



A G E N D A



**CITY OF IMPERIAL BEACH
CITY COUNCIL
PLANNING COMMISSION
PUBLIC FINANCING AUTHORITY
HOUSING AUTHORITY**

IMPERIAL BEACH REDEVELOPMENT AGENCY SUCCESSOR AGENCY

JANUARY 23, 2013

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

CLOSED SESSION MEETING – 5:00 P.M.

REGULAR MEETING – 6:00 P.M.

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

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

CLOSED SESSION MEETING CALL TO ORDER

ROLL CALL BY CITY CLERK

CLOSED SESSION

1. CONFERENCE WITH LEGAL COUNSEL- EXISTING LITIGATION

(Subdivision (a) of Govt. Code Section 54956.9)
Name of Case: Case No. 37-2012-00101257-CU-PO-CTL

2. CONFERENCE WITH LEGAL COUNSEL- ANTICIPATED LITIGATION

Initiation of litigation pursuant to subdivision (c) of Govt. Code Section 54956.9 (2 cases)

3. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Pursuant to Government Code Section 54956.8:

- a. Property: 735 Palm Ave., Imperial Beach, CA 91932, APN 626-250-03
Agency Negotiator: City Manager and Assistant City Manager
Negotiating Parties: Sudberry-Palm Ave., LLC
Under Negotiation: Price and terms of payment
- b. Property: 741 Palm Ave., Imperial Beach, CA 91932, APN 626-250-04
Agency Negotiator: City Manager and Assistant City Manager
Negotiating Parties: Sudberry-Palm Ave., LLC
Under Negotiation: Price and terms of payment
- c. Property: 761-779 Palm Ave., Imperial Beach, CA 91932, APN 626-250-05
Agency Negotiator: City Manager and Assistant City Manager
Negotiating Parties: Sudberry-Palm Ave., LLC
Under Negotiation: Price and terms of payment
- d. Property: 739 & 743 8th Street and 801-849 Palm Ave., Imperial Beach, CA 91932,
APN 626-250-06
Agency Negotiator: City Manager and Assistant City Manager
Negotiating Parties: Sudberry-Palm Ave., LLC
Under Negotiation: Price and terms of payment

Any writings or documents provided to a majority of the City Council/Planning Commission/Public Financing Authority/Housing Authority/I.B. Redevelopment Agency Successor Agency 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.

CLOSED SESSION (Continued)

4. CONFERENCE WITH LEGAL COUNSEL- ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to Govt. Code Section 54956.9(b)(3)(A)
(1 case)

RECONVENE AND ANNOUNCE ACTION (IF APPROPRIATE)

REGULAR MEETING CALL TO ORDER

ROLL CALL BY CITY CLERK

PLEDGE OF ALLEGIANCE

AGENDA CHANGES

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

COMMUNICATIONS FROM CITY STAFF

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

PRESENTATIONS (1)

None.

CONSENT CALENDAR (2.1-2.10) - *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 and Special Meetings of December 5, 2012.

2.2 RATIFICATION OF WARRANT REGISTER. (0300-25)

City Manager's Recommendation: Ratify the following registers: Accounts Payable Numbers 81633 through 81845 for a subtotal amount of \$5,160,454.25 and Payroll Checks/Direct Deposit 44996 through 45054 for a subtotal of \$428,802.55 for a total amount of \$5,589,256.80.

2.3 APPROVE RESOLUTION NO. 2013-7291 AND AUTHORIZE INVESTMENT OF CITY OF IMPERIAL BEACH MONIES IN THE LOCAL AGENCY INVESTMENT FUND OF THE CALIFORNIA STATE TREASURY. (0350-30)

City Manager's Recommendation: Adopt resolution and authorize investment of City of Imperial Beach monies in the Local Agency Investment Fund of the California State Treasury.

2.4 RESOLUTION NO. 2013-7292 ADOPTING CITY COUNCIL POLICY NO. 615 "STREET PAVEMENT PRESERVATION". (0720-95)

City Manager's Recommendation:

1. Receive staff report and
2. Adopt resolution.

2.5 RESOLUTION NO. 2013-7286 AFFIRMING STAFF COMMENT LETTER ON TENTATIVE ORDER R9-2013-0001 TO THE SAN DIEGO REGIONAL WATER QUALITY CONTROL BOARD. (0770-70)

City Manager's Recommendation:

1. Receive staff report;
2. Review staff comment letter, Attachment 3, in concert with Copermittee comment letter (Attachment 2); and
3. Adopt resolution.

Continued on Next Page

CONSENT CALENDAR (Continued)

- 2.6 RESOLUTION NO. 2013-7288 AUTHORIZING THE PUBLIC WORKS DIRECTOR TO SIGN THE FISCAL YEAR 2011-12 ANNUAL REPORTS FOR THE SAN DIEGO BAY AND THE TIJUANA RIVER WATERSHED URBAN RUNOFF MANAGEMENT PROGRAMS. (0770-87)**
City Manager's Recommendation:
1. Receive staff report; and
2. Adopt resolution.
- 2.7 RESOLUTION NO. 2013-7295 CONFLICT OF INTEREST CODE UPDATE. (0420-30)**
City Manager's Recommendation: Adopt resolution.
- 2.8 RESOLUTION NO. 2013-7293 AUTHORIZING CITY MANAGER TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE SAN DIEGO UNIFIED PORT DISTRICT (PORT DISTRICT) FOR THE ALLOCATION AND USE OF UP TO \$150,000 OF THE PORT DISTRICT'S APPROVED FISCAL YEAR 2014-2018 CAPITAL IMPROVEMENT PROGRAM FUNDS FOR CONSTRUCTION OF THE DATE AVENUE STREET END IMPROVEMENTS. (0150-70)**
City Manager's Recommendation: Adopt resolution.
- 2.9 RESOLUTION NO. 2013-7289 AUTHORIZING THE CITY MANAGER TO IMPLEMENT THE FULL-TIME CORE STAFFING STRATEGY FOR THE LIFEGUARD DIVISION IN THE PUBLIC SAFETY DEPARTMENT. (0510-95)**
City Manager's Recommendation: Adopt resolution.
- 2.10 RESOLUTION NO. 2013-7296 AWARDED A PROFESSIONAL SERVICES CONTRACT TO KOA CORPORATION FOR CONSTRUCTION SUPPORT AND DATA COLLECTION RE: ECO-BIKEWAY 7TH & SEACOAST CIP PROJECT S05-104. (0680-20)**
City Manager's Recommendation:
1. Receive staff report; and
2. Adopt resolution.

ORDINANCES – INTRODUCTION/FIRST READING (3)

None.

ORDINANCES – SECOND READING/ADOPTION/PUBLIC HEARING (4.1)

- 4.1 ORDINANCE NO. 2012-1132 REPEALING CHAPTER 8.08 AND ADDING A NEW CHAPTER 8.08 TO TITLE 8 OF THE IMPERIAL BEACH MUNICIPAL CODE CONCERNING PERMANENT AND MOBILE FOOD FACILITIES. (0240-28)**
City Manager's Recommendation:
1. Declare the continued public hearing open;
2. Receive report and public testimony;
3. Close the public hearing;
4. Mayor calls for the second reading of the title of Ordinance No. 2012-1132 "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, REPEALING CHAPTER 8.08 AND ADDING A NEW CHAPTER 8.08 TO TITLE 8 OF THE IMPERIAL BEACH MUNICIPAL CODE BY ADOPTING BY REFERENCE TITLE 6, DIVISION 1 OF THE SAN DIEGO COUNTY CODE OF REGULATORY ORDINANCES CONCERNING PERMANENT AND MOBILE FOOD FACILITIES";
5. City Clerk to read title of Ordinance 2012-1132; and
6. Motion to waive further reading and adopt Ordinance No. 2012-1132 by title only.

PUBLIC HEARINGS (5.1)

5.1 ADOPTION OF THE 2013-2020 IMPERIAL BEACH HOUSING ELEMENT (GPA 100060) AND ITS NEGATIVE DECLARATION. MF 1060. (0660-95)

City Manager's Recommendation:

1. Declare the public hearing open;
2. Receive report and public comments;
3. Close the public hearing; and
4. Adopt Resolution No. 2013-7287.

REPORTS (6.1-6.8)

6.1 PAVEMENT MANAGEMENT PLAN UPDATE. (0720-95)

City Manager's Recommendation:

1. Receive report;
2. Discuss priority street options including the deferral of Elm Avenue (4th to Connecticut) to engage schools and neighbors on possible modifications to make this street more student and neighborhood accommodating; and
3. Direct staff to proceed with the design for construction of selected streets for the next street overlay project.

6.2 FOLLOW-UP REPORT TO CITY COUNCIL ON INTERIM DESIGN STANDARD FOR UNIMPROVED ALLEYS. (0720-95)

City Manager's Recommendation: Staff does not recommend the Interim Alley Improvement Standard, but if Council wishes to adopt it, please direct staff to prepare a resolution or ordinance.

6.3 REPORT ON SEWER SERVICE CHARGE AND CAPACITY FEE STUDY BY CONSULTANT, KARYN KEESE, ATKINS NORTH AMERICAN, INC.. (0830-37)

City Manager's Recommendation:

1. Receive this report;
2. Receive presentation from Consultant Karyn Keese;
3. Discuss the report as presented by the Consultant; and
4. Direct staff to return with the final study report on the February 20, 2013 Council meeting.

6.4 RESOLUTION NO. 2013-7297 APPROVING CHANGE ORDER NO. 9 TO SOUTHLAND PAVING INC. CONTRACT – TO WIT: STREET IMPROVEMENTS RDA PHASE 4/5 CIP S11-105 AND THE TRANSFER OF \$310,000 FROM STREET IMPROVEMENT RDA PHASE 3B (CIP S04-108) AND FROM UNOBLIGATED STATE GAS TAX MONEY TO STREET IMPROVEMENTS RDA PHASE 4/5 CIP S11-105. (0720-25)

City Manager's Recommendation:

1. Receive report;
2. Consider and approve Change Order No. 9; and
3. Adopt resolution approving the transfer of additional funds to complete the payment for the additional work incurred in Change Order No. 9.

6.5 CONSIDERATION TO ADOPT A MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN SANDAG AND IMPERIAL BEACH REGARDING THE REGIONAL BEACH SAND REPLENISHMENT PROJECT II. (0140-40 & 0220-70)

City Manager's Recommendation:

1. Receive this report and presentation; and
2. Consider and approve the MOU.

Continued on Next Page

REPORTS (Continued)

6.6 RESOLUTION NO. 2013-7298 AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO ISSUE AN RFP FOR A CAPITAL CAMPAIGN FEASIBILITY STUDY FOR A NEW PUBLIC LIBRARY. (0150-20)

City Manager's Recommendation: Council authorizes the City Manager or his designee to:

1. Issue an RFP for a Capital Campaign Feasibility Study for a new public library;
2. Select a preferred company to conduct the study; and
3. Enter into a contract not to exceed \$25,000 for the study.

6.7 RESOLUTION NO. 2013-7294 AUTHORIZING THE FILING OF AN APPLICATION FOR FISCAL YEARS 2011-2013 SMART GROWTH INCENTIVE PROGRAM GRANT THROUGH THE SAN DIEGO ASSOCIATION OF GOVERNMENTS AND ACCEPTING THE TERMS OF THE GRANT AGREEMENT. (0140-40 & 0620-50)

City Manager's Recommendation:

1. Receive report; and
2. Adopt Resolution No. 2013-7294 authorizing City of Imperial Beach staff to submit an application to SANDAG for Fiscal Years 2011-2013 Smart Growth Incentive Program Planning Grant Funds in the amount of \$400,000 for the Palm Avenue Commercial & Mixed-Use Corridor project and accepting the terms of the Grant Agreement.

6.8 RESOLUTION 2013-7290 APPROVING A FIVE-YEAR AGREEMENT WITH THE SAN DIEGO COUNTY SHERIFF'S DEPARTMENT FOR THE PROVISION OF GENERAL AND SPECIALIZED LAW ENFORCEMENT AND TRAFFIC SERVICES WITHIN THE CITY OF IMPERIAL BEACH, AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT. (0260-10)

City Manager's Recommendation: Adopt resolution.

I.B. REDEVELOPMENT AGENCY SUCCESSOR AGENCY REPORTS (7)

None.

ITEMS PULLED FROM THE CONSENT CALENDAR (IF ANY)

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.

_____/s/
Jacqueline M. Hald, MMC
City Clerk

**CITY OF IMPERIAL BEACH
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PUBLIC FINANCING AUTHORITY
HOUSING AUTHORITY
IMPERIAL BEACH REDEVELOPMENT AGENCY SUCCESSOR AGENCY**

DECEMBER 5, 2012

**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 6:13 p.m.

ROLL CALL BY CITY CLERK

Councilmembers present: Bilbray, King, Bragg
Councilmembers absent: None
Mayor present: Janney
Mayor Pro Tem present: Spriggs
Staff present: City Manager Brown; City Attorney Lyon; City Clerk Hald

PLEDGE OF ALLEGIANCE

Brandon from Cub Scout Pack 866 of Imperial Beach led the Pledge of Allegiance.

INVOCATION

Pastor Douglas Jones gave the invocation.

NOVEMBER 6, 2012 GENERAL MUNICIPAL ELECTION RESULTS

- 1. ADOPTION OF RESOLUTION NO. 2012-7276 – RECITING THE FACTS OF THE GENERAL MUNICIPAL ELECTION HELD ON NOVEMBER 6, 2012, DECLARING THE RESULTS AND SUCH OTHER MATTERS AS PROVIDED BY LAW. (0430-40)**

CITY MANAGER BROWN introduced the item.

CITY CLERK HALD gave a PowerPoint presentation and announced Resolution No. 2012-7276 and the certified results (Exhibit A) were provided as last minute agenda information. She recited the statement of the result for the November 6, 2012 Election into the record in accordance with California Elections Code 10264.

Statement of Result:

- a. The whole number of votes (ballots) cast in the City was 7,511.
- b. The names of the persons voted for at the election for the office of Member of the City Council are as follows:
 - Valerie Acevez
 - Jim King
 - Erika G. Lowery
 - Brian Pat Bilbray
 - Bobby Patton
 - Write-In Candidate Ron Moody

- c. The measure voted upon was Proposition S – Shall the ordinance permitting medical marijuana dispensaries of any size in any commercial, mixed use or industrial zones, setting regulations for their operation, and repealing the City’s prohibition on medical marijuana dispensaries with more than three members be adopted?
- d. The number of votes given at each precinct to each person and for and against the measure is on file in the Office of the City Clerk (provided as Exhibit A to Resolution No. 2012-7276).
- e. The number of votes given in the city to each person and for and against the measure is as follows:

<u>Member of City Council</u>	<u># of Votes</u>
Bobby Patton	3,697
Brian Pat Bilbray	2,014
Jim King	1,900
Valerie Acevez	1,563
Erika G. Lowery	1,335
Ron Moody (Write-in)	42

<u>Proposition S</u>	<u># of Votes</u>
No	4,122
Yes	2,926

Brian Pat Bilbray was re-elected as Member of the City Council for the full term of four years;

Bobby Patton was elected as Member of the City Council for the full term of four years; and

Proposition S failed.

MOTION BY SPRIGGS, SECOND BY BRAGG, TO ADOPT RESOLUTION NO. 2012-7276 RECITING THE FACT OF THE GENERAL MUNICIPAL ELECTION HELD ON NOVEMBER 6, 2012, DECLARING THE RESULT AND SUCH OTHER MATTERS AS PROVIDED BY LAW. MOTION CARRIED UNANIMOUSLY.

CITY CLERK HALD presented Certificates of Election to Councilmember Brian Pat Bilbray and Councilmember-Elect Robert Patton.

3. OATHS OF OFFICE. (0430-65)

CITY CLERK HALD administered the Oath of Office to Councilmember-Elect Robert Patton.

MAYOR JANNEY pinned Councilmember Patton with a lapel pin bearing the City’s classic Woody logo.

CONGRESSMAN BILBRAY administered the Oath of Office to Councilmember Brian Pat Bilbray.

2. LEAVING OFFICE PRESENTATION. (0430-23)

CITY MANAGER BROWN presented tokens of appreciation to outgoing Councilmember King and thanked him for his service to the City of Imperial Beach.

SCOTT HINKLE from California Senator, Juan Vargas' office, presented outgoing Councilmember King with a proclamation in recognition of his exemplary service to the City of Imperial Beach.

GREG MURPHY, Policy Advisor for County Supervisor Greg Cox, presented outgoing Councilmember King with a proclamation and announced that today is Jim King Day throughout San Diego County.

PORT COMMISSIONER MALCOLM presented a proclamation and recognized outgoing Councilmember King for his dedicated service to the City of Imperial Beach and to the County of San Diego.

JUNE ENGEL, S.D. County Library, Imperial Beach Branch Manager, thanked outgoing Councilmember King for his support of the library and she presented him with a gift.

CINDY GOMPER GRAVES, Executive Director for the South County Economic Development Council, presented outgoing Councilmember King with a certificate of appreciation in recognition of his service to Imperial Beach and to the South County.

OLIVIA PICKERING, President of the Imperial Beach Chamber of Commerce, presented a proclamation to outgoing Councilmember King.

MAYOR JANNEY announced letters of recognition or proclamations were submitted by:
Dianne Feinstein U.S. Senator
Barbara Boxer, U.S. Senator
Susan Davis, U.S. Congresswoman
Ben Hueso, State Assemblyman
Cheryl Cox, Mayor of the City of Chula Vista

MAYOR JANNEY, as Vice Chair of SANDAG, presented outgoing Councilmember King with a proclamation for serving on the Transportation Committee.

MAYOR JANNEY presented outgoing Councilmember King with a gift from the City Council.

RECEPTION IN COMMUNITY ROOM

MAYOR JANNEY called a recess at 6:40 p.m. and invited everyone to join him and the City Council in the Community Room for refreshments.

CALL TO ORDER

MAYOR JANNEY called the Regular Meeting to order at 7:21 p.m.

