conditional use permit. The applicant is requesting greater height so that the entire seacoast area, and area to the east, is adequately covered.

- D. A service provider with a wireless communications facility in the City must obtain a City business license.

Project meets the code. This is a condition of approval.

- E. The visual impact of wireless communications facilities must be minimized to the maximum extent feasible, taking into consideration technological requirements, through the use of placement, screening, camouflage and landscaping, so that the facility is compatible with adjacent uses, existing architectural elements, topography, neighborhood landscaping, building materials and other site characteristics.

Project meets the code. The project is located on an alley at the most easterly area of the proposed site. The project proposes a monopalm that will replace an existing palm tree. The monopalm's height will be compatible with the existing building, nearby palm trees, and utility poles. All other equipment will be screened by an existing wall and will not be seen.

- F. The colors and materials of wireless communications facilities must blend into their backgrounds.

Project meets the code. There are many palm trees in the area. All colors and materials would be required to blend in with other palm trees, and will be subject to staff review.

- G. Facade-mounted antennae must be integrated architecturally into the style and character of the structure to which they are attached; they must be painted and textured to match the existing structure; and they may not project more than eighteen inches from the face of the building or other support structure unless approved by a conditional use permit.

Project meets the code. Per the applicant, the facility cannot be located on the building. There are no open flat plains to locate the antennas and conduit. The building has many architectural pop-outs that do not allow for the facility to be located on the building. In addition, the exterior façade design would likely be compromised if the conduit were located on the building. Locating the facility on the building would require the base equipment to be located in the south-east concrete walled area, which would be too far from any building antennas. The base equipment could not be located in the

underground garage because it would likely remove parking spaces, which would not comply with IBMC 19.90.070.A (no existing parking spaces may be removed).

- H. Roof-mounted antennae may not exceed the minimum height necessary to serve the operator's service area, while complying with the building height requirements of this title; they must be designed to minimize their visibility from surrounding areas; and they must be painted and textured to match the existing structure or building.

Project meets the code. Per the applicant, there are no reasonable locations to place the facility on the roof. Because the base equipment would have to be located in the existing south-east concrete walled area, only one location for antennas may be possible, and would require rebuilding the roof of an existing residential unit. This would not be considered a viable design, and would not be allowed by the landlord. In addition, conduit would have to be added to the building façade, which would compromise the existing building design. The base equipment could not be located in the underground garage because it would likely remove parking spaces, which would not comply with IBMC 19.90.070.A (no existing parking spaces may be removed).

- I. Freestanding facilities, including towers, lattice towers and monopoles, are discouraged unless no reasonable alternative is possible. If a freestanding facility is necessary, it may not exceed the minimum functional height and width required to support the proposed wireless facility.

Project meets the code. The applicant claims that there are no reasonable alternatives. Staff requested that all efforts to locate the facility on the building façade or roof be exhausted prior to moving forward with a freestanding design. The proposed coverage area is to support the entire seacoast area and areas to the east. The proposed height provides for the minimum functional height required to support the proposed service.

- J. Proposed freestanding facilities must be stealth facilities; they must be painted and designed to blend in with the surrounding area; and they must be landscaped, if necessary, to minimize visual impacts.

Project meets the code. The project proposes a monopole that would blend in with nearby palm trees. The height would be shorter than the existing building, nearby palm trees, and nearby utility poles. The proposed site is approximately 150 feet east of Seacoast Drive.

- K. Wireless facility support structures, such as equipment buildings, cabinets, cables, air conditioning units and fencing, must be painted and textured to match the surrounding physical area and screened with landscaping in order to minimize visual impacts.

Project meets the code. All support equipment will be located within an existing walled area and would not provide any visual impacts.

- L. No advertising signs may be placed on any facility or equipment.

Project meets the code. No signs are proposed, and none would be allowed.

M. Wireless communications facilities located between the first public roadway and the ocean, San Diego Bay, or the Tijuana Estuary must be visually undetectable from Seacoast Drive, Imperial Beach Boulevard, public paths, bikeways, beaches and public recreational facilities, and must not require the construction of shoreline protective devices. If there is no feasible alternative that can comply with this requirement without resulting in a significant gap in communication coverage, then the alternative that would result in the fewest or least significant impacts to public views, public access and recreation, and shoreline processes shall be selected. (Ord. 2003-997 § 2 (part), 2003: Ord. 2002-983 § 30 (part), 2002).

Project meets the code. The proposed facility would be located approximately 150 feet east of the first public roadway (Seacoast Drive).

However, the proposed development would be removing existing landscaping from the site, which is not allowed for new developments at existing commercial properties. Typically landscaping is used to provide aesthetic appeal and drainage relief. The only aspect that can be viewed from ground-level is the palm tree, which will be replaced with a faux palm tree; all other landscaping proposed for removal is ground cover, and can only be viewed from the underground garage or aerial view. A landscape plan shall be provided at building permit submittal showing that replacement landscaping will be provided to mitigate for any landscaping that is being removed. The drainage would remain un-affected and contained by the proposed development.

**Design Review Standards**

**Provided/Proposed**

The installation of wireless communications facilities may not reduce the number of required parking spaces on a proposed site.	No parking demand to be generated and the facility will not reduce existing parking.
Wireless communications facilities and accessory equipment must meet the required setbacks of the underlying zone, except that in a residential zone, the minimum setback for an antenna or equipment building from any property line is twenty feet.	There are no setbacks for the C-2 Zone.
Wireless communications facilities must meet the height requirement of the underlying zone, unless a greater height is approved through the conditional use permit.	There is a 30 foot height limit in the C-2 zone. The applicant has requested a deviation through the CUP process to allow for the antennas to exceed no taller than 53' above surrounding grade, 57' from underground garage grade.
A service provider with a wireless communications facility in the city must obtain a city business license.	This will be a condition of approval for the CUP.
The visual impact of wireless communications facilities must be minimized to the maximum extent feasible, taking into consideration technological requirements, through the use of placement, screening, camouflage, and landscaping, so that the facility is compatible with adjacent uses, existing architectural elements, topography, neighborhood landscaping, building materials, and other site characteristics.	The proposed antennae will be concealed in a faux palm tree stealth structure, not discernable as antennae. The vault will be concealed in a pre-existing, concrete walled area.

<p>The colors and materials of wireless communications facilities must blend into their backgrounds.</p>	<p>The housing for the antennae will be concealed on a faux palm tree stealth structure. The color and materials used for the monopalm structure will match the existing palm tree.</p>
<p>Facade-mounted antennae must be integrated architecturally into the style and character of the structure to which they are attached; they must be painted and textured to match the existing structure; and they may not project more than eighteen inches from the face of the building or other support structure unless approved by a conditional use permit.</p>	<p>There are no proposed façade-mounted facilities.</p>
<p>Roof-mounted antennae may not exceed the minimum height necessary to serve the operator's service area, while complying with the building height requirements of this title; they must be designed to minimize their visibility from surrounding areas; and they must be painted and textured to match the existing structure or building.</p>	<p>There are no proposed roof-mounted facilities.</p>
<p>Freestanding facilities, including towers, lattice towers, and monopoles, are discouraged unless no reasonable alternative is possible. If a freestanding facility is necessary, it may not exceed the minimum functional height and width required to support the proposed wireless facility.</p>	<p>The freestanding antenna will be concealed in a faux palm tree structure designed to blend in with the surrounding area. The proposed 53' faux palm tree is the desired functional height for the transmitting antennae.</p>
<p>Proposed freestanding facilities must be stealth facilities; they must be painted and designed to blend in with the surrounding area; and they must be landscaped, if necessary, to minimize visual impacts.</p>	<p>The freestanding antenna will be concealed on a faux palm tree structure designed to blend in with the surrounding area.</p>
<p>Wireless facility support structures, such as equipment buildings, cabinets, cables, air conditioning units, and fencing, must be painted and textured to match the surrounding physical area and screened with landscaping in order to minimize visual impacts</p>	<p>The base station equipment will be concealed next to the faux tree within an existing concrete walled area where an existing palm tree is located. Electric and telephone services are required to be extended to the project area via underground conduits.</p>
<p>No advertising signs may be placed on any facility or equipment.</p>	<p>There are no proposed advertising signs.</p>

**Surrounding Zoning and Land Use**

North: C-2 Commercial  
 South: C-2 Commercial  
 East: R-2000 Residential  
 West: PF Public Facility (Pier Plaza)

**ENVIRONMENTAL STATUS:** This project may be categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15302(c) (Replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity).

**COASTAL JURISDICTION:** The project is located in the Coastal Zone and the City will need to consider evaluating the project with respect to conformity with coastal permit findings.

**FISCAL ANALYSIS:**

The applicant has deposited \$8,500.00 in Project Account Number 080015 to fund the processing of this application.

**DESIGN REVIEW BOARD (DRB) RECOMMENDATION:**

On July 17, 2008, the Design Review Board recommended approval of the 48'-5" freestanding monopalm facility. All alternate monopalm designs are in substantial compliance with the recommended approval.

**DEPARTMENT RECOMMENDATION:**

1. Open the public hearing and entertain testimony.
2. Close the public hearing.
3. Review alternate designs.
4. Adopt Resolution No. 2008-6692, approving Regular Coastal Permit (CP 080015), Conditional Use Permit (CUP 080016), Design Review Case (DRC 080017), and Site Plan Review (SPR 080018), which makes the necessary findings and provides conditions of approval in compliance with local and state requirements.
5. If alternate design is chosen, revise resolution.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department recommendation.



For  
\_\_\_\_\_  
Gary Brown  
City Manager

**Attachments:**

1. Resolution No. 2008-6692
2. Plans
3. FCC Compliance
4. Applicant Site Analysis and Design Justification
5. Citizen Opposition Letters

c: file MF 974  
Jim Kennedy, Parsons Corp. for T-Mobile, 110 W. A Street, Ste. 1050, San Diego, CA 92101  
Torrey Pines Merziotis Props., Attn. Andy Parashos, P.O. Box 2306, La Jolla, CA 92038  
Hank Levien, Public Works Director  
Ed Wilczak, Building Official  
Frank Sotelo, Public Safety  
California Coastal Commission, Diana Lilly, Coastal Program Analyst, 7575 Metropolitan Drive, Suite 103, San Diego, CA 92108-1735  
Senate District 40, Senator Ducheny via Johnathan Hardy, Chula Vista District Office, 637 3<sup>rd</sup> Avenue, Suite A-1, Chula Vista, CA 91910

**Return to Agenda**



**RESOLUTION NO. 2008-6692**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, APPROVING A REGULAR COASTAL PERMIT (CP 080015), CONDITIONAL USE PERMIT (CUP 080016), DESIGN REVIEW CASE (DRC 080017), AND SITE PLAN REVIEW (SPR 080018) TO INSTALL A TELECOMMUNICATIONS FACILITY ON A MONOPALM FAUX TREE STRUCTURE LOCATED AT 933 SEACOAST DRIVE IN THE C-2 (SEACOAST COMMERCIAL) ZONE. MF 974.**

**APPLICANT: OMNIPOINT INC., A SUBSIDIARY OF T-MOBILE USA, INC.**

**WHEREAS**, on September 17, 2008, October 15, 2008, and November 19, 2008, the City Council of the City of Imperial Beach held a duly noticed public meeting to consider the merits of approving or denying an application for a Regular Coastal Permit (CP 080015), Conditional Use Permit (CUP 080016), Design Review Case (DRC 080017), and Site Plan Review (SPR 080018) to install a telecommunications facility on a monopalm faux tree structure located at 933 Seacoast Drive (APN 625-352-27-00) in the C-2 (Seacoast Commercial) Zone, a site legally described as follows:

Lots 13 thru 15, Block 20, of Parcel Map No. 1139, in the City of Imperial Beach, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County; and

**WHEREAS**, on July 17, 2008, the Design Review Board adopted DRB Resolution No. 2008-04 recommending conditional approval of the project design; and

**WHEREAS**, the project design of a telecommunications facility on a monopalm faux tree structure is compatible in use and appearance with other structures in the vicinity because it would be hidden; and, therefore, would be consistent with Policy D-8 of the Design Element of the General Plan and with Ordinance Nos. 2002-983 and 2003-997; and

**WHEREAS**, this project consisting of one stealth antennae structure complies with the Application Requirements of Section 19.90.050, the Development and Design Standards of Section 19.90.070 and will be required to comply with the Operations and Maintenance Standards of Section 19.90.080 of Chapter 19.90 "Wireless Communication Facilities" of the zoning ordinance; and

**WHEREAS**, the City Council of the City Of Imperial Beach hereby finds that necessity compels placement of this facility in this location to avoid a significant gap in wireless communications coverage; and

**WHEREAS**, the City Council of the City Of Imperial Beach hereby finds that the proposed conditions are consistent with the Federal Telecommunications Act of 1996; and

**WHEREAS**, this project complies with the requirements of the California Environmental Quality Act (CEQA) as this project shall be categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15302(c) (Replacement of reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity); and

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

**CONDITIONAL USE PERMIT FINDINGS:**

1. **The proposed use at the particular location 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 wireless telecommunication facility at 933 Seacoast Drive will provide expanded communication services to the City of Imperial Beach commercial and residential development, avoiding gaps in wireless communications coverage and therefore contribute to the general well being of the neighborhood or community. The structure will be disguised as a monopalm faux tree structure. The project is subject to Chapter 19.90, "Wireless Communications Facilities," Ordinance No. 2002-983 and Ordinance No. 2003-997, which establishes the standards for siting, development and maintenance of wireless communications facilities and antenna throughout the city.

2. **The proposed use will not, under any 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 development, installation of a telecommunications facility concealed on a monopalm faux tree structure and equipment vault in an existing landscaped area at 933 Seacoast Drive, will not 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 as it will be required to comply with Chapter 19.90, "Wireless Communications Facilities," which is to provide for the public safety, health and welfare, as well as for the aesthetic quality as set forth in the goals, objectives and policies of the General Plan. In the Conditions of Approval, specific conditions have been set forth by the Community Development Department and the Public Works Department to mitigate the concerns such a development project may create. The 1996 Federal Telecommunications Act preempts local jurisdictions from addressing any health effects of the facilities.

3. **The proposed use will comply with the regulations and conditions specified in the title for such use and for other permitted uses in the same zone.**

The proposed use will comply with the regulations and conditions specified in the title for such use and for other permitted uses for wireless communication facilities (Chapter 19.90). Compliance is demonstrated by the following:

Standards	Provided/Proposed
The installation of wireless communications facilities may not reduce the number of required parking spaces on a proposed site.	No parking demand to be generated and the facility will not reduce existing parking.

Standards	Provided/Proposed
Wireless communications facilities and accessory equipment must meet the required setbacks of the underlying zone, except that in a residential zone, the minimum setback for an antenna or equipment building from any property line is twenty feet.	There are no setbacks for the C-2 Zone.
Wireless communications facilities must meet the height requirement of the underlying zone, unless a greater height is approved through the conditional use permit.	There is a 30 foot height limit in the C-2 zone. The applicant has requested and will receive a deviation through the CUP process to allow for the antennas to exceed no taller than 53' above surrounding grade, 57' from underground garage grade.
A service provider with a wireless communications facility in the city must obtain a city business license.	This will be a condition of approval for the CUP.
The visual impact of wireless communications facilities must be minimized to the maximum extent feasible, taking into consideration technological requirements, through the use of placement, screening, camouflage, and landscaping, so that the facility is compatible with adjacent uses, existing architectural elements, topography, neighborhood landscaping, building materials, and other site characteristics.	The proposed antennae will be concealed on a faux palm tree stealth structure, not discernable as antennae. The vault will be concealed in a pre-existing, concrete walled area.
The colors and materials of wireless communications facilities must blend into their backgrounds.	The housing for the antennae will be concealed on a faux palm tree stealth structure. The color and materials used for the monopalm structure will match the existing palm tree.
Facade-mounted antennae must be integrated architecturally into the style and character of the structure to which they are attached; they must be painted and textured to match the existing structure; and they may not project more than eighteen inches from the face of the building or other support structure unless approved by a conditional use permit.	There are no proposed façade-mounted facilities.

Standards	Provided/Proposed
Roof-mounted antennae may not exceed the minimum height necessary to serve the operator's service area, while complying with the building height requirements of this title; they must be designed to minimize their visibility from surrounding areas; and they must be painted and textured to match the existing structure or building.	There are no proposed roof-mounted facilities.
Freestanding facilities, including towers, lattice towers, and monopoles, are discouraged unless no reasonable alternative is possible. If a freestanding facility is necessary, it may not exceed the minimum functional height and width required to support the proposed wireless facility.	The freestanding antenna will be concealed on a faux palm tree structure designed to blend in with the surrounding area. The proposed 53' faux palm tree is the desired functional height for the transmitting antennae.
Proposed freestanding facilities must be stealth facilities; they must be painted and designed to blend in with the surrounding area; and they must be landscaped, if necessary, to minimize visual impacts.	The freestanding antenna will be concealed on a faux palm tree structure designed to blend in with the surrounding area.
Wireless facility support structures, such as equipment buildings, cabinets, cables, air conditioning units, and fencing, must be painted and textured to match the surrounding physical area and screened with landscaping in order to minimize visual impacts	The base station equipment will be concealed next to the faux tree within an existing concrete walled area where an existing palm tree is located. Electric and telephone services are required to be extended to the project area via underground conduits.
No advertising signs may be placed on any facility or equipment.	There are no proposed advertising signs.

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

The granting of the conditional use permit to install one telecommunication antennae concealed on a stealth structure at 933 Seacoast Drive, will be in harmony with the purpose and intent of the zoning code (Chapter 19.90) and with the adopted general plan as the potential visual impacts of the proposal have been mitigated by design; i.e., the antennae shall be mounted to a new monopalm faux-tree structure, and the proposed equipment vault will be located in an existing walled area.

**COASTAL PERMIT FINDINGS:**

5. **The proposed development conforms to the Certified Local Coastal Plan including Coastal Land Use Policies.**

Shore Processes and Shore Protection

This finding does not apply since the project site is not adjacent to the oceanfront that would require shore protection.

Public Access

The subject site is not located between the ocean and the first public road, which, in most cases, is Seacoast Drive. No issue regarding public access to the beach is identified for this project.

Coastal/Scenic View

The proposed antennae shall be mounted to a new 53' broadleaf faux tree structure and equipment vault in a walled landscaped area. The potential visual impacts of the proposal have been mitigated by design; no scenic or coastal view impacts are identified.

6. **For all development seaward of the nearest public highway to the shoreline, the proposed development meets standards for public access and recreation of Chapter Three of the 1976 Coastal Act and regulations promulgated thereunder.**

The subject site is not located between the ocean and the first public road, which, in most cases, is Seacoast Drive. No issue regarding public access to the beach is identified for this project.

7. **The proposed development meets the minimum relevant criteria set forth in Title 19, Zoning.**

The project has complied with the application requirements for telecommunications facilities pursuant to Section 19.90.050, with the development and design standards of Section 19.90.070, and will be required to comply with the operations and maintenance standards of Section 19.90.080 of the City's Wireless Communication Facilities Ordinance. Additionally, this project is consistent with the certification order of the Coastal Commission regarding the City's Wireless Communication Facilities Ordinances (Nos. 2002-983 and 2003-997) in that this project proposes to blend in with the existing development.

8. **For all development involving the construction of a shoreline protective device, a mitigation fee shall be collected which shall be used for beach sand replenishment purposes. The mitigation fee shall be deposited in an interest bearing account designated by the Executive Director of the California Coastal Commission and the City Manager of Imperial Beach in lieu of providing sand to replace the sand and beach area that would be lost due to the impacts of any protective structures.**

This finding does not apply since the project site is not adjacent to the oceanfront that would require shore protection.

**NOW, THEREFORE, BE IT RESOLVED** that Regular Coastal Permit (CP 080015), Conditional Use Permit (CUP 080016), Design Review Case (DRC 080017), and Site Plan Review (SPR 080018) to install a telecommunications facility on a monopalm faux tree structure located at 933 Seacoast Drive (APN 625-352-27-00) in the C-2 (Seacoast Commercial) Zone is hereby **approved** by the City Council of the City of Imperial Beach subject to the following:

### **CONDITIONS OF APPROVAL**

#### **PLANNING**

1. Final building plans and project development shall be in substantial accordance with the revised approved conceptual plans dated November 7, 2008 on file in the Community Development Department and with the conditions required herein.
2. Provide a landscape plan at building permit submittal showing that replacement landscaping will be provided on the property to mitigate for any landscaping that is being removed.
3. Colors and materials for the monopalm faux tree structure are subject to staff review upon building permit submittal, and shall match the photosimulations.
4. Antennas shall be hidden.
5. Appropriate BMP's shall be in place during any maintenance of base station equipment to prevent any materials to enter storm drain conveyance system.
6. Drainage shall be maintained in the project location.
7. Noise from the equipment shall not have a negative effect on the existing neighborhood. If the facility receives any noise complaints, the applicant shall investigate said complaint and mitigate any issues to meet Imperial Beach Municipal Code noise requirements.
8. Any electric and telephone services shall be connected via underground conduits extended to the project area.
9. Applicant must annually submit a statement that the wireless communications facility conforms with the current FCC safe-exposure standards to the director of community development.
10. Applicant shall obtain a city business license prior to issuance of building permit.
11. Approval of this request shall not waive compliance with any portion of the International Building Code and Municipal Code in effect at the time a building permit is issued.
12. All negative balances in the project account (080015) shall be paid prior to building permit issuance and final inspection.
13. Approval of Regular Coastal Permit (CP 080015), Conditional Use Permit (CUP 080016), Design Review Case (DRC 080017), and Site Plan Review (SPR 080018) for this project is valid for a one-year **vesting** period from the date of approval, to **expire on November 19, 2009**. Conditions of approval must be satisfied, building permits issued, and substantial construction must have commenced prior to this

date, or a time extension is granted by the City prior to expiration. This expiration date is separate from the sunset expiration date of 10 years for the life of the conditional use permit.

14. The applicant or applicant's representative shall read, understand, and accept the conditions listed herein and shall, within 30 days, return a signed statement accepting said conditions.
15. Conditional use permits for wireless communication facilities have a maximum term of ten (10) years, with an automatic review in five (5) years at a public hearing (IBMC 19.90.090). The applicant will be required to renew the Conditional Use Permit (060382) prior to the **expiration date, November 19, 2018**, in accordance with Chapter 19.82.

## **PUBLIC WORKS**

16. 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 2001-01.
17. 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 6 above and cuts parallel to the alley drainage must be at least 1-foot from the alley drain line.
18. Curb sections that have been replaced shall be painted (red, green, etc.) to match existing conditions.
19. For alley, sidewalk or curb & 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.
20. 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.
21. All street work construction requires a Class A contractor to perform the work. 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).
22. 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.
23. All street work construction requires a Class A contractor to perform the work. All pavement transitions shall be free of tripping hazards.
  24. 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.
  25. The existing parcel impervious surfaces are 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. 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 condition and minimize irrigation runoff.
  26. Preserve existing or install new survey monuments on southwest and southeast property lines in alley. Record same with county office of records.
  27. 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.
  28. 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.
  29. 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.

- 30. Applicant must underground all utilities in accordance with I.B.M.C. Title 13.08. This project is within the Seacoast Drive Utility Underground District, thus no new above ground utilities are permitted therein either on Seacoast Drive or the alley.

**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 regular meeting held on the 19<sup>th</sup> day of November 2008, by the following roll call vote:

**AYES: COUNCILMEMBERS:**  
**NOES: COUNCILMEMBERS:**  
**ABSENT: 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 exact copy of Resolution No. 2008-6692 - A Resolution of the City Council of the City of Imperial Beach, California, APPROVING A REGULAR COASTAL PERMIT (CP 080015), CONDITIONAL USE PERMIT (CUP 080016), DESIGN REVIEW CASE (DRC 080017), AND SITE PLAN REVIEW (SPR 080018) TO INSTALL A TELECOMMUNICATIONS FACILITY ON A MONOPALM FAUX TREE SRUCTURE LOCATED AT 933 SEACOAST DRIVE IN THE C-2 (SEACOAST COMMERCIAL) ZONE. MF 974.

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
DATE





**GENERAL NOTES**

- WORK SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS. ALL NECESSARY LICENSES, CERTIFICATES, ETC., REQUIRED BY THE AUTHORITY HAVING JURISDICTION SHALL BE PROCURED AND PAID FOR BY THE CONTRACTOR.
- MORRISON HERSHFIELD CORPORATION HAS NOT CONDUCTED, NOR DOES IT INTEND TO CONDUCT ANY INVESTIGATION AS TO THE PRESENCE OF HAZARDOUS MATERIAL, INCLUDING, BUT NOT LIMITED TO, ASBESTOS WITHIN THE CONFINES OF THIS PROJECT. MORRISON HERSHFIELD CORPORATION DOES NOT ACCEPT RESPONSIBILITY FOR THE IDENTIFICATION, THE REMOVAL, OR ANY EFFECTS FROM THE PRESENCE OF THESE MATERIALS. IF EVIDENCE OF HAZARDOUS MATERIALS IS FOUND, WORK IS TO BE SUSPENDED AND THE OWNER NOTIFIED. THE CONTRACTOR IS NOT TO PROCEED WITH FURTHER WORK UNTIL INSTRUCTED BY THE OWNER IN WRITING.
- ALL MATERIAL FURNISHED UNDER THIS CONTRACT SHALL BE NEW UNLESS OTHERWISE NOTED. ALL WORK SHALL BE GUARANTEED AGAINST DEFECTS IN MATERIALS AND WORKMANSHIP. THE CONTRACTOR SHALL REPAIR OR REPLACE AT HIS EXPENSE ALL WORK THAT MAY DEVELOP DEFECTS IN MATERIALS OR WORKMANSHIP WITHIN SAID PERIOD OF TIME OR FOR ONE YEAR AFTER THE FINAL ACCEPTANCE OF THE ENTIRE PROJECT, WHICHEVER IS GREATER.
- THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS AND UTILITIES AT THE JOB SITE BEFORE WORK IS STARTED. NO CLAIMS FOR EXTRA COMPENSATION FOR WORK WHICH COULD HAVE BEEN FORESEEN BY AN INSPECTION, WHETHER SHOWN ON THE CONTRACT DOCUMENTS OR NOT, WILL BE ACCEPTED OR PAID.
- THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING DIMENSIONS AND CONDITIONS AT THE JOB SITE WHICH COULD AFFECT THE WORK UNDER THIS CONTRACT. ALL MANUFACTURERS RECOMMENDED SPECIFICATIONS, AND THOSE SPECIFICATIONS HEREIN, WHICH EVER IS THE MOST STRINGENT, SHALL BE COMPLIED WITH.
- THE CONTRACTOR SHALL VERIFY AND COORDINATE SIZE AND LOCATION OF ALL OPENINGS FOR STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, CIVIL, OR ARCHITECTURAL WORK.
- THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST BETWEEN THE LOCATIONS OF ANY NEW ELECTRICAL, PLUMBING, OR STRUCTURAL ELEMENTS, AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE ARE MET. NOTIFY MORRISON HERSHFIELD CORP. OF ANY CONFLICTS. MORRISON HERSHFIELD CORP. HAS THE RIGHT TO MAKE MINOR MODIFICATIONS IN THE DESIGN OF THE CONTRACT WITHOUT THE CONTRACTOR GETTING ADDITIONAL COMPENSATION.
- DO NOT SCALE THE DRAWINGS. DIMENSIONS ARE EITHER TO THE FACE OF FINISHED ELEMENTS OR TO THE CENTER LINE OF ELEMENTS, UNLESS NOTED OTHERWISE. CRITICAL DIMENSIONS SHALL BE VERIFIED WITH MORRISON HERSHFIELD CORP.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DAILY CLEAN UP OF ALL TRADES AND REMOVAL OF DEBRIS FROM THE CONSTRUCTION SITE. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL THOROUGHLY CLEAN THE BUILDING, SITE, AND ANY OTHER SURROUNDING AREAS TO A LIKE NEW CONDITION.
- THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, ETC., ACCORDING TO APPLICABLE CODES, STANDARDS, AND GOOD CONSTRUCTION PRACTICES.
- THE CONTRACTOR SHALL MEET ALL OSHA REQUIREMENTS FOR ALL INSTALLATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO THE EXISTING CONSTRUCTION AND REPAIR ALL DAMAGES TO LIKE NEW CONDITION. THE CONTRACTOR SHALL NOTIFY MORRISON HERSHFIELD CORP. OF ANY DAMAGE TO THE BUILDING SITE OR ANY ADJACENT STRUCTURES AROUND THE PROJECT. MORRISON HERSHFIELD CORP. SHALL BE SOLE AND FINAL JUDGE AS TO THE QUALITY OF THE REPAIRED CONSTRUCTION. ANY ADDITIONAL MODIFICATIONS WHICH MUST BE MADE SHALL BE MADE AT THE CONTRACTOR'S EXPENSE.
- WHERE ONE DETAIL IS SHOWN FOR ONE CONDITION, IT SHALL APPLY FOR ALL LIKE OR SIMILAR CONDITIONS, EVEN THOUGH NOT SPECIFICALLY MARKED ON THE DRAWINGS OR REFERRED TO IN THE SPECIFICATIONS, UNLESS NOTED OTHERWISE.
- WHERE NEW PAVING, CONCRETE SIDEWALKS OR PATHS MEET EXISTING CONSTRUCTION, THE CONTRACTOR SHALL MATCH THE EXISTING PITCH, GRADE, AND ELEVATION SO THE ENTIRE STRUCTURE SHALL HAVE A SMOOTH TRANSITION.
- IFY ALL EXISTING DIMENSIONS PRIOR TO PERFORMING WORK.
- VERIFY LOCATION OF ALL BURIED UTILITIES PRIOR TO ANY EXCAVATION.

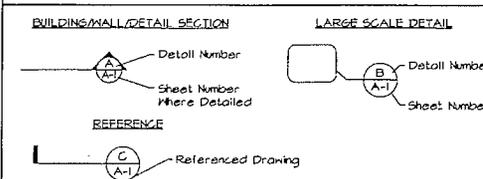
**PROJECT INFORMATION**

- THIS IS AN UNMANNED AND RESTRICTED ACCESS TELECOMMUNICATION SITE AND WILL BE USED FOR THE TRANSMISSION OF RADIO SIGNALS FOR THE PURPOSE OF PROVIDING PUBLIC CELLULAR SERVICE.
- T-MOBILE CERTIFIES THAT THIS TELEPHONE EQUIPMENT FACILITY WILL BE SERVICED ONLY BY T-MOBILE EMPLOYEES AND THE WORK ASSOCIATED WITH ANY EQUIPMENT CANNOT BE PERFORMED BY HANDICAPPED PERSONS. THIS FACILITY WILL BE FREQUENTED ONLY BY SERVICE PERSONNEL FOR REPAIR PURPOSES. PURSUANT TO CHAPTER 553 PART 5A OF THE CALIFORNIA STATUTES, THIS FACILITY IS EXEMPT FROM THE REQUIREMENTS OF THAT STATUTE. PURSUANT TO THE AMERICANS WITH DISABILITIES ACT (ADA), APPENDIX B, SECTION 4.11 (5)(b), THIS FACILITY IS EXEMPT FROM THAT ACT.
- THIS FACILITY WILL CONSUME NO UNRECOVERABLE ENERGY AND IS EXEMPT FROM THE CALIFORNIA ENERGY REVIEW CODE.
- NO POTABLE WATER SUPPLY IS TO BE PROVIDED AT THIS LOCATION.
- NO WASTE WATER WILL BE GENERATED AT THIS LOCATION.
- NO SOLID WASTE WILL BE GENERATED AT THIS LOCATION.
- T-MOBILE MAINTENANCE CREW (TYPICALLY ONE PERSON) WILL MAKE AN AVERAGE OF ONE TRIP PER MONTH AT ONE HOUR PER VISIT.

**ABBREVIATIONS**

A/C	AIR CONDITIONER	L.A.	LAYER
A.C.F.	ACUSTICAL CEILING PANEL	L.F.	LAPRATED LINEY FOOT
ALT.	ALTERNATE	M.F.	MANUFACTURER
ALM.	ALUMINUM MEAN SEA LEVEL	M.H.	MATERIAL
ALUM.	ALUMINUM ANCHOR	M.H.	MATERIAL
ANG.	ANGLE	M.H.	MECHANICAL
ARCH.	ARCHITECTURAL	M.H.	MANHOLE
AT	AT	M.H.	HILLMASTER
B.D.	BOARD	M.H.	MIDWIM
B.F.	BROWN FINISH FLOOR	M.H.	MISCELLANEOUS
B.L.D.G.	BUILDING	M.H.	MASONRY OPENING
B.L.C.	BLOCK	M.P.H.	MILES PER HOUR
B.M.	BEAM	M.S.L.	MEAN SEA LEVEL
B.O.T.	BOTTOM	M.T.L.	METAL
B.R.F.	BULT-UP ROOF	N.S.V.D.	NAT. GEODETIC VERT. DATUM
CER.	CERAMIC	N.I.C.	NOT IN CONTRACT
C.J.	CONTROL JOINT	N.M.	NOMINAL
C.L.	CENTER LINE	N.T.S.	NOT TO SCALE
C.L.R.	CLEAR	O.C.	ON CENTER
C.M.	CONCRETE MASONRY UNIT	O.D.	OUTSIDE DIAMETER
C.M.P.	CARPET	O.H.	OVERHEAD
C.O.L.	COLUMN	O.P.N.G.	OPENING
C.O.N.C.	CONCRETE	O.P.P.	OPPOSITE
C.O.N.S.T.	CONSTRUCTION	O.K.	O.K.
C.O.N.T.	CONTIGUOUS	P.L.	PLATE
D.I.A.M.	DIAMETER	R.T.U.	RIGHT TOP UNIT
D.N.	DOWN	R.U.N.	RIGHT OF WAY
D.S.	DOWNSPOUT	SCH.E.D.	SCHEDULE
D.T.L.	DETAIL	S.E.C.T.	SECTION
E.A.	EACH	S.F.	SQUARE FOOT
E.I.F.S.	EXTERIOR INSULATION FINISH SYSTEM EXPANSION JOINT	S.H.	SHALL
E.L.E.C.	ELECTRICAL	S.P.	SPLICE POINT
E.L.	ELEVATION	S.Q.F.T.	SQUARE FOOT
E.P.	ELECTRICAL PANEL	S.S.	STAINLESS STEEL
E.Q.	EQUAL	S.T.D.	STEEL
E.K.	EACH KEY	S.T.L.	STANDARD
E.X.P.	EXPANSION	S.T.R.	STORAGE
E.X.T.	EXTERIOR	S.T.R.U.C.	STRUCTURAL
F.D.	FLOOR DRAIN	S.U.S.P.	SUSPENDED
F.E.C.	FIRE EXTINGUISHER SHELTER	T.E.M.P.	TEMPORARY
F.H.	FIRE HOSE EQUIPMENT	T.H.C.	THICKNESS
F.I.N.	FINISH	T.O.	TOP OF
F.I.N.P.L.R.	FINISH FLOOR	T.O.S.	TOP OF STEEL
F.L.R.	FLOOR	T.Y.P.	TYPICAL
F.F.T.	FOOTING	U.N.C.	UNLESS NOTED OTHERWISE
G.A.	GAUGE	V.C.T.	VERTICAL POSITION TILE
G.E.N.	GENERAL	V.F.	VERTICAL
G.E.N.	GENERAL	V.E.R.T.	VERTICAL
G.P.	GYPSUM BOARD	V.H.	WITH
G.P.	GYPSUM BOARD	W.D.	WOOD
H.C.	HANDICAPPED	W.H.	WELDED WIRE MESH
H.C.	HOOK		
H.H.	HOLLOW METAL		
H.O.R.	HORIZONTAL		
H.R.	HOOR		
H.S.T.	HESIT		
I.N.S.	INSULATION		
I.N.T.	INTERIOR		
J.	JOINT		

**LEGEND**



**IMPORTANT NOTICE**

THE EXISTING CONDITIONS REPRESENTED HEREIN ARE BASED ON VISUAL OBSERVATIONS AND INFORMATION PROVIDED BY OTHERS. MORRISON HERSHFIELD CORPORATION CANNOT GUARANTEE THE CORRECTNESS NOR COMPLETENESS OF THE EXISTING CONDITIONS SHOWN AND ASSUMES NO RESPONSIBILITY THEREOF. THE CONTRACTOR AND HIS SUB-CONTRACTORS SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS AS REQUIRED FOR PROPER EXECUTION OF THE PROJECT. REPORT ANY CONFLICTS OR DISCREPANCIES TO MORRISON HERSHFIELD CORPORATION PRIOR TO CONSTRUCTION.

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. ALL PROPOSED WORK SHALL BE VERIFIED BY THE CONTRACTOR. MORRISON HERSHFIELD CORPORATION HAS THE RIGHT TO MAKE MINOR MODIFICATIONS IN THE DESIGN OF THE CONTRACT WITHOUT THE CONTRACTOR GETTING ADDITIONAL COMPENSATION.



ROBERT JERRY LAM  
 LICENSED ARCHITECT  
 STATE OF CALIFORNIA  
 License No. C-30334

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2	06/24/00	RE-ISSUED FOR ZONING
1	06/24/00	RE-ISSUED FOR ZONING
0	06/24/00	ISSUED FOR ZONING
A	06/24/00	100% SUBMITTAL-ZONING

**MORRISON HERSHFIELD**  
 Licensed Architect  
 State of California  
 Two South University Drive, Suite 245,  
 Plantation, FL 33324  
 Tel: 564.577.4853 Fax: 564.577.4858  
 State of Florida CDB 0008958  
 www.morrisonhershfield.com

**PARSONS**  
 118 WEST A STREET, SUITE 1050  
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**T-Mobile**  
 10180 TELECOM COURT, SUITE 333  
 SAN DIEGO, CA 92121-2741

**ARGUS VILLAGE**  
 SD074474  
 421 SEACOMB DRIVE  
 IMPERIAL BEACH, CA 91932

**Drawing Title: GENERAL NOTES**

Project No. 6078111	Date: 12/24/07
Designer: RL	Checked By: RL, EG
Drawn By: MA	Client Approval:
PM Review: EG	
Issue No. 2	Drawing No. G-2

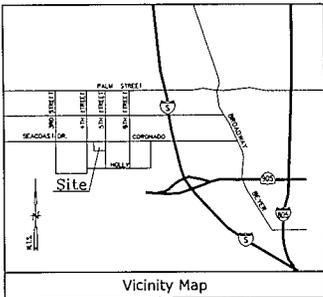
V:\Projects\1481 - Smales\072511 - Facilities\Parsons Set: H:\NTP\28103\1\1\1\0001747 - Argus Village\072511\0001747\_0001747.dwg 11/03/2008 9:25am

D

C

B

A



**Title Report**

PREPARED BY: STEWART TITLE OF CALIFORNIA, INC.  
ORDER NO. 32360  
REPORT DATED: AUGUST 31, 2007

**Legal Description**

**PARCEL A:**

LOT 13 IN BLOCK 20 OF IMPERIAL BEACH, IN THE CITY OF IMPERIAL BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1138, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 11, 1908.

EXCEPTING THEREOF THAT PORTION THEREOF CONVEYED TO THE CITY OF IMPERIAL BEACH, A MEMORIAL CORPORATION IN DEED RECORDED JULY 11, 1938 IN INSTRUMENT NO. 79-20693, OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS THAT PORTION OF SAID LOT 13 LYING NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEING THAT A POINT IN THE WESTERN BOUNDARY LINE OF SAID LOT 13 FROM WHICH THE NORTHWESTERLY CORNER OF SAID LOT 13 LIES 10 FEET DISTANT, THENCE FROM THE POINT OF BEGINNING ALONG THE ARC OF A 18 FOOT RADII CURVE CONVERSE TO THE SOUTHEAST A DISTANCE OF 15.7 FEET TO A POINT IN THE NORTHERLY LINE OF SAID LOT 13.

**PARCEL B:**

LOT 15 IN BLOCK 20 OF IMPERIAL BEACH, IN THE CITY OF IMPERIAL BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1138, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 11, 1908.

**PARCEL C:**

LOT 15 IN BLOCK 20 OF IMPERIAL BEACH, IN THE CITY OF IMPERIAL BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1138, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 11, 1908.

**Assessor's Parcel No.**

425-352-037

**Easements**

NO EASEMENTS PER PRELIMINARY TITLE REPORT.

**Access Easement/Lease Area**

TO BE DETERMINED

**Geographic Coordinates at Proposed Site**

NAD 83 DATUM: LATITUDE 32°34'15.35" LONGITUDE 117°07'52.17"

**Basis of Bearings**

THE STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83), CALIFORNIA ZONE 6

**Bench Mark**

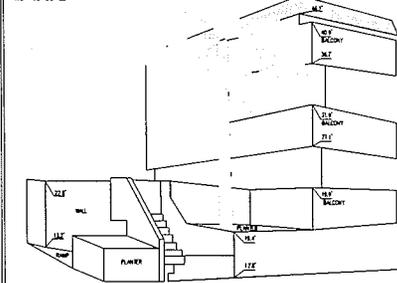
THE CSRS GPS MONUMENT JAMACHA "P113", ELEVATION = 732.06 FEET (NAD 83)

**Date of Survey**

DECEMBER 7, 2007

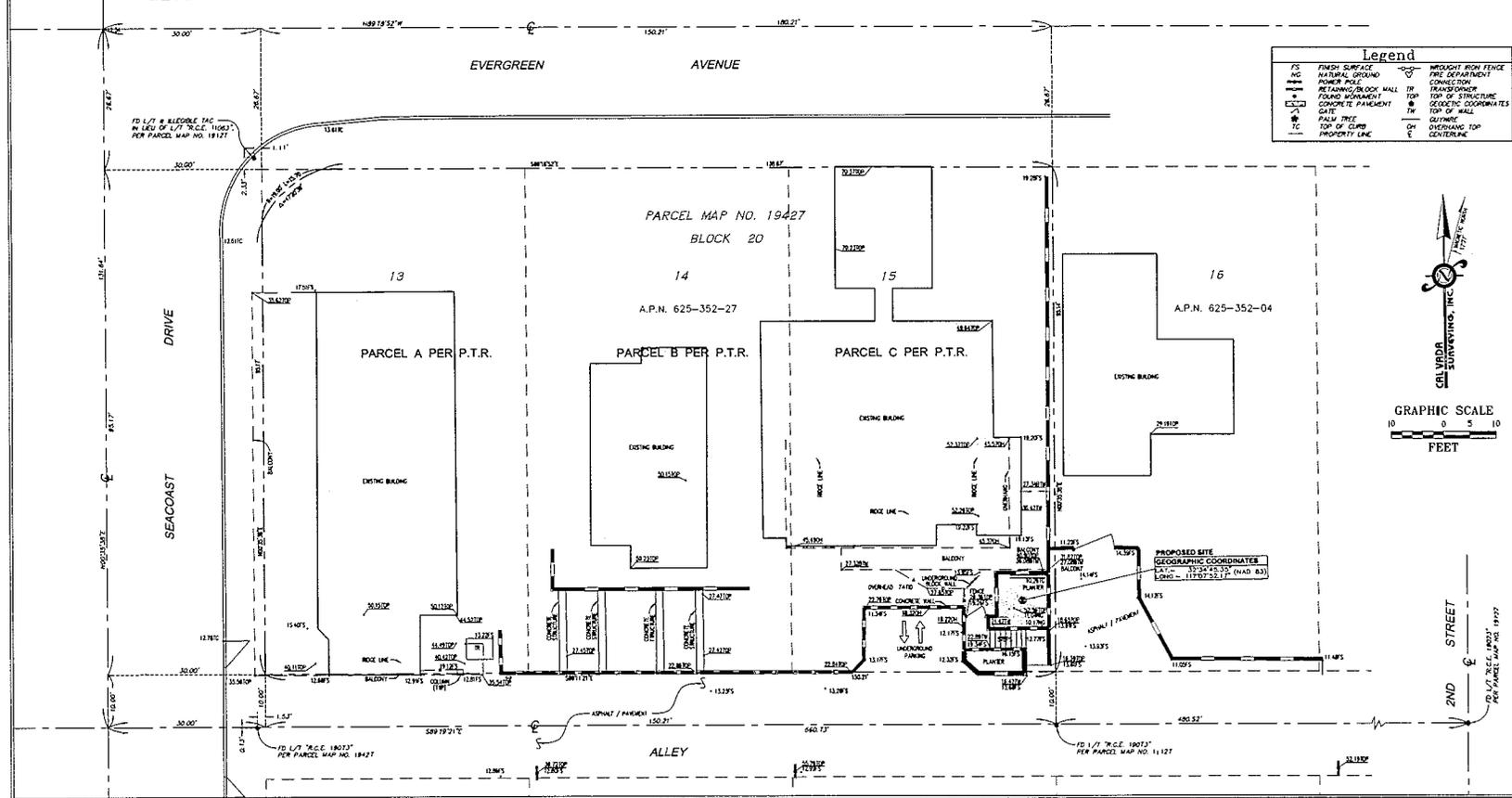
**Building Profile**

NOT TO SCALE



**Overall Site & Boundary Detail**

SCALE: 1"=10'



**T-Mobile**  
Get more from life  
3 IMPERIAL PROMENADE, SUITE 1100  
SANTA ANA, CA 92707

PLANS PREPARED BY:  
**PARSONS**  
DELIVERING Innovative Solutions  
110 W. 1<sup>ST</sup> STREET, SUITE 1900  
SAN DIEGO, CA 92101  
PHONE: 619.461.0400  
FAX: 619.461.0401

CONSULTANT:  
**CALVADA SURVEYING, INC.**  
115 Santa Cir., Suite 205, Coronado, CA 92030  
Phone: 619.263.9900 Fax: 619.263.9746  
Web Site: 800-CALVADA www.calvada.com  
JOB NO. 07787

NO.	DATE	DESCRIPTION	BY
	12/12/07	TITLE REPORT-FINAL	RG/ITS/AN

SITE INFORMATION:  
**SD07447A**  
ARGUS VILLAGE  
833 SEACOST DRIVE  
IMPERIAL BEACH, CA 91932  
SAN DIEGO COUNTY

SEAL:  
CALVADA SURVEYING, INC.  
LS 776  
Exp. 10/10/08

SHEET TITLE:  
**TOPOGRAPHIC SURVEY**

SHEET NUMBER:  
**LS-1**  
SHEET 1 OF 1

DO NOT SCALE DRAWING. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANT OF ANY DISCREPANCIES. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS EDITIONS OF THIS DRAWING ARE HEREBY SUPERSEDED. THE PROPERTY OF MORRISON HERSHFIELD CONSULTING, NEITHER WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.



ROBERT JERRY LARA  
LICENSED ARCHITECT  
STATE OF CALIFORNIA  
LIC # C-30334

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2	10/24/08	RE-ISSUED FOR ZONING
1	04/16/08	RE-ISSUED FOR ZONING
0	09/26/08	ISSUED FOR ZONING
A	01/24/08	100% SUBMITTAL-ZONING
No.	Date	Action

**MORRISON HERSHFIELD**  
Two South University Drive, Suite 245,  
Plantation, FL 33324  
Tel: 564.377-1855 Fax: 564.377-1856  
State of Florida: CDF 000858  
www.morrisonhershfield.com

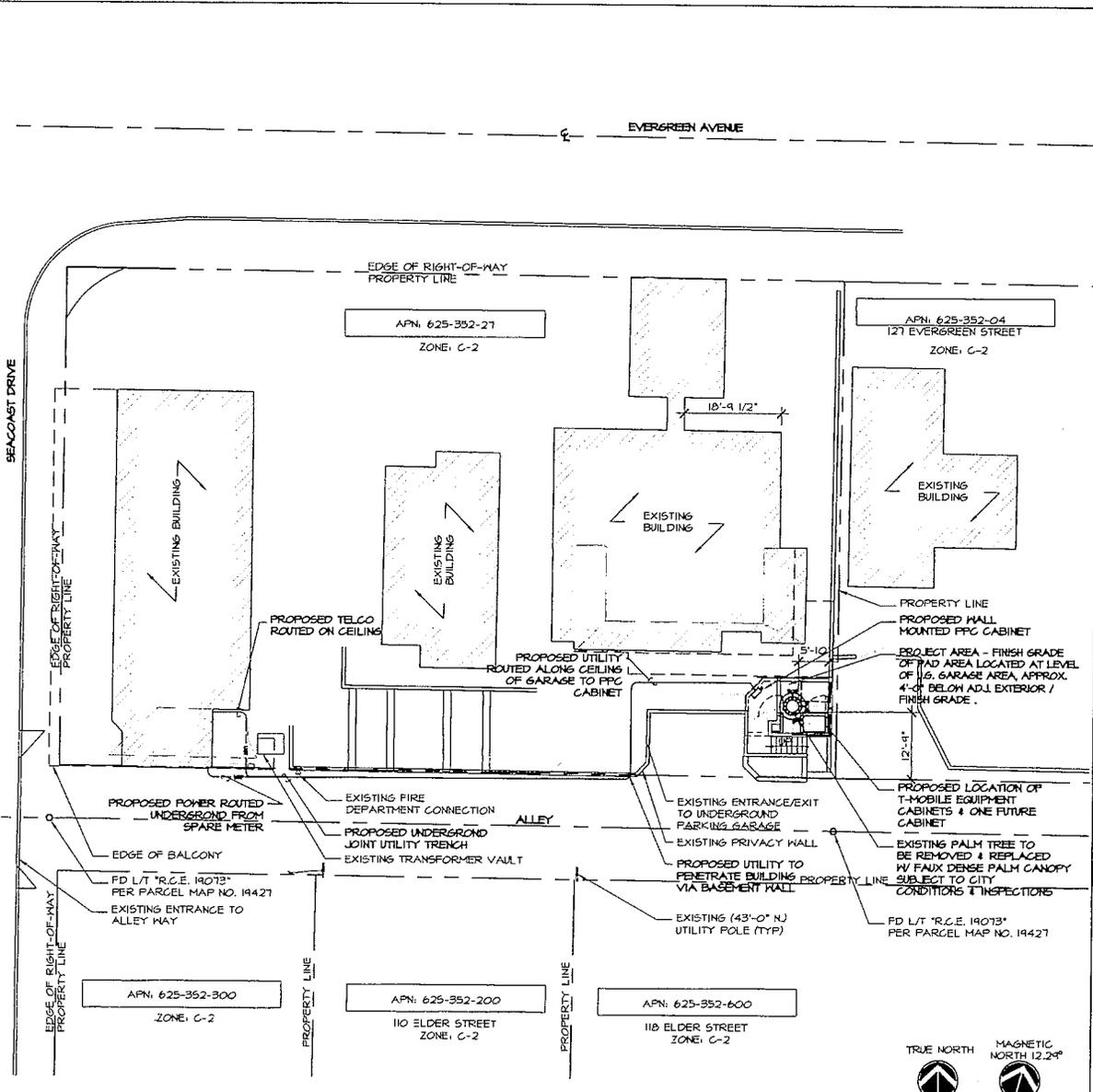
Implementation Team:  
**PARSONS**  
110 WEST A STREET, SUITE 1050  
SAN DIEGO, CA 92101  
Tel: (619) 547-0400 Fax: (619) 547-0401

Client:  
**T-Mobile**  
10180 TELESTAR COURT, SUITE 333  
SAN DIEGO, CA 92121-2741

Project:  
**ARGUS VILLAGE**  
SD07447A  
421 SEACOAST DRIVE  
IMPERIAL BEACH, CA 91932

Drawing Title:  
**SITE & ROOF PLAN**

Project No.	6078111
Designer	RL
Drawn By	MA
PH Review	EG
Issue No.	2
Date	12/24/07
Checked By	RL, EG
Client Approval	
Drawing No.	A-1



NOT USED	SCALE	2
	NTS	

FLOOD PANEL

FIPS CODE: 6

PANEL FULL: 2134 F

FIS DATE: JUNE 19, 1997

FLOOD ZONE

FEMA CODE: 161

FEMA ZONE: X

FLOOD INFORMATION	SCALE	3
	NTS	

SITE PLAN	SCALE: 3/32"=1'-0" (BASED ON 22X34 PAPER SIZE)	1
	SCALE: 3/64"=1'-0" (BASED ON 11X17 PAPER SIZE)	

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1. WORK OUTSIDE OF THE PROPERTY LINE INCLUDED IN THIS SET OF DRAWINGS SHALL BE, BUT NOT LIMITED TO, REPAIR OF DAMAGED DRIVEWAYS, SODDING, ROADS, LANDSCAPING AND UTILITY CONNECTIONS.
2. CONTRACTOR AND SUB-CONTRACTORS SHALL VERIFY ALL UTILITY SERVICE CONNECTION LOCATIONS PRIOR TO SUBMITTING BID AND PROCEEDING WITH WORK. IT IS RECOMMENDED THAT THE CONTRACTOR VISIT THE SITE AND VERIFY ALL DIMENSIONS AND NOTES BEFORE SUBMITTING BID AND PROCEEDING WITH WORK.
3. SOIL AT THIS SITE IS UNDISTURBED SAND ADEQUATE OF SUPPORTING THE DESIGN LOAD OF 2000 P.S.F. IF OTHER CONDITIONS ARE ENCOUNTERED, NOTIFY ARCHITECT BEFORE PROCEEDING WITH WORK. THIS VALUE IS CONSIDERED SAFE WITH RESPECT TO ACTUAL FAILURE OF THE SUPPORTING GROUND, BUT DOES NOT NECESSARILY ENSURE THE PREVENTION OF EXCESSIVE FOUNDATION MOVEMENTS.
4. BURY PHONE, AND ELECTRIC SERVICE NO LESS THAN 24" BELOW FINISH GRADE WITH 1'-0" RADIUS SAND BACKFILL AROUND PIPES. COORDINATE W/ ELECTRICAL DRAWINGS.
5. IN ORDER TO AVOID ANY CONFLICTS, CONTRACTOR SHALL COORDINATE ALL HIS PRACTICAL TRADES.
6. WARNING SIGNS (SEE BELOW) TO BE POSTED AT EVERY ACCESS POINT TO THE EQUIPMENT AREA.
7. ACCESS TO COMMUNICATION EQUIPMENT IS RESTRICTED TO AUTHORIZED USERS ONLY.
8. CONTRACTOR TO FIELD VERIFY CLEARANCES FOR THE COAX ROUTING AND SUPPORTS.

**COMPOUND NOTES**

SCALE	2
NTS	

WHERE REMOVED OR DAMAGED BY CONSTRUCTION, ALL CURB, GUTTER & SIDEWALK SHALL BE REPLACED IN ENTIRECTIONS BETWEEN EXPANSION JOINTS, NO SAW CUTTINGS & PARTIAL PATCHING SHALL BE PERMITTED. ALL CONSTRUCTION DETAILS FOR REPLACEMENT SECTIONS SHALL BE PER CITY/COUNTY STANDARD.

REMOVE DIG-ALERT MARKINGS. THE GENERAL CONTRACTOR SHALL REMOVE ALL DIG-ALERT MARKINGS MADE FOR THIS PROJECT (PRESSURE WASH) AT COMPLETION OF WORK.

**CONC. REPLACEMENT NOTE**

SCALE	3
NTS	

**PARCEL A:**  
LOT 13 IN BLOCK 20 OF IMPERIAL BEACH, IN THE CITY OF IMPERIAL BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1131, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 16, 1908.

EXCEPTING THEREOF THAT PORTION THEREOF CONVEYED TO THE CITY OF IMPERIAL BEACH, A MUNICIPAL CORPORATION IN DEED RECORDED JULY 11, 1970 AS INSTRUMENT NO. 78-288842, OFFICIAL RECORDS BEING MORE PARTICULARLY DESCRIBED AS THAT PORTION OF SAID LOT 13 LYING NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE.

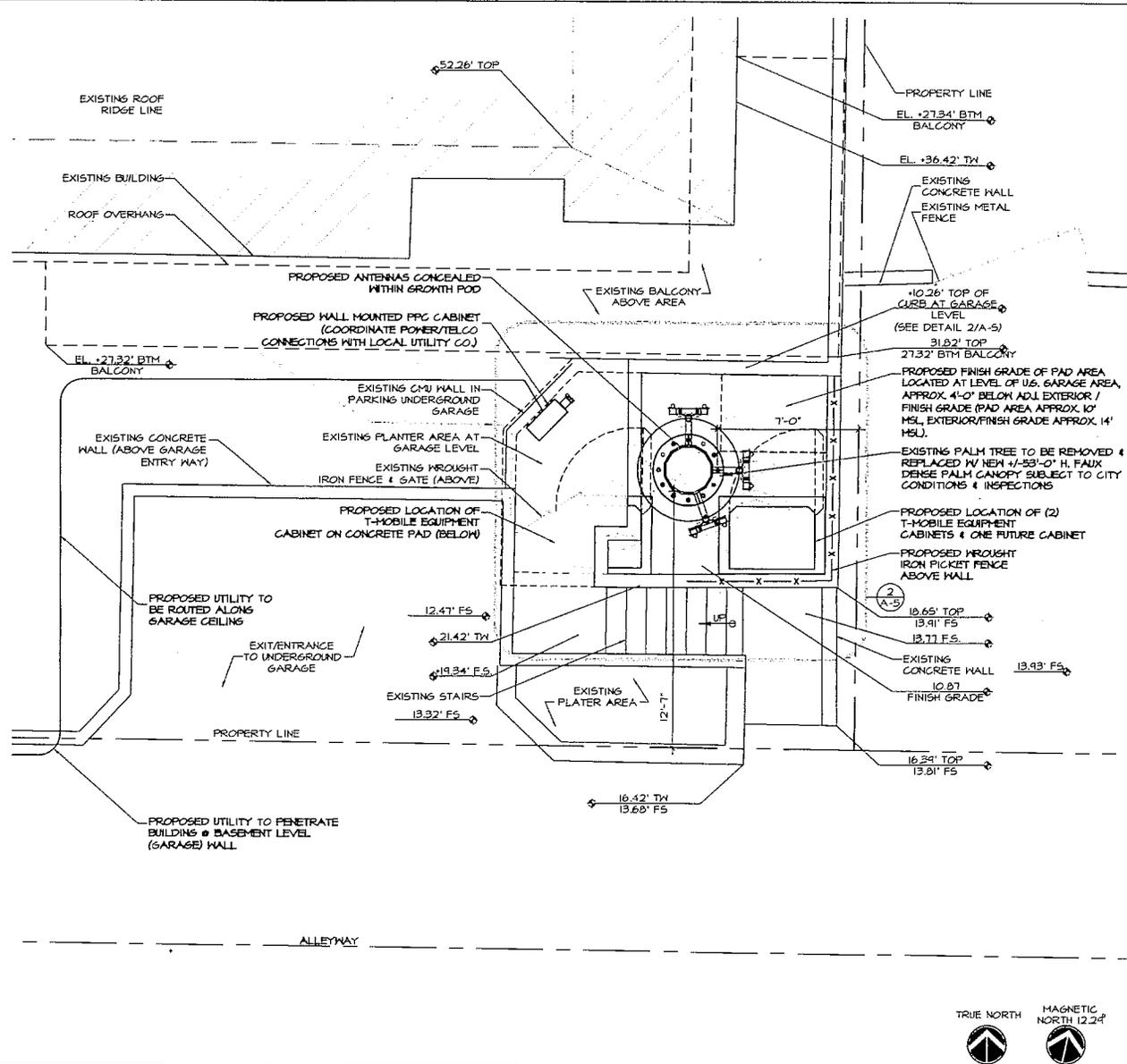
BEGINNING AT A POINT IN THE WESTERLY BOUNDARY LINE OF SAID LOT 13 FROM WHICH THE NORTHWESTERLY CORNER OF SAID LOT 13 LINES 10 FEET DISTANT; THENCE FROM THE POINT OF BEGINNING ALONG THE ARC OF A 18 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST A DISTANCE OF 15.7 FEET TO A POINT IN THE NORTHERLY LINE OF SAID LOT 13.