ROLL CALL BY CITY CLERK

Councilmembers present: Bilbray, Patton, Bragg
Councilmembers absent: None
Mayor present: Janney
Mayor Pro Tem present: Spriggs
Staff present: City Manager Brown; City Attorney Lyon; City Clerk Hald

AGENDA CHANGES

MOTION BY BRAGG, SECOND BY SPRIGGS, TO PULL ITEM NO. 6.4 FROM THE AGENDA AND TO TAKE ITEM NOS. 6.3, 6.1 AND 6.2 BEFORE THE CONSENT CALENDAR. MOTION CARRIED UNANIMOUSLY.

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

MAYOR JANNEY congratulated Councilmember Patton on his successful election.

COUNCILMEMBER PATTON thanked City Clerk Hald and her staff for their efforts on the November election and he announced that the Christmas Comes to I.B. event is scheduled for December 8, 2012.

COUNCILMEMBER BRAGG reported that she and the Mayor attended the 28th Annual Navy Dinner for Imperial Beach Seniors and announced St. James Church will have a live nativity on December 7 and 8.

MAYOR JANNEY reported that in response to a senior member of the community expressing interest in the installation of benches along the walking path at Veterans Park, Councilmember Bragg suggested that the City work with non-profit organizations on donating the benches.

COMMUNICATIONS FROM CITY STAFF

None

PUBLIC COMMENT

ED KRAVITZ spoke about the history of his attempts at placing a railroad item on the agenda in 1999. He also spoke about his requests for a connection to the City Council Chambers camera so that he can place the video stream on his website.

PRESENTATIONS (1)

None.

CONSENT CALENDAR (2.1-2.8)

A corrected staff report for Item No. 2.7 was submitted as Last Minute Agenda Information.

MOTION BY BILBRAY, SECOND BY BRAGG, TO APPROVE CONSENT CALENDAR ITEM NOS. 2.1 THRU 2.5. MOTION CARRIED UNANIMOUSLY.

2.1 MINUTES.

Approved the minutes of the Regular and Special Meetings of November 21, 2012.

2.2 RATIFICATION OF WARRANT REGISTER. (0300-25)

Ratified the following registers: Accounts Payable Numbers 81549 through 81594 with a subtotal amount of \$114,799.43 and Payroll Checks/Direct Deposit 44974 through 44995 for P.P.E. 11/15/12 for a subtotal amount of \$133,182.70 for a total amount of \$247,982.13.

2.3 LOCAL APPOINTMENTS LIST. (0460-45)

The City Council approved the Local Appointments List in compliance with Government Code §54972, and designated the Imperial Beach Branch Library (the public library with the largest service population within its jurisdiction) to receive a copy of the list in compliance with Government Code §54973.

2.4 ADOPTION OF FAIR POLITICAL PRACTICES COMMISSION FORM 806 – PUBLIC OFFICIAL APPOINTMENTS (0420-86)

Adopted Form 806 listing all Council appointments for which compensation is received and direct the City Clerk to post Form 806 on the City's website and update the form as necessary to reflect new appointments and new positions required to be listed on the Form 806.

2.5 RESOLUTION NO. 2012-7279 AUTHORIZING THE CITY MANAGER TO SIGN AMENDMENTS TO THE AGREEMENTS BETWEEN THE CITY OF IMPERIAL BEACH AND THE SAN DIEGO UNIFIED PORT DISTRICT FOR PUBLIC SAFETY AND TIDELANDS MAINTENANCE SERVICES. (0150-70)

Adopted resolution.

2.6 RESOLUTION NO. 2012-7280 DISPOSITION OF SURPLUS PROPERTY. (0389-45)

Adopted Resolution No. 2012-7280 authorizing the sale of certain surplus City equipment.

2.7 ADOPTION OF RESOLUTION NO. 2012-7274 AMENDING FISCAL YEAR 2011-2013 SALARY AND COMPENSATION PLAN TO ADD THE POSITION DESCRIPTION AND SALARY RANGE FOR HUMAN RESOURCES ANALYST & ADOPTION OF RESOLUTION NO. 2012-7275 APPROVING AND AUTHORIZING THE CITY MANAGER TO EXECUTE A SECOND AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY AND CYNTHIA TITGEN FOR HUMAN RESOURCES CONSULTING SERVICES. (0510-20, 0520-75 & 0530-60)

Adopted resolutions.

2.8 ROTATION OF MAYOR PRO TEMPORE DUTIES. (0410-13)

Selected Councilmember Bragg as Mayor Pro Tempore for a one-year period pursuant to rotational requirements and be seated at the first Council meeting in January pursuant to requirements as stated under Council Policy No. 112.

REPORTS (6.3, 6.1 & 6.2)

6.3 APPOINTMENT OF IMPERIAL BEACH REPRESENTATIVE TO SERVE ON THE PORT OF SAN DIEGO'S PUBLIC ART COMMITTEE. (0150-70)

MAYOR JANNEY recommended Jeffrey Kirkeeng to serve on the Port of San Diego's Public Art Committee.

MOTION BY JANNEY, SECOND BY BRAGG, TO APPOINT JEFFREY KIRKEENG TO FILL A THREE YEAR TERM ON THE PORT OF SAN DIEGO'S PUBLIC ART COMMITTEE.

COUNCILMEMBER BRAGG spoke in support for appointing Jeff Kirkeeng to the Port of San Diego's Public Art Committee.

VOTES WERE NOW CAST ON ORIGINAL MOTION BY JANNEY, SECOND BY BRAGG, TO APPOINT JEFFREY KIRKEENG TO FILL A THREE YEAR TERM ON THE PORT OF SAN DIEGO'S PUBLIC ART COMMITTEE. MOTION CARRIED UNANIMOUSLY.

6.1 PROPOSED BOY SCOUTS OF AMERICA EAGLE PROJECT PRESENTATION – 4TH STREET MEDIAN. (0720-35)

CITY MANAGER BROWN introduced the item.

PUBLIC WORKS DIRECTOR LEVIEN introduced Eagle Scout candidate Jason Gros.

EAGLE SCOUT CANDIDATE GROS gave a PowerPoint presentation on the project. He stated that the cost for the project is approximately \$1,143.55.

In response to Councilmember Bilbray, PUBLIC WORKS DIRECTOR LEVIEN stated that the Eagle Scout candidate is responsible for identifying and raising funds to accomplish his project. City Council is being asked to financially support both projects that are being presented tonight. This Council could approve the projects and not provide financial support. It would then be up to the candidates to decide how to raise the money or find another project.

MOTION BY PATTON, SECOND BY BILBRAY, TO AUTHORIZE THE CITY MANAGER TO SIGN THE EAGLE PROJECT PLAN FOR MR. GROS TO CONTINUE THE PROJECT DEVELOPMENT AND CONSTRUCTION AS APPROVED BY CITY COUNCIL AND CITY STAFF. MOTION CARRIED UNANIMOUSLY.

6.2 PROPOSED BOY SCOUTS OF AMERICA EAGLE PROJECT PRESENTATION – DEMPSEY HOLDER SAFETY CENTER. (0910-20)

CITY MANAGER BROWN introduced the item.

PUBLIC WORKS DIRECTOR LEVIEN introduced Eagle Scout Candidate Kyle Armstrong.

EAGLE SCOUT CANDIDATE ARMSTRONG gave a PowerPoint presentation on the project and he requested that he be allowed to install a paver recognizing Boy Scout Troop 211.

COUNCILMEMBER PATTON spoke about the importance of proper drainage and to ensure that the pavers don't lift up.

MOTION BY SPRIGGS, SECOND BY BRAGG, TO AUTHORIZE THE CITY MANAGER TO SIGN THE EAGLE PROJECT PLAN FOR EAGLE CANDIDATE KYLE ARMSTRONG TO CONTINUE THE PROJECT DEVELOPMENT AND CONSTRUCTION AS APPROVED BY CITY COUNCIL AND CITY STAFF. MOTION CARRIED UNANIMOUSLY.

ORDINANCES – INTRODUCTION/FIRST READING (3.1-3.2)

3.1 ORDINANCE NO. 2012-1133 AND RESOLUTION NO. 2012-7278 REGARDING THE ADMINISTRATIVE SERVICE DIRECTOR POSITION. (0510-95)

CITY MANAGER BROWN introduced the item.

MOTION BY SPRIGGS, SECOND BY BILBRAY, TO ADOPT RESOLUTION NO. 2012-7278 APPROVING THE REVISED POSITION DESCRIPTION FOR ADMINISTRATIVE SERVICES DIRECTOR AND ESTABLISHING THE COMPENSATION FOR THE POSITION. MOTION CARRIED UNANIMOUSLY.

MAYOR JANNEY called for the first reading of the title of Ordinance No. 2012-1133.

CITY CLERK HALD read the title of Ordinance No. 2012-1133 "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, ADDING SECTION 2.17.020, REPEALING SECTION 2.56.020, AND AMENDING VARIOUS SECTIONS OF THE IMPERIAL BEACH MUNICIPAL CODE, CONCERNING THE ADMINISTRATIVE SERVICES DIRECTOR."

MOTION BY SPRIGGS, SECOND BY BRAGG, TO DISPENSE FIRST READING OF ORDINANCE NO. 2012-1133 AND SET THE MATTER FOR ADOPTION AT AN ADJOURNED REGULAR CITY COUNCIL MEETING OF DECEMBER 12, 2012. MOTION CARRIED UNANIMOUSLY.

3.2 ORDINANCE NO. 2012-1134 ADDING CHAPTER 12.28.025 STREET PAVEMENT PRESERVATION ORDINANCE. (0720-95)

CITY MANAGER BROWN introduced the item.

PUBLIC WORKS DIRECTOR LEVIEN gave a report on the item and showed images of a recently overlaid street that had street cuts.

PAUL OBOYLE, representing wireless companies, stated that he understood the need for the ordinance and policy. He announced that a letter was sent to the City Attorney expressing his concerns about the exemptions.

CITY ATTORNEY LYON stated that the City Council can move forward with the introduction of the ordinance and staff can bring the policy back with the exemptions if the City finds them to be appropriate.

PUBLIC WORKS DIRECTOR LEVIEN stated that the City currently operates under the Regional Standard Drawings for cuts in the street. The Regional Standard Drawings only address the immediate area that is cut, not the aesthetics beyond the immediate trench area. The policy would give a standard by which to operate from and a standard that is consistent with most other cities in the region.

MAYOR JANNEY questioned the use of a City Council Policy versus a resolution.

CITY MANAGER BROWN stated that the cleanup of the City Council policies is burdensome but will support either method that City Council prefers.

MAYOR JANNEY said that the policy will not be approved tonight and called for the first reading of the title of Ordinance No. 2012-1134.

CITY CLERK HALD read the title of Ordinance No. 2012-1134 "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA ADDING SECTION 12.28.025 TO THE IMPERIAL BEACH MUNICIPAL CODE RELATED TO A STREET PAVEMENT PRESERVATION."

MOTION BY BILBRAY, SECOND BY SPRIGGS, TO DISPENSE FIRST READING OF ORDINANCE NO. 2012-1134 AND SET THE MATTER FOR ADOPTION AT AN ADJOURNED REGULAR CITY COUNCIL MEETING OF DECEMBER 12, 2012. MOTION CARRIED UNANIMOUSLY.

ORDINANCES – SECOND READING/ADOPTION/PUBLIC HEARING (4.1)

4.1 ORDINANCE NO. 2012-1132 REPEALING CHAPTER 8.08 AND ADDING A NEW CHAPTER 8.08 TO TITLE 8 OF THE IMPERIAL BEACH MUNICIPAL CODE CONCERNING PERMANENT AND MOBILE FOOD FACILITIES. (0240-28)

MAYOR JANNEY declared the public hearing open.

CITY MANAGER BROWN introduced the item.

In response to concerns regarding potential impacts to the Farmer's Market and to mobile food facilities, staff will return with additional information including the permit fees.

MAYOR JANNEY called for the second reading of the title of Ordinance No. 2012-1132.

MOTION BY BILBRAY, SECOND BY SPRIGGS, CONTINUE THE PUBLIC HEARING TO JANUARY 23, 2013. MOTION CARRIED UNANIMOUSLY.

PUBLIC HEARINGS (5)

None.

REPORTS (6.4-6.5)

6.4 RESOLUTION NO. 2012-7281 AWARDING A CONTRACT FOR CERTAIN PUBLIC WORKS PROJECT – ECO BIKEWAY 7TH AND SEACOAST (7TH STREET FROM BAYSHORE BIKEWAY TO PALM AVENUE AND PALM AVENUE FROM 3RD STREET TO 7TH STREET – (S05-104). (0680-20)

A revised staff report and revised Resolution No. 2012-7281 were submitted as Last Minute Agenda Information.

Item pulled from the agenda.

6.5 RESOLUTION NO. 2012-7277 AWARDING A CONTRACT FOR CERTAIN PUBLIC WORKS PROJECT – FY 10/11 ANNUAL MAIN LINE REPAIRS – (W11-201) AND PROJECT BUDGET AMENDMENT OF \$55,000. (0830-10)

Two revised staff reports and two revised resolutions were submitted as last minute agenda information.

CITY MANAGER BROWN introduced the item.

PUBLIC WORKS DIRECTOR LEVIEN gave a PowerPoint presentation on the item.

MAYOR PRO TEM SPRIGGS left Council Chambers at 8:40 p.m. due to a potential conflict of interest on the item as his residence is within 500 feet of the project.

**MOTION BY BILBRAY, SECOND BY BRAGG, TO ADOPT RESOLUTION NO. 2012-7277
AWARDING A CONTRACT FOR CERTAIN PUBLIC WORKS PROJECT – FY 10/11 ANNUAL
MAIN LINE REPAIRS – (W11-201) AND PROJECT BUDGET AMENDMENT OF \$100,000.
MOTION CARRIED BY THE FOLLOWING VOTE:**

**AYES: COUNCILMEMBERS: BILBRAY, PATTON, BRAGG, JANNEY
NOES: COUNCILMEMBERS: NONE
DISQUALIFIED COUNCILMEMBERS: SPRIGGS**

I.B. REDEVELOPMENT AGENCY SUCCESSOR AGENCY REPORTS (7.1)

None.

ITEMS PULLED FROM THE CONSENT CALENDAR (IF ANY)

None.

CLOSED SESSION

MAYOR JANNEY adjourned to Closed Session at 9:06 p.m. under:

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Pursuant to Government Code Section 54956.8:

Property: 425 Imperial Beach Blvd., Imperial Beach, CA 91932 (APN: 632-400-33 and
632-400-35)

Agency Negotiators: City Manager, Assistant City Manager, City Attorney

Negotiating Party: Y.M.C.A.

Under Negotiation: Price and terms of payment

MAYOR JANNEY reconvened the meeting to Open Session at 10:15 p.m.

Reporting out of Closed Session, CITY ATTORNEY LYON announced City Council met in Closed Session and no action was taken. The City will release an information piece regarding this matter by next Wednesday highlighting the next steps in this process which will include meetings with interested parties and a public workshop before any decisions are made.

ADJOURNMENT

Mayor Janney adjourned the meeting at 10:16 p.m. to the adjourned regular meeting of December 12, 2012.

James C. Janney, Mayor

Jacqueline M. Hald, MMC
City Clerk

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

DECEMBER 5, 2012

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

SPECIAL MEETING – 6:00 P.M.

SPECIAL MEETING CALL TO ORDER

MAYOR JANNEY called the Special Meeting to order at 6:13 p.m.

ROLL CALL BY CITY CLERK

Councilmembers present:	Bilbray, King, Bragg
Councilmembers absent:	None
Mayor present:	Janney
Mayor Pro Tem present:	Spriggs
Staff present:	City Manager Brown; City Attorney Lyon; City Clerk Hald

PUBLIC COMMENT

Refer to the Regular Meeting Minutes of December 5, 2012.

MAYOR JANNEY called a recess at 6:40 p.m. and invited everyone to join him and the City Council in the Community Room for refreshments.

CALL TO ORDER

MAYOR JANNEY called the Regular Meeting to order at 7:21 p.m.

ROLL CALL BY CITY CLERK

Councilmembers present:	Bilbray, Patton, Bragg
Councilmembers absent:	None
Mayor present:	Janney
Mayor Pro Tem present:	Spriggs
Staff present:	City Manager Brown; City Attorney Lyon; City Clerk Hald

REPORTS (1-2)

1. (1) **CITY COUNCIL ADOPTION OF RESOLUTION NO. 2012-7282 APPROVING AN EXTENSION OF VARIOUS DATES AND DEADLINES IN THE DISPOSITION AND DEVELOPMENT AGREEMENT (DDA) BETWEEN THE CITY OF IMPERIAL BEACH (CITY) AND SUDBERRY-PALM AVENUE LLC (SUDBERRY) BY LETTER AGREEMENT; APPROVING THE TRANSFER OF REAL PROPERTY TO THE IMPERIAL BEACH REDEVELOPMENT AGENCY SUCCESSOR AGENCY (SUCCESSOR AGENCY) BY QUITCLAIM DEED; APPROVING THE EXECUTION OF AN ASSIGNMENT AND ASSUMPTION AGREEMENT OF THE DDA AND THE TERMS THEREOF; AND AUTHORIZING THE CITY MANAGER TO EFFECTUATE SUCH ACTIONS AND**
(2) SUCCESSOR AGENCY ADOPTION OF RESOLUTION NO. SA-12-19 APPROVING AND ACCEPTING THE TRANSFER OF REAL PROPERTY FROM THE CITY PURSUANT TO A QUITCLAIM DEED; APPROVING THE EXECUTION OF THE ASSIGNMENT AND ASSUMPTION AGREEMENT OF THE DDA AND THE TERMS THEREOF PURSUANT TO RESOLUTION NO. SA-12-15 AND RESOLUTION NO. OB-12-10; AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EFFECTUATE SUCH ACTIONS. (0640-10)

CITY MANAGER/EXECUTIVE DIRECTOR BROWN reported on the item.

MOTION BY BILBRAY, SECOND BY PATTON, TO ADOPT RESOLUTION NO. 2012-7282 APPROVING AN EXTENSION OF VARIOUS DATES AND DEADLINES IN THE DISPOSITION AND DEVELOPMENT AGREEMENT (DDA) BETWEEN THE CITY OF IMPERIAL BEACH (CITY) AND SUDBERRY-PALM AVENUE LLC (SUDBERRY) BY LETTER AGREEMENT; APPROVING THE TRANSFER OF REAL PROPERTY TO THE IMPERIAL BEACH REDEVELOPMENT AGENCY SUCCESSOR AGENCY (SUCCESSOR AGENCY) BY QUITCLAIM DEED; APPROVING THE EXECUTION OF AN ASSIGNMENT AND ASSUMPTION AGREEMENT OF THE DDA AND THE TERMS THEREOF; AND AUTHORIZING THE CITY MANAGER TO EFFECTUATE SUCH ACTIONS. MOTION CARRIED UNANIMOUSLY.