**PARCEL B:**  
LOT 14 IN BLOCK 20 OF IMPERIAL BEACH, IN THE CITY OF IMPERIAL BEACH, COUNTY OF SAN DIEGO, ACCORDING TO MAP THEREOF NO. 1131, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 16, 1908.

**PARCEL C:**  
LOT 15 IN BLOCK 20 OF IMPERIAL BEACH, IN THE CITY OF IMPERIAL BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1131, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 16, 1908.

**LEGAL DESCRIPTION**

SCALE	4
NTS	



DO NOT SCALE DRAWING. CONTRACTORS MUST VERIFY ALL DIMENSIONS AND LOCATIONS. CONTRACTORS OF ANY EMPLOYER OR OCCUPATION SHALL BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. NO PART OF THIS DRAWING SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MORRISON HERSHFIELD. ALL DIMENSIONS AND SPECIFICATIONS SHALL BE THE PROPERTY OF MORRISON HERSHFIELD. MORRISON HERSHFIELD CORP. (CORPORATION) NEITHER MORRISON HERSHFIELD NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.



ROBERT JERRY LARA  
LICENSED ARCHITECT  
STATE OF CALIFORNIA  
LIC # C30334

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2	10/26/08	RE-ISSUED FOR ZONING
1	04/16/08	RE-ISSUED FOR ZONING
0	02/06/08	ISSUED FOR ZONING
A	10/24/08	10% SUBMITTAL-ZONING
No.	Date	Action

**MORRISON HERSHFIELD**  
Two South University Drive, Suite 245,  
Plantation, FL 33324  
Tel: 854.577.4525 Fax: 854.577.4516  
State of Florida C-08 05008508  
www.morrisonhershfield.com

Implementation Team:  
**PARSONS**  
110 WEST A STREET, SUITE 1050  
SAN DIEGO, CA 92101  
Tel: (619) 497-0400 Fax: (619) 547-0401

Client:  
**T-Mobile**  
10180 TELEVIS COURT, SUITE 333  
SAN DIEGO, CA 92121-2741

Project:  
**ARGUS VILLAGE**  
SD07447A  
421 SEACOAST DRIVE  
IMPERIAL BEACH, CA 91932

Drawing Title:  
**ENLARGED ROOF PLAN**

Project No. 607B111	Date 12/24/07
Designer RL	Checked By RL, EG
Drawn By MA	Client Approval
PI Review EG	
Issue No. 2	Drawing No. A-2



SCALE: 3/8"=1'-0" (BASED ON 22X34 PAPER SIZE)  
SCALE: 3/16"=1'-0" (BASED ON 11X17 PAPER SIZE)

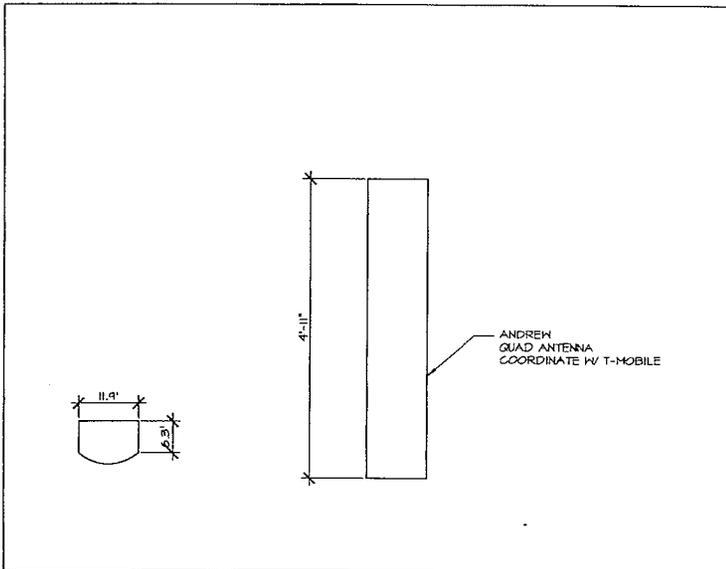
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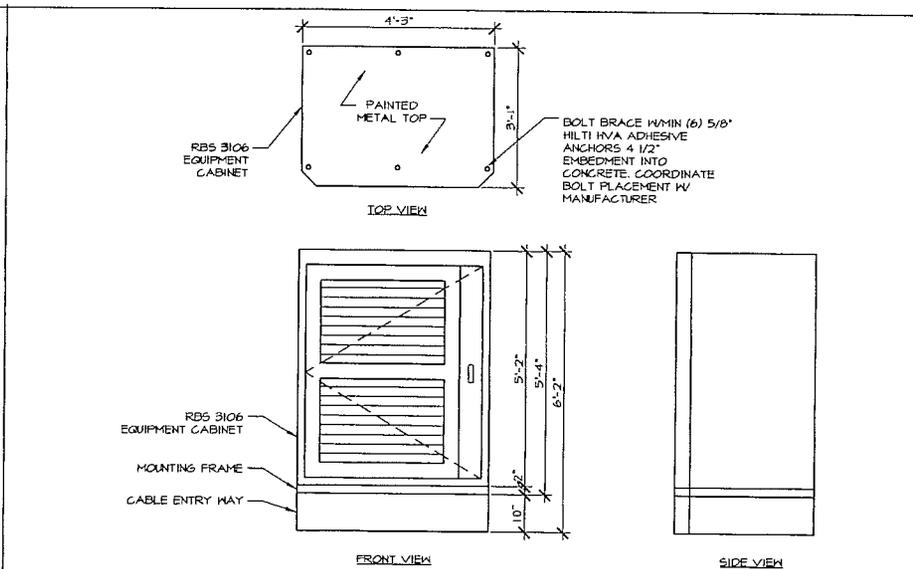


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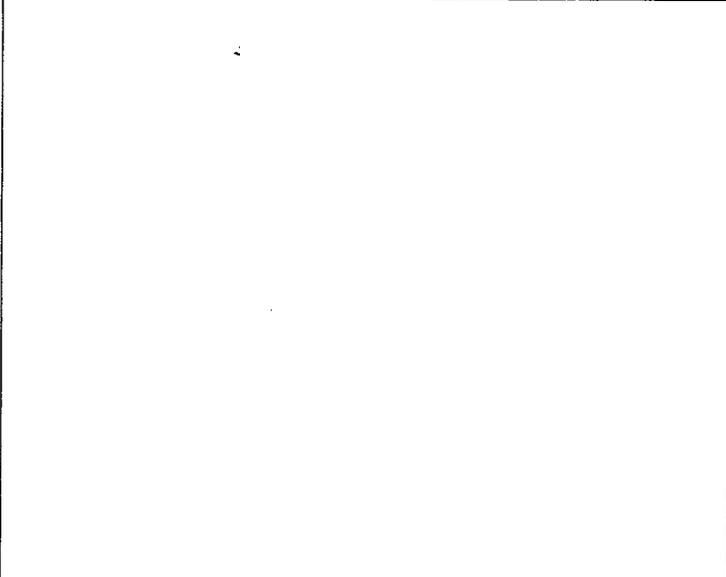
TMBXX-6516-R2M ANTENNA ELEVATION

SCALE	1
NTS	



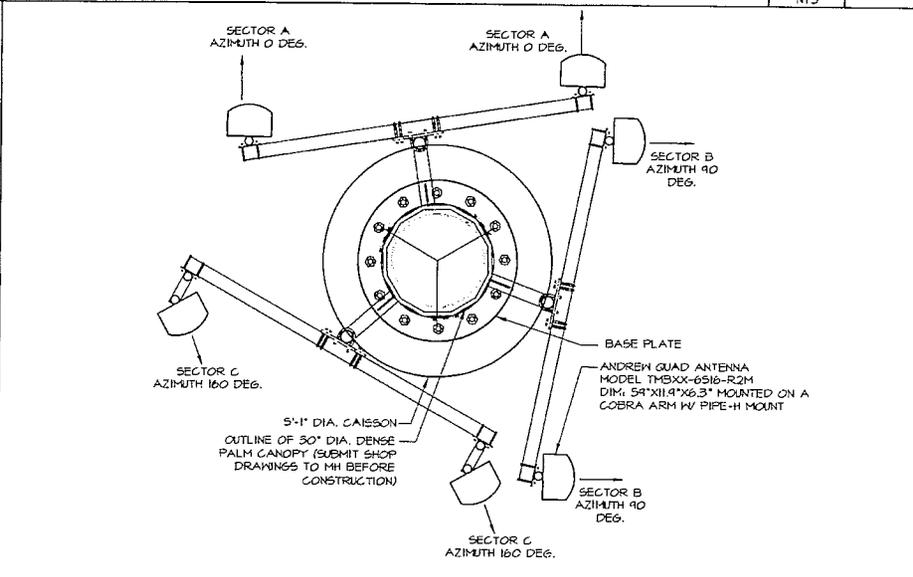
EQUIPMENT CABINET ELEVATION

SCALE	3
NTS	



NOT USED

SCALE	2
NTS	



ANTENNA MOUNT DETAIL

SCALE	4
NTS	

DO NOT SCALE DRAWING. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL DIMENSIONS OF OVERLAP. NO VARIATIONS OR MODIFICATIONS TO WORK BEYOND SHALL BE MADE WITHOUT PROPER WRITTEN APPROVAL. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN FEET AND INCHES. ALL DIMENSIONS AND SPECIFICATIONS REGARDING THE PROPERTY OF MORRISON HERSHFIELD CORPORATION, NEITHER MORRISON HERSHFIELD NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.



ROBERT JERRY LARA  
LICENSED ARCHITECT  
STATE OF CALIFORNIA  
LIC. # C-30334

5		
4		
3		
2	1/10/2008	RE-ISSUED FOR ZONING
1	04/16/08	RE-ISSUED FOR ZONING
0	04/06/08	ISSUED FOR ZONING
A	01/24/08	90% SUBMITTAL-ZONING
No.	Date	Action

**MORRISON HERSHFIELD**  
Two South University Drive, Suite 245,  
Petaluma, CA 94954  
Tel: 954-577-4555 Fax: 954-577-4556  
State of Florida CO# 00004889  
www.morrisonhershfield.com

Implementation Team:  
**PARSONS**  
110 WEST A STREET, SUITE 1050  
SAN DIEGO, CA 92101  
Tel: (619) 887-0400 Fax: (619) 887-0401

Client:  
**T-Mobile**  
10180 TELECOM COURT, SUITE 333  
SAN DIEGO, CA 92121-2741

Project:  
ARGUS VILLAGE  
SD07447A  
421 SEACOAST DRIVE  
IMPERIAL BEACH, CA 91482

Drawing Title:  
**ANTENNA DETAILS**

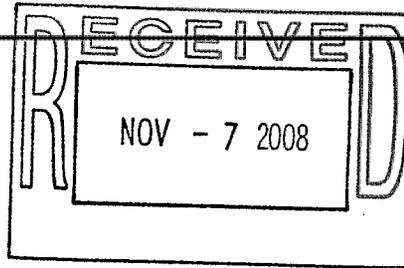
Project No.	607311
Designer	RL
Drawn By	MA
PM Review	ES
Date	12/24/07
Checked By	RL ES
Client Approval	

Issue No.	2	Drawing No.	A-6
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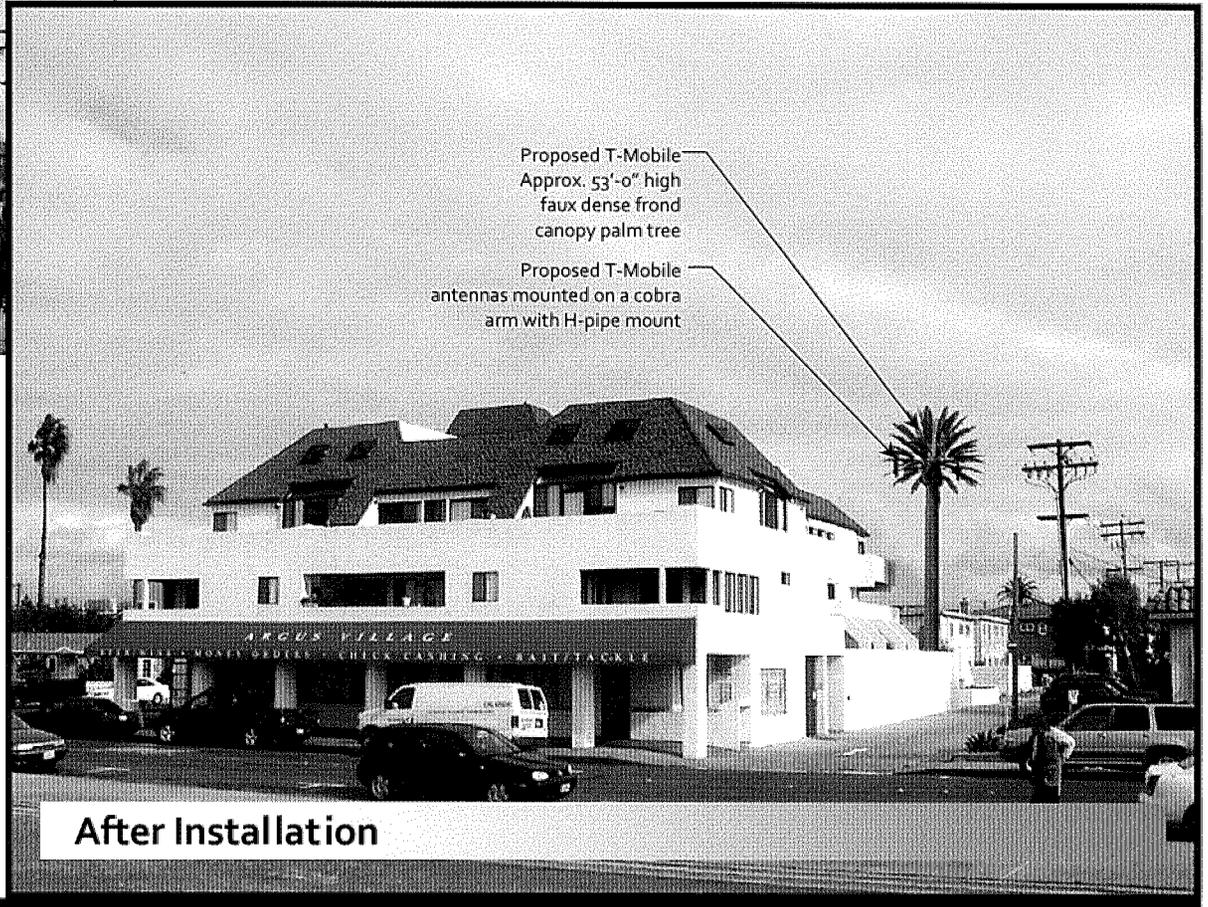
SCALE IS BASE ON 3/4" = 1' @ 11" X 17"

# Argus Village — View 1

933 Seacoast Drive, Imperial Beach, CA 91932  
T-Mobile Site ID: SD07447A



Before Installation



After Installation

**T-Mobile**

10180 Telesis Court  
Suite 333  
San Diego, CA 92121-2741



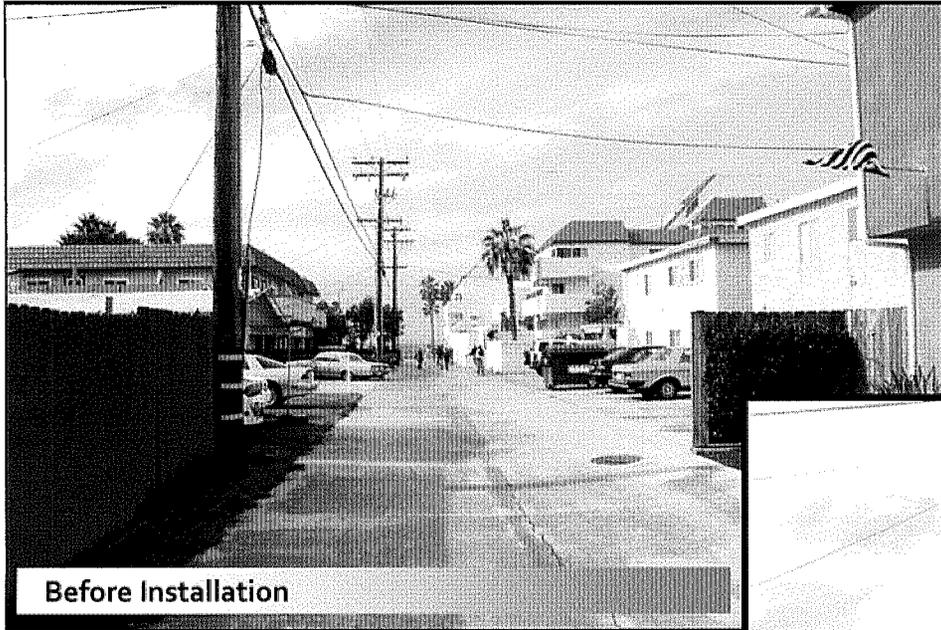
110 West A Street  
Suite 1050  
San Diego, CA 92101



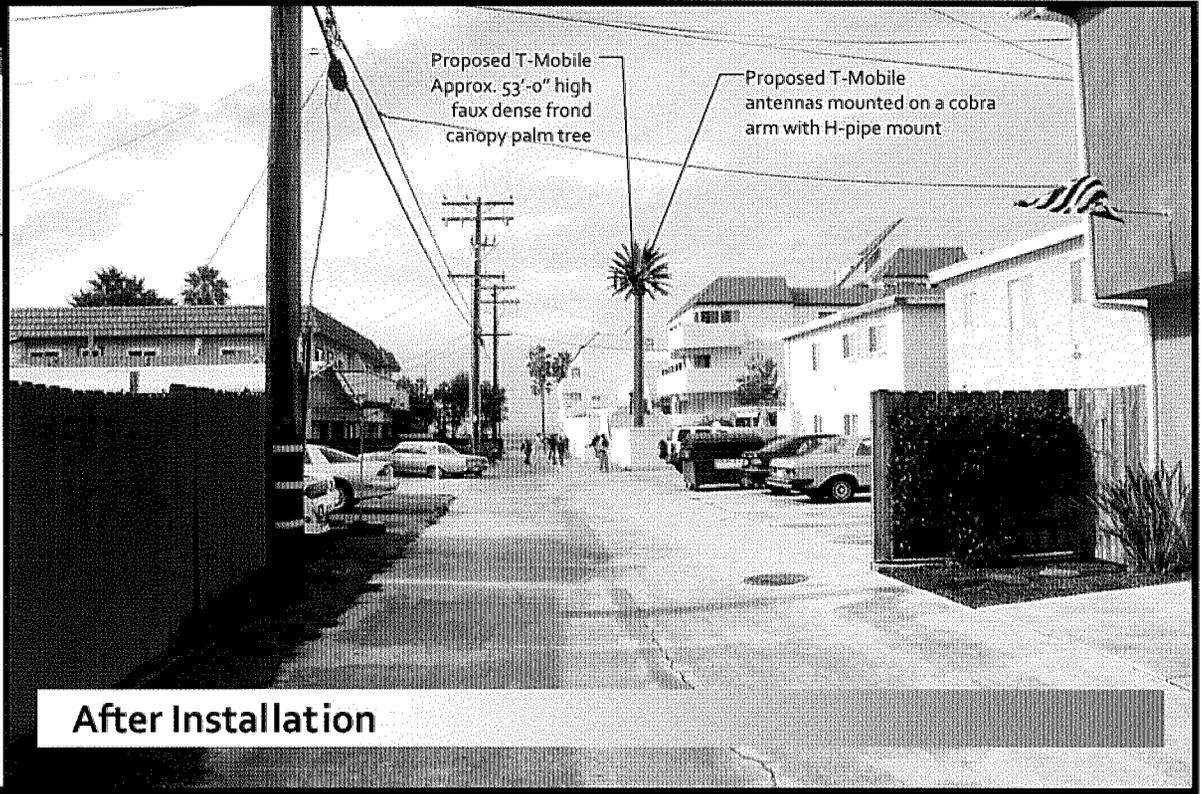
MORRISON HERSHFIELD  
5994 W. Las Positas Blvd.  
Suite 123  
Pleasanton, CA 94588

# Argus Village — View 2

933 Seacoast Drive, Imperial Beach, CA 91932  
T-Mobile Site ID: SDO7447A



Before Installation



After Installation

**T-Mobile**

10180 Telesis Court  
Suite 333  
San Diego, CA 92121-2741

**PARSONS**

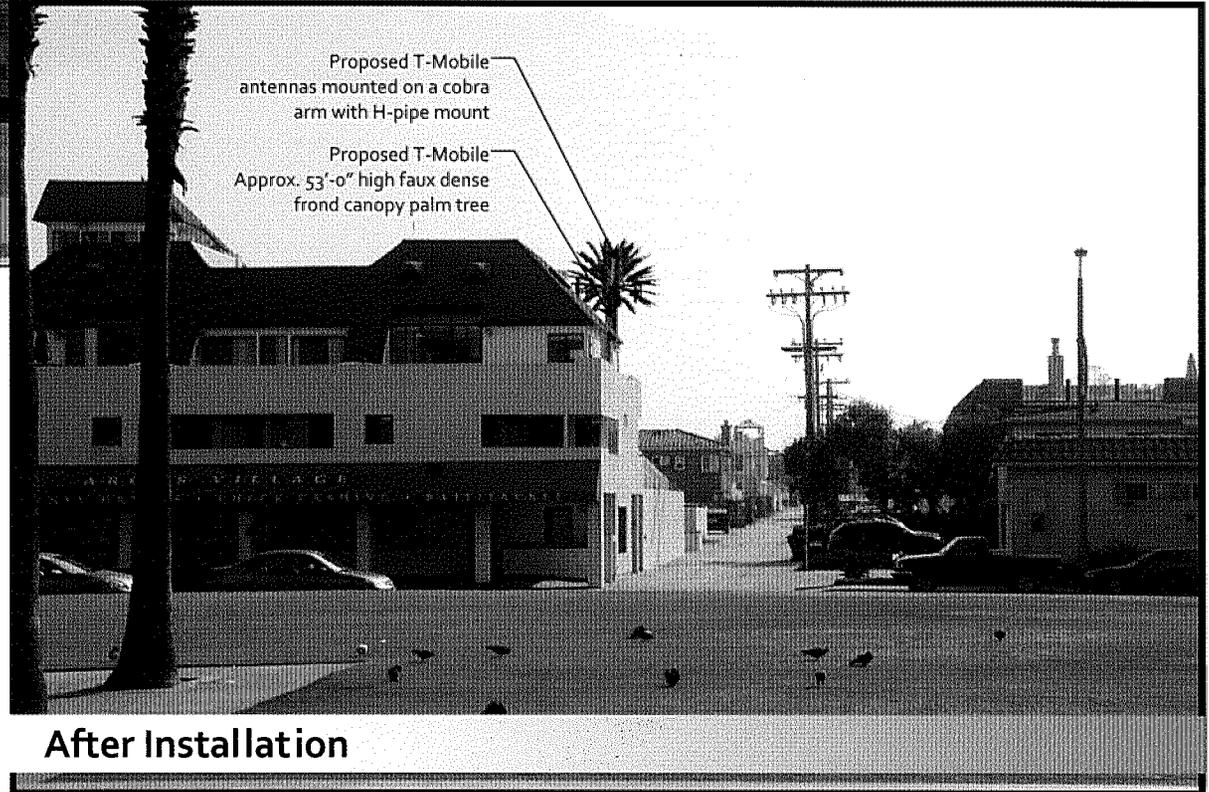
110 West A Street  
Suite 1050  
San Diego, CA 92101

**MH**

MORRISON HERSHFIELD  
5994 W. Las Positas Blvd.  
Suite 123  
Pleasanton, CA 94588

# Argus Village — View 3

933 Seacoast Drive, Imperial Beach, CA 91932  
T-Mobile Site ID: SDO7447A



**T-Mobile**

10180 Telesis Court  
Suite 333  
San Diego, CA 92121-2741

**P** PARSONS

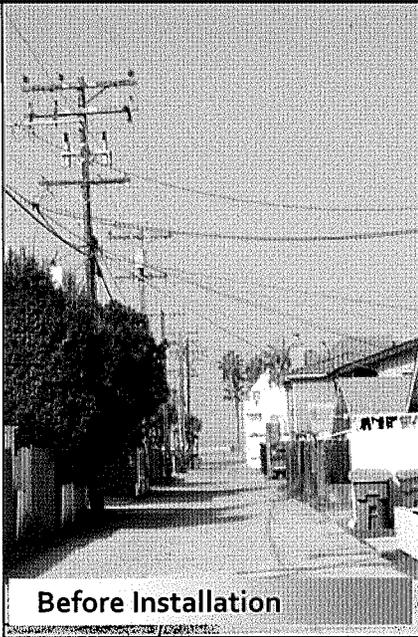
110 West A Street  
Suite 1050  
San Diego, CA 92101

**MH**

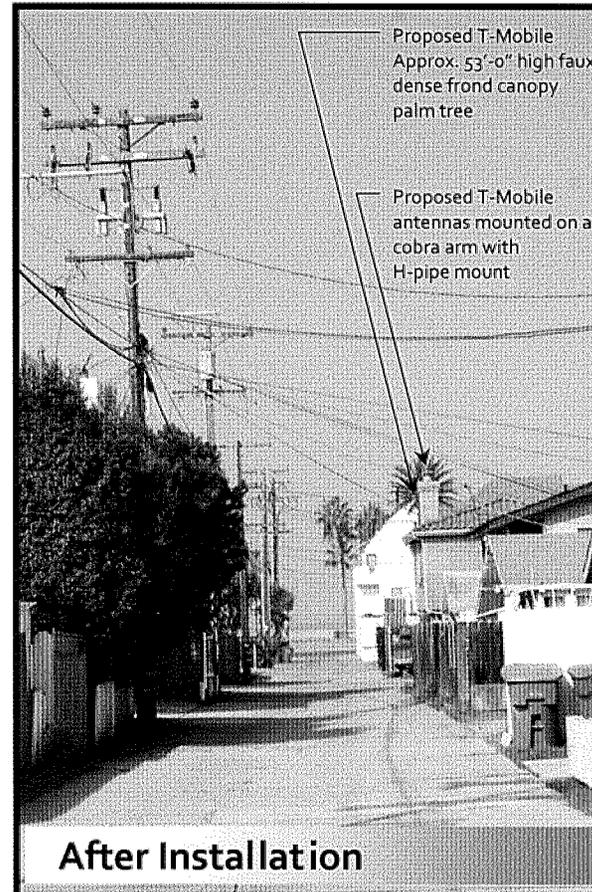
MORRISON HERSHFIELD  
5994 W. Las Positas Blvd.  
Suite 123  
Pleasanton, CA 94588