MOTION BY BILBRAY, SECOND BY BRAGG, TO ADOPT RESOLUTION NO. SA-12-19 APPROVING AND ACCEPTING THE TRANSFER OF REAL PROPERTY FROM THE CITY PURSUANT TO A QUITCLAIM DEED; APPROVING THE EXECUTION OF THE ASSIGNMENT AND ASSUMPTION AGREEMENT OF THE DDA AND THE TERMS THEREOF PURSUANT TO RESOLUTION NO. SA-12-15 AND RESOLUTION NO. OB-12-10; AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EFFECTUATE SUCH ACTIONS. MOTION CARRIED UNANIMOUSLY.

ROGER BENHAM stated that he previously contacted the 85 homeowners located by the 9th and Palm project about a concept of a Downtown Imperial Beach. He read that there is an option to pay \$50,000 to get out of the current development deal. He offered to personally pay \$50,000 if the City would approach the 85 homeowners to participate as shareholders in a Downtown Imperial Beach corporation.

2. **REQUEST BY MEMBER OF THE CITY COUNCIL TO PLACE AN ITEM ON A CITY COUNCIL AGENDA. (0910-20)**

CITY MANAGER BROWN introduced the item.

MAYOR JANNEY spoke in support for a future discussion on Seacoast Drive lighting while considering the entire CIP and all in the requirements of the City at the same time. He objected to the consideration of one item at a time.

MAYOR PRO TEM SPRIGGS asked City Council to consider a discussion on Seacoast Drive commercial zone lighting at the next City Council meeting.

MOTION BY BRAGG, SECOND BY SPRIGGS, TO HAVE A DISCUSSION ON SEACOAST DRIVE COMMERCIAL ZONE LIGHTING AT THE DECEMBER 12, 2012 CITY COUNCIL MEETING.

MAYOR JANNEY opposed the motion. He stated that the discussion on Seacoast lighting could be discussed along with the capital improvement requirements for the entire City.

VOTES WERE NOW CAST ON ORIGINAL MOTION BY BRAGG, SECOND BY SPRIGGS, TO HAVE A DISCUSSION ON SEACOAST DRIVE COMMERCIAL ZONE LIGHTING AT THE DECEMBER 12, 2012 CITY COUNCIL MEETING. MOTION CARRIED BY THE FOLLOWING VOTE:

AYES:	COUNCILMEMBERS: PATTON, BRAGG, SPRIGGS
NOES:	COUNCILMEMBERS: BILBRAY, JANNEY
ABSENT	COUNCILMEMBERS: NONE

ADJOURNMENT

Mayor Janney adjourned the Special meeting at 9:06 p.m.

James C. Janney, Mayor

Jacqueline M. Hald, MMC
City Clerk



**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: GARY BROWN, CITY MANAGER *GB*
MEETING DATE: January 23, 2013 *W*
ORIGINATING DEPT.: Kathleen VonAchen
 ADMINISTRATIVE SERVICES DIRECTOR
SUBJECT: RATIFICATION OF WARRANT REGISTER

BACKGROUND:

None

DISCUSSION:

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

Vendor	Check	Amount	Description
San Diego Association	81768	\$4,200,000.00	RBSP II-Reimb. Regional Beach Sand Proj.
Southland Paving, Inc.	81774	\$392,346.55	Street Improvements RDA

The following registers are submitted for Council ratification.

<u>WARRANT #</u>	<u>DATE</u>	<u>AMOUNT</u>
<u>Accounts Payable</u>		
81633-81845	01/10/13	\$ 5,160,454.25
	Total	<u>\$ 5,160,454.25</u>

Note:

The check numbers 81633-81636 were voided automatically by the system; they are part of the check 81637 and are not included in the attached report.

PAYROLL CHECKS/DIRECT DEPOSIT:

44996-45016	P.P.E. 11/29/12	\$ 161,640.67
45017-45035	P.P.E. 12/13/11	138,088.45
45036-45054	P.P.E. 12/27/12	129,073.43
	Sub-total	<u>\$ 428,802.55</u>
	TOTAL	<u>\$ 5,589,256.80</u>

ENVIRONMENTAL DETERMINATION:
Not a project as defined by CEQA

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.

Attachments:

1. Warrant Registers

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #	CHECK AMOUNT		
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT
12/07/2012	81637	U.S. BANK	1873			17,610.36
101-1110-412.30-01	09/27/2012	ENVELOPES	2757	130389	04/2013	8.93
503-1923-419.28-04	09/28/2012	LOPEZ,H-MISAC CONF REG	NWN2HWF6MSW	130409	04/2013	350.00
503-1923-419.30-22	09/29/2012	LOPEZ,H-PHONE COVER	14789580	130409	04/2013	59.24
101-1020-411.21-06	10/15/2012	CREDIT -TRANSLATION ERROR	4716004849	130381	04/2013	565.00
101-1230-413.30-01	10/09/2012	PLASTIC UTENSILS	628282270-001	130386	04/2013	3.03
101-1230-413.30-01	10/09/2012	MISC OFFICE SUPPLIES	628282605-001	130386	04/2013	79.55
101-1230-413.30-01	10/16/2012	BARCLAY,T-GREETING CARDS	2018	130386	04/2013	6.44
101-1110-412.29-02	10/02/2012	BARBER,J-RETIREMENT GIFT	00076851	130389	04/2013	33.39
101-1010-411.28-04	10/03/2012	10/31/2012 COUNCIL DINNER	061466	130389	04/2013	64.65
101-1110-412.28-09	10/17/2012	CERTIFIED POSTAGE	1000503821349	130389	04/2013	5.90
503-1923-419.20-24	10/10/2012	OVERNIGHT MAILING	799156113459	130409	04/2013	37.46
503-1923-419.28-04	10/17/2012	LOPEZ,H-FOOD-WORK LATE	047865	130409	04/2013	10.63
101-3020-422.30-01	09/27/2012	EMS BOOKS FOR LIBRARY	09-27-2012	130400	04/2013	101.23
101-3020-422.30-01	09/27/2012	EMS BOOSK FOR LIBRARY	103-3803257-309	130400	04/2013	232.66
601-5060-436.30-02	09/24/2012	TYPE & LIME BAGS	040014/2023786	130411	04/2013	17.92
101-1230-413.28-04	10/11/2012	NAKAGAWA,J-PARKING FEES	77864	130384	04/2013	8.00
101-6010-451.30-02	10/11/2012	COSTCO DELIVERY	254855124	130394	04/2013	299.53
101-3020-422.30-01	10/09/2012	FD OPEN HOUSE SUPPLIES	010749	130400	04/2013	210.73
101-3020-422.30-01	10/09/2012	FD OPEN HOUSE SUPPLIES	184211	130400	04/2013	92.10
101-3020-422.30-01	10/12/2012	FD OPEN HOUSE	042963/4572943	130400	04/2013	24.72
101-3020-422.30-01	10/12/2012	FD OPEN HOUSE	1210121	130400	04/2013	27.96
101-3020-422.30-01	10/20/2012	FD OPEN HOUSE FOOD	1210201	130400	04/2013	25.52
601-5060-436.28-01	10/04/2012	T-4 SUCTION FLANGES	082634	130411	04/2013	957.36
601-5060-436.28-12	10/11/2012	MOELLER,AJ-CWEA MEMBERSHP	197896	130411	04/2013	140.00
601-5060-436.28-12	10/11/2012	CASAS,M-CWEA MEMBERSHIP	197897	130411	04/2013	140.00
601-5060-436.30-22	10/11/2012	FLANGE JACKS	790752	130411	04/2013	285.54
101-3020-422.30-01	09/29/2012	STATION SUPPLIES	112413	130402	04/2013	100.40
504-1924-519.20-06	09/25/2012	SAFETY CTR BLIND REPAIR	128	130431	04/2013	850.00
101-1010-411.28-04	10/03/2012	JANNEY,J-LODGING REIMBURS	103657	130393	04/2013	519.26
101-3020-422.30-01	10/01/2012	CARWASH SOAP	25278	130402	04/2013	54.79
101-3030-423.30-02	10/03/2012	REPLACEMENT KEY #604	000245	130404	04/2013	4.31
101-3030-423.28-01	10/03/2012	CONTACT CLEANER / WD-40	027989/3581487	130404	04/2013	34.31
101-1920-419.28-12	10/04/2012	VONACHEN,-CALPELRA MBRSH	2012/2013	130408	04/2013	350.00
101-1920-419.28-04	10/08/2012	VONACHEN,K-WKSH REGISTRN	10000206	130408	04/2013	199.00
101-5020-432.30-02	10/01/2012	LAU,P-RE-SOLE WORK BOOTS	024165	130431	04/2013	86.86
501-1921-419.28-01	10/08/2012	DODGE REPAIR	CHCS445010	130431	04/2013	1,259.95
502-1922-419.28-04	10/08/2012	TAYLOR/RAMOS-CPR TRAINING	110391	130431	04/2013	98.00
101-5020-432.30-01	10/08/2012	PLANNER REFILL/PENS	5569	130431	04/2013	41.80
502-1922-419.28-04	10/11/2012	MURPHY,M-HAZWOPER REFRSHR	110405	130431	04/2013	119.00
501-1921-419.28-15	10/12/2012	#141 FUEL	6272802	130431	04/2013	14.20
502-1922-419.28-04	10/16/2012	NELSON,G-HAZWOPER 40 HR	110411	130431	04/2013	499.00
101-5020-432.28-04	10/17/2012	LAU,P -APWA DUES/MEMBERSH	658574	130431	04/2013	174.00
601-5060-436.30-02	10/19/2012	SEWER DRAINAGE LINER	25695	130431	04/2013	418.40
101-3030-423.30-02	09/26/2012	DIVE TAM MASKS/SNORKELS	4719	130407	04/2013	558.96
101-3030-423.30-02	09/26/2012	DIVE TEAM MASKS/SNORKELS	4722	130407	04/2013	157.69
101-1910-419.30-02	09/25/2012	FIBERGLASS TUBING	037403	130421	04/2013	428.48
101-1910-419.30-02	09/28/2012	SS SQ TUBE-SAFETY CTR SIG	108913	130421	04/2013	765.03
101-5010-431.30-02	09/24/2012	CORTEZ,M-SAFETY BOOTS	085588	130427	04/2013	150.00

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #	CHECK AMOUNT		
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT
101-5010-431.30-02	09/27/2012	ELM AVE OUTFALL SCREWS	010612/9014926	130427	04/2013	43.60
101-5010-431.30-02	09/27/2012	ELM AVE OUTFALL CONCRETE	091161/9014868	130427	04/2013	30.26
101-3030-423.30-02	10/08/2012	GARAGE DOOR OPENERS	233626	130407	04/2013	76.22
101-3030-423.30-02	10/10/2012	OFFICE SUPPLIES	5236	130407	04/2013	147.19
101-3030-423.30-02	10/16/2012	BATTERIES & LOCKS	097089/0592614	130407	04/2013	41.91
101-3030-423.30-02	10/16/2012	RCS RADIO BATTERY	263411	130407	04/2013	56.37
101-5010-431.30-02	10/03/2012	SUNSCREEN	9932	130427	04/2013	25.41
601-5050-436.30-02	10/04/2012	#152 BREATHER CAP/FITTING	48828	130427	04/2013	26.51
601-5060-436.30-02	10/11/2012	PLYWOOD/SCREWS	092591/5020810	130427	04/2013	105.94
601-5060-436.30-02	10/11/2012	ROTARY HAMMER CORE BITS	1351215	130427	04/2013	239.24
101-5020-432.28-04	09/24/2012	CASAS,M-MEAL AT TRAINING	C12442	130426	04/2013	17.29
501-1921-419.28-15	09/24/2012	FUEL-TRISTATE SEMINAR	894121	130426	04/2013	47.94
101-5020-432.28-04	09/26/2012	CASAS,M-MEAL AT TRAINING	5004	130426	04/2013	19.86
101-5020-432.28-04	09/27/2012	CASAS,M-LODGING @ TRAINING	SCT2012	130426	04/2013	76.16
501-1921-419.28-15	09/27/2012	FUEL-RTN FROM TRAINING	034611	130426	04/2013	15.00
501-1921-419.28-16	09/21/2012	#E39-ROCKER SWITCH	465880	130430	04/2013	32.28
501-1921-419.30-02	09/25/2012	STREET DEPT FUEL KEY	087704	130430	04/2013	5.66
501-1921-419.28-01	09/27/2012	#630 SMOG	46325	130430	04/2013	41.75
101-5010-431.30-02	10/17/2012	USB CABLE/MEMORY-TRAFFIC	8189	130412	04/2013	77.56
501-1921-419.28-01	10/01/2012	#5401 SMOG	46342	130430	04/2013	41.75
501-1921-419.28-01	10/02/2012	#5402 SMOG	46350	130430	04/2013	41.75
501-1921-419.28-01	10/04/2012	#152 SMOG	46374	130430	04/2013	41.75
501-1921-419.28-16	10/11/2012	FILTERS, LG KUBOTA'S	189161	130430	04/2013	106.54
501-1921-419.28-16	10/16/2012	PIERCE #42-1401	466152	130430	04/2013	38.67
501-1921-419.28-16	10/18/2012	ELBOW	466180	130430	04/2013	76.58
101-6020-452.30-02	09/25/2012	REFLECTIVE TAPE	080224-00	130414	04/2013	38.33
101-6020-452.30-02	09/25/2012	SOCCER FIELD GATE HARDWRE	1059834-0001-01	130414	04/2013	93.58
101-1910-419.30-02	09/26/2012	HOSE-REEL	076619/0194973	130414	04/2013	61.64
101-1910-419.30-02	09/27/2012	JANITORIAL SUPPLIES	059498/9590356	130414	04/2013	112.68
101-6040-454.30-02	09/27/2012	LIME-UP HYDRO-FOAMER	31906	130414	04/2013	142.06
101-6040-454.30-02	09/29/2012	CLEANING/PAINTING SUPPLIE	083151/7590573	130423	04/2013	104.08
101-6020-452.30-02	10/08/2012	PART-A POTTY LILY TABS	143977	130414	04/2013	120.15
101-6020-452.30-02	10/09/2012	SPORTS PARK KEYS	003215	130414	04/2013	17.67
101-6040-454.30-02	10/11/2012	ELKWOOD LOT FENCE PAINT	036679/5563132	130414	04/2013	12.34
101-6040-454.30-02	10/15/2012	WIRE SHEEL SET	090219/1582816	130414	04/2013	25.55
101-6040-454.30-02	10/16/2012	100' SQUARE TUBE	150053	130414	04/2013	989.63
101-6040-454.30-02	10/17/2012	SUNSCREEN	7936	130414	04/2013	180.00
101-6040-454.30-02	10/18/2012	HAND SANITIZER	47025668	130414	04/2013	144.61
101-6040-454.30-02	10/11/2012	PAINT SUPPLIES	041600/5592071	130423	04/2013	11.11
101-6040-454.30-02	10/11/2012	COPY KEYS	059365	130423	04/2013	25.17
101-1910-419.30-02	10/12/2012	MOP BUCKET	017743/5492160	130423	04/2013	74.14
101-6040-454.30-02	10/12/2012	HOSE ENDS	077215/4592162	130423	04/2013	17.81
101-6040-454.30-02	10/19/2012	PLAZA LIGHTS BALLASTS	14902	130423	04/2013	63.37
101-5010-431.30-02	09/24/2012	1/2 YAR CONCRETE BATCH	105844242-001	130413	04/2013	139.00
101-5010-431.25-02	09/28/2012	SET FENCE INSTALLATION	433398	130413	04/2013	179.63
101-6020-452.30-02	09/24/2012	CHAIN LOCK	037125/2560682	130417	04/2013	7.00
101-1910-419.30-02	09/25/2012	FD PAINT SUPPLIES	092830/1580330	130417	04/2013	51.33
101-1910-419.30-02	09/26/2012	PW PLUMBING SUPPLIES	063752/0194913	130417	04/2013	73.29
101-1910-419.30-02	09/27/2012	ELECTRICAL SUPPLIES	015151/9570979	130417	04/2013	16.11
101-6020-452.30-02	09/27/2012	PARK RR KEYS	070506	130417	04/2013	16.38