# Argus Village — View 4

933 Seacoast Drive, Imperial Beach, CA 91932  
T-Mobile Site ID: SD07447A



Before Installation



After Installation

**T-Mobile**

10180 Telesis Court  
Suite 333  
San Diego, CA 92121-2741

**PARSONS**

110 West A Street  
Suite 1050  
San Diego, CA 92101

**M**

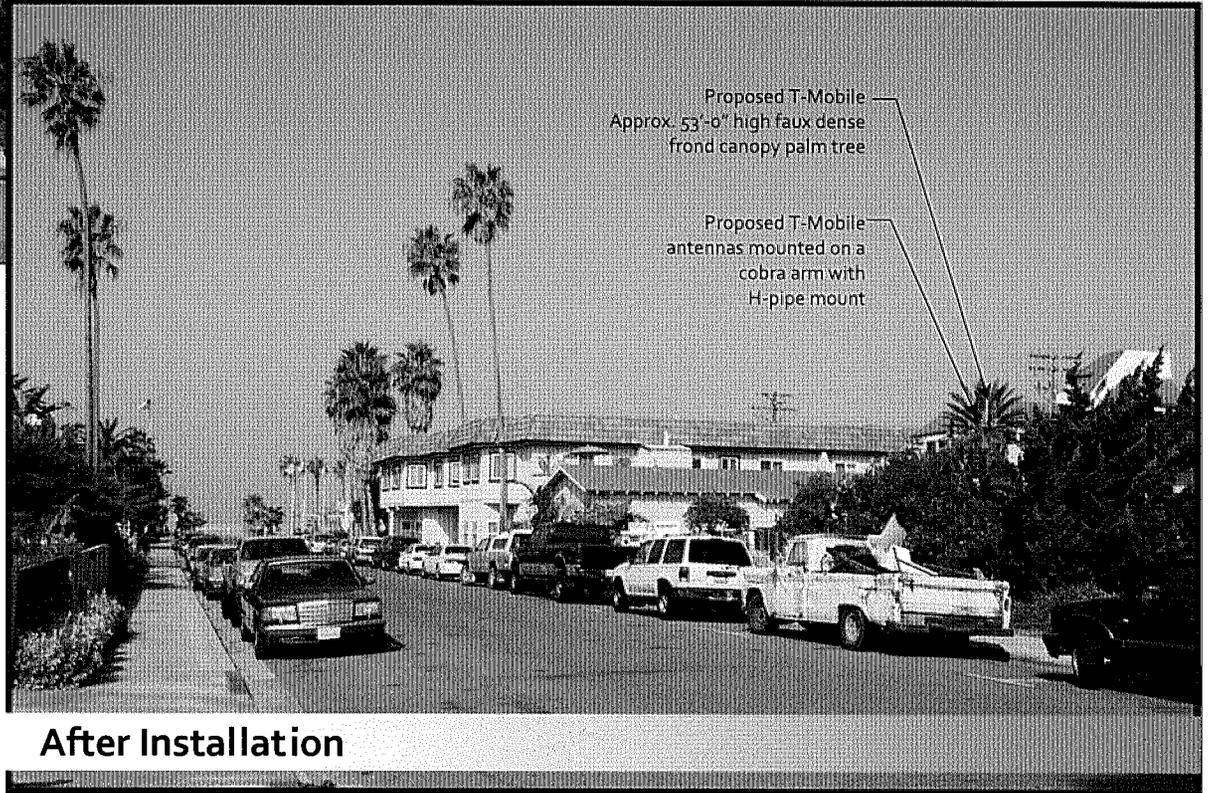
MORRISON HERSHFIELD  
5994 W. Las Positas Blvd.  
Suite 123  
Pleasanton, CA 94588

# Argus Village — View 5

933 Seacoast Drive, Imperial Beach, CA 91932  
T-Mobile Site ID: SD07447A



Before Installation



After Installation

**T-Mobile**

10180 Telesis Court  
Suite 333  
San Diego, CA 92121-2741



110 West A Street  
Suite 1050  
San Diego, CA 92101



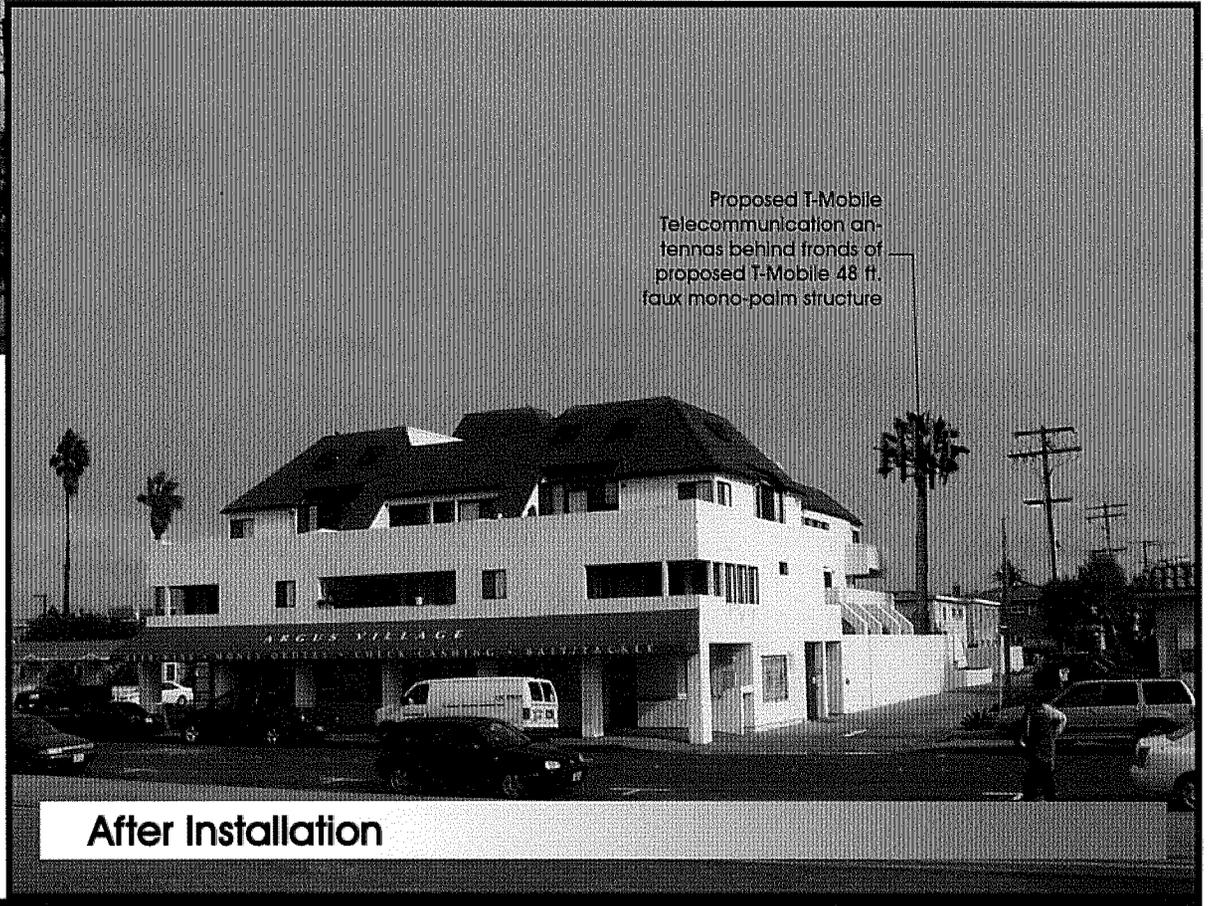
MORRISON HERSHFIELD  
5994 W. Las Positas Blvd.  
Suite 123  
Pleasanton, CA 94588

# ARGUS VILLAGE — View 1

933 Seacoast Drive, Imperial Beach, CA 91932  
T-Mobile Site ID: SD07447A



Before Installation



Proposed T-Mobile  
Telecommunication an-  
tennas behind fronds of  
proposed T-Mobile 48 ft.  
faux mono-palm structure

After Installation

*Alternate  
48' External*

**T-Mobile**

10180 Telesis Court  
Suite 333  
San Diego, CA 92121-2741

**PARSONS**

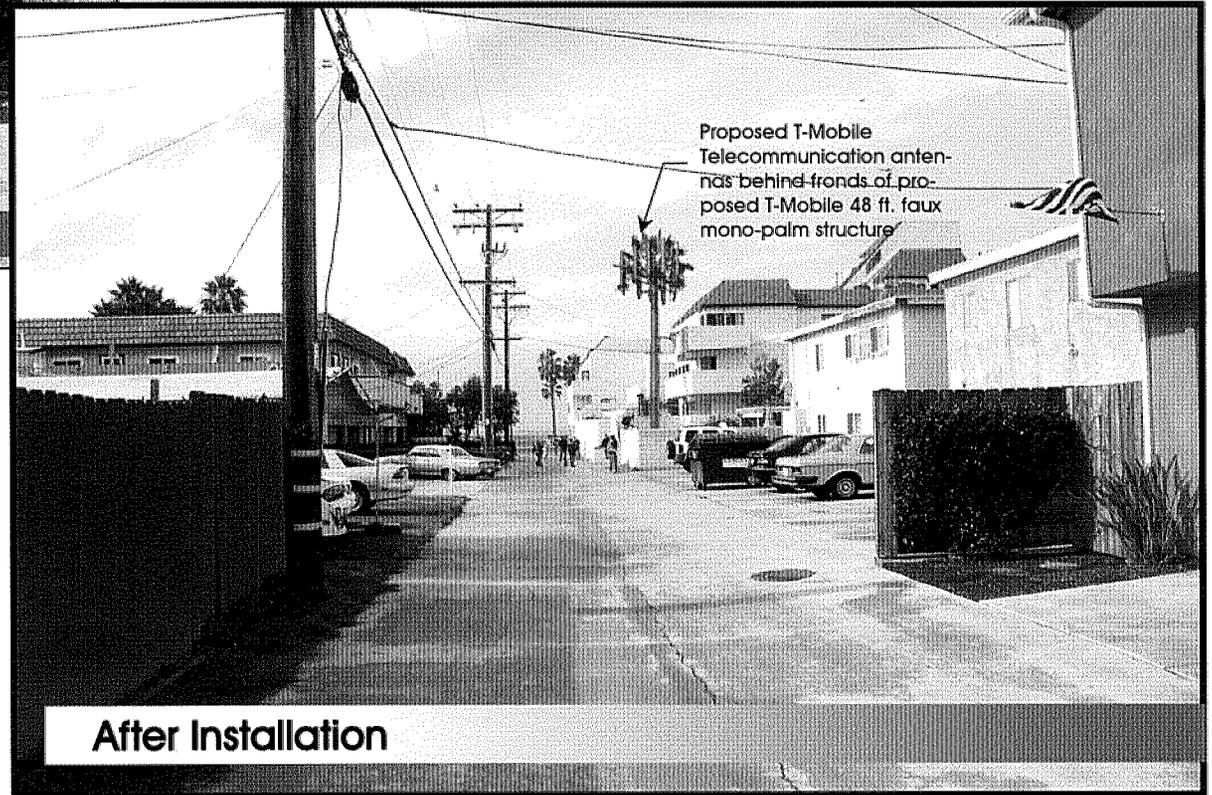
110 West A Street  
Suite 1050  
San Diego, CA 92101

**MH MORRISON  
HERSHFIELD**

5994 W. Las Positas Blvd.  
Suite 123  
Pleasanton, CA 94588

# ARGUS VILLAGE — View 2

933 Seacoast Drive, Imperial Beach, CA 91932  
T-Mobile Site ID: SD07447A



**T-Mobile**

10180 Telesis Court  
Suite 333  
San Diego, CA 92121-2741

**PARSONS**

110 West A Street  
Suite 1050  
San Diego, CA 92101

**MORRISON  
HERSHFIELD**

5994 W. Las Positas Blvd.  
Suite 123  
Pleasanton, CA 94588

# Argus Village — View 1

933 Seacoast Drive, Imperial Beach, CA 91932  
 T-Mobile Site ID: SD07447A



Before Installation



Proposed T-Mobile  
 Approx. 58'-0" high  
 faux palm tree

After Installation

*Alternate  
 58' Internal*



10180 Telesis Court  
 Suite 333  
 San Diego, CA 92121-2741



110 West A Street  
 Suite 1050  
 San Diego, CA 92101

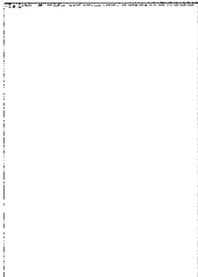


MORRISON HERSHFIELD  
 5994 W. Las Positas Blvd.  
 Suite 123  
 Pleasanton, CA 94588





**SITE ANALYSIS**  
**OF**  
**RADIO FREQUENCY EMISSIONS**



**For Base Station: SD07447A**

MPE Analysis Tool v2.5.00

ANTENNA SYSTEM 1, SITE: <b>SD07447A</b> SECTOR: <b>A</b>
<ul style="list-style-type: none"><li>• PASS: GENERAL POPULATION/UNCONTROLLED EXPOSURE LIMITS</li><li>• PASS: OCCUPATIONAL/CONTROLLED EXPOSURE LIMITS</li></ul>
ANTENNA SYSTEM 1, SITE: <b>SD07447A</b> SECTOR: <b>B</b>
<ul style="list-style-type: none"><li>• PASS: GENERAL POPULATION/UNCONTROLLED EXPOSURE LIMITS</li><li>• PASS: OCCUPATIONAL/CONTROLLED EXPOSURE LIMITS</li></ul>
ANTENNA SYSTEM 1, SITE: <b>SD07447A</b> SECTOR: <b>C</b>
<ul style="list-style-type: none"><li>• PASS: GENERAL POPULATION/UNCONTROLLED EXPOSURE LIMITS</li><li>• PASS: OCCUPATIONAL/CONTROLLED EXPOSURE LIMITS</li></ul>

**Name:**

Region: Unknown, Market: Unknown, Site: SD07447A

**Site Address:**

933 SEACOAST DRIVE, IMPERIAL BEACH CA

**Submitted By:**

FRANK AHMADKHANLOU, SR. RF ENGINEER

**Date:**

Monday, September 08, 2008

**FCC:**  
COMPLIANT

## **REPORT SUMMARY**

This report was generated based on Engineering and Design data provided by **FRANK AHMADKHANLOU**, on behalf of T-Mobile, USA, for the cell site located at **933 SEACOAST DRIVE, IMPERIAL BEACH CA**. The report's technical data was derived in part by the FCC OET68B FCC Exposure Guidelines for measuring Maximum Permissible Exposure (MPE) on PCS Networks.

Based on the output power, number of radios and antenna height for this site:

### **Sector 'A' Antenna System(s):**

- Meets 100% of the FCC general population/uncontrolled exposure limit at a horz distance of **10 ft** (3.05 m) from the nearest access point.
- Meets 100% of the FCC occupational/controlled exposure limit at a horz distance of **1 ft** (0.3 m) from the nearest access point.

### **Sector 'B' Antenna System(s):**

- Meets 100% of the FCC general population/uncontrolled exposure limit at a horz distance of **10 ft** (3.05 m) from the nearest access point.
- Meets 100% of the FCC occupational/controlled exposure limit at a horz distance of **1 ft** (0.3 m) from the nearest access point.

### **Sector 'C' Antenna System(s):**

- Meets 100% of the FCC general population/uncontrolled exposure limit at a horz distance of **10 ft** (3.05 m) from the nearest access point.
- Meets 100% of the FCC occupational/controlled exposure limit at a horz distance of **1 ft** (0.3 m) from the nearest access point.

For Occupational/Controlled personnel who may come in closer proximity to the antenna than **1 ft** (0.3 m) precautions must be exercised. For example, all personnel should have appropriate training on exposure limits. All T-Mobile personnel should wear exposure detecting equipment. Proper signage must be posted. Due to the mounting methods used by T-Mobile, USA, public access to the face of an antenna would be difficult.

- RF warning signs should be posted at the entrance of this site or at the entrance of the antenna locations.

## **Analysis Overview**

T-Mobile, USA has conducted an analysis for determining the MPE compliance for the cell site located at **933 SEACOAST DRIVE, IMPERIAL BEACH CA** (Latitude: 32.57946, Longitude: -117.131241). This analysis consists of the actual site design parameters, the number of radios transmitting and the resulting calculation of the estimated RF field strength from the antennas. The output is then compared to the FCC recommended guidelines for human exposure to RF electromagnetic fields (OET65b).

## **Site Description**

Based on the Engineering and Design Data provided by RF Engineer **FRANK AHMADKHANLOU**, the proposed site will have the following parameters:

**Site Type:**

Pole (this includes any non-building mounted site)

**Collocation:**

NO

**Controlled/Uncontrolled Access to Antenna Face:**

N/A

**Antenna Make:**

System **1**, Sector **A**: Andrews; Sector **B**: Andrews; Sector **C**: Andrews

**Antenna Model:**

System **1**, Sector **A**: TMBXX\_6516\_R2M\_4D; Sector **B**: TMBXX\_6516\_R2M\_2D;  
Sector **C**: TMBXX\_6516\_R2M\_3D

**Frequency:**

System **1**, Sector **A**: 1960 MHz; Sector **B**: 1960 MHz; Sector **C**: 1960 MHz

**Max Antenna Gain:**

System **1**, Sector **A**: 17.3 dBi; Sector **B**: 17.3 dBi; Sector **C**: 17.3 dBi

**Max ERP<sub>Chan</sub> into Ant:**

System **1**, Sector **A**: 2.47 Watts; Sector **B**: 2.47 Watts; Sector **C**: 2.47 Watts

**Max ERP<sub>Chan</sub>:**

System **1**, Sector **A**: 141.956 Watts; Sector **B**: 141.956 Watts; Sector **C**: 141.956  
Watts

**No. of Channels:**

System **1**, Sector **A**: 4, Sector **B**: 4, Sector **C**: 4

**Antenna Mounting:**

[Unknown]

**Distributed Antenna System (DAS):**

NO

**Radiation Centerline:**

42.8 ft (13 m) AGL

**Sector Orientation:**

System **1**, Sector **A**: 0°, Sector **B**: 90°, Sector **C**: 160°

**Additional comments:**

No comments for system 1. No comments for system 2.

Antenna System 1, Cell: SD07447A\_A

Dist (ft)	Deg	Gain (dBi)	Power Density		Charted		Max Distance Calc			
			Far Field ( $\mu\text{W}/\text{cm}^2$ )	Near Field ( $\mu\text{W}/\text{cm}^2$ )	Power Density ( $\mu\text{W}/\text{cm}^2$ )	% of Limit	Power Density (ft)	>5% MPE	>100% MPE	>500% MPE
0.656	88.99	17.3	146.73	38.31	38.31	3.83	0.66	0	0	0
0.6561	88.99	17.3	146.73	38.31	38.31	3.83	0	0	0	0
0.7	88.92	17.3	146.72	38.3	38.3	3.83	0	0	0	0
0.8	88.77	17.3	146.7	38.3	38.3	3.83	0	0	0	0
0.9	88.62	17.3	146.69	38.3	38.3	3.83	0	0	0	0
1	88.46	17.3	146.67	38.3	38.3	3.83	0	0	0	0
2	86.93	17.3	146.35	38.26	38.26	3.83	0	0	0	0
3	85.4	17.3	145.83	38.19	38.19	3.82	0	0	0	0
4	83.88	17.3	145.1	38.09	38.09	3.81	0	0	0	0
5	82.37	17.3	144.18	37.97	37.97	3.8	0	0	0	0
6	80.86	17.3	143.07	37.82	37.82	3.78	0	0	0	0
7	79.37	17.3	141.78	37.65	37.65	3.77	0	0	0	0
8	77.89	17.3	140.32	37.46	37.46	3.75	0	0	0	0
9	76.43	17.3	138.7	37.24	37.24	3.72	0	0	0	0
10	74.99	17.3	136.93	37	37	3.7	0	0	0	0
11	73.57	17.3	135.03	36.75	36.75	3.67	0	0	0	0
12	72.17	17.3	133	36.47	36.47	3.65	0	0	0	0
13	70.79	17.3	130.87	36.18	36.18	3.62	0	0	0	0
14	69.43	17.3	128.65	35.87	35.87	3.59	0	0	0	0
15	68.09	17.3	126.34	35.54	35.54	3.55	0	0	0	0
16	66.78	17.3	123.96	35.21	35.21	3.52	0	0	0	0
17	65.5	17.3	121.53	34.86	34.86	3.49	0	0	0	0
18	64.24	17.3	119.05	34.5	34.5	3.45	0	0	0	0
19	63.01	17.3	116.53	34.14	34.14	3.41	0	0	0	0
20	61.8	17.3	114	33.76	33.76	3.38	0	0	0	0
21	60.62	17.3	111.45	33.38	33.38	3.34	0	0	0	0
22	59.47	17.3	108.89	33	33	3.3	0	0	0	0
23	58.34	17.3	106.34	32.61	32.61	3.26	0	0	0	0
24	57.24	17.3	103.8	32.22	32.22	3.22	0	0	0	0
25	56.17	17.3	101.28	31.82	31.82	3.18	0	0	0	0
26	55.12	17.3	98.78	31.43	31.43	3.14	0	0	0	0
27	54.1	17.3	96.31	31.03	31.03	3.1	0	0	0	0
28	53.11	17.3	93.87	30.64	30.64	3.06	0	0	0	0
29	52.14	17.3	91.48	30.25	30.25	3.02	0	0	0	0
30	51.19	17.3	89.12	29.85	29.85	2.99	0	0	0	0
31	50.27	17.3	86.81	29.46	29.46	2.95	0	0	0	0
32	49.37	17.3	84.55	29.08	29.08	2.91	0	0	0	0
33	48.5	17.3	82.33	28.69	28.69	2.87	0	0	0	0
34	47.65	17.3	80.16	28.31	28.31	2.83	0	0	0	0
35	46.82	17.3	78.05	27.94	27.94	2.79	0	0	0	0
36	46.02	17.3	75.99	27.57	27.57	2.76	0	0	0	0
37	45.23	17.3	73.98	27.2	27.2	2.72	0	0	0	0
38	44.47	17.3	72.02	26.84	26.84	2.68	0	0	0	0
39	43.72	17.3	70.12	26.48	26.48	2.65	0	0	0	0
40	43	17.3	68.27	26.13	26.13	2.61	0	0	0	0
41	42.29	17.3	66.47	25.78	25.78	2.58	0	0	0	0
42	41.61	17.3	64.72	25.44	25.44	2.54	0	0	0	0
43	40.94	17.3	63.02	25.1	25.1	2.51	0	0	0	0
44	40.29	17.3	61.37	24.77	24.77	2.48	0	0	0	0

45	39.65	17.3	59.77	24.45	24.45	2.44	0	0	0	0
46	39.04	17.3	58.22	24.13	24.13	2.41	0	0	0	0
47	38.44	17.3	56.72	23.82	23.82	2.38	0	0	0	0
48	37.85	17.3	55.26	23.51	23.51	2.35	0	0	0	0
49	37.28	17.3	53.85	23.21	23.21	2.32	0	0	0	0
50	36.72	17.3	52.48	22.91	22.91	2.29	0	0	0	0
60	31.87	17.3	40.91	20.23	20.23	2.02	0	0	0	0
70	28.05	17.3	32.46	18.02	18.02	1.8	0	0	0	0
80	25	17.3	26.21	16.19	16.19	1.62	0	0	0	0
90	22.51	17.3	21.51	14.67	14.67	1.47	0	0	0	0
100	20.46	17.3	17.93	13.39	13.39	1.34	0	0	0	0
110	18.73	17.3	15.14	12.3	12.3	1.23	0	0	0	0
120	17.27	17.3	12.93	11.37	11.37	1.14	0	0	0	0
130	16.01	17.3	11.16	10.57	10.57	1.06	0	0	0	0
140	14.92	17.3	9.73	9.86	9.73	0.97	0	0	0	0
150	13.96	17.3	8.55	9.25	8.55	0.85	0	0	0	0
160	13.12	17.3	7.57	8.7	7.57	0.76	0	0	0	0
170	12.38	17.3	6.74	8.21	6.74	0.67	0	0	0	0
180	11.71	17.3	6.04	7.77	6.04	0.6	0	0	0	0
190	11.11	17.3	5.45	7.38	5.45	0.54	0	0	0	0
200	10.56	17.3	4.93	7.02	4.93	0.49	0	0	0	0
210	10.07	17.3	4.49	6.7	4.49	0.45	0	0	0	0
220	9.62	17.3	4.1	6.4	4.1	0.41	0	0	0	0
230	9.21	17.3	3.76	6.13	3.76	0.38	0	0	0	0
240	8.83	17.3	3.46	5.88	3.46	0.35	0	0	0	0
250	8.49	17.3	3.2	5.65	3.2	0.32	0	0	0	0
260	8.16	17.3	2.96	5.44	2.96	0.3	0	0	0	0
270	7.87	17.3	2.75	5.24	2.75	0.27	0	0	0	0
280	7.59	17.3	2.56	5.06	2.56	0.26	0	0	0	0
290	7.33	17.3	2.39	4.89	2.39	0.24	0	0	0	0
300	7.09	17.3	2.23	4.73	2.23	0.22	0	0	0	0
310	6.86	17.3	2.09	4.58	2.09	0.21	0	0	0	0
320	6.65	17.3	1.97	4.44	1.97	0.2	0	0	0	0
330	6.45	17.3	1.85	4.3	1.85	0.19	0	0	0	0
340	6.26	17.3	1.75	4.18	1.75	0.17	0	0	0	0
350	6.08	17.3	1.65	4.06	1.65	0.16	0	0	0	0
360	5.92	17.3	1.56	3.95	1.56	0.16	0	0	0	0
370	5.76	17.3	1.48	3.84	1.48	0.15	0	0	0	0
380	5.61	17.3	1.4	3.74	1.4	0.14	0	0	0	0
390	5.46	17.3	1.33	3.65	1.33	0.13	0	0	0	0
400	5.33	17.3	1.27	3.56	1.27	0.13	0	0	0	0
410	5.2	17.3	1.2	3.47	1.2	0.12	0	0	0	0
420	5.08	17.3	1.15	3.39	1.15	0.11	0	0	0	0
430	4.96	17.3	1.1	3.31	1.1	0.11	0	0	0	0
440	4.85	17.3	1.05	3.24	1.05	0.1	0	0	0	0
450	4.74	17.3	1	3.16	1	0.1	0	0	0	0
460	4.64	17.3	0.96	3.1	0.96	0.1	0	0	0	0
470	4.54	17.3	0.92	3.03	0.92	0.09	0	0	0	0
480	4.44	17.3	0.88	2.97	0.88	0.09	0	0	0	0
490	4.35	17.3	0.85	2.91	0.85	0.08	0	0	0	0
500	4.27	17.3	0.81	2.85	0.81	0.08	0	0	0	0
600	3.56	17.3	0.57	2.38	0.57	0.06	0	0	0	0
700	3.05	17.3	0.42	2.04	0.42	0.04	0	0	0	0
800	2.67	17.3	0.32	1.78	0.32	0.03	0	0	0	0

900	2.37	17.3	0.25	1.59	0.25	0.03	0	0	0	0
1000	2.14	17.3	0.2	1.43	0.2	0.02	0	0	0	0
1100	1.94	17.3	0.17	1.3	0.17	0.02	0	0	0	0
1200	1.78	17.3	0.14	1.19	0.14	0.01	0	0	0	0
1300	1.64	17.3	0.12	1.1	0.12	0.01	0	0	0	0
1400	1.53	17.3	0.1	1.02	0.1	0.01	0	0	0	0
1500	1.42	17.3	0.09	0.95	0.09	0.01	0	0	0	0
1600	1.34	17.3	0.08	0.89	0.08	0.01	0	0	0	0
1700	1.26	17.3	0.07	0.84	0.07	0.01	0	0	0	0
1800	1.19	17.3	0.06	0.79	0.06	0.01	0	0	0	0
1900	1.12	17.3	0.06	0.75	0.06	0.01	0	0	0	0
2000	1.07	17.3	0.05	0.71	0.05	0.01	0	0	0	0

Antenna System 1, Cell: SD07447A\_B

Dist (ft)	Deg	Gain (dBi)	Power Density		Charted		Max Distance Calc			
			Far Field ( $\mu\text{W}/\text{cm}^2$ )	Near Field ( $\mu\text{W}/\text{cm}^2$ )	Power Density ( $\mu\text{W}/\text{cm}^2$ )	% of Limit	Power Density (ft)	>5% MPE	>100% MPE	>500% MPE
0.656	88.99	17.3	146.73	38.31	38.31	3.83	0.66	0	0	0
0.6561	88.99	17.3	146.73	38.31	38.31	3.83	0	0	0	0
0.7	88.92	17.3	146.72	38.3	38.3	3.83	0	0	0	0
0.8	88.77	17.3	146.7	38.3	38.3	3.83	0	0	0	0
0.9	88.62	17.3	146.69	38.3	38.3	3.83	0	0	0	0
1	88.46	17.3	146.67	38.3	38.3	3.83	0	0	0	0
2	86.93	17.3	146.35	38.26	38.26	3.83	0	0	0	0
3	85.4	17.3	145.83	38.19	38.19	3.82	0	0	0	0
4	83.88	17.3	145.1	38.09	38.09	3.81	0	0	0	0
5	82.37	17.3	144.18	37.97	37.97	3.8	0	0	0	0
6	80.86	17.3	143.07	37.82	37.82	3.78	0	0	0	0
7	79.37	17.3	141.78	37.65	37.65	3.77	0	0	0	0
8	77.89	17.3	140.32	37.46	37.46	3.75	0	0	0	0
9	76.43	17.3	138.7	37.24	37.24	3.72	0	0	0	0
10	74.99	17.3	136.93	37	37	3.7	0	0	0	0
11	73.57	17.3	135.03	36.75	36.75	3.67	0	0	0	0
12	72.17	17.3	133	36.47	36.47	3.65	0	0	0	0
13	70.79	17.3	130.87	36.18	36.18	3.62	0	0	0	0
14	69.43	17.3	128.65	35.87	35.87	3.59	0	0	0	0
15	68.09	17.3	126.34	35.54	35.54	3.55	0	0	0	0
16	66.78	17.3	123.96	35.21	35.21	3.52	0	0	0	0
17	65.5	17.3	121.53	34.86	34.86	3.49	0	0	0	0
18	64.24	17.3	119.05	34.5	34.5	3.45	0	0	0	0
19	63.01	17.3	116.53	34.14	34.14	3.41	0	0	0	0
20	61.8	17.3	114	33.76	33.76	3.38	0	0	0	0
21	60.62	17.3	111.45	33.38	33.38	3.34	0	0	0	0
22	59.47	17.3	108.89	33	33	3.3	0	0	0	0
23	58.34	17.3	106.34	32.61	32.61	3.26	0	0	0	0
24	57.24	17.3	103.8	32.22	32.22	3.22	0	0	0	0
25	56.17	17.3	101.28	31.82	31.82	3.18	0	0	0	0
26	55.12	17.3	98.78	31.43	31.43	3.14	0	0	0	0
27	54.1	17.3	96.31	31.03	31.03	3.1	0	0	0	0
28	53.11	17.3	93.87	30.64	30.64	3.06	0	0	0	0
29	52.14	17.3	91.48	30.25	30.25	3.02	0	0	0	0
30	51.19	17.3	89.12	29.85	29.85	2.99	0	0	0	0
31	50.27	17.3	86.81	29.46	29.46	2.95	0	0	0	0