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #	CHECK AMOUNT		
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT
101-1910-419.30-02	10/01/2012	KET REMODEL EOC	037140/5016055	130417	04/2013	45.96
101-1910-419.30-02	10/01/2012	KET REMODEL EOC	050543/5561645	130417	04/2013	31.05
101-1910-419.20-23	10/02/2012	FIRE SYSTEM BATTERIES	15255884	130417	04/2013	86.18
101-1910-419.30-02	10/08/2012	EOC KITCHEN HINGES	074288	130417	04/2013	73.68
101-1910-419.30-02	10/18/2012	EOC KITCHEN CABINET PULLS	057514/8573642	130417	04/2013	32.30
601-5060-436.30-02	10/16/2012	VINYL TUBE/BATTERIES	014318/0563776	130425	04/2013	45.46
601-5060-436.30-02	10/12/2012	20' REBAR	15070568	130428	04/2013	63.25
101-6040-454.30-02	09/26/2012	SPRAY PAINT	079851/0014582	130420	04/2013	18.04
101-6040-454.30-02	09/27/2012	SAWZALL BLADES/BOLTS/CAPS	014113/9580655	130420	04/2013	18.97
101-6040-454.30-02	09/28/2012	SCRAPER/EXT POLE	065704/8580819	130420	04/2013	26.88
101-6040-454.30-02	09/28/2012	COPPER FITTINGS/PIPE	073993/8571140	130420	04/2013	40.36
101-6040-454.30-02	09/24/2012	PUMP SYSTEM BOLTS	000129	130422	04/2013	1.41
101-6040-454.30-02	09/24/2012	DRAINAGE SYSTEM PLATES	336512	130422	04/2013	185.74
101-6040-454.30-02	09/25/2012	GALVANIZING SPRAY	336577	130422	04/2013	11.91
101-6040-454.30-02	10/01/2012	ADAPTER	017956/5561663	130420	04/2013	4.28
101-6040-454.30-02	10/03/2012	GATE HARDWARE	G47187	130420	04/2013	33.82
101-6040-454.30-02	10/08/2012	SPRAY PAINT	061736/8562683	130420	04/2013	24.05
101-6040-454.30-02	10/09/2012	BEACH WHEEL CHAIR CUSHION	970	130420	04/2013	208.80
101-6040-454.30-02	10/10/2012	PLANNER BLADE	2385271-0001-02	130420	04/2013	24.30
101-6040-454.30-02	10/10/2012	SANDING BELTS	776741	130420	04/2013	89.46
101-6040-454.30-02	10/11/2012	BROOM HANDLE/DUST PAN	054864/5563154	130420	04/2013	30.44
101-6040-454.30-02	10/12/2012	BEACH WHEEL CHAIR CUSHION	970A	130420	04/2013	208.80
101-6040-454.30-02	10/15/2012	50 WATT LAMPS	020233/1563656	130420	04/2013	69.39
101-6040-454.30-02	10/16/2012	13W FLOURECENT LAMPS	048530/0592644	130420	04/2013	10.71
101-6040-454.30-02	10/18/2012	CONCRETE FIX/TAPE/BRUSHES	064994/8564041	130420	04/2013	32.91
101-6040-454.30-02	10/05/2012	FOUNTAIN PLUMBING PARTS	072561/1572054	130422	04/2013	17.67
101-6040-454.30-02	10/06/2012	DRNKG FOUNTAIN COUPLERS	005988/0572204	130422	04/2013	45.92
101-6040-454.30-02	10/13/2012	MISC FOUNTAIN PARTS/PAINT	020508/3011887	130422	04/2013	91.70
101-6040-454.30-02	10/13/2012	PAINTING LADELS	1674	130422	04/2013	2.74
101-6040-454.30-02	10/23/2012	REPLACEMENT TRASH CANS	070145553	130422	04/2013	216.20
101-1010-411.30-02	09/26/2012	SEPT 2012 ENEWSPAPER	09-26-2012	130390	04/2013	7.92
101-1130-412.28-04	10/01/2012	WEBINAR FEES	0W160581HA78690	130390	04/2013	25.00
101-1920-419.30-02	10/01/2012	AUTO ATTNMT 10/13-11/12	39960	130390	04/2013	300.00
502-1922-419.30-02	10/08/2012	ERGONOMIC ITEMS/CORTEZ,N	176	130390	04/2013	336.62
101-1130-412.28-07	10/08/2012	JOBS POSTING	3324715598	130390	04/2013	25.00
101-6030-453.30-01	10/11/2012	INK CARTRIDGES	628622035-001	130396	04/2013	87.01
101-1130-412.28-07	10/08/2012	EMPLOYMENT AD-CODE COMP	3312345	130397	04/2013	365.00
101-0000-209.01-03	10/16/2012	EMP COMP LOAN-COATES,J	10-16-2012		04/2013	685.18
101-0000-209.01-03	10/17/2012	EMP COMP LOAN-COATES,J	10-17-2012		04/2013	255.47
12/07/2012	81638	AAIR PURIFICATION SYSTEMS	55			333.04
101-3020-422.30-02	11/08/2012	COILED AIRLINE/CONVERSION	14376		05/2013	333.04
12/07/2012	81639	ARROWHEAD MOUNTAIN SPRING WATE	1340			37.70
101-1010-411.30-02	11/24/2012	NOV 2012	02K0031149578	130073	05/2013	37.70
12/07/2012	81640	AT&T TELECONFERENCE SERVICES	1827			101.60
101-1110-412.28-04	11/01/2012	OCT 2012	11-01-2012	130230	05/2013	101.60
12/07/2012	81641	CITY OF SAN DIEGO	896			62,405.49
601-5060-436.40-01	11/09/2012	PALM CITY TRUNK SEWER	1000066368		06/2013	59,997.78

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ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT
601-5060-436.40-02	11/09/2012	PALM CITY TRUNK SEWER	1000066368		06/2013	2,407.71
12/07/2012	81642	COUNTY OF SAN DIEGO	1055			2,506.00
101-3010-421.21-04	11/14/2012	OCT 2012 PARKING PENALTY	10/12		05/2013	2,506.00
12/07/2012	81643	COUNTY OF SAN DIEGO (PW)	1440			198.00
601-5050-436.29-04	11/05/2012	STORMWATER PROGRAM	2012-PWCP-CASQA	130452	05/2013	198.00
12/07/2012	81644	COUNTY RECORDER	1818			50.00
101-0000-221.01-02	11/01/2012	NOE 1014 7TH STREET	MF 1093		05/2013	50.00
12/07/2012	81645	COX COMMUNICATIONS	1073			600.00
503-1923-419.21-04	11/26/2012	11/25-12/24 3110039780701	12-16-2012	130126	05/2013	600.00
12/07/2012	81646	CYNTHIA TITGEN	2340			624.00
101-1130-412.20-06	12/03/2012	11/12/12-12/03/12	12-03-2012	130075	06/2013	624.00
12/07/2012	81647	DRUG TESTING NETWORK INC	1195			200.00
101-1130-412.20-06	11/28/2012	2013 ACCOUNT MAINTENANCE	63767	130079	05/2013	200.00
12/07/2012	81648	FASTENAL	909			51.77
101-1910-419.30-02	11/06/2012	BLK SQR PLUG	CACHU29353	130010	05/2013	35.19
101-6040-454.30-02	11/07/2012	SCREWS/CUTTING DISKS	CACHU29382	130010	05/2013	16.58
12/07/2012	81649	GCR TIRE CENTERS	1702			475.49
501-1921-419.28-16	11/09/2012	STOCK TIRES	832-16998	130050	05/2013	475.49
12/07/2012	81650	GRAINGER	1051			800.02
601-5060-436.28-01	11/06/2012	V BELTS	9969913715	130011	05/2013	511.70
601-5060-436.28-01	11/06/2012	PS#6 MOTOR OIL	9969913723	130011	05/2013	156.30
101-6020-452.30-02	11/06/2012	SPRAY PAINT	9969913731	130011	05/2013	44.29
101-1910-419.30-02	11/14/2012	HAND SANITIZER/SPRAY PNT	9977798355	130011	05/2013	87.73
12/07/2012	81651	GREGORY WADE	1506			420.00
101-1230-413.11-08	11/26/2012	2012 HC REIMBURSEMENT	2012 HCR		05/2013	420.00
12/07/2012	81652	HAGEMEYER NO. AMERICA, INC	30			95.95
601-5060-436.30-02	11/15/2012	SUN & SAFETY GLASSES	I9-69719-21	130061	05/2013	95.95
12/07/2012	81653	SPS VAR, LLC.	512			1,000.00
503-1923-419.20-06	11/20/2012	REMOTE ASSISTANCE FEES	11579	130376	05/2013	1,000.00
12/07/2012	81654	I B FIREFIGHTERS ASSOCIATION	214			300.00
101-0000-209.01-08	12/06/2012	PR AP PE 11/29/2012	20121206		06/2013	300.00
12/07/2012	81655	ICMA RETIREMENT TRUST 457	242			10,815.74
101-0000-209.01-10	12/06/2012	PR AP PE 11/29/2012	20121206		06/2013	10,815.74
12/07/2012	81656	IMPERIAL BEACH TROPHIES	319			299.26
101-1010-411.29-04	11/05/2012	ALUMINUM WATER BOTTLES	4561	130456	05/2013	299.26

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12/07/2012	81657	JACQUELINE M HALD	426				420.00
101-1020-411.11-08	12/03/2012	2012 HC REIMBURSEMENT	2012 HC		06/2013	420.00	
12/07/2012	81658	JOBING.COM	1748				698.00
101-1130-412.28-07	10/08/2012	EMPLOYMENT ADVERTISING	K218299	130450	04/2013	349.00	
101-1130-412.28-07	10/30/2012	EMPLOYMENT ADVERTISING	K219259	130451	04/2013	349.00	
12/07/2012	81659	JOHN DEERE LANDSCAPES	1986				278.27
101-6020-452.30-02	11/05/2012	ROUNDUP QUICKPRO	63182947	130031	05/2013	207.44	
101-6020-452.30-02	11/05/2012	TRACKER MAX	63182996	130031	05/2013	26.94	
101-6020-452.30-02	11/15/2012	QUIK FIX REPAIR COUPLINGS	63263880	130031	05/2013	43.89	
12/07/2012	81660	LIGHTHOUSE, INC	787				72.33
501-1921-419.28-16	11/06/2012	STOCK LAMPS/FLASHER/FUSE	0809544	130043	05/2013	72.33	
12/07/2012	81661	MASON'S ALIGNMENT, BRAKES	921				59.00
501-1921-419.28-01	11/21/2012	#602 WHEEL ALIGNMENT	21808	130044	05/2013	59.00	
12/07/2012	81662	MANAGED HEALTH NETWORK	2432				403.20
101-1130-412.20-06	11/16/2012	DEC 2012	3200043173	130072	05/2013	403.20	
12/07/2012	81663	MONJARAS AND WISMAYER GROUP IN	2419				748.00
101-1130-412.20-06	10/15/2012	FIRE ENGINEER JOB ANALYSI	8696	130454	04/2013	748.00	
12/07/2012	81664	OFFICE DEPOT, INC	1262				879.38
101-5020-432.30-01	11/02/2012	CALENDARS/MARKERS/PENS	631192087001	130002	05/2013	100.70	
503-1923-419.30-22	11/07/2012	EXTERNAL DRIVE	631609695001	130002	05/2013	53.86	
503-1923-419.30-22	11/07/2012	LYSOL WIPES	631609696001	130002	05/2013	12.02	
101-3040-424.28-11	11/08/2012	LANE, J-BUSINESS CARDS	631074002001	130002	05/2013	73.64	
503-1923-419.30-22	11/08/2012	TONER CARTRIDGES	631609694001	130002	05/2013	243.27	
503-1923-419.30-22	11/09/2012	HARD DRIVE	631609600001	130002	05/2013	96.96	
101-5020-432.30-01	11/06/2012	CALENDAR REFILL	631528289001	130002	05/2013	19.71	
101-5020-432.30-01	11/07/2012	PLANNERS	631681277001	130002	05/2013	45.14	
101-3020-422.30-01	11/07/2012	TONER/TAPE/MARKERS	631758332001	130002	05/2013	118.84	
503-1923-419.30-22	10/31/2012	PLUG IN HARD DRIVE	630782349001	130002	04/2013	115.24	
12/07/2012	81665	ONE SOURCE DISTRIBUTORS	1071				558.18
601-5060-436.28-01	11/06/2012	BATTERY PACK/TEST GAS	S3892040.001	130014	05/2013	358.16	
101-6040-454.30-02	11/12/2012	NV LENS POLYCARB	S3884286.001	130014	05/2013	200.02	
12/07/2012	81666	PARS	2425				400.00
101-1920-419.20-06	11/08/2012	SEP 2012	24272	130076	05/2013	80.00	
101-3020-422.20-06	11/08/2012	SEP 2012	24272	130076	05/2013	80.00	
101-3030-423.20-06	11/08/2012	SEP 2012	24272	130076	05/2013	80.00	
101-6010-451.20-06	11/08/2012	SEP 2012	24272	130076	05/2013	80.00	
101-6040-454.20-06	11/08/2012	SEP 2012	24272	130076	05/2013	80.00	
12/07/2012	81667	PARTNERSHIP WITH INDUSTRY	1302				2,649.94
101-6040-454.21-04	11/05/2012	P/E 10/31/2012	GS04438	130108	05/2013	1,381.86	

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12/07/2012	81668	PMI	23			1,414.25
101-6040-454.30-02	11/05/2012	PROTECTIVE GLOVES	0381211	130015	05/2013	408.57
601-5060-436.30-02	11/12/2012	PROTECTIVE GLOVES	0382142	130015	05/2013	1,005.68
12/07/2012	81669	PRINCIPAL FINANCIAL GROUP	2414			3,282.09
101-0000-209.01-14	11/08/2012	PR AP PPE 11/01/2012	20121108		05/2013	537.56
101-0000-209.01-16	11/08/2012	PR AP PPE 11/01/2012	20121108		05/2013	542.18
101-0000-209.01-21	11/08/2012	PR AP PPE 11/01/2012	20121108		05/2013	559.52
101-0000-209.01-14	11/21/2012	PR AP PE 11/15/2012	20121121		05/2013	537.97
101-0000-209.01-16	11/21/2012	PR AP PE 11/15/2012	20121121		05/2013	542.18
101-0000-209.01-21	11/21/2012	PR AP PE 11/15/2012	20121121		05/2013	554.89
101-0000-209.01-16	11/30/2012	NOV 2012 -LTD, STD, LIFE,	11-01-2012		05/2013	7.77
101-0000-209.01-21	11/30/2012	NOV 2012 -LTD, STD, LIFE,	11-01-2012		05/2013	.02
12/07/2012	81670	PRINCIPAL FINANCIAL GROUP	2428			1,175.45
101-0000-209.01-13	11/08/2012	PR AP PPE 11/01/2012	20121108		05/2013	587.72
101-0000-209.01-13	11/21/2012	PR AP PE 11/15/2012	20121121		05/2013	587.72
101-0000-209.01-13	10/18/2012	NOV 2012 - VOL LIFE INS	11-01-2012		05/2013	.01
12/07/2012	81671	PRUDENTIAL OVERALL SUPPLY	72			574.44
101-5020-432.25-03	11/07/2012	11/07/2012 PW UNIFORMS	30298771	130090	05/2013	139.06
101-5020-432.25-03	11/14/2012	11/14/2012 PW UNIFORMS	30300202	130090	05/2013	148.16
101-5020-432.25-03	11/21/2012	11/21/2012 PW UNIFORMS	30301889	130090	05/2013	139.06
101-5020-432.25-03	11/28/2012	11/28/12 PW UNIFORMS	30303229	130090	05/2013	148.16
12/07/2012	81672	RANCHO AUTO & TRUCK PARTS	1685			684.79
501-1921-419.28-16	11/07/2012	OIL FILTERS	7693-138007	130019	05/2013	33.88
501-1921-419.28-16	11/07/2012	FUEL FILTER	7693-138025	130019	05/2013	1.61
501-1921-419.28-16	11/08/2012	CREDIT FOR RETURN	7693-138050	130019	05/2013	18.32
501-1921-419.28-16	11/14/2012	#612 HANDLE OUTER	7693-138661	130019	05/2013	21.55
501-1921-419.28-16	11/15/2012	MOTOR OIL/OIL FILTERS	7693-138747	130019	05/2013	67.70
501-1921-419.28-16	11/15/2012	#602 BRAKE REPAIR/WAGNER	7693-138752	130019	05/2013	54.95
501-1921-419.28-16	11/15/2012	#602 CREDIT-BRAKE REPAIR	7693-138768	130019	05/2013	15.56
501-1921-419.28-16	11/15/2012	#602 BRAKE HARDWARE	7693-138789	130019	05/2013	7.67
501-1921-419.28-16	11/19/2012	#602 CQ RED CHASSIS	7693-139116	130019	05/2013	18.21
501-1921-419.28-16	11/20/2012	#602 ANCHOR-LEFT	7693-139184	130019	05/2013	19.11
501-1921-419.28-16	11/20/2012	#602 ANCHOR-RIGHT	7693-139200	130019	05/2013	19.11
501-1921-419.28-16	11/21/2012	#602 MOOG	7693-139311	130019	05/2013	41.06
501-1921-419.28-16	11/21/2012	STOCK-OIL/AIR FILTERS	7693-139358	130019	05/2013	139.04
501-1921-419.30-02	11/27/2012	STOCK GLOVES	7693-139773	130019	05/2013	10.32
501-1921-419.28-16	11/27/2012	#612 BRAKE PAD SET/FILTER	7693-139774	130019	05/2013	44.80
501-1921-419.28-16	11/28/2012	#143 TRANS FIL KIT	7693-139898	130019	05/2013	14.32
501-1921-419.28-16	11/28/2012	DRUMS/ROTORS/BRAKE HRDWRE	7693-139900	130019	05/2013	148.26
501-1921-419.28-16	11/28/2012	OIL FILTERS/	7693-139921	130019	05/2013	77.08
12/07/2012	81673	RYAN NEEDLES DBA VAN VON VINYL	1951			886.31
101-1920-419.21-04	11/26/2012	BANNERS	658		05/2013	886.31
12/07/2012	81674	SANCON ENGINEERING INC.	2377			13,506.00
601-5060-436.21-04	11/21/2012	WEKO SEALS	24204	130355	05/2013	9,880.00