32	49.37	17.3	84.55	29.08	29.08	2.91	0	0	0	0
33	48.5	17.3	82.33	28.69	28.69	2.87	0	0	0	0
34	47.65	17.3	80.16	28.31	28.31	2.83	0	0	0	0
35	46.82	17.3	78.05	27.94	27.94	2.79	0	0	0	0
36	46.02	17.3	75.99	27.57	27.57	2.76	0	0	0	0
37	45.23	17.3	73.98	27.2	27.2	2.72	0	0	0	0
38	44.47	17.3	72.02	26.84	26.84	2.68	0	0	0	0
39	43.72	17.3	70.12	26.48	26.48	2.65	0	0	0	0
40	43	17.3	68.27	26.13	26.13	2.61	0	0	0	0
41	42.29	17.3	66.47	25.78	25.78	2.58	0	0	0	0
42	41.61	17.3	64.72	25.44	25.44	2.54	0	0	0	0
43	40.94	17.3	63.02	25.1	25.1	2.51	0	0	0	0
44	40.29	17.3	61.37	24.77	24.77	2.48	0	0	0	0
45	39.65	17.3	59.77	24.45	24.45	2.44	0	0	0	0
46	39.04	17.3	58.22	24.13	24.13	2.41	0	0	0	0
47	38.44	17.3	56.72	23.82	23.82	2.38	0	0	0	0
48	37.85	17.3	55.26	23.51	23.51	2.35	0	0	0	0
49	37.28	17.3	53.85	23.21	23.21	2.32	0	0	0	0
50	36.72	17.3	52.48	22.91	22.91	2.29	0	0	0	0
60	31.87	17.3	40.91	20.23	20.23	2.02	0	0	0	0
70	28.05	17.3	32.46	18.02	18.02	1.8	0	0	0	0
80	25	17.3	26.21	16.19	16.19	1.62	0	0	0	0
90	22.51	17.3	21.51	14.67	14.67	1.47	0	0	0	0
100	20.46	17.3	17.93	13.39	13.39	1.34	0	0	0	0
110	18.73	17.3	15.14	12.3	12.3	1.23	0	0	0	0
120	17.27	17.3	12.93	11.37	11.37	1.14	0	0	0	0
130	16.01	17.3	11.16	10.57	10.57	1.06	0	0	0	0
140	14.92	17.3	9.73	9.86	9.73	0.97	0	0	0	0
150	13.96	17.3	8.55	9.25	8.55	0.85	0	0	0	0
160	13.12	17.3	7.57	8.7	7.57	0.76	0	0	0	0
170	12.38	17.3	6.74	8.21	6.74	0.67	0	0	0	0
180	11.71	17.3	6.04	7.77	6.04	0.6	0	0	0	0
190	11.11	17.3	5.45	7.38	5.45	0.54	0	0	0	0
200	10.56	17.3	4.93	7.02	4.93	0.49	0	0	0	0
210	10.07	17.3	4.49	6.7	4.49	0.45	0	0	0	0
220	9.62	17.3	4.1	6.4	4.1	0.41	0	0	0	0
230	9.21	17.3	3.76	6.13	3.76	0.38	0	0	0	0
240	8.83	17.3	3.46	5.88	3.46	0.35	0	0	0	0
250	8.49	17.3	3.2	5.65	3.2	0.32	0	0	0	0
260	8.16	17.3	2.96	5.44	2.96	0.3	0	0	0	0
270	7.87	17.3	2.75	5.24	2.75	0.27	0	0	0	0
280	7.59	17.3	2.56	5.06	2.56	0.26	0	0	0	0
290	7.33	17.3	2.39	4.89	2.39	0.24	0	0	0	0
300	7.09	17.3	2.23	4.73	2.23	0.22	0	0	0	0
310	6.86	17.3	2.09	4.58	2.09	0.21	0	0	0	0
320	6.65	17.3	1.97	4.44	1.97	0.2	0	0	0	0
330	6.45	17.3	1.85	4.3	1.85	0.19	0	0	0	0
340	6.26	17.3	1.75	4.18	1.75	0.17	0	0	0	0
350	6.08	17.3	1.65	4.06	1.65	0.16	0	0	0	0
360	5.92	17.3	1.56	3.95	1.56	0.16	0	0	0	0
370	5.76	17.3	1.48	3.84	1.48	0.15	0	0	0	0
380	5.61	17.3	1.4	3.74	1.4	0.14	0	0	0	0
390	5.46	17.3	1.33	3.65	1.33	0.13	0	0	0	0
400	5.33	17.3	1.27	3.56	1.27	0.13	0	0	0	0

410	5.2	17.3	1.2	3.47	1.2	0.12	0	0	0	0
420	5.08	17.3	1.15	3.39	1.15	0.11	0	0	0	0
430	4.96	17.3	1.1	3.31	1.1	0.11	0	0	0	0
440	4.85	17.3	1.05	3.24	1.05	0.1	0	0	0	0
450	4.74	17.3	1	3.16	1	0.1	0	0	0	0
460	4.64	17.3	0.96	3.1	0.96	0.1	0	0	0	0
470	4.54	17.3	0.92	3.03	0.92	0.09	0	0	0	0
480	4.44	17.3	0.88	2.97	0.88	0.09	0	0	0	0
490	4.35	17.3	0.85	2.91	0.85	0.08	0	0	0	0
500	4.27	17.3	0.81	2.85	0.81	0.08	0	0	0	0
600	3.56	17.3	0.57	2.38	0.57	0.06	0	0	0	0
700	3.05	17.3	0.42	2.04	0.42	0.04	0	0	0	0
800	2.67	17.3	0.32	1.78	0.32	0.03	0	0	0	0
900	2.37	17.3	0.25	1.59	0.25	0.03	0	0	0	0
1000	2.14	17.3	0.2	1.43	0.2	0.02	0	0	0	0
1100	1.94	17.3	0.17	1.3	0.17	0.02	0	0	0	0
1200	1.78	17.3	0.14	1.19	0.14	0.01	0	0	0	0
1300	1.64	17.3	0.12	1.1	0.12	0.01	0	0	0	0
1400	1.53	17.3	0.1	1.02	0.1	0.01	0	0	0	0
1500	1.42	17.3	0.09	0.95	0.09	0.01	0	0	0	0
1600	1.34	17.3	0.08	0.89	0.08	0.01	0	0	0	0
1700	1.26	17.3	0.07	0.84	0.07	0.01	0	0	0	0
1800	1.19	17.3	0.06	0.79	0.06	0.01	0	0	0	0
1900	1.12	17.3	0.06	0.75	0.06	0.01	0	0	0	0
2000	1.07	17.3	0.05	0.71	0.05	0.01	0	0	0	0

Antenna System 1, Cell: SD07447A\_C

Dist (ft)	Deg	Gain (dBi)	Power Density		Charted		Max Distance Calc			
			Far Field ( $\mu\text{W}/\text{cm}^2$ )	Near Field ( $\mu\text{W}/\text{cm}^2$ )	Power Density ( $\mu\text{W}/\text{cm}^2$ )	% of Limit	Power Density (ft)	>5% MPE	>100% MPE	>500% MPE
0.656	88.99	17.3	146.73	38.31	38.31	3.83	0.66	0	0	0
0.6561	88.99	17.3	146.73	38.31	38.31	3.83	0	0	0	0
0.7	88.92	17.3	146.72	38.3	38.3	3.83	0	0	0	0
0.8	88.77	17.3	146.7	38.3	38.3	3.83	0	0	0	0
0.9	88.62	17.3	146.69	38.3	38.3	3.83	0	0	0	0
1	88.46	17.3	146.67	38.3	38.3	3.83	0	0	0	0
2	86.93	17.3	146.35	38.26	38.26	3.83	0	0	0	0
3	85.4	17.3	145.83	38.19	38.19	3.82	0	0	0	0
4	83.88	17.3	145.1	38.09	38.09	3.81	0	0	0	0
5	82.37	17.3	144.18	37.97	37.97	3.8	0	0	0	0
6	80.86	17.3	143.07	37.82	37.82	3.78	0	0	0	0
7	79.37	17.3	141.78	37.65	37.65	3.77	0	0	0	0
8	77.89	17.3	140.32	37.46	37.46	3.75	0	0	0	0
9	76.43	17.3	138.7	37.24	37.24	3.72	0	0	0	0
10	74.99	17.3	136.93	37	37	3.7	0	0	0	0
11	73.57	17.3	135.03	36.75	36.75	3.67	0	0	0	0
12	72.17	17.3	133	36.47	36.47	3.65	0	0	0	0
13	70.79	17.3	130.87	36.18	36.18	3.62	0	0	0	0
14	69.43	17.3	128.65	35.87	35.87	3.59	0	0	0	0
15	68.09	17.3	126.34	35.54	35.54	3.55	0	0	0	0
16	66.78	17.3	123.96	35.21	35.21	3.52	0	0	0	0
17	65.5	17.3	121.53	34.86	34.86	3.49	0	0	0	0
18	64.24	17.3	119.05	34.5	34.5	3.45	0	0	0	0

19	63.01	17.3	116.53	34.14	34.14	3.41	0	0	0	0
20	61.8	17.3	114	33.76	33.76	3.38	0	0	0	0
21	60.62	17.3	111.45	33.38	33.38	3.34	0	0	0	0
22	59.47	17.3	108.89	33	33	3.3	0	0	0	0
23	58.34	17.3	106.34	32.61	32.61	3.26	0	0	0	0
24	57.24	17.3	103.8	32.22	32.22	3.22	0	0	0	0
25	56.17	17.3	101.28	31.82	31.82	3.18	0	0	0	0
26	55.12	17.3	98.78	31.43	31.43	3.14	0	0	0	0
27	54.1	17.3	96.31	31.03	31.03	3.1	0	0	0	0
28	53.11	17.3	93.87	30.64	30.64	3.06	0	0	0	0
29	52.14	17.3	91.48	30.25	30.25	3.02	0	0	0	0
30	51.19	17.3	89.12	29.85	29.85	2.99	0	0	0	0
31	50.27	17.3	86.81	29.46	29.46	2.95	0	0	0	0
32	49.37	17.3	84.55	29.08	29.08	2.91	0	0	0	0
33	48.5	17.3	82.33	28.69	28.69	2.87	0	0	0	0
34	47.65	17.3	80.16	28.31	28.31	2.83	0	0	0	0
35	46.82	17.3	78.05	27.94	27.94	2.79	0	0	0	0
36	46.02	17.3	75.99	27.57	27.57	2.76	0	0	0	0
37	45.23	17.3	73.98	27.2	27.2	2.72	0	0	0	0
38	44.47	17.3	72.02	26.84	26.84	2.68	0	0	0	0
39	43.72	17.3	70.12	26.48	26.48	2.65	0	0	0	0
40	43	17.3	68.27	26.13	26.13	2.61	0	0	0	0
41	42.29	17.3	66.47	25.78	25.78	2.58	0	0	0	0
42	41.61	17.3	64.72	25.44	25.44	2.54	0	0	0	0
43	40.94	17.3	63.02	25.1	25.1	2.51	0	0	0	0
44	40.29	17.3	61.37	24.77	24.77	2.48	0	0	0	0
45	39.65	17.3	59.77	24.45	24.45	2.44	0	0	0	0
46	39.04	17.3	58.22	24.13	24.13	2.41	0	0	0	0
47	38.44	17.3	56.72	23.82	23.82	2.38	0	0	0	0
48	37.85	17.3	55.26	23.51	23.51	2.35	0	0	0	0
49	37.28	17.3	53.85	23.21	23.21	2.32	0	0	0	0
50	36.72	17.3	52.48	22.91	22.91	2.29	0	0	0	0
60	31.87	17.3	40.91	20.23	20.23	2.02	0	0	0	0
70	28.05	17.3	32.46	18.02	18.02	1.8	0	0	0	0
80	25	17.3	26.21	16.19	16.19	1.62	0	0	0	0
90	22.51	17.3	21.51	14.67	14.67	1.47	0	0	0	0
100	20.46	17.3	17.93	13.39	13.39	1.34	0	0	0	0
110	18.73	17.3	15.14	12.3	12.3	1.23	0	0	0	0
120	17.27	17.3	12.93	11.37	11.37	1.14	0	0	0	0
130	16.01	17.3	11.16	10.57	10.57	1.06	0	0	0	0
140	14.92	17.3	9.73	9.86	9.73	0.97	0	0	0	0
150	13.96	17.3	8.55	9.25	8.55	0.85	0	0	0	0
160	13.12	17.3	7.57	8.7	7.57	0.76	0	0	0	0
170	12.38	17.3	6.74	8.21	6.74	0.67	0	0	0	0
180	11.71	17.3	6.04	7.77	6.04	0.6	0	0	0	0
190	11.11	17.3	5.45	7.38	5.45	0.54	0	0	0	0
200	10.56	17.3	4.93	7.02	4.93	0.49	0	0	0	0
210	10.07	17.3	4.49	6.7	4.49	0.45	0	0	0	0
220	9.62	17.3	4.1	6.4	4.1	0.41	0	0	0	0
230	9.21	17.3	3.76	6.13	3.76	0.38	0	0	0	0
240	8.83	17.3	3.46	5.88	3.46	0.35	0	0	0	0
250	8.49	17.3	3.2	5.65	3.2	0.32	0	0	0	0
260	8.16	17.3	2.96	5.44	2.96	0.3	0	0	0	0
270	7.87	17.3	2.75	5.24	2.75	0.27	0	0	0	0

280	7.59	17.3	2.56	5.06	2.56	0.26	0	0	0	0
290	7.33	17.3	2.39	4.89	2.39	0.24	0	0	0	0
300	7.09	17.3	2.23	4.73	2.23	0.22	0	0	0	0
310	6.86	17.3	2.09	4.58	2.09	0.21	0	0	0	0
320	6.65	17.3	1.97	4.44	1.97	0.2	0	0	0	0
330	6.45	17.3	1.85	4.3	1.85	0.19	0	0	0	0
340	6.26	17.3	1.75	4.18	1.75	0.17	0	0	0	0
350	6.08	17.3	1.65	4.06	1.65	0.16	0	0	0	0
360	5.92	17.3	1.56	3.95	1.56	0.16	0	0	0	0
370	5.76	17.3	1.48	3.84	1.48	0.15	0	0	0	0
380	5.61	17.3	1.4	3.74	1.4	0.14	0	0	0	0
390	5.46	17.3	1.33	3.65	1.33	0.13	0	0	0	0
400	5.33	17.3	1.27	3.56	1.27	0.13	0	0	0	0
410	5.2	17.3	1.2	3.47	1.2	0.12	0	0	0	0
420	5.08	17.3	1.15	3.39	1.15	0.11	0	0	0	0
430	4.96	17.3	1.1	3.31	1.1	0.11	0	0	0	0
440	4.85	17.3	1.05	3.24	1.05	0.1	0	0	0	0
450	4.74	17.3	1	3.16	1	0.1	0	0	0	0
460	4.64	17.3	0.96	3.1	0.96	0.1	0	0	0	0
470	4.54	17.3	0.92	3.03	0.92	0.09	0	0	0	0
480	4.44	17.3	0.88	2.97	0.88	0.09	0	0	0	0
490	4.35	17.3	0.85	2.91	0.85	0.08	0	0	0	0
500	4.27	17.3	0.81	2.85	0.81	0.08	0	0	0	0
600	3.56	17.3	0.57	2.38	0.57	0.06	0	0	0	0
700	3.05	17.3	0.42	2.04	0.42	0.04	0	0	0	0
800	2.67	17.3	0.32	1.78	0.32	0.03	0	0	0	0
900	2.37	17.3	0.25	1.59	0.25	0.03	0	0	0	0
1000	2.14	17.3	0.2	1.43	0.2	0.02	0	0	0	0
1100	1.94	17.3	0.17	1.3	0.17	0.02	0	0	0	0
1200	1.78	17.3	0.14	1.19	0.14	0.01	0	0	0	0
1300	1.64	17.3	0.12	1.1	0.12	0.01	0	0	0	0
1400	1.53	17.3	0.1	1.02	0.1	0.01	0	0	0	0
1500	1.42	17.3	0.09	0.95	0.09	0.01	0	0	0	0
1600	1.34	17.3	0.08	0.89	0.08	0.01	0	0	0	0
1700	1.26	17.3	0.07	0.84	0.07	0.01	0	0	0	0
1800	1.19	17.3	0.06	0.79	0.06	0.01	0	0	0	0
1900	1.12	17.3	0.06	0.75	0.06	0.01	0	0	0	0
2000	1.07	17.3	0.05	0.71	0.05	0.01	0	0	0	0

Cell: SD07447A_A		Power Density		@ Horz Dist
Maximum Power Density:	38.31 $\mu\text{W}/\text{cm}^2$	3.83 % of limit	0.66 ft (0.2 m)	
26.1062 times lower than the MPE limit for an uncontrolled environment				
Composite Power (ERP):	567.82 Watts (comp_pwr = System1 + System2 if any)			

Cell: SD07447A_B		Power Density		@ Horz Dist
Maximum Power Density:	38.31 $\mu\text{W}/\text{cm}^2$	3.83 % of limit	0.66 ft (0.2 m)	
26.1062 times lower than the MPE limit for an uncontrolled environment				
Composite Power (ERP):	567.82 Watts (comp_pwr = System1 + System2 if any)			

Cell: SD07447A_C		Power Density		@ Horz Dist
Maximum Power Density:	38.31 $\mu\text{W}/\text{cm}^2$	3.83 % of limit	0.66 ft (0.2 m)	
26.1062 times lower than the MPE limit for an uncontrolled environment				
Composite Power (ERP):	567.82 Watts (comp_pwr = System1 + System2 if any)			

## **RF Field Strength Calculation Methodology**

A generally accepted method is used to calculate the expected RF field strength. The method uses the FCC's recommended equation (*Reference Federal Communication Commission Office of Engineering Technology Bulletin 65*) which predicts field strength on a worst case basis by doubling the predicted field strength.

The power density at any distance from an isotropic antenna is simply the transmitter power  $P_t$  divided by the surface area of a sphere ( $4 \times \pi \times R^2$ ) at that distance. The surface area of the sphere increases by the square of the radius, therefore the power density,  $P_D$  (watts/square meter), decreases by the square of the radius. For a directional antenna with a gain  $G$  (*max radiation intensity of directional antenna / radiation intensity of isotropic antenna with same power input*), the power density at a distant point is the gain of the antenna multiplied by the power density of an isotropic radiator,  $P_D = (P_t \times G) / (4 \times \pi \times R^2)$ . This is the basis of the far-field and near-field power density equations used in this report.

The far-field power density equation used here is:



Where:

- S = power density
- 2.56 = reflection coefficient
- N = number of RF channels
- $1.64 \times ERP_{\theta}/\text{chan}$  = EIRP per channel at the angle for the calculation point
- R = horizontal distance to the center of radiation

The far-field power density is then adjusted for any miscellaneous attenuation specified by the engineer.

The near-field power density equation used is:



Where:

- S = power density
- N = number of RF channels
- $P_{IN}/\text{chan}$  = Max. power input to the antenna per channel =  $\text{Max\_ERP}_{ch} / 10^{(\text{Max\_Gain} / 10)}$
- R = horizontal distance to the center of radiation
- h = vertical aperture of the antenna

$\alpha/360 = 3$  dB horizontal beamwidth of the antenna pattern divided by 360

If the antenna aperture is less than 6.56 feet, the near-field power density is multiplied by the aperture height and divided by 6.56. The near-field power density is then multiplied by the cosine of the angle from the horizon to the calculation point. Finally, the power density is adjusted for any miscellaneous attenuation.

Whether the near-field or far-field equation is used depends on the distance formula  $d = 1.28 \times (1.64 \times \text{Antenna Gain}) \times \text{Height of Antenna Aperture} \times (3\text{dB Beamwidth}/360)$ , **note: EIRP = 1.64 x ERP**. If the distance from the face of the antenna is greater than **d** then the lesser result of the near-field and far-field equations is used. If the vertical distance from calculation point to bottom (or top) of the antenna is greater than 0.25 times the aperture height, then the lesser of the near-field / far-field equations is used. Otherwise the near-field value is used. **Note: All lengths are converted from feet to centimeters during calculations.**

Using **4** channels and a maximum effective radiated power (ERP) of **141.96 Watts** (51.52 dBm), and a downtilt of **0°**, the calculated power density for this site at the nearest controlled access point of **1 ft** (0.3 m) is **38.3  $\mu\text{W}/\text{cm}^2$** . The calculated power density for the site at the nearest uncontrolled access point of **10 ft** (3.05 m) is **37  $\mu\text{W}/\text{cm}^2$** . Using this result, the maximum calculated field strength at the nearest accessible point is **3.83%** of the applicable public limit for uncontrolled exposure.

- The 100% FCC general population/uncontrolled exposure minimum distance is **0 ft** (0 m).
- The 100% FCC occupational/controlled exposure minimum distance is **0 ft** (0 m).

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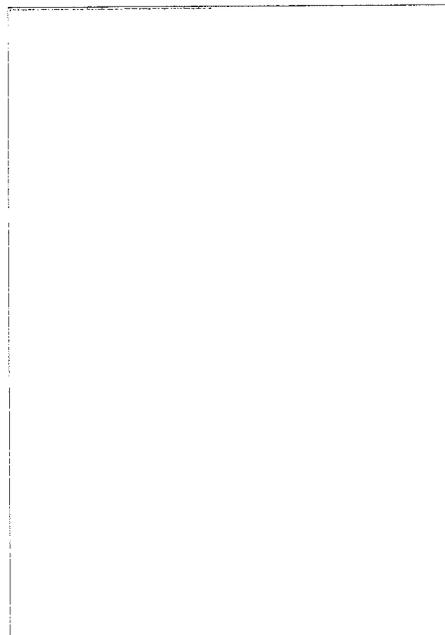
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- The 100% FCC general population/uncontrolled exposure minimum distance is **0 ft** (0 m).
- The 100% FCC occupational/controlled exposure minimum distance is **0 ft** (0 m).

See Table 1 for the FCC's guidelines on Maximum Permissible Exposure (MPE). Note that the RF range referenced for this analysis is the range of 1500 – 100,000 MHz shown in Table 1, which is included in Appendix A.

### **Signage Guidelines**

Due to the type of access for this site, the following signage is required:



Posted at or near the site entrance or rooftop access

In some locations, the standard sign may create problems with landowners or the public. The intent of the signage policy is to provide reasonable notice to the public of the presence of RF emissions in a non-secure location. Other signage alternatives that provide notice of emissions – at a point which a person approaching the antennas can see the sign before entering within 3' of an antenna – can be used. Please contact T-Mobile Regulatory Compliance (<http://sys.eng.t-mobile.com/regcom/toc.html>) to discuss the content and placement of alternative signs.

### **Current RF Signs Posted & Narda Survey Status**

- Notice sign posted: **NO**
- Caution sign posted: **NO**
- Warning sign posted: **NO**

- Employee Notice sign posted: **NO**
- Narda Survey Completed: **NO**

## **Exposure Environments**

The FCC guidelines incorporate two separate tiers of exposure limits that are dependant on the situation in which the exposure takes place and/or the status of the individuals who are subject to exposure. The decision as to which tier applies in a given situation should be based on the application of the following definitions.

**Occupational/controlled** exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general population/uncontrolled limits (see below) as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his/her exposure by leaving the area or by some other appropriate means.

**General population/uncontrolled** exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public always fall under this category when exposure is not employment-related.

For purposes of applying these definitions, awareness of the potential for RF exposure in a workplace or similar environment can be provided through specific training as part of a RF safety program. Warning signs and labels can also be used to establish such awareness as long as they provide information, in a prominent manner, on risk of potential exposure and instructions on methods to minimize such exposure risk.

For example, a sign warning of RF exposure risk and indicating that individuals should not remain in the area for more than a certain period of time could be acceptable.

Another important point to remember concerning the FCC's exposure guidelines is that they constitute **exposure** limits (not **emission** limits), and they are relevant only to locations that are **accessible** to workers or members of the public. Such access can be restricted or controlled by appropriate means such as the use of fences, warning signs, etc., as noted above. For the case of occupational/controlled exposure, procedures can be instituted for working in the vicinity of RF sources that will prevent exposures in excess of the guidelines. An example of such procedures would be restricting the time an individual could be near an RF source or requiring that work on or near such sources be performed while the transmitter is turned off or while power is appropriately reduced.

Signed: \_\_\_\_\_

Date: *Monday, September 08, 2008*

## **Appendix A**

### **Term Definitions**

**GSM** – Global System for Mobile communications is the most popular standard for mobile phones in the world. Its promoter, the GSM Association, estimates that 82% of the global mobile market uses the standard. GSM is used by over 2 billion people across more than 212 countries and territories. Its ubiquity makes international roaming very common between mobile phone operators, enabling subscribers to use their phones in many parts of the world. GSM differs from its predecessors in that both signaling and speech channels are digital call quality, and so is considered a second generation (2G) mobile phone system. This has also meant that data communication were built into the system using the 3rd Generation Partnership Project (3GPP).

**UMTS** – Universal Mobile Telecommunications System is one of the third-generation (3G) cell phone technologies. Currently, the most common form of UMTS uses W-CDMA as the underlying air interface. It is standardized by the 3GPP, and is the European answer to the ITU IMT-2000 requirements for 3G cellular radio systems.

**Isotropic Antenna** – a theoretical point source of waves which exhibits the same magnitude or properties when measured in all directions. It has no preferred direction of radiation. It radiates uniformly in all directions over a sphere centred on the source. It is a reference radiator with which other sources are compared.

**Exposure** – Exposure occurs whenever and wherever a person is subjected to electric, magnetic or electromagnetic fields other than those originating from physiological processes in the body and other natural phenomena.

**Exposure, partial body** - Partial-body exposure results when RF fields are substantially non-uniform over the body. Fields that are non-uniform over volumes comparable to the human body may occur due to highly directional sources, standing-waves, re-radiating sources or in the near field.

**General population/uncontrolled exposure** – For FCC purposes, applies to human exposure RF fields when the general public is exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public always fall under this category when exposure is not employment-related.

**Maximum permissible exposure (MPE)** – The rms and peak electric and magnetic field strength, their squares, or the plane-wave equivalent power densities associated with these fields to which a person may be exposed without harmful effect and with an acceptable safety factor.

**Occupational/controlled exposure** – For FCC purposes, applies to human exposure to RF fields when persons are exposed as a consequence of their

employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general population/uncontrolled limits (see definition above), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his/her exposure by leaving the area or by some other appropriate means.

## **Appendix B**

### **Collocation Sites**

Special rules apply at sites with multiple transmitters on buildings. Regardless of the categorical exemption rules detailed about for single carriers, if a T-Mobile, USA site's emissions:

1. are more than 5% above the emissions limits in an "accessible area;" and
2. contribute at least 5% of all the emissions at any site which together result in an overall effect of more than 100% of the emission limits then we, and each carrier meeting this definition, are individually and collectively responsible for compliance. The FCC expects each carrier to make a good faith effort to consider emissions from other carriers and make the determination.

That said, the FCC Office of Engineering and Technology has supported the following exception:

- Within a controlled environment at a multi-transmitter site, if a carrier can physically elevate its antenna so that, as a practical matter, the volume of space where the RF field exceeds 5 percent of the controlled environments limits in Table of Section 1.1310 is 2 meters or more above any rooftop walkways (i.e., the volume where the fields exceed 5 percent of the limit are practically inaccessible), that carriers would be relieved of any responsibility for ensuring compliance of all transmitters at the site. This assumes, of course, that the carrier does not exceed 5 percent of the general public exposure limit in any uncontrolled areas.

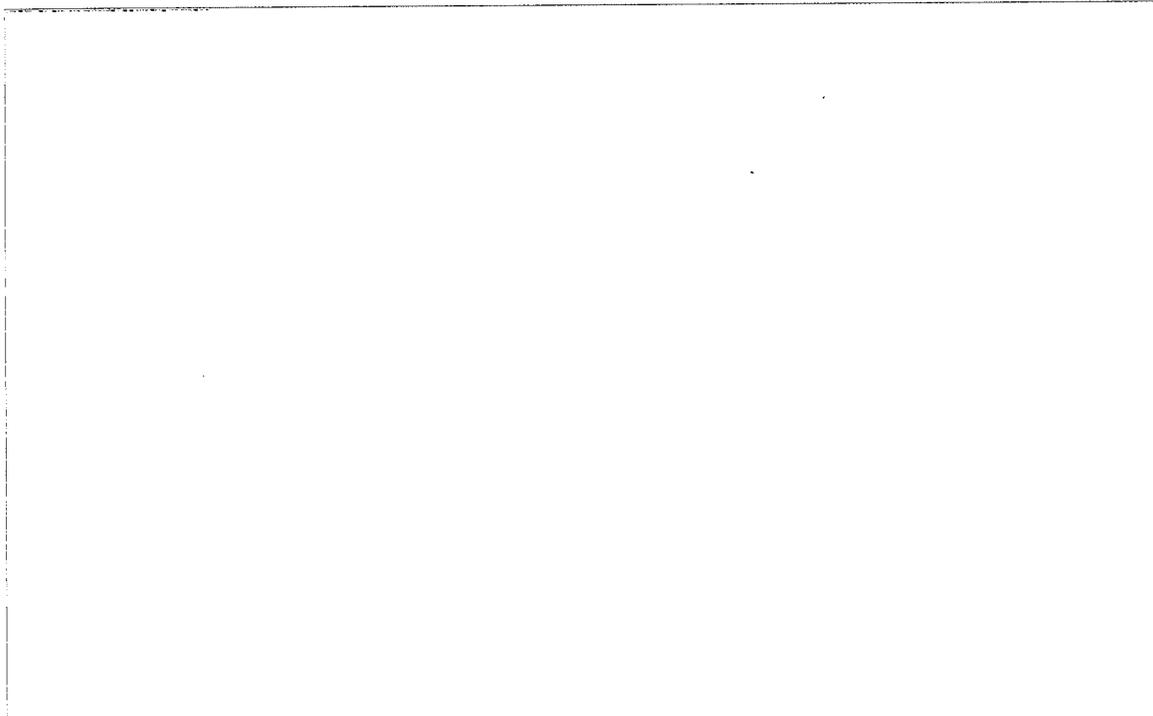
Regulatory Compliance recommends conducting the routine environmental analysis whenever collocating on a rooftop. Although the need for analysis usually arises when we are first installing equipment or upgrading a site, we are responsible for total emissions at the site even when a new carrier collocates at our existing site. If after the analysis, the total emissions exceed 100% of the limit, all carriers on the site should be contacted to work out a joint solution to the problem [however, if the last carrier pushes the site over the limit, there is support in the rules that the last carrier should bear the burden of addressing compliance].

### **Professionally Managed Sites**

As noted above, the carrier is always responsible for the RF compliance of its equipment. The FCC OET, however, does realize that some site managers undertake the responsibility for RF compliance (and that carriers likewise may rely on consultants to document compliance. The OET has stated that:

- As with other licensee responsibilities, while ultimate responsibility for compliance rests with the licensee, compliance with the RF exposure regulations can be delegated to specialized consultants, site managers, or specific individuals within a company, and, as long as the delegation itself is reasonable a licensee may certify compliance on the basis of the delegate's report. In either case, a copy of the site manager or RF consultant's report should be maintained in the site file.

**Table 1. LIMITS FOR MAXIMUM PERMISSIBLE EXPOSURE (MPE)**



NOTE 1: **Occupational/controlled** limits apply in situations in which persons are exposed as a consequence of their employment provided those persons are fully aware of the potential for exposure and can exercise control over their exposure. Limits for occupational/controlled exposure also apply in situations when an individual is transient through a location where occupational/controlled limits apply provided he/she is made aware of the potential for exposure.

NOTE 2: **General population/uncontrolled** exposures apply in situations in which the general public may be exposed, or in which persons that are exposed as a consequence of their employment may not be fully aware of the potential for exposure or can not exercise control over their exposure.



**SITE SELECTION ANALYSIS & DESIGN JUSTIFICATION**  
For City Council Hearing of November 19, 2008

T-Mobile – Argus Village  
080015/CUP  
November 12, 2008  
Parsons Corp.



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## **I. Background for this Analysis**

At the City Council hearing of September 17, 2008, T-Mobile was asked to provide further supporting documentation for the proposed project location and design at Argus Village. The Council was interested in reviewing potential alternative sites and designs for the T-Mobile facility. It is the intent of this Analysis to address these questions.

## **II. Network Goal and Needs**

There is presently a very large shift occurring in the way that people conduct their personal and business communications. More and more, the public is relying on the wireless networks for their communications needs. This includes communications for personal and business uses, and increasingly for emergency calls. Emergency responders now use wireless communications extensively. The proposed T-Mobile facility would be E911-compliant (Emergency-911), meaning that callers from *other* wireless networks could talk through the T-Mobile network to place emergency calls.

Currently, about 15% of households in the U.S. use no “landline” for telephone communications, and now most young adults, when establishing a new residence, do not even consider installing traditional telephone service. We are becoming wireless and mobile. It is clear that the wireless networks will be the primary communications mode in the not too distant future.

T-Mobile is dedicated to bringing a broadband, “3-G” network to the City of Imperial Beach. The existing T-Mobile coverage conditions in the City are below standards acceptable for either T-Mobile or its customers (including emergency responders). There are currently areas of little to no coverage within the City, and this needs to be addressed as quickly as possible. There are presently four existing T-Mobile facilities within or near the City of Imperial Beach, as shown on the exhibits below. (Regarding RF Coverage Maps below, the areas of green shading indicate full coverage, and the areas of yellow indicate areas of poor signal strength.)

## **III. Siting Alternatives Considered**

The *Existing T-Mobile Coverage Conditions and Siting Alternatives* exhibit provided below on page 10, clearly shows the poor coverage conditions within and around the Seacoast District of Imperial Beach. When the T-Mobile site development team first studied the project area, we followed the direction of the Municipal Code and focused on the Seacoast Drive, since this area provided commercial zoning and land uses. This is always a preferred zoning alternative for the wireless carriers, since following the direction of the Municipal Code and locating on an existing commercial building typically speeds the time-to-permit. Also, commercial land uses often provide existing buildings/structures with which to co-locate, and can provide a good antenna heights. As a rule of thumb, the higher the antennas, the few sites that will need to be installed within a community.

Within the Seacoast District, however, there are actually few good wireless siting opportunities, either with existing buildings or with any existing wireless providers. This fact partially explains why the Seacoast District of Imperial Beach has notoriously poor wireless coverage; there are few

good siting or collocation opportunities in this area. Thus, for the Seacoast District to finally receive good overall coverage, creative solutions must be employed.

*First Site Alternatives Reviewed by T-Mobile*

Within the Seacoast area, two commercial locations and one residential location were initially identified and investigated. These included the subject location at “Argus Village” (933 Seacoast Dr.), the “IB Club” located at 714 Seacoast Dr., and the Elder Seacoast Condominiums, located at 163 Elder Drive. Both The IB Club and the Argus Village sites were investigated in detail during our initial site search and site analysis, and the Elder Seacoast Condominiums were given a brief assessment.

The commercial/residential property located at 714 Seacoast Drive is called-out on the *Existing T-Mobile Coverage Conditions and Siting Alternatives* exhibit below (page 10). The project RF Engineer assessed this site and it was determined that this building location would generate an inferior coverage footprint compared to the Argus Village site. The comparative coverage maps below show this contrast (see page 11). A project site at the IB Club location would lose coverage to South Seacoast Drive and to other areas east of the Seacoast District. The RF propagation from this location was modeled on an antenna height of 25 feet, since it appears that this is the height that the existing architectural would allow.

714 Seacoast Drive



A T-Mobile facility at 714 Seacoast Drive would not permit sufficient coverage because a) the building architecture would only allow an antenna centerline of approximately 25 feet, b) the IB Club location is too far north relative to the coverage objective, and c) the architecture of the building would block significant signal towards the south. Comparing the RF coverage maps below shows the inferior coverage outcome that this site would provide.

Additionally, this site has the same land use conditions as does the Argus Village site, being a mixed-use, commercial/residential building.

933 Seacoast Drive

The project site at 933 Seacoast Drive was selected because it would provide superior RF coverage and because it followed the direction of the Municipal Code, being located within a commercial zone (C-2). Since this existing building is significantly taller than the I.B. club site, it affords a better collocational opportunity regarding integration and project height. The proposed antenna centerline of approximately 43 feet allows all of the coverage objective to be achieved from a single installation. The justification and reasoning for this proposed antenna height is provided below under *Analysis of Project Design* (page 16). This site currently has an existing wireless carrier operating from it, and is thus a *collocated project*.



### The Elder Seacoast Condominiums

The Elder Seacoast Condominiums property was briefly assessed by the T-Mobile site development team, but was eliminated early in the review process because there appeared to be little siting opportunities on this building, with no clear wall plains to allow a full three-sectored facility, and because the landlord stated that there would be no interest in a lease arrangement for a wireless facility here.



### *Additional Site Alternatives Requested by Staff*

#### Sports Park

Prior to the Council hearing of September 17, staff asked T-Mobile to provide information regarding the possibility of utilizing Sports Park, since an existing wireless carrier has an application in for this site, with a similar design (i.e. faux palm tree). The below exhibit labeled *T-Mobile Coverage Plot from Sports Park* (see page 12) shows that this location, because it is well-outside of T-Mobile's search ring area, does not cover the objective; it is too far south.

### *Additional Site Alternatives Requested by Council*

At the hearing of September 17, T-Mobile was asked by Council to provide information regarding additional siting options that T-Mobile might have for this area. We were asked to provide information on the lifeguard tower, Reama Park, and the Port District parking lot two blocks south. We have conducted analyses on this location, and provide the following information and commentary.

### Lifeguard Tower Site

The lifeguard tower site just south of the pier was assessed, and was found to be non-viable. This small site is 100% developed, and has no space for a wireless facility. T-Mobile has also spoken with an associate consultant for another carrier who also looked at the tower and came to the same conclusion. As we say in the wireless industry, if there's a tall structure in a project area, and there are no existing carriers on it, there is probably a reason. In this case, it's a clear lack of space.



### Reama Park

Reama Park is located 2 blocks from the proposed project site, approximately 700 feet to the east. The exhibit found below labeled *T-Mobile Coverage Plot from Reama Park* (see page 13) shows that this location would in fact cover much of the objective, but not all of the objective. This site is not within the heart of our coverage area, along Seacoast Drive. When the T-Mobile site development team selects a project site, we of course opt for the site that provides the best coverage possible, while also relying upon the Municipal Code for guidance regarding the most preferred land uses. Ream Park meets neither of these criteria. While it would address some of the coverage objective, it is not the best location from a RF-coverage or land use perspective, and would also require a relatively intrusive build, with a 150 SF equipment enclosure, and a new vertical element. Approximately 250 SF of total area would be required to develop a site here, impacting the park's functionality and aesthetics. This site was briefly assessed by the site development team early in the process, but for the reasons stated above, it was not given a priority in site-selection process.



Port District Parking Lot

The Port District Parking Lot is located 2 blocks south from the proposed project site. The assessment of this location is similar to that of the above Reama Park commentary. The RF coverage exhibit located below (see page 14) for the Port Dist. parking lot shows that this location would cover much of the objective, but not all of the objective. While this site is closer to the center of our coverage objective, it would not allow a sufficient antenna height to fully address the objective. The T-Mobile site development team attempts to identify a single site from which the coverage objective could be addressed, and this location may necessitate an additional facility in the area at some point in the future. Additionally, we did not see this location as being preferred by the Municipal Code. This location would require installing a new vertical element, and would require taking approximately 250 SF to develop the T-Mobile facility. This site was observed and briefly assessed by the site development team, but for the reasons stated above it site was not further pursued, since a superior location was identified in the Argus Village site.



Port Dist. Parking Lot

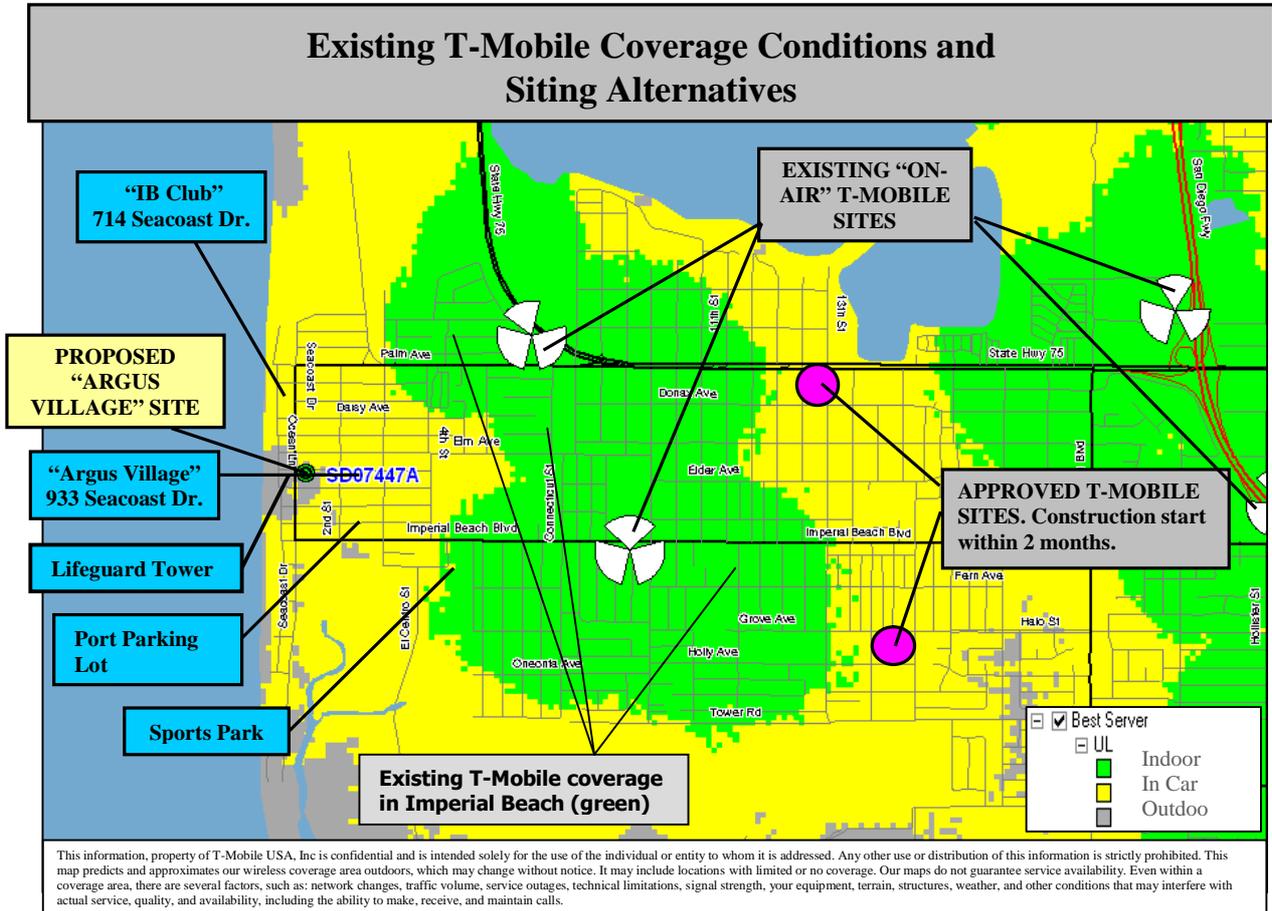
When reviewing at this overall coverage gap, it can be appreciated that a site as close as possible to the center of the Seacoast District would most easily address the coverage objective. Locating away from this central position may necessitate an additional T-Mobile installation instead having a single facility cover the entire objective. This analysis has shown that pursuing a solution for this project which moves away from the location identified by T-Mobile (i.e. Argus Village), would be contrary to Municipal Code Section 19.90.050.E (WCF Ordinance), which seeks to collocate wireless facilities with existing developed properties in order to avoid new free-standing facilities and minimize wireless proliferation. The proposed T-Mobile facility would be collocated with an existing, developed property, and also on a site with an existing wireless communications facility.

The proposed site was pursued and brought to this point by seeking to follow the direction placed within the Imperial Beach the Municipal Code by seeking the most compatible zoning and land use available, while also identifying the best RF coverage solution available.

### *Splitting Project Into Two Sites*

At the City Council hearing of September 17, T-Mobile was asked whether the coverage objective could be satisfied by splitting the project into two sites. We can only respond to this query by stating that this is a solution that we never would have pursued, given the goals of the Municipal Code, as discussed above, and because this would not be a logical or efficient way for T-Mobile to conduct its site-development. We seek locations that can address the needs of our network with the ~~fewest possible sites, and to do so while following the intent of the Municipal Code, while~~ proposing stealth, integrated solutions. We feel we have achieved all of these goals. T-Mobile's would require the approval of just this single facility to address its coverage plan for Seacoast District. It is also important to note that this proposed facility would address significant coverage needs for surrounding residential neighborhoods, and this from a site zoned C-2. Again, this is the kind of wireless build-out strategy that the Municipal Code encourages the wireless carriers to employ. These adjacent residents would receive full broadband communications for all of their personal and business need.

## Existing Coverage Map, Site Alternatives and Coverage Maps for All Siting Alternatives

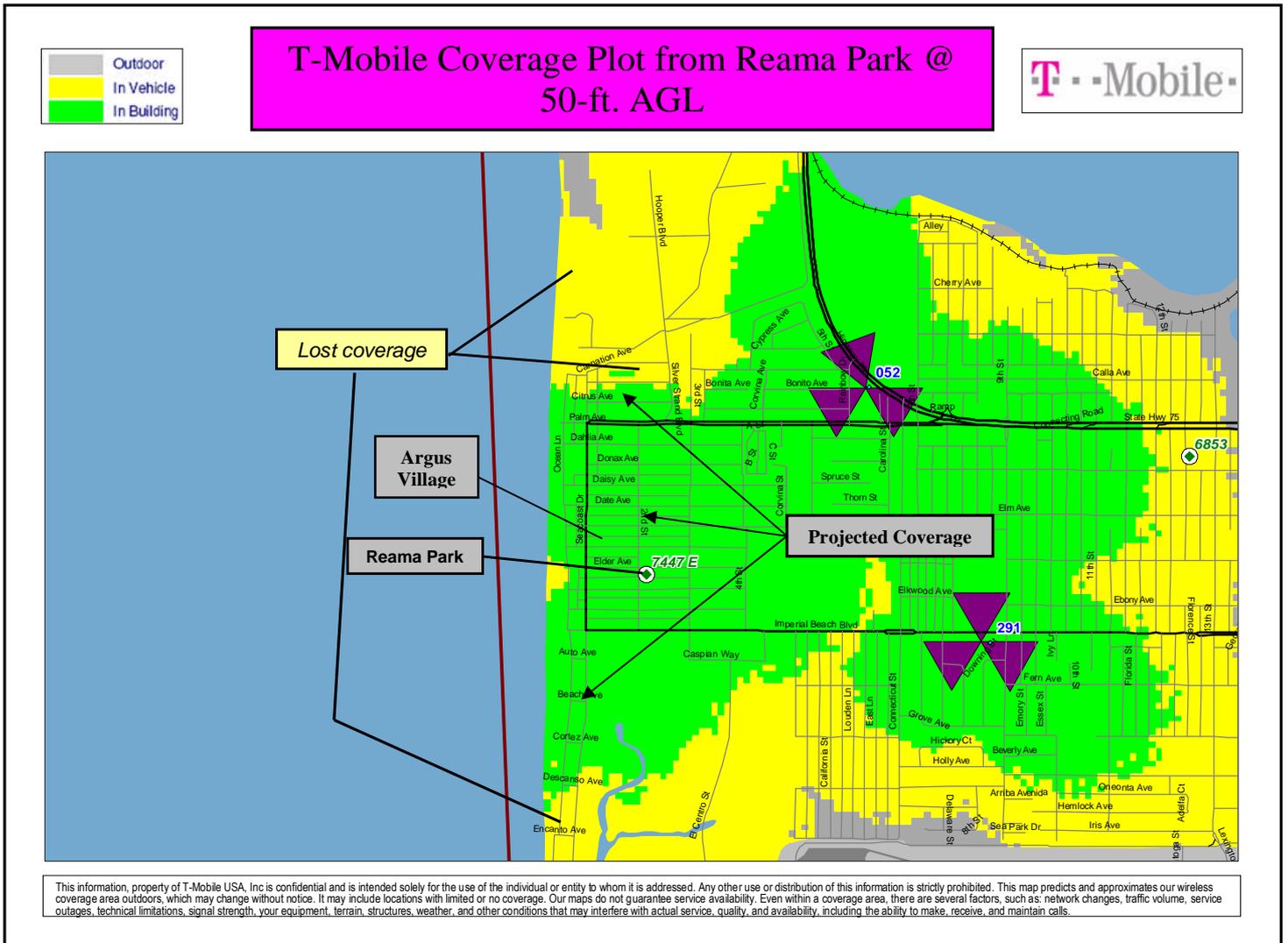






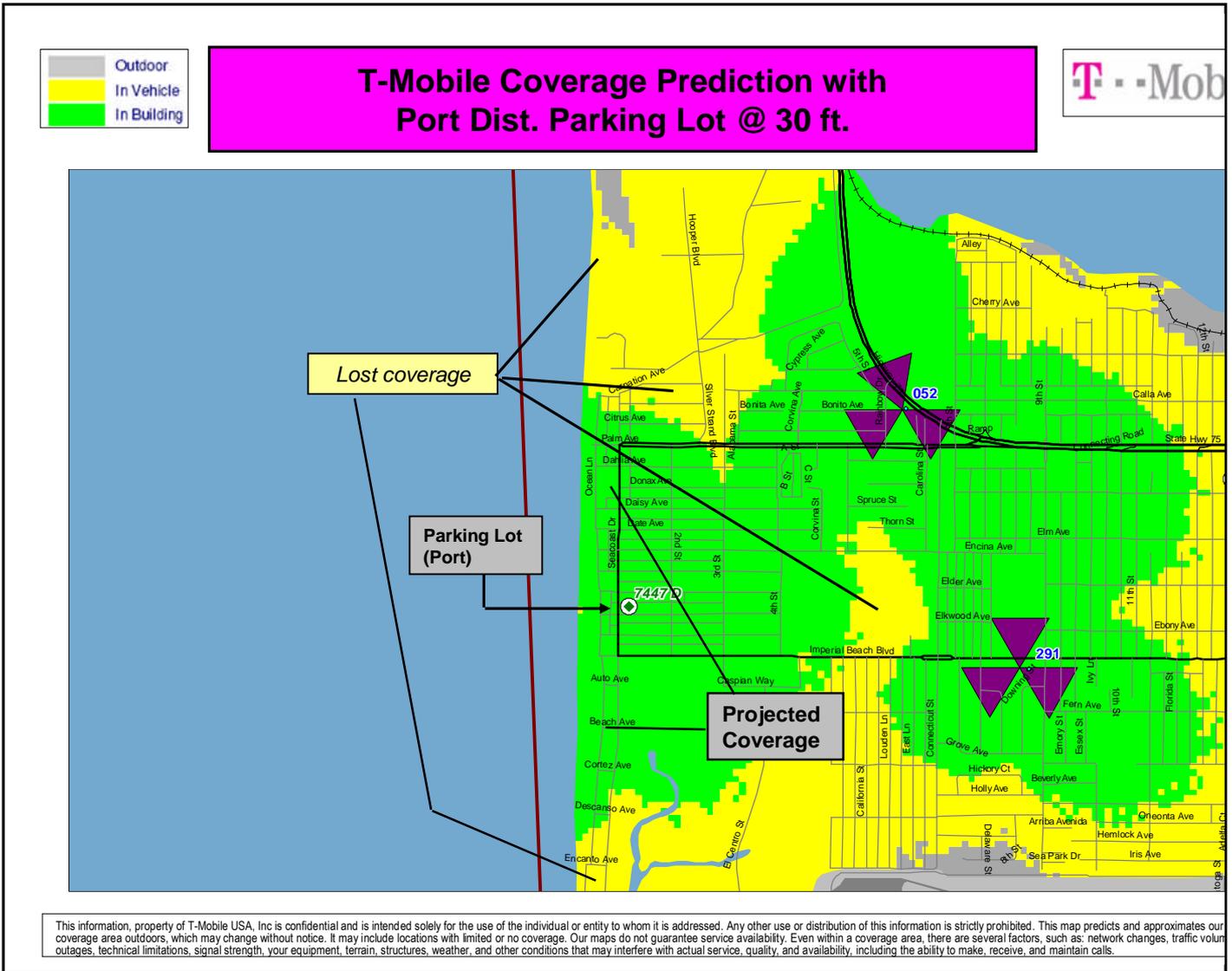
## Reama Park Coverage

Reama Park could meet some of the objective, but as discussed above, would not be a preferred land use per the Municipal Code, and would need a new vertical element and approximately 250 SF of land area to provide for the proposed facility.



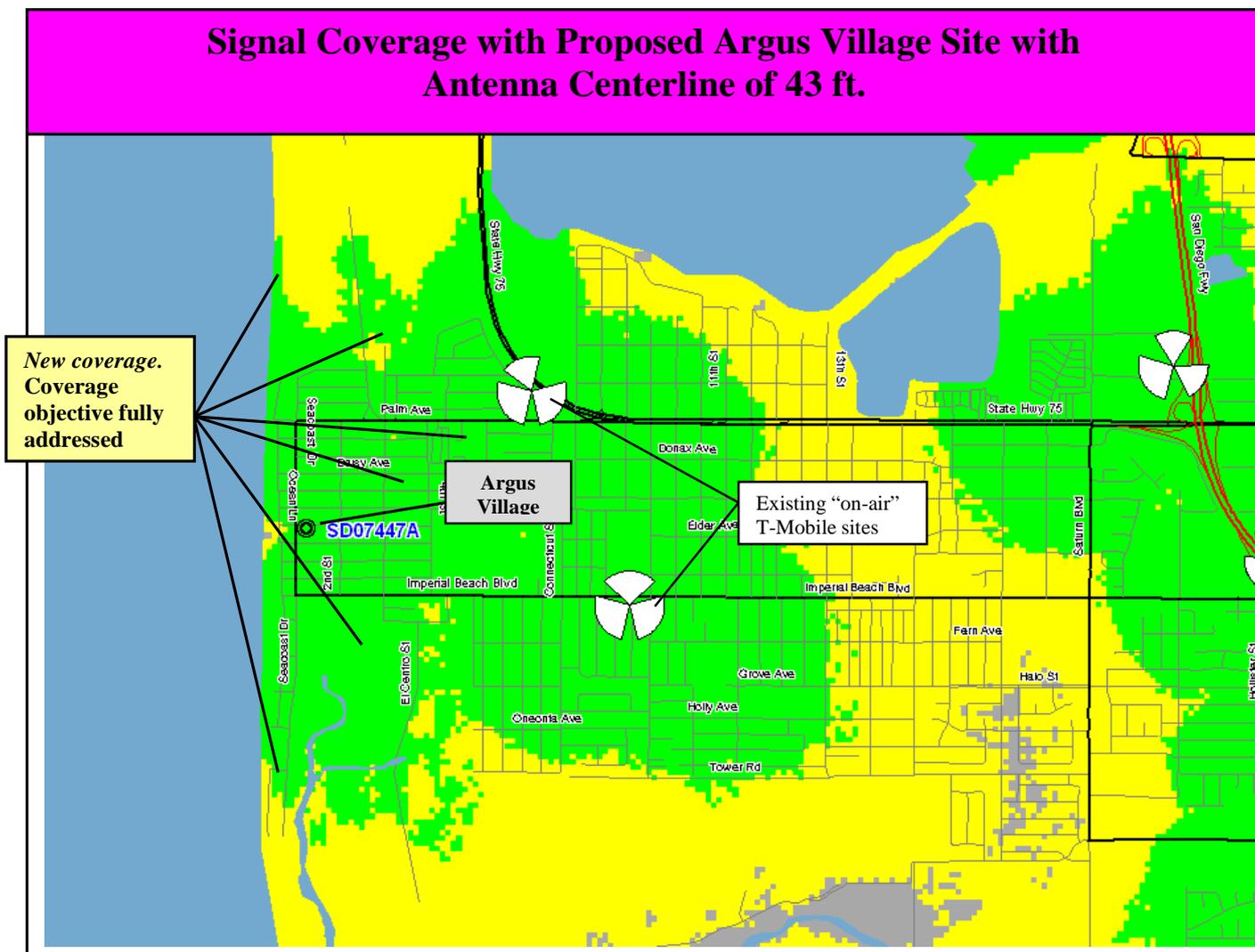
## Port Dist. Parking Lot Coverage

The Port District parking lot could meet some of the objective, but as discussed above, would not be a preferred land use per the Municipal Code, and would need a new vertical element and approximately 250 SF of land area to provide for the proposed facility.



## Argus Village Site

The subject Argus Village at 933 Seacoast Drive was determined to be the best candidate from both an RF coverage perspective, and a land use perspective. The tallest building within a search area is typically investigated first, for two reasons. Firstly, the taller buildings naturally afford better line-of-sight coverage - and our initial design goal was to locate antennas on this building. Secondly, if another less tall site is used, then the taller building creates a coverage shadow within the area of the coverage objective. With the Argus Village being centrally located within the search ring area, and by also allowing the greatest antenna height, the coverage objective can be addressed with a single, integrated facility, and that, being located on a C-2 parcel.