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601-5060-436.21-04	11/21/2012	CREDIT-RESTOCK WEKO SEALS	24204		05/2013	1,300.00-
12/07/2012	81675	SEIU LOCAL 221	1821			1,217.61
101-0000-209.01-08	12/06/2012	PR AP PE 11/29/2012	20121206		06/2013	1,217.61
12/07/2012	81676	SHARP REES-STEALY MEDICAL	CNTR 390			313.00
101-6040-454.21-04	11/10/2012	OCT 2012 EXAMS	254	130086	05/2013	313.00
12/07/2012	81677	SKS INC.	412			6,891.02
501-1921-419.28-15	11/08/2012	1312 G REG/616.9 G DIESEL	1251847-IN	130049	05/2013	6,891.02
12/07/2012	81678	SPARKLETTTS	2341			29.81
101-1210-413.30-01	11/17/2012	NOV 2012	10552239 111712	130206	05/2013	29.81
12/07/2012	81679	STANDARD ELECTRONICS	504			90.00
101-1910-419.20-23	11/06/2012	OCT-DEC 2012	17672	130094	05/2013	90.00
12/07/2012	81680	TERRA BELLA NURSERY, INC.	1946			52.74
101-6020-452.30-02	11/06/2012	SYAGRUS ROMANZOFFIANUM	82705	130034	05/2013	26.92
101-6020-452.30-02	10/31/2012	EUPHORBIA RIGIDA	82348	130034	04/2013	25.82
12/07/2012	81681	THOMAS CLARK	2308			420.00
101-3020-422.11-08	11/27/2012	2012 HC REIMBURSEMENT	2012 HCR		05/2013	420.00
12/07/2012	81682	THOMAS SANTOS	2209			50.00
101-3020-422.28-04	09/27/2012	REIMBURSE LIFE BURN TRNG	1132		05/2013	50.00
12/07/2012	81683	UNDERGROUND SERVICE ALERT	OF 731			43.50
601-5060-436.21-04	12/01/2012	NOV 2012	1120120314	130003	06/2013	43.50
12/07/2012	81684	UNION BANK OF CALIFORNIA	735			875.00
101-1920-419.29-04	11/14/2012	AUG-SEP 2012 BANKING FEES	782356	130288	05/2013	875.00
12/07/2012	81685	US BANK	2458			1,185.00
101-0000-209.01-20	12/06/2012	PR AP PE 11/29/2012	20121206		06/2013	1,185.00
12/07/2012	81686	VALLEY INDUSTRIAL SPECIALTIES,	767			295.59
101-6040-454.30-02	11/09/2012	TRAP PRIMER	191169	130033	05/2013	76.43
101-1910-419.30-02	11/14/2012	VACUUM BREAKER REBUILD	191263	130033	05/2013	219.16
12/07/2012	81687	VERIZON WIRELESS	2317			1,191.55
101-1210-413.27-05	11/08/2012	10/09/2012-11/08/2012	1135451011		05/2013	255.34-
101-5020-432.27-05	11/08/2012	10/09/2012-11/08/2012	1135451011		05/2013	618.90
101-3040-424.27-05	11/08/2012	10/09/2012-11/08/2012	1135451011		05/2013	53.48
101-3020-422.27-05	11/08/2012	10/09/2012-11/08/2012	1135451011		05/2013	162.48
101-3030-423.27-05	11/08/2012	10/09/2012-11/08/2012	1135451011		05/2013	267.67
101-3070-427.27-05	11/08/2012	10/09/2012-11/08/2012	1135451011		05/2013	71.91
101-1230-413.27-05	11/08/2012	10/09/2012-11/08/2012	1135451011		05/2013	94.61
503-1923-419.27-05	11/08/2012	10/09/2012-11/08/2012	1135451011		05/2013	168.15

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12/07/2012	81688	WALKSANDIEGO	1551			3,707.60
101-5020-432.20-06	10/31/2012	OCT 2012	131-20	110859	04/2013	3,707.60
12/07/2012	81689	WEST COAST ARBORISTS	820			4,000.00
101-6020-452.21-04	09/15/2012	VET'S PARK TREE MAINT	82286	130098	03/2013	4,000.00
12/07/2012	81690	WEST GROUP CTR	826			126.48
101-1020-411.28-14	11/01/2012	OCT 2012	825940321	130226	05/2013	126.48
12/12/2012	81691	ERIKA N. CORTEZ	1491			450.00
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101-0000-221.01-02	12/05/2012	NOV 2012-SEACOAST INN OPA	18652		06/2013	725.00
12/13/2012	81697	MOBILE HOME ACCEPTANCE CORPORA	1533			296.31
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12/13/2012	81698	PRAXAIR DISTRIBUTION INC	1652			64.05
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601-5060-436.21-04	12/12/2012	INSPECT/TEST SEWER CAMERA	58113	125.00	06/2013	
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101-1210-413.27-04	11/17/2012	6194235034	3870894	16.47	05/2013	
101-3020-422.27-04	11/17/2012	6194237246664	3870113	.72	05/2013	
101-5020-432.27-04	11/15/2012	6194238311966	3866796	7.27	05/2013	
101-3030-423.27-04	11/15/2012	6194238322966	3866797	3.28	05/2013	
503-1923-419.27-04	11/11/2012	6194243481712	3846502	16.12	05/2013	
101-1230-413.27-04	11/17/2012	6196281356950	3870116	8.92	05/2013	
101-1920-419.27-04	11/17/2012	6196282018442	3870122	.10	05/2013	
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101-3030-423.27-05	12/08/2012	11/09/2012-12/08/2012	1144426458		06/2013	268.43	
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101-1230-413.27-05	12/08/2012	11/09/2012-12/08/2012	1144426458		06/2013	346.92	
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12/21/2012	81714	AIRGAS WEST	129			186.10
501-1921-419.30-02	11/29/2012	FIRST AID SUPPLIES		9010611445	130006 05/2013	186.10
12/21/2012	81715	AMERICAN EXPRESS	1895			26.69
101-1920-419.29-04	11/11/2012	AMEX FEES		12-06-2012	F13026 05/2013	26.69
12/21/2012	81716	ANDREW MCKEE	2474			9,165.00
101-0000-201.00-00	12/18/2012	SETTLEMENT AGREEMENT		12-18-2012	06/2013	9,165.00
12/21/2012	81717	ARROWHEAD MOUNTAIN SPRING WATE	1340			62.86
101-5020-432.30-02	11/24/2012	NOV 2012		02K0026726646	130202 05/2013	62.86
12/21/2012	81718	AT&T TELECONFERENCE SERVICES	1827			78.70
101-1110-412.28-04	12/01/2012	NOV 2012		12-01-2012	130230 06/2013	29.68
101-1110-412.28-04	12/01/2012	NOV 2012		12-01-2012	130230 06/2013	49.02
12/21/2012	81719	AUNT ELLENS WATER	307			110.00
101-3020-422.30-01	12/09/2012	AUNT ELLEN'S WATER 09/25/		776279	F13030 06/2013	110.00
12/21/2012	81720	AZTEC LANDSCAPING INC	310			1,540.00
101-5010-431.21-04	11/30/2012	NOV 2012		0024165-IN	130091 05/2013	1,540.00
12/21/2012	81721	BRIAN P BILBRAY	2			86.00
101-1020-411.21-06	11/30/2012	REFUND BAL 2012 CANDIDATE		796	06/2013	86.00
12/21/2012	81722	CVA SECURITY	797			190.00
101-1910-419.20-23	12/01/2012	DEC 2012 EOC		23872	130100 06/2013	30.00
101-1910-419.20-23	12/01/2012	DEC 2012 PW		23982	130100 06/2013	40.00
101-1910-419.20-23	12/01/2012	DEC 2012 SPORTS PARK		23957	130100 06/2013	30.00
101-1910-419.20-23	12/01/2012	DEC 2012 SPORTS PARK		23958	130100 06/2013	30.00
101-1910-419.20-23	11/01/2012	NOV 2012 SPORTS PARK		23669	130100 05/2013	30.00
101-1910-419.20-23	11/01/2012	NOV 2012 SPORTS PARK		23670	130100 05/2013	30.00
12/21/2012	81723	CLEAN HARBORS	913			673.00
101-5040-434.21-04	12/05/2012	NOV 2012		6Y1289311	130029 06/2013	673.00
12/21/2012	81724	COLONIAL LIFE & ACCIDENT	941			236.28
101-0000-209.01-13	12/06/2012	PR AP PE	11/29/2012	20121206	06/2013	118.14

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101-0000-209.01-13	12/20/2012	PR AP PE 12/13/12	20121220		06/2013	118.14
12/21/2012	81725	COMMERCIAL LANDSCAPE SUPPLY	944			164.08
101-6020-452.30-02	12/05/2012	MOTOR OIL	180519	130009	06/2013	164.08
12/21/2012	81726	COPY POST PRINTING	1371			254.45
101-1210-413.28-11	11/13/2012	BUSINESS LICENSE ENVELOPE	23993A	F13027	05/2013	254.45
12/21/2012	81727	CORODATA MEDIA STORAGE, INC.	2334			135.11
503-1923-419.20-06	11/30/2012	NOV 2012	DS1254227	130102	05/2013	135.11
12/21/2012	81728	COX COMMUNICATIONS	1073			330.67
503-1923-419.29-04	12/02/2012	12/01-12/31 3110015533201	12-22-2012	130126	06/2013	10.93
601-5050-436.21-04	12/05/2012	12/04-01/03 3110091187001	12-25-2012	130126	06/2013	179.00
101-6010-451.29-04	12/15/2012	12/13-01/12 3110015531401	01-03-2013	130126	06/2013	140.74
12/21/2012	81729	D.A.R. CONTRACTORS	1122			347.00
101-3050-425.20-06	12/01/2012	NOV 2012	01101229	130211	06/2013	347.00
12/21/2012	81730	DATAQUICK	1134			75.00
101-1210-413.21-04	12/03/2012	NOV 2012	B1-2100584	130207	06/2013	16.75
101-3020-422.21-04	12/03/2012	NOV 2012	B1-2100584	130207	06/2013	16.25
101-3070-427.21-04	12/03/2012	NOV 2012	B1-2100584	130207	06/2013	42.00
12/21/2012	81731	DEPARTMENT OF CORRECTIONS AND	169			15,845.45
101-6020-452.21-04	11/19/2012	AUG 2012	1800171000	130217	05/2013	5,725.67
101-6020-452.21-04	11/19/2012	OCT 2012	1800171001	130217	05/2013	5,035.68
101-6020-452.21-04	10/30/2012	SEP 2012	1800169746	130217	04/2013	5,084.10
12/21/2012	81732	DEPARTMENT OF JUSTICE	1154			196.00
101-1130-412.21-04	12/06/2012	NOV 2012	943923	130078	06/2013	196.00
12/21/2012	81733	DRUG TESTING NETWORK INC	1195			60.95
101-1130-412.20-06	12/17/2012	DMV RECERT DRUG SCREEN	64061	130079	06/2013	60.95
12/21/2012	81734	EAGLE NEWSPAPER	1204			1,997.00
101-1020-411.28-07	11/07/2012	NOV 2012 PH NOTICE	73989	130208	05/2013	55.00
101-1020-411.28-07	11/14/2012	NOV 2012 PUBLIC NOTICES	74086	130208	05/2013	305.00
101-1020-411.28-07	11/21/2012	NOV 2012 PH NOTICE	74187	130208	05/2013	65.00
101-1020-411.28-07	11/28/2012	NOV 2012 ORD ADVERTISING	74287	130208	05/2013	105.00
101-3060-426.30-02	11/21/2012	NOV 2012 DISPLAY ADS	74187	130453	05/2013	395.00
202-5016-531.20-06	11/01/2012	NOV 2012 BID ADVERTISING	73935	130022	05/2013	85.00
245-1240-513.20-06	11/01/2012	NOV 2012 DISPLAY AD	73935	130022	05/2013	392.00
601-5060-536.20-06	11/01/2012	NOV 2012 BID ADVERTISING	73935	130022	05/2013	85.00
202-5016-531.20-06	11/07/2012	NOV 2012 ADVERTISING	73989	130022	05/2013	85.00
601-5060-536.20-06	11/07/2012	NOV 2012 ADVERTISING	73989	130022	05/2013	85.00
202-5016-531.20-06	11/14/2012	NOV 2012 ADVERTISING	74086	130022	05/2013	85.00
601-5060-536.20-06	11/14/2012	NOV 2012 ADVERTISING	74086	130022	05/2013	85.00
202-5016-531.20-06	11/21/2012	NOV 2012 ADVERTISING	74187	130022	05/2013	85.00
601-5060-536.20-06	11/21/2012	NOV 2012 ADVERTISING	74187	130022	05/2013	85.00

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12/21/2012	81735	EDWARD SVACINA	2				53.00
101-0000-321.72-10	12/17/2012	OL REFUNDS	0011033		06/2013		53.00
12/21/2012	81736	EL TAPATIO INC	1407				1,244.51
101-1130-412.29-02	12/08/2012	12/13/12 EMP REC BFAS	8115	130518	06/2013		1,244.51
12/21/2012	81737	ERIKA LOWERY	2				86.00
101-1020-411.21-06	11/30/2012	REFUND BAL 2012 CANDIDATE	837		06/2013		86.00
12/21/2012	81738	FIRE ETC	924				9,692.72
101-3020-422.30-02	09/05/2012	BLUE TONGUE STATION SLIP	39680	130229	03/2013		118.53
101-3020-422.30-02	09/27/2012	GENERATOR LIGHT KITS	40478	130229	03/2013		9,574.19
12/21/2012	81739	FIREFIGHTERS BOOKSTORE, INC.	2461				706.33
101-3020-422.28-14	11/29/2012	FD REFERENCE BOOKS	28525-00	130365	05/2013		706.33
12/21/2012	81740	GRAINGER	1051				1,297.27
101-3030-423.30-02	12/03/2012	GAS CANS REPLACEMENT	9010396860	130011	06/2013		575.39
601-5060-436.28-01	11/29/2012	BLOWER DUCTING	9008203524	130011	05/2013		228.16
101-6020-452.30-02	12/06/2012	SODIUM LAMP HIGH PRESSURE	9014057310	130011	06/2013		367.86
101-1910-419.30-02	11/27/2012	SAW BLADE	9004985512	130011	05/2013		33.03
101-6040-454.30-02	11/27/2012	DISPOSABLE GLOVES	9004985520	130011	05/2013		78.79
101-5010-431.30-02	11/28/2012	NUT DRIVER SET	9006428271	130011	05/2013		14.04
12/21/2012	81741	GREGORY WADE	1506				384.65
101-1230-413.29-02	12/15/2012	REIMBURSE EMPLOYEE	6956		06/2013		384.65
12/21/2012	81742	HAGEMEYER NO. AMERICA, INC	30				95.95
601-5060-436.30-02	11/15/2012	SMOKE LENS SAFETY GLASSES	I9-69719-11	130061	05/2013		95.95
12/21/2012	81743	BRITTANY HANSEN	2123				600.00
101-0000-201.00-00	12/18/2012	SETTLEMENT AGREEMENT	12-18-2012		06/2013		600.00
12/21/2012	81744	HINDERLITER DELLAMAS & ASSOCIA	111				2,025.00
101-1920-419.20-06	11/08/2012	OCT-DEC 2012	0018664-IN	130195	05/2013		2,025.00
12/21/2012	81745	HUDSON SAFE-T LITE RENTALS	2382				1,412.99
101-5010-431.21-23	11/13/2012	BARRICADES/PAINT	00013260	130071	05/2013		1,007.02
101-5010-431.21-23	11/01/2012	PAVEMENT MARKERS	00013122	130071	05/2013		80.81
101-5010-431.21-23	11/21/2012	STREET SIGNS	00013406	130071	05/2013		325.16
12/21/2012	81746	I B FIREFIGHTERS ASSOCIATION	214				300.00
101-0000-209.01-08	12/20/2012	PR AP PE 12/13/12	20121220		06/2013		300.00
12/21/2012	81747	ICMA RETIREMENT TRUST 457	242				8,967.46
101-0000-209.01-10	12/20/2012	PR AP PE 12/13/12	20121220		06/2013		8,967.46
12/21/2012	81748	INTERSTATE BATTERY OF SAN DIEG	388				208.17
501-1921-419.28-16	12/10/2012	#5401/#152 BATTERIES	559611	130012	06/2013		208.17

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12/21/2012 101-1910-419.21-04	81749 12/01/2012	JANI-KING OF CALIFORNIA, INC. DEC 2012	2042	SD012120663	130119 06/2013	4,013.02 4,013.02	
12/21/2012 101-0000-201.00-00	81750 12/18/2012	JESUS GONZALEZ SETTLEMENT AGREEMENT	2172	12-18-2012	06/2013	600.00 600.00	
12/21/2012 101-1020-411.21-06	81751 11/30/2012	JIM KING REFUND BAL 2012 CANDIDATE	2	899	06/2013	86.00 86.00	
12/21/2012 101-6020-452.30-02 101-6020-452.30-02 101-6020-452.30-02	81752 11/19/2012 11/19/2012 11/19/2012	JOHN DEERE LANDSCAPES QUIK FIX REPAIR COUPLING/TEE SOC/QUIK FIX REDUCER BUSHING FLU	1986	63282733 63284986 63286183	130031 05/2013 130031 05/2013 130031 05/2013	158.03 24.14 119.24 14.65	
12/21/2012 405-1260-413.20-06	81753 10/08/2012	KANE, BALLMER & BERKMAN SEP 2012 REDEVELOPMT ISS	1828	18453	130517 04/2013	1,655.36 1,655.36	
12/21/2012 202-5016-531.20-06	81754 10/31/2012	KOA CORPORATION OCT 2012 AS NEEDED TRAFFI	611	JB14106X9	130364 04/2013	499.71 499.71	
12/21/2012 101-1130-412.11-08	81755 11/26/2012	LINDA LEICHTLE 2012 HC REIMBURSEMENT	2263	2012HC	130515 05/2013	420.00 420.00	
12/21/2012 101-1910-419.21-04 101-1910-419.21-04 101-1910-419.21-04 101-1910-419.21-04 101-1910-419.21-04 101-1910-419.21-04 101-1910-419.21-04 101-1910-419.21-04	81756 11/08/2012 11/08/2012 11/08/2012 11/09/2012 11/14/2012 11/16/2012 11/19/2012	LLOYD PEST CONTROL NOV 2012 CITY HALL NOV 2012 FIRE DEPT NOV 2012 SHERIFF DEPT NOV 2012 MARINA VISTA CTR NOV 2012 PUBLIC WORKS NOV 2012 DEMPSEY CENTER NOV 2012 SPORTS PARK	814	3618504 3618505 3618689 3618766 3605999 3606315 3604058	130097 05/2013 130097 05/2013 130097 05/2013 130097 05/2013 130097 05/2013 130097 05/2013 130097 05/2013	325.00 36.00 36.00 36.00 53.00 53.00 60.00 51.00	
12/21/2012 101-1220-413.20-02	81757 11/30/2012	MCDUGAL LOVE ECKIS & NOV 2012 RETAINER	962	82884	130218 05/2013	8,227.00 8,227.00	
12/21/2012 101-1210-413.30-01 101-1210-413.28-11 101-3020-422.30-01 101-3020-422.30-01 101-5020-432.30-01 101-1010-411.30-01 101-1110-412.30-01 101-1130-412.30-01 101-1130-412.30-01	81758 11/14/2012 11/16/2012 11/19/2012 11/21/2012 11/15/2012 11/15/2012 11/15/2012 11/15/2012 11/29/2012	OFFICE DEPOT, INC COPY PAPER ENVELOPES LEGAL PAPER/TABE ENVELOPES MISC OFFICE SUPPLIES MISC OFFICE SUPPLIES MISC OFFICE SUPPLIES MISC OFFICE SUPPLIES BINDERS	1262	632709293001 632709260001 633069365001 633069462001 632787290001 632779029001 632779029001 632779029001 634524794001	130002 05/2013 130002 05/2013 130002 05/2013 130002 05/2013 130002 05/2013 130002 05/2013 130002 05/2013 130002 05/2013 130002 05/2013	578.27 44.60 148.53 22.13 135.28 56.60 8.16 64.72 81.12 17.13	
12/21/2012 101-1910-419.30-02 101-1910-419.30-02	81759 12/03/2012 12/03/2012	ONE SOURCE DISTRIBUTORS LAMPS LAMPS	1071	S3910515.001 S3910515.002	130014 06/2013 130014 06/2013	110.94 10.32 100.62	