### *Further Assessment of Municipal Code Standards*

Municipal Code Section 19.90.030 discourages wireless communications facilities from locating within residential zones. The project site is zoned C-2, Seacoast Commercial. This is the most significant guiding direction that wireless carriers utilize when establishing the initial parameters for a site search – to identify the preferences in the Municipal Code. Residentially-zoned properties are to be avoided if there are any communications land use opportunities available. While it is appreciated that this particular site also contains residential units, the site is commercially-zoned. Also, commercial buildings typically have a greater height, allowing wireless facilities to establish a reasonable antenna height, and so minimize any unnecessary proliferation of installations. Staff has made it very clear that commercially-zone sites will have a much higher preference than residentially-zoned sites, and that commercially-zoned properties should be pursued.

Municipal Code Section 19.90.050D states that an applicant for a wireless communications facility must identify the geographic service area for the proposed site, and provide a description of how the proposed site fits into and is necessary for the applicant’s service network. This information has been provided in detail, and the need for a single site within the Seacoast District is necessary in order to complete our wireless network for Imperial Beach. The applicant has followed the direction of the Municipal Code, staff, and the DRB in bringing the “Argus Village” application to this point.

#### **IV. Analysis of Project Design**

##### *Identification of Project Location on the Site*

Once a viable site candidate is identified, and a preliminary agreement is reached with a property owner, design discussions are initiated. The initial design intent for the Argus Village site was to locate the T-Mobile antennas on the surface of the building, utilizing standard architectural screening materials. This is the typical solution for locating on commercial buildings. At the hearing of September 17, Council also queried further whether the antennas could be located on the existing building. Council also asked, and staff has followed up with this request of the applicant, whether a stealthing architectural element could be added somewhere on the upper building area for containing the antennas. After further consideration and analysis, and exhaustive site design meetings, the site development team concluded that the initial assessment of this building/site was correct, in that there are no viable design alternatives to locate the T-Mobile antennas on the building itself. The reasons for this follow:

1. As large as the Argus Village building is, there are very few flat surfaces or walls available to place the antenna arrays necessary for the proposed facility. There would have to be functional space for at least six panel antennas measuring approximately 5-ft. x 1 ft. each, with each antenna needing approximately 2-3 feet of horizontal separation. There would have to be three clear wall planes, with N-S-E orientations available for the three sectors/directions of coverage. Most commercial buildings of a more standard, boxy design do have these kinds of wall planes, but the Argus Village site does not. The Argus Village building is highly articulated and has few open well planes. There is no room for antennas on this building.

2. Antennas for a wireless site are supported by heavy coaxial cables, not small power cables, and any wireless facility has to have a feasible “coaxial run” from the “base station equipment” to the antenna arrays. Each of the six proposed panel antennas for this facility would require four (4) RF coaxial cables, for a total of 24 cables, and the diameter of each of these cables is 1-5/8 inches. This significant mass of cabling would have to be routed from each of the three antenna sectors to a unified point, then channeled down the building to the base station equipment. There are no straight or reasonable paths available for antennas on this building. RF coaxial cabling cannot be bent at tight angles, since this degrades the RF signal. The irregular and unique architecture of this building would not allow any kind of clean design for the coaxial runs, and the runs would end up being too long from antennas to base station equipment. Long coaxial runs degrade signal quality. Most commercial-builds for wireless sites can accommodate the antennas and coax on a flat roof-top, but this site has no flat roof area to work with. Also, the property owner has stated from the beginning that he would not allow a design that defaced the appearance of the building.
  
3. Any wireless facility is supported by *base station equipment*, consisting of radio cabinets and an SDG&E meter pedestal, and this equipment must be located within a reasonable distance from the antenna arrays. RF conduit is distance-sensitive, and longer conduit runs require ever larger diameters of conduit in order to offset RF signal loss. If the T-Mobile antennas were somehow located on the building, the base station equipment would have to be positioned somewhere that a conduit run from the antennas could reasonably be routed. There is no such a place on this site to centrally locate base station equipment. This site is 100% built-out. The one location identified on this site for the base station equipment is the proposed project site at the SE corner of the property, abutting the sub-grade garage. This area is far removed from the taller portions of the building, and could not serve for an equipment area if antennas were placed *on the building*.

It is for these reasons that the T-Mobile site development team (and property owner) determined that there was no feasible design for placing the antennas on the existing building. Illustrating the fact that this building cannot support a regular wireless facility is the nature of the existing Verizon site on the building. The Verizon site constitutes a very inferior installation, and this is due to the constraints that the building presents. With little to no flat planes for the antennas, and little space for the base station equipment, Verizon Wireless had to settle for a minimal site that may soon be replaced by a new effort in the area. The photographs here illustrate the Verizon site and the limitations presented by the site. Note the tiny Verizon radio cabinet attached to a post in the

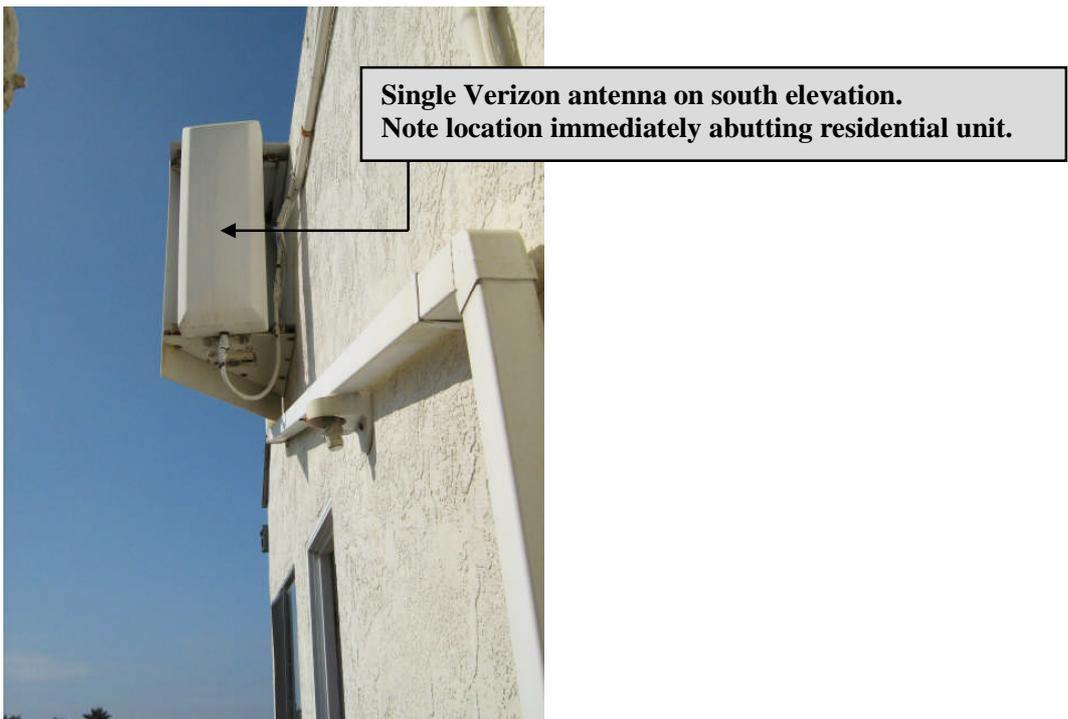


**Single Verizon antenna on north elevation**

garage area (photo below). This small equipment could do no more than handle few voice channels. These conditions, with these images of this existing facility, show the challenges in locating a wireless facility on this site, and why Verizon is seeking to potentially replace their site. The T-Mobile site development team identified the best (and only) design alternative for a full wireless facility at this location, consisting of placing a new antenna element and base station equipment, all

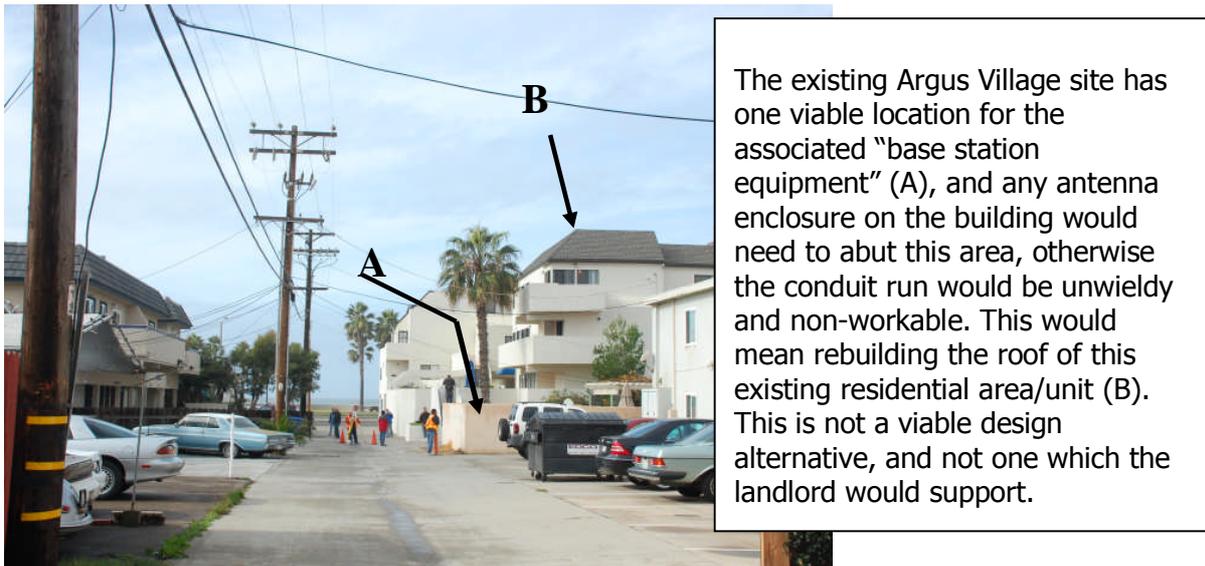
in one location at the SE corner of the property, with the equipment below grade and out of view.

**Existing Verizon installation on Argus Village Site**



### *T-Mobile Location with Building Addition*

At the Council hearing of September 17, T-Mobile was asked to assess the potential of installing the T-Mobile antenna array with the use of structural addition to the upper area of the building. While we considered this when we were initially assessing the site, we have looked at it again, and determined that this is not a feasible alternative. This building is in a finished condition, and adding structurally to the building would have an intrusive impact upon the existing commercial and residential tenants. But most importantly, the issue of conduit routing, as discussed above, would remain.



### *Current Project Design*

Once the site development team arrived at the conclusion that the building itself presented no viable design alternatives, a search for a different site area began. The location at the SE corner of the property was identified. It was determined that this location provided just enough room for the T-Mobile facility, and had the benefit of containing the facility in one compact location. This location allowed a design which: a) eliminated the need for any conduit runs on the building elevations, b) eliminated a need to try and locate the base station equipment within the garage area, impacting parking, c) made the power & telco runs all within the adjacent alley area, limiting trenching distances and impacts, and d) placed the proposed facility approximately 170 feet off of Seacoast Drive, limiting visual impacts for the project.

The natural design selection was a faux palm tree, since there is an existing palm in place, and there are many existing mature palms within this coastal district of Imperial Beach. Within the existing 150 SF project area is an existing Mexican Fan Palm of approximately 38 ft. T-Mobile proposes to replace this existing tree with a T-Mobile palm tree of 53 ft. This design has been modified from T-Mobile's original submittal, The number of antennas has been reduced from 9 to 6, or a reduction of 3 antennas per sector to 2 per sector. This was done in response to Council and community comments regarding aesthetics. By reducing the number of antennas, we not only minimize the visual mass, we also are able to pull the

antennas in closer to the trunk, allowing the canopy of the tree to better mask the antennas. This faux tree has a slight increase in canopy height, since we are now employing an improved design with a fuller, more realistic canopy. This proposed tree, at 53 ft. above adjacent grade, will be lower than the tallest point of the building, which is 56'5" in height. Thus the project will be well-integrated and have the appearance of an authentic live tree.

The Design Review Board and staff supported the design with 9 antennas, and the current design represents a further improved concept. During the course of the project review, staff also asked whether a faux palm tree type could be utilized which had internal antennas. We were asked to investigate this just prior to the City Council hearing of September 17, and had thought at that time that such a tree type could be used. However, after more study, it was found that the faux tree type with internal antennas would need to be significantly taller – approximately 59 ft. in height to top of canopy, and so the applicant has re-designed the original design to have fewer antennas and a fuller canopy, as discussed above. For reference, there are many mature palm trees in the neighborhood that have heights well over 60 or 70 feet. Thus we feel that any of these palm designs would not be out of character with the community, but we are presently proposing the faux tree that has been submitted to staff for the November 19 hearing, at 53 feet and six external mounted antennas, with the fuller canopy. This faux tree would remove an existing live tree which currently has a full palm canopy that blocks the view of the adjacent occupants. The proposed T-Mobile tree would in its place have a slender trunk in the tenant's viewshed, opening views to the south.

Although the issue of "health effects" is regulated only by the federal government (FCC), a comment on this matter is in order, given the concerns that have been expressed by the existing tenant. The reason that we are proposing a faux tree which is higher than the existing palm tree is to avoid the signal blockage that would otherwise result in the northerly direction (i.e. tenant's unit). If the proposed installation were maintained at the level of the existing tree, it would be at the same height as the adjacent unit, and the signal would be blocked in this direction. While the T-Mobile facility would still meet FCC standards in all likelihood, it would not be a realistic RF design. By placing the site at its proposed level, the facility would "see" over the adjacent unit, resulting in even lower signal level to this unit. Note that our sites have been found to operate at less than 1% of FCC standards, on average. T-Mobile would be willing to have an independent, site-specific EME report prepared for the benefit of any tenants/occupants of this site, should the Council wish. This report would show the site's output and performance relative to established government standards.

### **Concluding Remarks**

The City of Imperial Beach has one of the more detailed WCF ordinances in the region, and Imperial Beach staff requires a great deal of information and justification before they will place a project on a hearing agenda. A detailed application was filed on February 28 of this year, and since that time staff has requested several iterations for additional information and justification for the project design and location. We have responded to all requests for information. We have not proposed a "stock design" for Imperial Beach, but have worked hard to find a location and design that was appropriate. We have been responsive to comments, and have modified our project to the extent possible. We have proposed our faux tree only high enough to achieve a clear path of signal, and also out of the way of the adjacent occupant. Our site incorporates an integrated design, including a faux palm tree with the minimum of antennas possible, and a base station equipment area which is essentially invisible.

September 4, 2008

Leslie McCollum

Imperial Beach, CA 91932

Via Fax (429-9770) and U. S. Mail

City of Imperial Beach  
Community Development Dept.  
825 Imperial Beach Boulevard  
Imperial Beach, CA 91932

Attention: Tyler Foltz, Associate Planner

Re: Proposed Telecomm facility by Ominpoint/T-Mobile at 933  
Seacoast Drive, Imp. Beach, CA. - MF974  
Public Hearing: 9/17/08 @ 6 p.m.  
Proposed site: Immediately adjacent to residences at 933  
Seacoast Drive and at 124 Elder, etc.

Dear Mr. Foltz:

As a follow up to our phone conversation of this morning, I just received the Notice of City Council Public Hearing regarding T-Mobile's intention to place a telecomm facility immediately off of my bedroom deck and inches from my home! I am angry about the proposal and the ridiculously tacky proposed structure. My questions:

1. Why does this facility have to impact residences?
2. Why isn't it proposed for a commercial area that actually is a commercial area? The notice clearly says it is to go in C-2 (Seacoast Commercial) Zone but the structure will be placed directly next to 2 residences and only the residents will be impacted by it including the nearby residents across the alley.
3. Why such a tacky structure at the expense of a live tree? There must be another alternative.
4. What about the health concerns for the many residents that will live within 50 feet of the proposed tower, not to mention someone like me who will be inches away from it if I do not arrange to move. There are many residents, not just in my building, who will be adversely impacted by this.

Do you want to be affected by radiation 24-7?

At the site of the proposed facility, there is a beautiful palm tree which is immediately off of the third floor bedroom deck of my home. There is another unit residential directly below me and many more across the alley. I can literally reach out and touch the tree. It is home and shelter for birds. It provides my deck with shelter as well as much appreciated privacy in my bedroom. It is also a sorely needed touch of green in the eyesore that is a sea of concrete around my building. There is

Community Development Dept.

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also value in the visual appeal that the tree provides.

T-Mobile's plan is to actually remove the live tree and replace it with a tacky fake one! What a nightmare as well as a ludicrous idea. I thought you were actually kidding when you informed me of this. A fake palm tree! How would you like to wake up each morning to see a 54 foot fake palm tree out of your bedroom where there was once a live tree swaying in the breeze, full of birds and providing shelter and shade? Dare I ask what else is proposed - perhaps some pink plastic flamingos and blow up beach balls? The health impacts really clinch it. Why take the risk? Surely there are other sites.

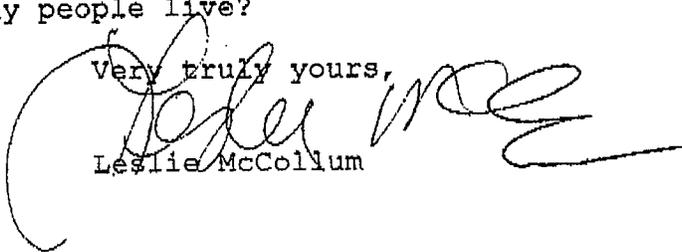
I thought I.B. wanted to be a more classy town and improve its image. You think tacky fake trees are the answer? Endangering the health of residents? I'm disgusted that such a proposal is even taken seriously. A fake tree will not "blend in" as I was told. How stupid do you think people are?

The health concerns are a real concern, at least they would be to you if this was happening right off of your deck! Does anyone care how the many people living near this "fake tree tower" could be adversely affected?

Is there a Plan B? I doubt very much that the proposed site is the only one that will work for T-Mobile's needs. I vigorously oppose it as do my neighbors. I urge the Council to advise Ominpoint to choose another site that will not adversely impact residents and create a ridiculous looking eyesore that we don't need. Why can't the proposed telecomm facility be erected in the commercial portion of the building? In the back of the building facing east? Or on the roof? Or on some other tall building in town?

Have any of your fellow staff members or members of the City Council actually come to the site to see how close the proposed monstrosity is to where so many people live?

Very truly yours,

  
Leslie McCollum

cc: Andy Parashos, TPPM  
City Council, I.B.  
Jim Kennedy, Parsons Corp. for T-Mobile  
CA Coastal Commission

RECORDED

Leslie McCollum

Imperial Beach, CA 91932

2008 SEP 15 P 3:50

September 15, 2008

TO THE HONORABLE MAYOR AND  
CITY CLERK OFFICE  
Members of the City Council  
of Imperial Beach

Re: Proposed 50 foot cell tower in residential  
Area of 933 Seacoast Drive. **M974**  
Request for continuance from 9/17/08

Dear Mayor and Councilmembers:

I reside at 933 Seacoast Drive, at the exact site of the proposed 50 foot high cell tower (tacky monopalm). I am opposing the tower on my own behalf and for neighbors in my building and residents of Elder Ave. and Evergreen Street. I previously submitted e-mails and photos of the real tree which is to be removed just inches from my bedroom and the unit below me, less than 10 feet from the homeowner's next door, and approximately 30 feet from many other homes and across the street from Pier Plaza.

I may be precluded from arguing the potential health risks as to the tower placement but I wonder how many of you would vigorously argue this issue if you personally were affected by the proposed behemoth tower. The Telecomm Act may insulate you from lawsuits but it cannot protect you from the voters of Imperial Beach who have voted you into the positions of trust you now hold. We matter.

I spent much time reviewing the city's file. What dismayed me the most was that in the long letters of 4-6 pages written between T-Mobile and the city planners, not once were the residents even referenced! When the City planner wrote to the Applicant in April of this year, the letter contained a list of 24 issues to be addressed - not one of those issues was the close proximity of the proposed tower to so many homes!

I would like to make some points about the key issues and misrepresentations which have been made about this project:

**1. Location & Zoning** The applicant often references the site as a "commercial complex". It is not. I believe this was calculated to mislead the council as to just how very close the proposed tower would be to so very many people's homes. The actual address of the project is 933 Seacoast, a residential address. Yes the official zoning is mixed use but the building is primarily 14 residences, 2 ground floor offices and one store on the northwest

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corner.

The tacky tower will impact only residences and no businesses. To the east there are homes. To the north there are homes. To the south there are homes. To the west across the street is the lifeguard tower & the most popular park in town (Pier Plaza). Unfortunately, everyone who visits the Pier Plaza park area directly across the street would have to look at it too as it would be impossible to miss.

2. **Notice.** Although the application process began in February of this year, none of us severely impacted by it were informed until September 3 or 4, 2008. The lack of respect and consideration shown to the members of the community is shameful. Only some of those required to be noticed actually received it. I realize that the tax rolls are used and that the notice system is less than perfect. There are many tenants, not owners, who most likely did not even receive the information from their landlords. I have talked to many people who first think I am joking, then are quite appalled by this proposal. They assure me that they received no notice, some as close as 25-30 feet across the alley. As I have asked many times in the past 2 weeks, a short continuance of this matter should be granted and would be appreciated.

3. **The dubious need the fake tree tower and the absence of independent expert studies or proof supporting need.** After reading the appropriate sections of the Municipal Code, I am truly baffled that this proposal has come this far. Section 19.90.030 of the Imperial Beach Municipal Code mandates that these facilities may not be located in residential zones unless it's proven to be necessary. That is the true underlying issue here; that T-Mobile has not demonstrated that a need exists for this tower and that our residential community is the only place for it.

T-Mobile came to the City and said "I want this, I need this" and offered only their own findings and statistics in support of it. Where was the oversight and why wasn't an independent expert hired to verify T-Mobile's claims? This process is always recommended by consultants dedicated to assisting local governments in dealing with this very issue. Simply accepting T-Mobile's claims is like assigning a fox to guard a henhouse. More investigation is required as to need, what type of facility is actually needed, co-location, and suitable alternate sites. Again, a continuance would be prudent.

The City did direct T-Mobile to try to put the tower on the building and to co-locate. T-Mobile wouldn't hear of it and complained that they couldn't do it and that Verizon already has some locations on the building. T-Mobile said that the facility

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is not a low capacity "voice only" site but a "full site" with space needed for 6 panel antennas in 3 different "sectors". T-Mobile admitted that they could put low capacity facilities on my building but it's not what they want. T-Mobile also insisted that they absolutely must be exempt from height limits and that they need nearly 50 feet for their tower or the project will not be feasible.

I recently read with great interest the Center for Municipal Solutions website: <http://www.telecomsol.com> which exists for the purpose of advising municipal governments on this issue; they are dedicated to serving local governments. The first thing I read at that site was the fact that more than half of the towers erected since the passage of the 1996 Telecommunications Act do not need to exist! That alone should give any government reason to pause, then proceed with caution.

The website discusses the fact that most towers are taller than they need to be, and advises how to define and determine NEED and how to obtain proof of that need. Qualified experts should be involved and I don't mean people on the payroll of applicants. Local governments are urged to seek expert assistance. In a section referencing other factors which need to be analyzed **after** confirming without a doubt that NEED does exist, is "the applicability of concealment or camouflage technology mitigating the visual effects and often making the site unrecognizable as a wireless telecommunications site (no, not fake trees)." I couldn't agree more. Alternatives to towers are discussed and discussions on who bears the burden of proof.

There is even a slideshow on the website showing good and bad examples of towers. For example, towers placed in areas that are already visually compromised such as parking lots which contain tall lightposts, were deemed good choices for towers. One incredible slide even showed a flagpole on top of a public building which contained several telecomm facilities, all entirely hidden. Near traffic signals and lightposts at busy intersections were recommended also.

Of particular note at the website is also a subsection entitled "The Role of Government today". Governments are advised as I've stated above to determine that the need actually exists then to consider "other alternative locations that may be preferred by the community and the need for the requested height. Nowhere do the consultants for the Center for Municipal Solutions recommend that towers be imposed upon residents of a community in such a ridiculously close proximity. Alternate sites are always recommended. The needs and wishes of the residents are always part of what a local government should consider.

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**4. Additional Municipal Code Sections.**

In addition to the fact that residential areas are to be the last resort:

Section 19.90.050 - visual impact analysis which is supposed to include proper blending of the facility with the surrounding area. The nearest tree is nowhere near the fake tower site. It's at Elder and Seacoast. There is nothing for the fake tower to blend in with.

There is also a Municipal Code direction to explore co-location opportunities to minimize the proliferation of the hideous towers.

Section 19.90.070 B, E, I, J, and M are applicable also.

Subsection B indicates that in residential areas, the minimum setback for an antennae or equipment from any property line is 20 feet. My home and the home below me is but a few feet away. The property line of the homeowners next door is less than 10 feet from the proposed tower. I can literally touch the tree which is to be replaced by a 50 foot tower. This begs the question - Why are we here as residents being forced to defend against what should have been an obvious decision in the early stages?

Subsection I clearly discourages towers and monopoles and mentions not exceeding the minimum height. Subsection J says they must be designed to blend in and be landscaped, if necessary, to minimize visual impacts. That certainly isn't the case here. Quite the contrary, a real tree is being replaced with a fake one that will be a 50 foot high "sore thumb" in a sea of homes. Everyone who goes to Pier Plaza would cringe at the sight of it not to mention the many residents who would have to live with it all of the time.

**5. Additional Misrepresentations by the Applicant.** In addition to the mischaracterization as to the residential nature of the site and the surrounding area in correspondence to the city, the Applicant extracts key words from the Code, then make ludicrous assertions using those words:

A. Their initial Application claimed that the proposed site was not in the Coastal Zone. It is in the Coastal Zone. The city pointed out this error.

B. It is claimed that the fake tower will be in a "discreet" location. Standing alone in the middle a residential area?

C. They claim that the fake tree 50 foot tower will be "set back from Seacoast minimizing visual impacts." Upon whom I would ask. This statement is blatantly false.

It will only be set back less than a few feet from several homes and less than 10 feet from the next door neighbor.

D. A direct quote from a letter from a T-Mobile representative to the city: "Regarding project landscaping, we

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contend that the proposal will not result in the removal of landscaping. A live tree is being replaced with life like faux tree. The visual impact will be nearly neutral." This one almost made me laugh. Is it being suggested that live trees and fake monopalm towers are somehow interchangeable?

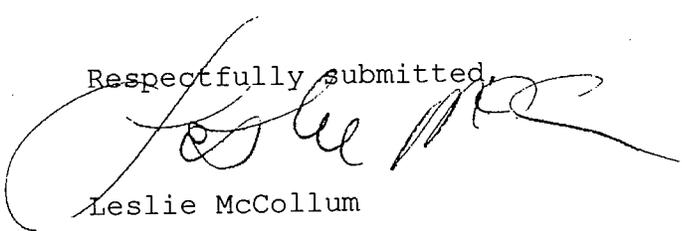
E. An amazing statement is made that the 6 panel type antennas will be consistent with the many palms in the "Seacoast District" and that "it will not be a prominent feature from most of Seacoast Drive." These surely must be attempts at comedy. There is no live tree near the proposed tower.

6. **Fan Noise from the proposed tower.** Only by a reading the city's file did I learn that noise will be an issue as well. The equipment from the tower is to be encased in concrete with the opening facing - you guessed it - directly into the building where we all live! Quoting T-Mobile to the city: "Minor fan noise will be well contained." Several residents would be mere feet away. An actual explanation of the noise and decibel levels was not provided. We will be listening to a whirring fan 24/7 instead of the ocean?

7. **Absentee Landlords.** Not one of the several owners of the building actually live in the building or in Imperial Beach. They don't vote here either.

In closing, studies should be done to demonstrate if there is actual need for a tower in the area. If so, it should be erected in a suitable commercial location. I urge Council and the Mayor to put the brakes on this proposed tower and explore other suitable alternative sites. T-Mobile's slogan is "Get more". In this case why should they? The needs of business and the actual residents of this community need to be balanced. The intentions of the Municipal Code are crystal clear about towers and setbacks. T-Mobile should accommodate the city, not the other way around.

Respectfully submitted,



Leslie McCollum

## Tyler Foltz

---

**From:** Gary Brown  
**Sent:** Monday, September 15, 2008 7:50 AM  
**To:** Greg Wade  
**Cc:** Tyler Foltz  
**Subject:** FW: Proposed Cell Tower at 933 Seacoast

-----Original Message-----

**From:**  
**Sent:** Sunday, September 14, 2008 2:14 PM  
**To:** jimjanney@oappkg.com; loriebraggib@aol.com; mccoy4ib@aol.com; winter4ib@aol.com; fredmclean@cox.net  
**Subject:** Proposed Cell Tower at 933 Seacoast

Esteemed Mayor and Council Members:

I am writing today to express my opposition to the proposed cell tower at 933 Seacoast. I will also be attending the hearing on Wednesday.

The reasons for my opposition are manifold, but for the purposes of this missive, let me just point out that I think the handling of this issue thus far by the property owner, planning and the council itself has been less than sterling. For months, my neighbors and I were kept in the dark on what amounts to a serious intrusion on our lives. Then we were only given two weeks notice of the public hearing.

I won't cast aspersions on anyone about this, but I would like the opportunity to study this issue in greater depth. It is for this reason I am requesting a continuance of the hearing until such a time when all the affected parties can make up their own minds about this. At least two weeks would be nice, given I work full-time.

Thank you for your consideration and see you Wednesday,

Rick Emilson  
933 Seacoast  
Imperial Beach

*cell tower*

From: earle harris  
Subject: cell tower  
Date: September 26, 2008 6:01:40 PM PDT  
To: fredmclean@cox.net  
Reply-To:

Fred

I'm writing on behave of some friends who live in the 933 seacoast condos/apts. We are opposed to the cell tower as it is right outside of a friends window and view. I personally oppose it , because you will be removing a live tree and installing a eyesore,fake tree. I believe it should be on city property so as the city will receive any monetary gain, which the city does need. I think there is a better location for such a needed item.

Thank you  
earle harris

Cell tower

From: chad nelson  
Subject: **Opposition to cell tower at 933 Seacoast Dr Item MF974**  
Date: September 28, 2008 2:02:02 PM PDT  
To: <winter4lb@aol.com>  
Cc: <fredmclean@cox.net>

Technology, some say "blessing" others say "curse". Regardless of one's position, technology is at root, a compromise. On a personal note, I for one support the proposal for the installation of a new cell tower in the hope that it will actually provide better cell phone reception. I must admit I am the first person to complain how lousy the reception is down here. I then asked myself, after hearing the proposal and the measures required to obtain that illusive luxury.... is it worth it? ...and the obvious answer was no. Consideration must be taken into account on the residents of Argus Village to whom it affects the most. Residents who take great pleasure in looking out their windows and balconies to enjoy the natural beauty that IB has to offer. My apologies if that sounds corny. I understand that every effort has been made to ensure that nature's integrity is preserved in regards to the appearance of the tower however, nature can't be substituted. I'd be lying if I said I was a nature buff, but I do know how important "nature's beauty" is to most of the residents. Please understand that the debate is not over whether or not to install a cell tower, it's simply over the proposed location. The goal of providing a new cell tower can be met without intruding on one's modest pleasure. I ask that you take into account the wishes of the residents at 933 Seacoast Dr and the hard work and sacrifices that each and every one of us has made in order to obtain a slice of paradise. Please keep in mind, as mentioned earlier, technology is a compromise.

Respectfully,

Chad Nelson  
Resident of Argus Village  
933 Seacoast Dr.

---

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From: "Nadja Van Zandt"  
Subject: **Item Nol. MF974, Cell Phone Tower @ 933 Seacoast Drive**  
Date: September 28, 2008 10:18:53 AM PDT  
To: <loriebraggib@aol.com>, <fredmclean@cox.net>, "Pat McCoy" <mccoy4ib@aol.com>, <winter4ib@aol.com>, <jimjanney@oappkg.com>

I'm aware of the importance of receiving cellular service here in Imperial Beach but, this tower will only serve T-Mobile .. what about Verizon, Sprint, Nextel and all other cellular services? Will they need to erect 50-foot "monopalms" throughout Imperial Beach?

Also, can I be assured living in the area that the cell phone tower will be erected (162 Elder Avenue) that my property value will not go down in an already depressed economy? And if this "monopalm" is graffitied, since it will be located in an area that is notoriously tagged (our home three times) -- what plans are in place with T-Mobile to maintain this tower? I, personally maintain the electrical pole outside my home due to this problem.

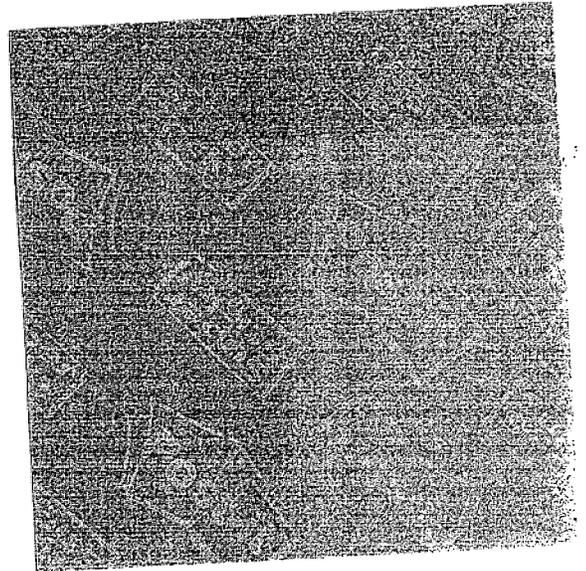
Aesthetics aside, the primary reason I don't want cell sites near my home or in my community is because personally, I'm afraid of the potential health effects. We have to ask ourselves is there absolutely conclusive evidence that radio-frequency emissions, a form of electromagnetic radiation (EMR), from cell towers are NOT harmful to our health? Can T-Mobile reassure us? Will T-Mobile agree to enter into a signed agreement to assist with families medical costs in the event we begin to have a higher incidence of health issues after the erection of the cellular tower such as: Alzheimer's, leukemia, brain tumors, joint pain, ulcers, miscarriages (to mention a few)? To me, it only seems reasonable for a company who will tell you that they are FDA approved and without potential risks not to enter into such an agreement.

To conclude, as I stand on my rooftop deck to take in the view of the Pacific Ocean, I did not anticipate that a cell tower would be erected to take away from the landscape. I am not happy about this for the reasons I have stated. And here's another one .. I wouldn't have purchased my home if I knew a cellular tower would be in close proximity of where I live. So, the few people who are benefitting from this cell tower are all happy receiving a monthly allowance -- how about making people like me happy by having T-Mobile purchasing my home.

Sincerely,

Nadja Van Zandt

*Nadja*







**STAFF REPORT  
IMPERIAL BEACH REDEVELOPMENT AGENCY**

**TO:** CHAIR AND MEMBERS OF THE REDEVELOPMENT AGENCY

**FROM:** GARY BROWN, EXECUTIVE DIRECTOR

**MEETING DATE:** NOVEMBER 19, 2008

**ORIGINATING DEPT.:** PUBLIC WORKS *HAZ*

**SUBJECT:** RESOLUTION AWARDING CONTRACT FOR STREET IMPROVEMENTS, RDA, PHASE 3A PROJECT (CIP S04-108)

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**BACKGROUND:** On September 17, 2008, the Redevelopment Agency adopted Resolution No. R-08-158 authorizing the Street Improvement, RDA, Phase 3 to be segmented into two segments, Segment A and Segment B, which staff has labeled Street Improvements, RDA Phase 3A and Street Improvements, RDA Phase 3B respectively. The resolution authorized Street Improvements, RDA Phase 3A to continue to be constructed in the winter of 2008/2009 to spring of 2009 and Street Improvements, RDA Phase 3B to be deferred, with construction scheduled to complete at or near the completion of the Seacoast Inn Project. Segment A was to include the street overlay and other improvements of Silver Strand Blvd., 3<sup>rd</sup> Street, 2<sup>nd</sup> Street, Ebony Avenue and Seacoast Drive between Palm Avenue and Daisy Avenue. Segment B would include Seacoast Drive improvements from Daisy Avenue south to Imperial Beach Blvd.

**DISCUSSION:** Street Improvements Phase 3A was advertised for requests for proposals on October 9, 2008 through November 6, 2008 in the I.B. Eagle and Times newspaper and e-bid board. A mandatory pre-bid meeting was held October 23, 2008. Approximately 30 general contractors and/or subcontractors attended the mandatory pre-bid meeting. The bid opening was scheduled for Thursday, November 13, 2008 at 2:00 p.m.

The lowest responsive and qualified bidder for the Street Improvements Phase 3A project, CIP S04-108, will be identified after opening of the bids on November 13, 2008 and will be provided separately to City Council on or before the November 19, 2008 City Council meeting.

The contractors who submitted proposals will be listed along with their proposal amounts at the same time as the lowest responsive and qualified bidder is provided to City Council.

Engineer's Estimate for this project was \$940,000.

**ENVIRONMENTAL DETERMINATION:**

Not a project as defined by CEQA. This project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15302(c): Replacement or Reconstruction of Existing Utility Systems

and Facilities.

**FISCAL IMPACT:**

Adopted Budget for both Street Improvements RDA Phase 3A and Street Improvements RDA Phase 3B:

Gas Tax	\$ 34,936
RDA Bond (non-housing)	\$1,979,000
RDA Tax Increment (non-housing)	\$ 397,178
Metropolitan Transit Development Board Transportation Development Act	\$ 83,000
Prop 1B	\$ 445,680
<b>TOTAL</b>	<b>\$2,939,794</b>

Expenditures / Obligations as of November 2008 for both Street Improvements RDA Phase 3A and Street Improvements RDA Phase 3B:

Nasland Engineering Contract with Change 2	\$290,699.50
City Expenses	\$ 41,000.00
<b>TOTAL</b>	<b>\$ 31,699.50</b>

**DEPARTMENT RECOMMENDATION:**

1. Receive this report.
2. Authorize the execution of a contract with the lowest responsive bidder.
3. Adopt the attached resolution authorizing the City Manager to execute a construction contract and purchase order with the lowest responsive bidder in the amount bid by the lowest responsive bidder.

**EXECUTIVE DIRECTOR'S RECOMMENDATION:**

Approve Department recommendation.



Gary Brown, Executive Director

Attachments:

1. Resolution No. R-08-164

**RESOLUTION NO. R-08-164****A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, AWARING CONTRACT FOR STREET IMPROVEMENTS, RDA, PHASE 3A PROJECT (CIP S04-108)**

The Redevelopment Agency of the City of Imperial Beach does hereby resolve as follows:

**WHEREAS**, on September 17, 2008, the Redevelopment Agency adopted Resolution No. R-08-158 authorizing the Street Improvement, RDA, Phase 3 to be segmented into two segments, Segment A and Segment B, which staff has labeled Street Improvements, RDA Phase 3A and Street Improvements, RDA Phase 3B respectively; and

**WHEREAS**, the resolution authorized Street Improvements, RDA Phase 3A to continue to be constructed in the winter of 2008/2009 to spring of 2009 and Street Improvements, RDA Phase 3B to be deferred, with construction scheduled to complete at or near the completion of the Seacoast Inn Project; and

**WHEREAS**, Segment A was to include the street overlay and other improvements of Silver Strand Blvd., 3<sup>rd</sup> Street, 2<sup>nd</sup> Street, Ebony Avenue and Seacoast Drive between Palm Avenue and Daisy Avenue; and

**WHEREAS**, Segment B would include Seacoast Drive improvements from Daisy Avenue south to Imperial Beach Boulevard; and

**WHEREAS**, Street Improvements Phase 3A was advertised for requests for proposals on October 9, 2008 through November 6, 2008 in the I.B. Eagle and Times newspaper and e-bid board; and

**WHEREAS**, the bid opening was scheduled for Thursday, November 13, 2008 at 2:00 p.m.; and

**WHEREAS**, the bids will be opened as scheduled and the lowest responsive and qualified bidder for the Street Improvements Phase 3A project, CIP S04-108 will be identified after opening of the bids on November 13, 2008 and will be provided separately to City Council on or before the November 19, 2008 City Council meeting; and

**WHEREAS**, Engineer's Estimate for this project was \$940,000.

**NOW, THEREFORE, BE IT RESOLVED** by the Redevelopment Agency 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 bids except that identified as the lowest responsible bid. The bid of the lowest, responsible 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 improvements 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.

**PASSED, APPROVED, AND ADOPTED** by the Redevelopment Agency of the City of Imperial Beach at its meeting held on the 19<sup>th</sup> day of November 2008, by the following roll call vote:

**AYES: BOARDMEMBERS:**  
**NOES: BOARDMEMBERS:**  
**ABSENT: BOARDMEMBERS:**

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**JAMES C. JANNEY**  
**CHAIRPERSON**

**ATTEST:**

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**JACQUELINE M. HALD, CMC**  
**SECRETARY**

I, City Clerk of the City of Imperial Beach, do hereby certify the foregoing to be an exact copy of Resolution No. R-08-164 – A Resolution of the Redevelopment Agency of the City of Imperial Beach, California, awarding a contract for Street Improvements, RDA Phase 3A Project (CIP S04-108).

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**CITY CLERK**

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**DATE**



**STAFF REPORT  
CITY OF IMPERIAL BEACH**

**TO:** HONORABLE MAYOR AND CITY COUNCIL  
**FROM:** GARY BROWN, CITY MANAGER  
**MEETING DATE:** NOVEMBER 18, 2008  
**ORIGINATING DEPT.:** PUBLIC WORKS *HAL*  
**SUBJECT:** AMENDMENT NO. 1 TO THE TRANSNET EXTENSION LOCAL STREET AND ROAD PROGRAM OF PROJECTS FOR FISCAL YEARS 2009-2013

**BACKGROUND:**

On March 19, 2008, City Council adopted Resolution No. 2008-6603 which approved the TransNet Extension Local Street and Road Program of projects for fiscal years 2009 – 2013. In compliance with the TransNet Extension ordinance, no more than 30% of the allocated funds from the TransNet Extension ordinance were applied towards Street Maintenance and Operation (O&M). Resolution 2008-6603 further authorized the Public Works Director to forward the RTIP form requesting the allocation of TransNet Ordinances 87-01 and 04-10 funds as provided in the TransNet ProjectTrak Forms – Exhibit A to Resolution 2008-6603. Those forms were submitted in August 2008.

In an October 24, 2008, e-mail from SANDAG staff, the City was advised that the City must allocate carryover funds from previous fiscal years' TransNet allocations before TransNet Extension funds will be paid. SANDAG has identified \$37,500 of carryover funds from previous fiscal year allocations that must be added to this fiscal year's expenditure plan.

**DISCUSSION:**

City Council approved the FY 2009 allocation was as follows:

- Street Maintenance and Operations \$189,600
- Congestion Relief Project \$442,400

To maintain the 30% / 70% split of TransNet Extension funds, staff recommends the \$37,500 carryover funds be split for FY 2009 as follows:

- Street Maintenance & Operations \$ 11,250
- Congestion Relief Project \$ 26,250

**ENVIRONMENTAL DETERMINATION:**

Approval of this budget plan is not a project as defined by CEQA. However, once a project has been designed using these funds, an environmental determination may be required.

**FISCAL IMPACT:**

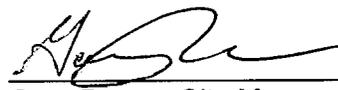
Approval of carryover TransNet funds will make \$11,250 available to the Fiscal Year 2009 Street Division O&M budget and add \$26,250 to the FY 2009 Congestion Relief Project – Overlay of 5<sup>th</sup> Street and Dahlia Avenue.

**DEPARTMENT RECOMMENDATION:**

1. Receive this report.
2. Authorize the Public Works Director to submit new ProjectTrak Forms for Fiscal Year 2009 to add the carryover funds to the FY 2009 TransNet Extension Projects.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department recommendation.



\_\_\_\_\_  
Gary Brown, City Manager

Attachments:

1. Resolution No. 2008-6693

**RESOLUTION NO. 2008-6693**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, ADOPTING AMENDMENT 1 TO TRANSNET LOCAL STREET IMPROVEMENT PROGRAM OF PROJECTS FOR FISCAL YEARS 2009-2013**

**WHEREAS**, on March 19, 2008, City Council adopted Resolution No. 2008-6603 which approved the TransNet Extension Local Street and Road Program of projects for fiscal years 2009 – 2013; and

**WHEREAS**, Resolution 2008-6603 further authorized the Public Works Director to forward the RTIP form requesting the allocation of TransNet Ordinances 87-01 and 04-10 funds as provided in the TransNet ProjecTrak Forms – Exhibit A to Resolution 2008-6603; and

**WHEREAS**, those forms were submitted in August 2008; and

**WHEREAS**, in an October 24, 2008, e-mail from SANDAG staff, the City was advised that the City must allocate carryover funds from previous fiscal years' TransNet allocations before TransNet Extension funds will be paid; and

**WHEREAS**, SANDAG has identified \$37,500 of carryover funds from previous fiscal year allocations that must be added to this fiscal year's expenditure plan; and

**WHEREAS**, to maintain the 30% / 70% split of TransNet Extension funds, staff recommends the \$37,500 carryover funds be split for FY 2009 as follows:

- Street Maintenance & Operations \$ 11,250
- Congestion Relief Project \$ 26,250.

**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 Public Works Director is authorized to submit a revised TransNet Extension expenditure plan to include the \$37,500 carryover funds to be split for FY 2009 as follows:
  - a. Street Maintenance & Operations \$ 11,250
  - b. Congestion Relief Project \$ 26,250

**PASSED, APPROVED, AND ADOPTED** by the City Council of the City of Imperial Beach at its meeting held on the 19<sup>th</sup> day of November 2008, by the following roll call vote:

**AYES: COUNCILMEMBERS:**  
**NOES: COUNCILMEMBERS:**  
**ABSENT: 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. 2008-6693 – A Resolution of the City Council of the City of Imperial Beach, California, Adopting Amendment 1 to Transnet Local Street Improvement Program Of Projects For Fiscal Years 2009-2013.

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
DATE



STAFF REPORT  
CITY OF IMPERIAL BEACH

TO: HONORABLE MAYOR AND CITY COUNCIL  
FROM: GARY BROWN, CITY MANAGER  
MEETING DATE: NOVEMBER 19, 2008  
ORIGINATING DEPT.: PUBLIC WORKS  
SUBJECT: APPROVAL OF "ONE WITH WAVE" SCULPTURE LOCATION,  
BASE AND INSTALLATION COSTS

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**BACKGROUND:** At the July 22, 2008 City Council workshop, staff presented the "One With Wave" sculpture as a possible new art piece for the City. The Urban Tree "One with the Wave" by Jennifer Cannon, stands approximately 15 feet high. It is made of sheet stainless steel. See attachment 1. At the workshop, City Council accepted Ms. Cannon's offer to donate the sculpture to the City of Imperial Beach and directed that the sculpture be mounted at Triangle Park.

On August 21, 2008, staff presented the donation offer to DRB for review and comment. They were supportive of the donation and location at Triangle Park.

**DISCUSSION:** In subsequent discussions with the sculpture artist on the method and manner of mounting the sculpture we have come to a consensus to place the sculpture in the abandoned water fountain. The sculpture base will have a curvilinear front on an otherwise rectangular shaped block similar to that shown in attachment 2. The sculpture would be positioned within the abandoned water fountain with the base positioned towards the east end of the fountain. The remaining fountain base will be filled with white sand. An up-light illumination using the existing fountain electrical service will be installed within the abandoned water fountain to illuminate the sculpture at night.

**ENVIRONMENTAL DETERMINATION:**  
Not a project as defined by CEQA.

**FISCAL IMPACT:**

This is an unfunded project. Staff proposes that the incurred costs with transportation, installation and base construction be funded from RDA Tax Increment (non-housing) Account (405-1260-519-\_\_\_\_). Staff estimates the total incurred costs for the project to be installed will be less than \$5,000. There are sufficient funds within the RDA Tax Increment (non-housing) account to cover the estimated incurred costs for the sculpture installation.

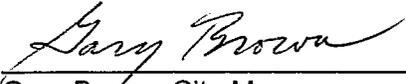
Staff recommends the 405-1260-519-\_\_\_\_ account be used for the associated cost of installing the "One With Wave" sculpture.

**DEPARTMENT RECOMMENDATION:**

1. Receive this report.
2. Approve the installation concept of the "One With Wave" sculpture.
3. Approve the use of the 405-1260-519-\_\_\_\_ account funds to fund the installation costs of the "One With Wave" sculpture.

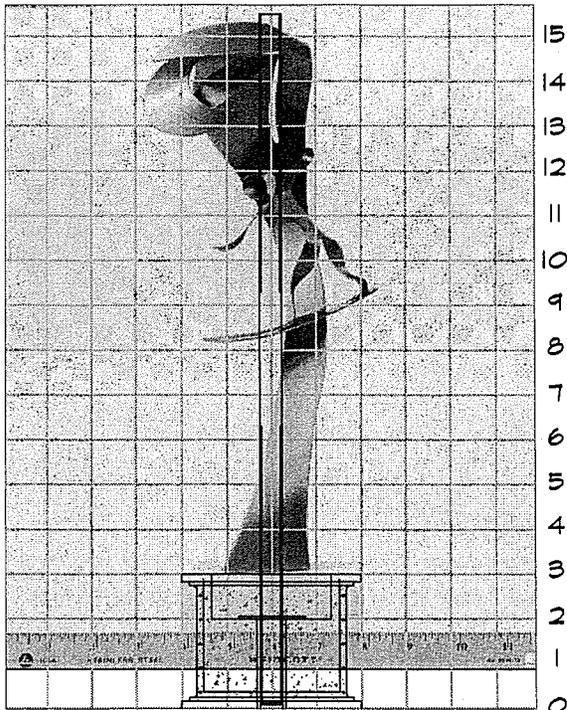
**CITY MANAGER'S RECOMMENDATION:**

Approve Department recommendation.

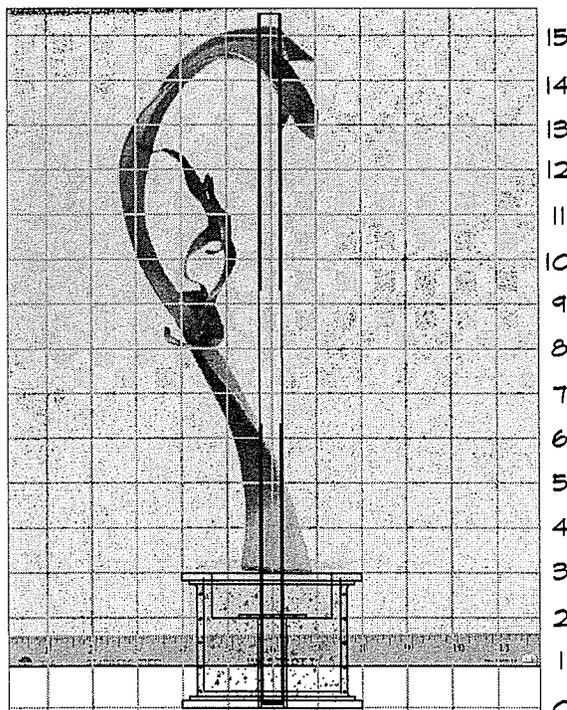
  
\_\_\_\_\_  
Gary Brown, City Manager

Attachments:

1. Scale elevation drawing of "One with Wave" side view and front view.
2. Monument base sketch



FRONT VIEW



SIDE VIEW

FRONT ELEVATION			
Wind Analysis	Projected Area (SF)	Height (FT)	OT Moment (Ft-Lbs)
Ground to 1'-0"	3.5	0.5	34.825
1'-0" to 2'-0"	3.5	1.5	104.475
2'-0" to 3'-0"	3.5	2.5	174.125
3'-0" to 4'-0"	1.78	3.5	123.977
4'-0" to 5'-0"	1.3	4.5	116.415
5'-0" to 6'-0"	1.1	5.5	120.395
6'-0" to 7'-0"	0.96	6.5	124.176
7'-0" to 8'-0"	0.97	7.5	144.7725
8'-0" to 9'-0"	1.31	8.5	221.5865
9'-0" to 10'-0"	1.13	9.5	213.6265
10'-0" to 11'-0"	1.4	10.5	292.53
11'-0" to 12'-0"	1.35	11.5	308.9475
12'-0" to 13'-0"	2.21	12.5	549.7375
13'-0" to 14'-0"	3.63	13.5	975.1995
14'-0" to 15'-0"	3.26	14.5	940.673
15'-0" to 16'-0"	0.47	15.5	144.9715
16'-0" to 17'-0"		16.5	0
17'-0" to 18'-0"		17.5	0
18'-0" to 19'-0"		18.5	0
19'-0" to 20'-0"		19.5	0
Total OT Moment			4590.4325
Allow OT Moment			7000
Size Factor			0.6557761

SIDE ELEVATION			
Wind Analysis	Projected Area (SF)	Height (FT)	OT Moment (Ft-Lbs)
Ground to 1'-0"	3.5	0.5	34.825
1'-0" to 2'-0"	3.5	1.5	104.475
2'-0" to 3'-0"	3.5	2.5	174.125
3'-0" to 4'-0"	1.4	3.5	97.51
4'-0" to 5'-0"	1.1	4.5	98.505
5'-0" to 6'-0"	0.82	5.5	89.749
6'-0" to 7'-0"	0.78	6.5	100.893
7'-0" to 8'-0"	0.78	7.5	116.415
8'-0" to 9'-0"	1.16	8.5	196.214
9'-0" to 10'-0"	1.1	9.5	207.955
10'-0" to 11'-0"	1.2	10.5	250.74
11'-0" to 12'-0"	0.6	11.5	137.31
12'-0" to 13'-0"	0.45	12.5	111.9375
13'-0" to 14'-0"	1.35	13.5	362.6775
14'-0" to 15'-0"	1.3	14.5	375.115
15'-0" to 16'-0"	0	15.5	0
16'-0" to 17'-0"		16.5	0
17'-0" to 18'-0"		17.5	0
18'-0" to 19'-0"		18.5	0
Total OT Moment			2458.446
Allow OT Moment			7000
Size Factor			0.3512066

90

San Diego Unified  
Port District  
San Diego California



URBAN TREE No: 90  
ARTIST NAME: JENNIFER CANNON  
SCALE: 1/4"=1'









**STAFF REPORT  
CITY OF IMPERIAL BEACH**

**TO:** HONORABLE MAYOR AND CITY COUNCIL  
**FROM:** GARY BROWN, CITY MANAGER

**MEETING DATE:** NOVEMBER 19, 2008  
**ORIGINATING DEPT.:** CITY CLERK DEPT.

**SUBJECT:** DESIGN REVIEW BOARD – THREE (3) TERMS EXPIRING  
 DECEMBER 31, 2008

**BACKGROUND**

On August 6, 1997, Council adopted Ordinance No. 97-915 establishing the Design Review Board (DRB). Members of the DRB investigate, review and evaluate the design, layout and other features of proposed developments. The DRB consists of five (5) members. Appointments to the DRB are for four years and members shall not be City Councilmembers, officers, or employees of the City.

**DISCUSSION:**

Pursuant to Section 2.18.010A(1) of the Imperial Beach Municipal Code, the city clerk shall advise the city council of the names of those persons whose term of office on a city commission, board or committee will be expiring thirty days prior to such expiration.

The following DRB members' terms will expire on December 31, 2008:

COMMITTEE MEMBER	DATE APPOINTED
Janet Bowman	April 23, 2008
Shirley Nakawatase	January 19, 2005
Harold Phelps	June 18, 2008

The committee members were informed of their term expirations and have expressed interest in serving another term.

**CALIFORNIA ENVIRONMENTAL QUALITY ACT:**

Not a project as defined by CEQA.

**FISCAL IMPACT:**

None associated with this report.

**DEPARTMENT RECOMMENDATION:**

1. Mayor recommend reappointment of members Janet Bowman, Shirley Nakawatase, and Harold Phelps to the Design Review Board in accordance with Chapter 2.18.010.C of the I.B.M.C. New terms of office shall begin January 1, 2009 and expire December 31, 2012; and
2. City Council approve Mayor's appointment selections to the Design Review Board.

**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:** NOVEMBER 19, 2008  
**ORIGINATING DEPT.:** JACQUELINE M. HALD, CMC, CITY CLERK

**SUBJECT:** TIDELANDS ADVISORY COMMITTEE – TWO (2) TERMS EXPIRING DECEMBER 31, 2008

**BACKGROUND**

On August 7, 1991, the City Council of the City of Imperial Beach adopted Resolution No. 91-4037, establishing the Tidelands Advisory Committee (TAC), consisting of seven (7) to eleven (11) members who are residents of the City of Imperial Beach. The original scope of the TAC covered issues involving the San Diego Unified Port District tidelands. On January 14, 2004, the City Council expanded the scope of the TAC to allow the committee to provide recommendations to the City Council on issues relating to the tideland areas within and adjacent to the City of Imperial Beach. On January 17, 2007, the City Council reduced the membership of the TAC from eleven (11) members to seven (7) members.

**DISCUSSION:**

Pursuant to Section 2.18.010A(1) of the Imperial Beach Municipal Code, the city clerk shall advise the city council of the names of those persons whose term of office on a city commission, board or committee will be expiring thirty days prior to such expiration.

The following TAC members' terms will expire on December 31, 2008:

COMMITTEE MEMBER	DATE APPOINTED
Edward Spriggs	January 17, 2007
Maxx Stalheim	January 17, 2007

The committee members were informed of their term expirations and have expressed interest in serving another term.

**CALIFORNIA ENVIRONMENTAL QUALITY ACT:**

Not a project as defined by CEQA.

**FISCAL IMPACT:**

None associated with this report.

**DEPARTMENT RECOMMENDATION:**

1. Mayor recommend reappointment of members Edward Spriggs and Maxx Stalheim to the Tidelands Advisory Committee in accordance with Chapter 2.18.010.C of the I.B.M.C. New terms of office shall begin January 1, 2009 and expire December 31, 2010; and
2. City Council approve Mayor's appointment selections to the Tidelands Advisory Committee.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department recommendation.

  
 \_\_\_\_\_  
 Gary Brown, City Manager