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101-1910-419.30-02	12/05/2012	JANITORIAL SUPPLIES	336967	130025	06/2013	230.13
101-1910-419.30-02	12/04/2012	JANITORIAL SUPPLIES	336913	130025	06/2013	191.64
101-6040-454.30-02	12/05/2012	JANITORIAL SUPPLIES	336921	130025	06/2013	509.96
12/21/2012	81761	PARTNERSHIP WITH INDUSTRY	1302			1,036.02
101-6040-454.21-04	12/03/2012	P/E 11/30/2012	GS04486	130108	06/2013	1,036.02
12/21/2012	81762	PERLITA SHOUSE	1545			134.29
101-1210-413.29-02	12/12/2012	REIMBURSEMNT FOR RETIREMN	12-12-2012		06/2013	134.29
12/21/2012	81763	PITNEY BOWES INC	271			206.88
101-1920-419.25-02	12/03/2012	JAN-MAR 2013	411906	130114	06/2013	206.88
12/21/2012	81764	PMI	23			1,832.46
101-6040-454.30-02	12/03/2012	PROTECTIVE GLOVES	0385372	130015	06/2013	1,423.35
101-6040-454.30-02	11/27/2012	PROTECTIVE GLOVES	0384282	130015	05/2013	409.11
12/21/2012	81765	PROTECTION ONE ALARM MONITORIN	69			286.97
601-5060-436.20-23	11/20/2012	DEC 2012	90631998	130087	05/2013	286.97
12/21/2012	81766	RICOH USA, INC.	2392			3,057.86
101-1110-412.28-01	12/04/2012	DEC 2012	88132114	130133	06/2013	600.26
101-1210-413.28-01	12/04/2012	DEC 2012	88132114	130133	06/2013	310.69
101-1230-413.28-01	12/04/2012	DEC 2012	88132114	130133	06/2013	454.63
101-3020-422.28-01	12/04/2012	DEC 2012	88132114	130133	06/2013	357.57
101-3030-423.28-01	12/04/2012	DEC 2012	88132114	130133	06/2013	606.95
101-5020-432.28-01	12/04/2012	DEC 2012	88132114	130133	06/2013	440.34
101-6010-451.28-01	12/04/2012	DEC 2012	88132114	130133	06/2013	287.42
12/21/2012	81767	ROBERT PATTON	2			86.00
101-1020-411.21-06	11/30/2012	REFUND BAL 2012 CANDIDATE	894		06/2013	86.00
12/21/2012	81768	SAN DIEGO ASSOCIATION OF GOVER	254			4,200,000.00
402-5000-532.20-06	11/20/2012	RBSP II-REIMBRSE REGIONAL	AR167377		06/2013	4,200,000.00
12/21/2012	81769	SCOTT KELLY	2			500.00
101-0000-221.01-03	12/13/2012	REFUND DEPOSIT MV RENTAL	2301		06/2013	500.00
12/21/2012	81770	SEIU LOCAL 221	1821			1,245.47
101-0000-209.01-08	12/20/2012	PR AP PE 12/13/12	20121220		06/2013	1,245.47
12/21/2012	81771	SKS INC.	412			15,518.75
501-1921-419.28-15	11/21/2012	1000 GAL REG FUEL	1252136-IN	130049	05/2013	3,517.03
501-1921-419.28-15	11/29/2012	1000.4 G REG/301.6 G DIES	1252275-IN	130049	05/2013	4,511.45
501-1921-419.28-15	12/06/2012	1130.1 GAL REG FUEL	1252395-IN	130049	06/2013	3,716.02
501-1921-419.28-15	11/15/2012	1081 GAL REG FUEL	1252010-IN	130049	05/2013	3,774.25
12/21/2012	81772	SLOAN ELECTRIC COMPANY	417			385.00
601-5060-436.21-04	11/21/2012	PS #11 TROUBLE SHOOT	0061366	130064	05/2013	385.00

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101-5010-431.21-23	11/30/2012	NOV 2012-SVC TECH/TRUCK	50966	130038	05/2013		142.50
101-5010-431.21-23	11/30/2012	CABINET FILTERS	50971	130038	05/2013		15.63
12/21/2012	81774	SOUTHLAND PAVING, INC.	2417				392,346.55
402-5000-532.20-06	12/20/2012	ST IMPRVMENTS RDA P 4/5	8	120732	06/2013		392,346.55
12/21/2012	81775	SPRINT	2040				149.97
101-3020-422.27-05	11/29/2012	10/26/2012-11/25/2012	594768811-060		05/2013		149.97
12/21/2012	81776	STANDARD ELECTRONICS	504				95.00
101-1910-419.20-23	12/03/2012	11/20/12 LABOR	17771	130094	06/2013		95.00
12/21/2012	81777	TERRA BELLA NURSERY, INC.	1946				737.15
101-6020-452.30-02	12/03/2012	PLANTS	84090	130034	06/2013		228.02
101-6020-452.30-02	12/05/2012	HESPERALOE PARVIFLORA	84199	130034	06/2013		161.30
101-6040-454.30-02	12/07/2012	EUPHORIA PULCHERRIMA	84315	130034	06/2013		319.86
101-6020-452.30-02	12/07/2012	'RED STAR'	84337	130034	06/2013		27.97
12/21/2012	81778	THE BRIDGE INDIAN TRAINING TRU	2				837.50
101-0000-221.01-02	12/04/2012	REFUND DEPOSIT	MF 873		06/2013		837.50
12/21/2012	81779	TOM SANTOS	2473				1,650.00
101-0000-201.00-00	12/18/2012	SETTLEMENT AGREEMENT	12-18-2012		06/2013		1,650.00
12/21/2012	81780	US BANK	2458				1,364.92
101-0000-209.01-20	12/20/2012	PR AP PE 12/13/12	20121220		06/2013		1,364.92
12/21/2012	81781	VALLEY INDUSTRIAL SPECIALTIES,	767				1,222.40
101-6040-454.30-02	10/02/2012	DRINKING FOUNTAINS	190154	130033	04/2013		1,099.05
101-6020-452.30-02	10/04/2012	PUSH BTN RETROFIT KIT	190235	130033	04/2013		123.35
12/21/2012	81782	WAGE WORKS INC.	2210				113.00
101-1920-419.21-04	12/17/2012	DEC 2012	125AIO207441	130115	06/2013		113.00
12/21/2012	81783	WALKSANDIEGO	1551				3,407.60
101-5020-432.20-06	11/30/2012	NOV 2012	131-21	110859	05/2013		3,407.60
12/21/2012	81784	WAXIE SANITARY SUPPLY	802				2,786.23
101-6040-454.30-02	11/20/2012	JANITORIAL SUPPLIES	73623622	130016	05/2013		848.02
101-6040-454.30-02	12/04/2012	JANITORIAL SUPPLIES	73643898	130016	08/2013		1,938.21
12/21/2012	81785	WEST GROUP CTR	826				126.48
101-1020-411.28-14	12/01/2012	NOV 2012	826125926	130226	06/2013		126.48
12/21/2012	81786	ZEE MEDICAL, INC.	872				34.75
101-1920-419.30-01	11/20/2012	FIRST AID CABINET REFILL-	0140377568	F13031	05/2013		34.75
12/21/2012	81787	ZUMAR INDUSTRIES INC.	875				3,595.05
101-6040-454.30-02	11/20/2012	PARKING SIGNS	0141969	130017	05/2013		55.46

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #	CHECK AMOUNT		
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101-5010-431.21-23	11/30/2012	STOP SIGNS	0142262	130017	05/2013	3,539.59
01/10/2013	81793	U.S. BANK	1873			25,680.32
503-1923-419.20-06	09/20/2012	MICROSOFT SUPPORT	1003216451	130485	05/2013	259.00
245-1240-513.20-06	10/30/2012	POSTAGE -HOUSING ELEMENT	184	130460	05/2013	1.23
101-3030-423.28-04	10/25/2012	ADR ALERT MTG REFRESHMNTS	23380500290594	130483	05/2013	54.45
101-1230-413.28-04	11/05/2012	NAKAGAWA,J-MEETING REG	4643609160-1219	130460	05/2013	16.00
101-1230-413.28-04	11/05/2012	NAKAGAWA,J-SDAPA	57K20120E299497	130460	05/2013	25.00
101-1230-413.28-04	11/08/2012	NAKAGAWA,J-SANDAG PRKG FE	039032	130460	05/2013	8.00
101-1230-413.30-01	11/07/2012	MICROFICHE MACHINE REPAIR	21223	130462	05/2013	238.00
101-3030-423.30-02	11/02/2012	DIGITAL LG LOGO	1547	130483	05/2013	215.50
101-3030-423.28-01	11/05/2012	LG OFFICE SLIDING WINDOW	16801	130483	05/2013	823.64
101-3030-423.30-02	11/15/2012	DIVE TEAM LIGHTS	TW-6814	130483	05/2013	686.95
101-3030-423.30-02	11/15/2012	AIR COMPRESSOR TOOLS	037754/0574766	130483	05/2013	40.62
101-1210-413.28-12	11/15/2012	VONACHEN,K-2012 CMTA DUES	4913481	130484	05/2013	155.00
503-1923-419.30-22	11/03/2012	DUAL USB CAR 4.2 AMP	069858	130485	05/2013	58.13
503-1923-419.30-22	11/07/2012	DOMAIN RENEWAL	479610852	130485	05/2013	70.00
503-1923-419.28-04	11/08/2012	LOPEZ,H-FOOD WORK LATE	056654	130485	05/2013	10.63
101-1920-419.30-02	12/01/2012	NOV/DEC AUTO ATTENDANT	30375	130466	06/2013	300.00
101-1130-412.28-04	10/24/2012	CORTEZ,E-SEMINAR REGISTRN	02-28-2013	130466	05/2013	190.00
101-1010-411.30-02	10/24/2012	OCT 2012 E NEWSPAPER	10-24-2012	130466	05/2013	7.92
101-1130-412.28-07	10/30/2012	EMPLOYMENT AD	3328506	130466	05/2013	365.00
101-1130-412.28-07	10/30/2012	EMPLOYMENT LISTING	3374765037	130466	05/2013	25.00
101-3020-422.21-04	10/25/2012	RADIO SPEAKER MIC'S	16726	130476	05/2013	388.29
101-3030-423.28-04	10/24/2012	SDR ALERT MTG LUNCH	089708	130480	05/2013	70.00
101-1010-411.30-02	11/20/2012	FLOWERS FOR NAKAWATASE	007279	130457	05/2013	32.33
101-1230-413.28-04	11/13/2012	WADE,G-ULI PARKING FEES	00015964	130459	05/2013	13.00
101-1230-413.28-04	11/16/2012	WADE,G-AIRPORT PRKG FEES	H3	130459	05/2013	28.00
101-1130-412.29-02	11/14/2012	EMP RECOGNITION GIFT BAGS	654325036	130466	05/2013	39.49
101-1010-411.30-02	11/21/2012	NOV 2012 E NEWSPAPER	11-21-2012	130466	05/2013	7.92
101-3030-423.25-03	10/29/2012	WETSUIT	6177042	130480	04/2013	74.48
101-3020-422.30-01	10/25/2012	STATION SUPPLIES	127192	130478	05/2013	147.28
101-6040-454.30-02	10/23/2012	STREET END SUPPLIES	026865/3125100	130499	05/2013	63.86
101-6040-454.30-02	10/26/2012	CONTAINERS	002272	130499	05/2013	7.54
101-6040-454.30-02	10/26/2012	FOAM ROLLERS	060749/0574815	130499	05/2013	19.33
101-6040-454.30-02	10/29/2012	IB BLVD PAINT SUPPLIES	046868/7594278	130499	05/2013	55.80
101-3020-422.30-01	11/16/2012	PARKING HANDBOOK	1422709	130477	05/2013	53.50
101-1210-413.28-12	11/01/2012	VONACHEN,K-CSMFO DUES	48356	130487	05/2013	110.00
101-1210-413.28-14	11/16/2012	VONACHEN,K-GFOA REGISTRAT	369124	130487	05/2013	259.58
503-1923-419.28-14	11/16/2012	VONACHEN,K-GFOA REGISTRAT	369124	130487	05/2013	178.00
101-1210-413.28-04	11/17/2012	VONACHEN,K-CONF TRANSPRTN	G8XMKZ	130487	05/2013	191.60
101-1210-413.28-04	11/17/2012	VONACHEN,K-CONF REGISTRN	143469	130487	05/2013	325.00
101-6040-454.30-02	11/02/2012	PIER GATES DRILL BITS	000817/3570166	130499	05/2013	54.25
101-6040-454.30-02	11/03/2012	HUNTERS FOR DUNES PARK	07373245-00	130499	05/2013	77.58
501-1921-419.28-16	11/01/2012	E29 SIDE MIRROR	1222637	130506	05/2013	90.82
501-1921-419.28-16	11/05/2012	#696 TRACTOR REPLCMNT FIL	88582	130506	05/2013	203.02
101-3030-423.30-02	12/20/2012	BATHROOM SUPPLIES	045273	130482	06/2013	24.55
101-3030-423.30-02	08/13/2012	JANITORIAL SUPPLIES	332487	130482	05/2013	293.51
101-3030-423.30-02	09/17/2012	JANITORIAL SUPPLIES	333804	130482	05/2013	176.41
101-3030-423.30-02	10/29/2012	EXCESS SALTAWAY BUCKET/LI	016475/7560223	130482	05/2013	31.27

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #	CHECK AMOUNT		
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT
101-3030-423.30-02	11/01/2012	BEACH FLAGS	60769	130482	05/2013	730.36
101-3030-423.25-03	11/06/2012	LG UNIFORM SWIM TRUNKS	561793	130482	05/2013	77.36
101-3030-423.28-01	11/07/2012	DIVE GEAR ACCESSORIES	5112	130482	05/2013	55.86
101-3030-423.30-02	11/12/2012	CALENDARS & TIDEBOOKS	4009	130482	05/2013	110.82
101-3030-423.30-02	11/13/2012	GEAR HOOKS HQ GYM	082245/2592835	130482	05/2013	14.14
101-3030-423.25-03	11/14/2012	SUPERVISOR UNIFORMS	144304	130482	05/2013	260.71
101-3030-423.28-01	11/19/2012	REPAIR HARDWARE	016016/6015557	130482	05/2013	10.49
101-3030-423.30-02	11/19/2012	PHONE CHARGER REPLACMNT	085995	130482	05/2013	53.75
101-3030-423.25-03	11/19/2012	UNIFORM ALTERATIONS	661034	130482	05/2013	36.00
101-3030-423.30-02	10/31/2012	REPLACEMENT LOCKS	0300205-IN	130482	04/2013	108.75
101-6040-454.30-02	10/24/2012	50 W LAMPS	044557/2574442	130498	05/2013	48.57
101-6040-454.30-02	10/25/2012	EAR MUFFS	305304	130498	05/2013	12.89
101-6040-454.30-02	10/29/2012	FAST PINS	6735	130498	05/2013	40.04
101-6040-454.30-02	10/30/2012	S/S FLUSH PLUG	W06238	130498	05/2013	55.26
101-1910-419.30-02	10/30/2012	TOWELS/FLOOR CLEANER	066614/6575234	130498	05/2013	50.55
101-6040-454.30-02	10/30/2012	TOWELS/FLOOR CLEANER	066614/6575234	130498	05/2013	19.33
101-1910-419.30-02	11/01/2012	FRP PANELING/MOULDING	097995/4025031	130498	05/2013	109.64
101-6040-454.30-02	11/05/2012	SPRAY PAINT/OIL/VELCRO	084996/0570514	130498	05/2013	97.03
101-6040-454.30-02	11/07/2012	PAINT BRUSHES/ROLLERS/CAU	096633/8561296	130498	05/2013	88.50
101-6040-454.21-04	11/09/2012	SANDBLAST POWDER COAT	110459	130498	05/2013	460.00
502-1922-419.30-02	11/11/2012	PRESCRIPTION SAFETY GLASS	643470025	130498	05/2013	314.97
101-1910-419.30-02	11/13/2012	FURNITURE POLISH/FRP TRIM	022110/2567364	130498	05/2013	26.34
101-1910-419.30-02	11/13/2012	FRP CAP MOULDING	084200/2595863	130498	05/2013	2.77
101-1910-419.30-02	11/15/2012	FRP & MOLDING CAP	091976/0028583	130498	05/2013	91.47
101-6040-454.30-02	11/15/2012	BACK-UP ALARM	10080	130498	05/2013	18.90
601-5060-436.30-02	10/23/2012	CONCRETE TRAILER MIXER	106591938-001	130489	05/2013	163.78
101-5010-431.30-02	10/26/2012	RETURN USB CABLE	708	130489	05/2013	50.63
101-6040-454.30-02	10/21/2012	DRILL BITS	002778/5574087	130500	05/2013	41.89
101-1910-419.30-02	10/31/2012	BACK-UP BATTERIES	12E09087	130500	05/2013	301.31
601-5060-436.28-13	11/07/2012	CASAS, M-CWEA CERT RENEWAL	198812	130488	05/2013	85.00
101-5020-432.28-04	11/09/2012	MARTINEZ, H-TRAINING ENROL	356333	130488	05/2013	110.55
101-5010-431.30-02	11/07/2012	CONCRETE SACK MIX	106979411-001	130489	05/2013	159.47
101-6040-454.30-02	11/01/2012	TOOL COMBO	03532/4584915	130500	05/2013	273.69
101-6040-454.30-02	11/02/2012	JUNCTION BOX/CONNECTOR	003388/3295219	130500	05/2013	16.68
101-6040-454.30-02	11/03/2012	JUNCTION BOX/CONNECTOR	004713/2560890	130500	05/2013	11.46
101-6040-454.30-02	11/09/2012	HOSES/BROOMS/NOZZLES	070525/6013013	130500	05/2013	436.50
101-6040-454.30-02	11/09/2012	E-Z REACHERS	07380981-00	130500	05/2013	214.75
101-6040-454.30-02	11/14/2012	STEEL LOUVER PANEL	RS-G22682	130500	05/2013	97.07
101-6040-454.30-02	11/14/2012	PAINT	061994/1562218	130500	05/2013	156.70
101-1910-419.30-02	10/29/2012	SCREWS FOR TABLE REPAIR	071270/7041496	130494	05/2013	6.31
101-1910-419.30-02	10/31/2012	SANDING MASKS	073589/5584735	130494	05/2013	7.51
101-5010-431.30-02	11/05/2012	PROPANE TANKS	036055/0240356	130490	05/2013	38.40
101-5010-431.30-02	11/07/2012	PROPANE TANKS	077849/8260535	130490	05/2013	38.40
101-6020-452.30-02	11/01/2012	PHOTOCELL/ENTRY LITE COVR	072647/4560582	130494	05/2013	22.77
101-1910-419.30-02	11/09/2012	SANDPAPER/LINER/ROUTER BI	081463/6585836	130494	05/2013	40.73
101-1910-419.30-02	11/09/2012	SANDPAPER/LINER/ROUTER BI	081463/6585836	130494	05/2013	18.99
101-1910-419.30-02	11/14/2012	PAINT TAPE/SANDPAPER	094300/1571551	130494	05/2013	10.57
501-1921-419.30-02	11/14/2012	PAINT TAPE/SANDPAPER	094300/1571551	130494	05/2013	18.94
101-1910-419.30-02	11/15/2012	BOOKCASE SUPPLIES	057904/0028160	130494	05/2013	23.79
101-1910-419.28-01	11/20/2012	OVEN PART	933048	130494	05/2013	43.49

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ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT
101-1910-419.30-02	11/21/2012	SANDER REPLACEMENT PART	2196899	130494	05/2013	15.09
601-5060-436.28-01	11/01/2012	SHORTEN DRIVESHAFT/U-JOIN	28569	130502	05/2013	149.53
601-5060-436.28-01	11/07/2012	PS#6 REWIRE BLOWER PARTS	070750/8561359	130502	05/2013	61.32
101-6020-452.30-02	10/23/2012	VETERANS PARK BOULDER	79927	130504	05/2013	73.27
101-5010-431.21-23	10/25/2012	PAVEMENT MARKER ADHESIVE	I0239959	130504	05/2013	140.08
101-5010-431.21-23	10/25/2012	COUNTER HOSE -SCREWS/WASH	036835/1023716	130504	05/2013	31.80
502-1922-419.30-02	10/23/2012	KING,M-DOT TRAINING	110425	130508	05/2013	149.00
101-5010-431.30-02	10/25/2012	TRAFFIC COUNTER USB CABLE	6368	130508	05/2013	7.10
101-5010-431.30-02	11/05/2012	DUCT TAPE/PAINT BRUSHES	085258/0011753	130504	05/2013	62.38
101-5010-431.30-02	11/05/2012	4X10 POSTS-BIKE PATH	223141	130504	05/2013	190.10
501-1921-419.28-16	11/07/2012	HYDRAULIC COUPLERS	P34645	130504	05/2013	346.30
101-5010-431.30-02	11/14/2012	6 WIRE WHEEL	100754	130504	05/2013	267.78
101-5010-431.30-02	11/15/2012	ASPHALT CRACK SEALANT	02658	130504	05/2013	546.94
504-1924-519.20-06	11/21/2012	DEPOSIT BLIND MOTORS REPL	213	130508	05/2013	1,140.00
101-5010-431.30-02	10/25/2012	PRESSURE WASHER SWIVEL	SR12-860	130504	04/2013	102.02
504-1924-519.20-06	09/25/2012	SAFETY CTR RETRACTBLE BLND	128	130508	03/2013	850.00
101-5010-431.21-23	10/22/2012	GRAFFITI PAINT	027828/4293372	130493	05/2013	34.19
101-5010-431.30-02	10/24/2012	CONCRETE NAIL	090710/2583889	130505	05/2013	6.11
101-5010-431.30-02	10/30/2012	PROPANE TANK EXCHANGE	064493/6294638	130505	05/2013	19.20
101-5010-431.30-02	10/31/2012	PROPANE TANK EXCHANGE	020207/5294828	130505	05/2013	19.20
101-6040-454.30-02	10/24/2012	PRESSURE WASHER CASTERS	304728	130507	05/2013	87.22
501-1921-419.28-01	10/24/2012	SMOG #147	46489	130507	05/2013	41.75
501-1921-419.28-16	10/25/2012	E-39 AIR FILTER	4-198294	130507	05/2013	144.56
501-1921-419.28-01	10/25/2012	SMOG # 143	46502	130507	05/2013	41.75
101-5010-431.30-02	11/14/2012	PROPANE TANK EXCHANGE	034136/1201932	130505	05/2013	38.40
501-1921-419.28-16	11/03/2012	SMALL EQUIPMENT PARTS	39174	130507	05/2013	361.02
501-1921-419.28-01	11/08/2012	BODYWORK # 5401	11-08-2012	130507	05/2013	468.69
101-6020-452.30-02	11/19/2012	BREAD FOR DRW GLUE	059865	130510	05/2013	2.09
101-6020-452.30-02	11/21/2012	TARPS FOR PW YARD EQUIP	092597/4563077	130510	05/2013	71.07
501-1921-419.28-01	10/25/2012	SMOG #619	46506	130507	04/2013	41.75
101-6040-454.30-02	10/18/2012	DISINFECTANT/FOAMER	32010	130491	05/2013	142.06
101-6040-454.30-02	10/23/2012	METAL TRASH CAN LINERS	070145553	130491	05/2013	216.20
101-1910-419.30-02	10/24/2012	2X2 PLASTIC COVER	273695	130491	05/2013	20.74
101-1910-419.30-02	10/25/2012	ALARM SERVICE CALL	35717	130491	05/2013	89.00
101-6040-454.30-02	10/25/2012	TIDELANDS T-SHIRTS	61469	130491	05/2013	424.27
101-6040-454.30-02	10/25/2012	TIDELANDS T-SHIRTS	61469	130491	05/2013	424.26
101-6020-452.30-02	10/29/2012	WASP KILLER	087432/7560261	130491	05/2013	8.02
101-1910-419.30-02	11/01/2012	JANITORIAL SUPPLIES	057441/4560638	130491	05/2013	126.65
101-6040-454.30-02	11/06/2012	STATE FLAGS	55465	130491	05/2013	288.72
101-6040-454.30-02	11/07/2012	TIDELAND BROOMS/RAGS	085514/8295907	130491	05/2013	85.91
101-6020-452.30-02	11/09/2012	PLAYGOUNDS PAINT	040332/6296136	130491	05/2013	31.94
101-6020-452.30-02	11/13/2012	GATE HARDWARE	1069871-0001-01	130491	05/2013	39.41
101-6040-454.30-02	11/13/2012	TIDELANDS T-SHIRTS	61702	130491	05/2013	526.99
101-1910-419.28-01	11/19/2012	SAFETY CTR WINDOW LOCKER	16846	130491	05/2013	399.03
101-1110-412.28-04	10/26/2012	BERKEY,K TRAVEL TO SACRAM	4KFTVE BERKEY	130468	05/2013	236.60
101-1110-412.28-04	10/26/2012	MCGRANE-TRAVEL TO SACRAME	4KFTVE MCGRANE	130468	05/2013	236.60
101-1110-412.28-04	10/26/2012	WADE,G-TRAVEL TO SACRAMEN	4KFTVE WADE	130468	05/2013	236.60
101-6010-451.30-02	10/29/2012	CAFE ITEMS	254953381	130470	05/2013	386.12
101-6010-451.30-02	10/30/2012	CAFE ITEMS	70058	130470	05/2013	28.64
101-1010-411.28-04	11/07/2012	11/07/12 COUNCIL DINNER	045628	130465	05/2013	39.06

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ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT
101-1010-411.28-04	11/21/2012	11/21/2012 COUNCIL DINNER	063891	130465	05/2013	67.00
101-1110-412.28-04	11/15/2012	BERKEY, K-SACRAMENTO RTN	4KFTVE	130468	05/2013	103.00
101-1110-412.28-04	11/15/2012	WADE, G-SACRAMENTO RTN	4KFTVE	130468	05/2013	103.00
101-1010-411.28-04	11/19/2012	PATTON, TRAVEL TO ACADEMY	GGAHZD	130468	05/2013	242.60
101-1010-411.28-04	11/19/2012	PATTON-NEW COUNCIL ACADEM	11-19-2012	130468	05/2013	550.00
101-6010-451.30-02	11/20/2012	CAFE PAPER PLATES	082764	130470	05/2013	5.36
101-0000-209.01-03	10/24/2012	EMP COMP LOAN -	W277670898		05/2013	871.85
101-0000-209.01-03	10/30/2012	EMP COMP LOAN -	W248282558		05/2013	435.92
101-0000-209.01-03	11/01/2012	EMP COMP LOAN -	103-7696168-564		05/2013	35.13
101-0000-209.01-03	11/01/2012	EMP COMP LOAN -	103-8203958-296		05/2013	5.50
101-0000-209.01-03	11/01/2012	EMP COMP LOAN -	103-0685791-217		05/2013	11.90
101-0000-209.01-03	11/01/2012	EMP COMP LOAN -	103-5839171-697		05/2013	40.95
101-0000-209.01-03	11/01/2012	EMP COMP LOAN -	103-5248637-023		05/2013	244.99
101-0000-209.01-03	11/01/2012	EMP COMP LOAN -	103-7640323-820		05/2013	45.98
101-0000-209.01-03	11/01/2012	EMP COMP LOAN -	110778380		05/2013	286.59
101-0000-209.01-03	11/01/2012	EMP COMP LOAN -	W228810615		05/2013	435.92
101-0000-209.01-03	11/13/2012	EMP COMP LOAN -	105-3765777-570		05/2013	34.07
101-0000-209.01-03	11/13/2012	EMP COMP LOAN -	105-3191605-016		05/2013	40.95
101-0000-209.01-03	11/21/2012	EMP COMP LOAN -	BBY01-534809009		05/2013	873.98
01/10/2013	81794	ACCUONTEMP	70			3,672.00
101-1210-413.21-01	12/18/2012	BAKER, M W/E 12/14/2012	36958154	130516	06/2013	1,836.00
101-1210-413.21-01	12/24/2012	BAKER, M W/E 12/21/2012	36995197	130516	06/2013	1,836.00
01/10/2013	81795	AMERICAN EXPRESS	1895			297.61
101-6010-451.30-02	12/01/2012	COSTCO CHG REIMBURSED	078109022680	130526	06/2013	204.44
101-1130-412.30-02	12/12/2012	COSTCO MEMBRSHPP RNWL&FEES	01-06-2013	130526	06/2013	93.17
01/10/2013	81796	AMERICAN MESSAGING	1759			265.99
101-3020-422.21-04	12/01/2012	DEC 2012	L1074045MJ	130118	06/2013	133.06
101-3020-422.21-04	01/01/2013	JAN 2012	L1074045NA	130118	07/2013	132.93
01/10/2013	81797	SOUTHCOAST HEATING & A/C	1554			293.39
101-1910-419.21-04	12/13/2012	REPLACEMENT CIRCUIT BOARD	288347	130099	06/2013	293.39
01/10/2013	81798	ARROWHEAD MOUNTAIN SPRING	WATE 1340			80.79
101-5020-432.30-02	12/22/2012	DEC 2012	02L0026726646	130202	06/2013	80.79
01/10/2013	81799	AT&T	2430			2,922.80
503-1923-419.27-04	12/20/2012	3372571583448	3962299		06/2013	358.59
503-1923-419.27-04	12/20/2012	3393431504727	3960691		06/2013	179.30
503-1923-419.27-04	12/20/2012	3393439371447	3963388		06/2013	179.30
503-1923-419.27-04	12/20/2012	3393442323406	3963696		06/2013	152.55
101-1210-413.27-04	12/17/2012	6194235034	3952889		06/2013	16.64
101-3020-422.27-04	12/17/2012	6194237246664	3952108		06/2013	.72
101-5020-432.27-04	12/15/2012	6194238311966	3948798		06/2013	11.69
101-3030-423.27-04	12/15/2012	6194238322966	3948799		06/2013	3.70
503-1923-419.27-04	12/11/2012	6194243481712	3928472		06/2013	16.08
101-1230-413.27-04	12/17/2012	6196281356950	3952111		06/2013	7.09
101-1920-419.27-04	12/17/2012	6196282018442	3952117		06/2013	.10

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #	CHECK AMOUNT		
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601-5060-436.27-04	12/15/2012	C602221236777	3948790		06/2013	18.07
101-1920-419.27-04	12/15/2012	C602224829777	3949860		06/2013	102.43
101-1110-412.27-04	12/15/2012	C602224831777	3949862		06/2013	113.77
101-1020-411.27-04	12/15/2012	C602224832777	3949863		06/2013	59.33
101-1230-413.27-04	12/15/2012	C602224833777	3949864		06/2013	342.67
101-1130-412.27-04	12/15/2012	C602224834777	3949865		06/2013	53.02
101-1210-413.27-04	12/15/2012	C602224835777	3949866		06/2013	198.30
101-6030-453.27-04	12/15/2012	C602224836777	3949867		06/2013	75.84
101-6010-451.27-04	12/15/2012	C602224837777	3949868		06/2013	85.98
101-3020-422.27-04	12/15/2012	C602224838777	3949869		06/2013	292.16
101-3030-423.27-04	12/15/2012	C602224839777	3949870		06/2013	209.14
101-5020-432.27-04	12/15/2012	C602224840777	3949871		06/2013	294.28
601-5060-436.27-04	12/15/2012	C602224841777	3949872		06/2013	152.05
01/10/2013	81800	ATKINS NORTH AMERICA, INC.	2455			12,195.00
101-5010-431.20-06	12/13/2012	SEP 2012	1156471	130286	06/2013	12,195.00
01/10/2013	81801	BAUER COMPRESSOR, INC.	2468			44,004.02
101-3020-422.50-04	12/11/2012	AIR COMPRESSOR/CO MONITOR	0000163971	130513	06/2013	44,004.02
01/10/2013	81802	BDS ENGINEERING INC	372			230.00
202-5016-531.20-06	12/03/2012	NOV 2012-RTIP FY 10/11	11-19L	111151	06/2013	230.00
01/10/2013	81803	BOB HOFFMAN VIDEO PRODUCTION	457			65.00
101-1920-419.21-04	12/10/2012	CONSULTING SERVICES FOR P	SQ510891	F13032	06/2013	65.00
01/10/2013	81804	CA BUILDING STANDARDS COMMISSI	2127			20.07
101-0000-221.01-07	12/30/2012	STATE GREEN FEES	12-31-2012		07/2013	20.07
01/10/2013	81805	CDW GOVERNMENT INC	725			795.57
503-1923-419.30-22	11/06/2012	REFUND HP HARD DRIVE	S894818		05/2013	98.05-
503-1923-419.30-22	11/06/2012	REFUND HP HARD DRIVE	S894974		05/2013	151.14-
503-1923-419.30-02	12/05/2012	I.T. COMPUTER	V008865	130120	06/2013	1,044.76
01/10/2013	81806	CITY OF CHULA VISTA	823			783.28
101-3050-425.20-06	12/01/2012	NOV 2012 A/C CALLBACK/OT	NOVEMBER 2012	130130	06/2013	391.64
101-3050-425.20-06	12/31/2012	DEC 2012 A/C AFTER HOURS	DEC 2012	130130	06/2013	391.64
01/10/2013	81807	CLEAN HARBORS	913			236.00
101-5040-434.21-04	12/18/2012	DEC 2012	6Y1205447	130029	06/2013	236.00
01/10/2013	81808	COX COMMUNICATIONS	1073			789.93
503-1923-419.29-04	01/03/2013	01/01-01/31 3110015533201	01-22-2013	130126	07/2013	10.93
601-5050-436.21-04	01/05/2013	01/04-02/03 3110091187001	01-25-2013	130126	07/2013	179.00
503-1923-419.21-04	12/26/2012	12/25-01/24 3110039780701	01-14-2013	130126	06/2013	600.00
01/10/2013	81809	DENISE MORENO DUCHENY	2462			2,500.00
101-1110-412.20-06	12/26/2012	11/01/2012-11/30/2012	12-26-2012	130366	06/2013	2,500.00
01/10/2013	81810	DLA PRINTING & PROMO'S	1178			174.18
101-1210-413.28-11	12/13/2012	A/P CHECK VOUCHERS	7509	F13033	06/2013	174.18

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01/10/2013	81811	ESGIL CORPORATION	1225			1,207.15
101-3040-424.20-16	11/30/2012	NOV 2012 FEES	11123197	130524	05/2013	1,207.15
01/10/2013	81812	FASTENAL	909			1,136.53
101-6040-454.30-02	10/02/2012	BOLTS	CACHU28948	130010	04/2013	44.53
101-6040-454.30-02	12/06/2012	BOLTS/NUTS/CABLE TIES	CACHU29639	130010	06/2013	36.90
101-6040-454.30-02	12/11/2012	BENCH GRINDR	CACHU29684	130010	06/2013	197.97
101-6040-454.30-02	12/13/2012	PLANER 13"THICKNESS	CACHU29686	130010	06/2013	833.24
101-6020-452.30-02	12/18/2012	T-25 SECURITY KEY	CACHU29747	130010	06/2013	14.97
101-6040-454.30-02	12/19/2012	BUTTON HEAD CAP SCREW	CACHU29751	130010	06/2013	8.92
01/10/2013	81813	GOOGLE, INC.	2009			72.80
503-1923-419.20-06	12/05/2012	NOV/DEC 2012	4195537	130104	06/2013	72.80
01/10/2013	81814	GRAINGER	1051			356.03
501-1921-419.28-16	12/06/2012	CASTER WHEELS- AIR CYL	9013650545	130011	06/2013	151.30
501-1921-419.28-16	12/12/2012	RTN CASTER WHEELS	9018544644	130011	06/2013	95.57
101-6040-454.30-02	12/17/2012	RAINSUITS/THERMOSTAT	9022245071	130011	06/2013	300.30
01/10/2013	81815	I B FIREFIGHTERS ASSOCIATION	214			300.00
101-0000-209.01-08	01/03/2013	PR AP PE 12/27/2012	20130103		07/2013	300.00
01/10/2013	81816	ICMA RETIREMENT TRUST 457	242			6,561.71
101-0000-209.01-10	01/03/2013	PR AP PE 12/27/2012	20130103		07/2013	6,561.71
01/10/2013	81817	JASON BELL	1432			600.00
101-1920-419.29-01	12/20/2012	2012 TUITION REIMBURSEMEN	BELL 2012	130285	06/2013	600.00
01/10/2013	81818	JET GRAPHICS, INC.	2022			533.44
101-1210-413.28-11	11/26/2012	SECURITY PAPER	113426-C	130519	05/2013	533.44
01/10/2013	81819	KANE, BALLMER & BERKMAN	1828			42,440.07
101-5000-532.20-06	12/05/2012	NOV 2012-9TH & PALM DDA	18650	130520	06/2013	7,545.00
405-1260-413.20-06	12/05/2012	NOV 2012-SUCCESSOR AGENCY	18651	130520	06/2013	12,695.00
405-1260-413.20-06	12/07/2012	NOV 2012 REDVLPMTN ISSUES	18623	130523	06/2013	962.66
101-5000-532.20-06	11/05/2012	OCT 2012-9TH & PALM-DDA	18568	130520	05/2013	7,714.05
405-1260-413.20-06	11/06/2012	OCT 2012-SUCCESSOR AGENCY	18569	130520	05/2013	12,488.70
405-1260-413.20-06	11/08/2012	OCT 2012-REDVLPMTN ISSUES	18620	130520	05/2013	1,034.66
01/10/2013	81820	KOCH-ARMSTRONG GENERAL ENGINEE	1767			55,656.53
202-5016-531.20-06	11/21/2012	RETENTION-RTIP FY10/11 ST	90465	130210	05/2013	55,656.53
01/10/2013	81821	LANCE, SOLL & LUNGHARD LLP	716			10,000.00
405-1260-413.20-06	12/07/2012	DUE DILIGENCE REVIEW	5878	130212	06/2013	10,000.00
01/10/2013	81822	LIGHTHOUSE, INC	787			38.07
501-1921-419.28-16	12/06/2012	#694 DISCONNECT SWITCH	0818738	130043	06/2013	38.07
01/10/2013	81823	MANAGED HEALTH NETWORK	2432			400.40
101-1130-412.20-06	12/17/2012	JAN 2013	3200044025	130072	06/2013	400.40

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #				CHECK AMOUNT
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01/10/2013	81824	MOBILE HOME ACCEPTANCE CORPORA	1533				296.31
101-5020-432.25-01	12/24/2012	01/07/13-02/06/13	169232	130124	06/2013		296.31
01/10/2013	81825	MUNICIPAL EMERGENCY SERVICES,	2434				5,993.06
101-3020-422.50-04	12/07/2012	HANDHLD IMAGING CAMERA	SO_319705-1	130512	06/2013		5,993.06
01/10/2013	81826	NASLAND ENGINEERING	1656				4,392.50
402-5000-532.20-06	09/30/2012	SEP 2012	92436	071139	03/2013		4,392.50
01/10/2013	81827	OFFICE DEPOT, INC	1262				63.48
101-5020-432.30-02	12/04/2012	KLEENEX/DESK ORGANIZER	635079232001	130002	06/2013		19.91
101-5020-432.30-01	12/14/2012	MISC OFFICE SUPPLIES	636972692001	130002	06/2013		43.57
01/10/2013	81828	OLDCASTLE PRECAST, INC.	2471				432.40
101-6040-454.30-02	12/12/2012	ROUND GALV LINERS	070147120	130514	06/2013		432.40
01/10/2013	81829	PACIFIC SAFETY COUNCIL	1275				10.78
101-5020-432.28-04	11/30/2012	SAFETY VIDEOS	69612	130004	05/2013		10.78
01/10/2013	81830	PARS	2425				400.00
101-1920-419.20-06	12/10/2012	OCT 2012	24544	130076	06/2013		80.00
101-3020-422.20-06	12/10/2012	OCT 2012	24544	130076	06/2013		80.00
101-3030-423.20-06	12/10/2012	OCT 2012	24544	130076	06/2013		80.00
101-6010-451.20-06	12/10/2012	OCT 2012	24544	130076	06/2013		80.00
101-6040-454.20-06	12/10/2012	OCT 2012	24544	130076	06/2013		80.00
01/10/2013	81831	PITNEY BOWES INC	271				1,015.00
101-1920-419.20-24	12/01/2012	2013 DM5000 BASE MAINTENA	761396	F13034	06/2013		425.00
101-1920-419.20-24	12/01/2012	2013 DM5000 FEEDER MAINTE	461397	F13035	06/2013		590.00
01/10/2013	81832	PRINCIPAL FINANCIAL GROUP	2414				3,274.66
101-0000-209.01-14	12/06/2012	PR AP PE 11/29/2012	20121206		06/2013		538.27
101-0000-209.01-16	12/06/2012	PR AP PE 11/29/2012	20121206		06/2013		554.21
101-0000-209.01-21	12/06/2012	PR AP PE 11/29/2012	20121206		06/2013		555.26
101-0000-209.01-14	12/20/2012	PR AP PE 12/13/12	20121220		06/2013		539.80
101-0000-209.01-16	12/20/2012	PR AP PE 12/13/12	20121220		06/2013		546.45
101-0000-209.01-21	12/20/2012	PR AP PE 12/13/12	20121220		06/2013		549.18
101-0000-209.01-16	12/30/2012	DEC 2012 -LTD, STD, LIFE,	01-01-2013		06/2013		8.53-
101-0000-209.01-21	12/30/2012	DEC 2012 -LTD, STD, LIFE,	01-01-2013		06/2013		.02
01/10/2013	81833	PRUDENTIAL OVERALL SUPPLY	72				709.87
101-5020-432.25-03	12/05/2012	12/05/12 PW UNIFORMS	30307464	130090	06/2013		139.06
101-5020-432.25-03	12/12/2012	12/12/12 PW UNIFORMS	30306278	130090	06/2013		163.17
101-5020-432.25-03	12/19/2012	12/19/12 PW UNIFORMS	30307877	130090	06/2013		139.06
101-5020-432.25-03	01/02/2013	01/02/2013 PW UNIFORMS	30310795	130090	07/2013		129.74
101-5020-432.25-03	12/26/2012	12/26/12 PW UNIFORMS	30309350	130090	06/2013		138.84
01/10/2013	81834	RANCHO AUTO & TRUCK PARTS	1685				781.40
501-1921-419.30-02	12/05/2012	COUPLER BODY	7693-140627	130019	06/2013		22.56

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #				CHECK AMOUNT
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501-1921-419.28-16	12/07/2012	#624 COIL SPRINGS	7693-140844	130019	06/2013		85.11
501-1921-419.28-16	12/10/2012	#612-DOOR HANDLE	7693-141034	130019	06/2013		21.55
501-1921-419.28-16	12/10/2012	#624 FRONT END PARTS	7693-141077	130019	06/2013		343.13
501-1921-419.28-16	12/10/2012	#624 BRAKE PARTS	7693-141108	130019	06/2013		268.57
501-1921-419.28-16	01/02/2013	#A1 FILTER KITS	7693-143105	130019	07/2013		12.18
501-1921-419.28-16	01/02/2013	OIL/AIR FILTERS	7693-143127	130019	07/2013		87.54
501-1921-419.28-16	12/11/2012	#5401 AC & THROTTLE VALVE	7693-141161	130019	06/2013		49.83
501-1921-419.28-16	12/11/2012	RTN #62 PERFECT STOP PAD	7693-141204	130019	06/2013		206.24
501-1921-419.28-16	12/11/2012	#624 WAGNER	7693-141220	130019	06/2013		36.72
501-1921-419.28-16	12/12/2012	RTN BRAKE PAD CERAMIC	7693-141275	130019	06/2013		36.62
501-1921-419.28-16	12/13/2012	OIL/AIR FILTERS	7693-141392	130019	06/2013		97.07
01/10/2013	81835	SAN DIEGO-IMPERIAL COUNCIL,BOY	2470				2,500.00
101-1110-412.28-04	11/24/2012	ONE LIFE SPONSORSHIP	100	130580	05/2013		2,500.00
01/10/2013	81836	SEIU LOCAL 221	1821				1,170.22
101-0000-209.01-08	01/03/2013	PR AP PE 12/27/2012	20130103		07/2013		1,170.22
01/10/2013	81837	SHARP REES-STEALY MEDICAL CNTR	390				213.00
101-6040-454.21-04	12/08/2012	DEC 2012	255	130086	06/2013		118.00
601-5060-436.21-04	12/08/2012	DEC 2012	255	130086	06/2013		95.00
01/10/2013	81838	SKS INC.	412				8,310.91
501-1921-419.28-15	01/03/2013	900.1 GAL REG FUEL	1252889-IN	130049	07/2013		3,105.35
501-1921-419.28-15	12/20/2012	1220.3 G REG/320.2 G DEIS	1252697-IN	130049	06/2013		5,205.56
01/10/2013	81839	SPARKLETTTS	2341				22.62
101-1210-413.30-01	12/15/2012	NOV/DEC 2012	10552239 121512	130206	06/2013		22.62
01/10/2013	81840	SPRINT	2040				149.97
101-3020-422.27-05	12/29/2012	11/26/2012 - 12/25/2012	594768811-061		06/2013		149.97
01/10/2013	81841	TRAFFIC SAFETY MATERIALS, LLC.	2369				226.28
101-5010-431.21-23	12/10/2012	DRIVE RIVETS/WASHERS	2419	130068	06/2013		226.28
01/10/2013	81842	US BANK	2458				1,108.04
101-0000-209.01-20	01/03/2013	PR AP PE 12/27/2012	20130103		07/2013		1,108.04
01/10/2013	81843	VISTA PAINT CORPORATION	2388				39.09
101-5010-431.30-02	12/12/2012	POLE EXT	2012-494276-00	130069	06/2013		39.09
01/10/2013	81844	WAXIE SANITARY SUPPLY	802				159.89
101-6040-454.30-02	12/18/2012	BRITE BOY CLEANER	73669685	130016	06/2013		159.89
01/10/2013	81845	WHITE CAP CONSTRUCTION SUPPLY	1434				6.33
101-5010-431.30-22	11/28/2012	CONCRETE DRILL BIT	15071987-00	130018	05/2013		6.33
DATE RANGE TOTAL *							5,160,454.25 *



STAFF REPORT
CITY OF IMPERIAL BEACH

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: GARY BROWN, CITY MANAGER *GB*
MEETING DATE: JANUARY 23, 2013
ORIGINATING DEPT.: ADMINISTRATIVE SERVICES DEPARTMENT *KV*
SUBJECT: APPROVE RESOLUTION NO. 2013-7291 AND AUTHORIZE INVESTMENT OF CITY OF IMPERIAL BEACH MONIES IN THE LOCAL AGENCY INVESTMENT FUND OF THE CALIFORNIA STATE TREASURY.

BACKGROUND:

The Local Agency Investment Fund (LAIF) was established by the State of California to enable treasurers to place idle funds in a pool for investment. The investment pool is highly liquid, allowing local governments to deposit and withdraw funds daily, with competitive investment yields. The City of Imperial Beach has been investing monies with LAIF since 1988.

DISCUSSION:

The intent of this resolution is to update the authorized signatories on file with LAIF to reflect current city management. This resolution supersedes Resolution No. 2006-6380.

ENVIRONMENTAL DETERMINATION:

Not a project as defined by CEQA.

FISCAL IMPACT:

None

DEPARTMENT RECOMMENDATION:

Approve Resolution No. 2013-7291 and authorize the investment of City of Imperial Beach monies in the Local Agency Investment fund of the California State Treasury.

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.

Attachments:

1. Resolution No. 2013-7291

RESOLUTION NO. 2013-7291

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, SUPERCEDING RESOLUTION NO. 2006-6380 AND AUTHORIZING INVESTMENT OF CITY OF IMPERIAL BEACH MONIES IN THE LOCAL AGENCY INVESTMENT FUND OF THE CALIFORNIA STATE TREASURY

WHEREAS, pursuant to Chapter 730 of the Statutes of 1976 Section 16429.1 was added to the California Government Code to create a Local Agency Investment Fund in the State Treasury for the deposit of money of a local agency for purposes of investment by the State Treasurer; and

WHEREAS, the City Council does hereby find that the deposit and withdrawal of money in the Local Agency Investment Fund in accordance with the provisions of Section 16429.1 of the Government Code for the purpose of investment as stated therein as in the best interests of the City of Imperial Beach.

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

1. Authorize the deposit and withdrawal of City of Imperial Beach monies in the Local Agency Investment Fund in the State Treasury in accordance with the provisions of Section 16429.1 of the Government Code for the purpose of investment as stated therein, and verification by the State Treasurer's Office of all banking information provided in that regard.

2. The following City of Imperial Beach officers or their successors in office shall be authorized to order the deposit or withdrawal of monies in the Local Agency Investment Fund:

Gary Brown
City Manager

Greg Wade
Assistant City Manager

Kathleen VonAchen
Administrative Services
Director / City Treasurer

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 23rd day of January 2013, by the following vote:

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

JAMES C. JANNEY, MAYOR

ATTEST:

JACQUELINE M. HALD, MMC
CITY CLERK



**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: GARY BROWN, CITY MANAGER *GB*

MEETING DATE: JANUARY 23, 2013

ORIGINATING DEPT.: PUBLIC WORKS *HAL*

SUBJECT: RESOLUTION NO 2013-7292 ADOPTING CITY COUNCIL POLICY NO 615 "STREET PAVEMENT PRESERVATION"

BACKGROUND:

On December 12, 2012, City Council adopted Ordinance No. 2012-1134 related to Street Improvement Preservation. The ordinance stipulated that after any public highway, street, or alley had been constructed, reconstructed, or paved, the pavement surface shall not be thereafter cut or opened for a period of five (5) years from completion of the construction, reconstruction or paving or one (1) year following completion of the slurry seal. The Ordinance provided for the Public Works Director to grant exemptions (detailed below) to the prohibition of cutting newly surfaced or slurry sealed streets pursuant to the terms of an adopted City Council Policy.

DISCUSSION:

A Street Pavement Preservation City Council Policy was included with staff report of the First Reading of Ordinance 2012-1134 on December 5, 2012. Due to a last minute letter request for reconsideration of some of the exemptions in the Policy by a local utility company, staff was directed to consider the issues raised in the letter for possible modification to the Council Policy. Attachment 3 is the letter responding to the issues raised. Staff found the issues raised were adequately covered in the policy or were ones that staff did not agree with.

Conditions that might trigger an exemption include:

- Facilitation of development on adjacent properties,
- Emergency repairs to subsurface facilities,
- Underground service connections to adjacent properties,
- Upgrading of underground facilities, or
- Compliance with applicable law

When exemptions are allowed, certain requirements must be followed with respect to cutting, including trench cuts, lateral cuts and longitudinal cuts. When the Public Works Director authorizes an exemption to the street cut moratorium, the following general rules will apply:

- A single lane that is impacted shall have full pavement restoration for the width of the lane.
- If multiple lanes are impacted, the full width of those lanes shall be restored.

- Given the location and the extent of the trench repair the Public Works Director may authorize repair only to the center of a lane(s).
- Impacted bike lanes will be restored in their entirety

Delays for final repaving may be permitted for certain weather conditions, utility construction conflicts or other timing or quality problems that may arise. More specificity of these rules are found in Attachment 2 (Council Policy)

ENVIRONMENTAL DETERMINATION:

Not a project as defined by CEQA.

FISCAL IMPACT:

This Council Policy should contribute to the newly overlaid streets retaining a 20 – 25 year life cycle; thus reducing the maintenance cost of City streets.

DEPARTMENT RECOMMENDATION:

1. Receive this report.
2. Adopt Resolution No. 2013-7272.

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.

Attachments:

1. Resolution No. 2013-7292 adopting Council Policy No. 615 "Street Pavement Preservation"
2. Exhibit A to Resolution 2013-7292 - Council Policy No. 615 "Street Pavement Preservation".
3. Letter to Mr. Paul R. O'Boyle, dated December 21, 2012

RESOLUTION NO. 2013-7292

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, ADOPTING CITY COUNCIL POLICY NO 615 "STREET PAVEMENT PRESERVATION"

WHEREAS, on December 12, 2012, City Council adopted Ordinance No. 2012-1134 related to Street Improvement Preservation ("Ordinance"); and

WHEREAS, the Ordinance stipulated that after any public highway, street, or alley had been constructed, reconstructed, or paved, the pavement surface shall not be thereafter cut or opened for a period of five (5) years from completion of the construction, reconstruction or paving or one (1) year following completion of the slurry seal; and

WHEREAS, the Ordinance provided for the Public Works Director to grant exemptions to the prohibition of cutting newly surfaced or slurry sealed streets pursuant to the terms of an adopted City Council Policy; and

WHEREAS, staff has prepared City Council Policy No. 615 in support of Ordinance 2012-1134; and

WHEREAS, the Ordinance and City Council Policy No. 615 provide that permissible exemptions include:

- Facilitation of development on adjacent properties,
- Emergency repairs to subsurface facilities,
- Underground service connections to adjacent properties,
- Upgrading of underground facilities, or
- Compliance with applicable law;

and

WHEREAS, when exemptions are allowed, certain requirements must be followed with respect to cutting, including trench cuts, lateral cuts and longitudinal cuts; and

WHEREAS, when the Public Works Director authorizes an exemption to the street cut moratorium, the following general rules will apply:

- A single lane that is impacted shall have full pavement restoration for the width of the lane.
- If multiple lanes are impacted, the full width of those lanes shall be restored.
- Given the location and the extent of the trench repair the Public Works Director may authorize repair only to the center of a lane(s).
- Impacted bike lanes will be restored in their entirety;

and

WHEREAS, delays for final repaving may be permitted for certain weather conditions, utility construction conflicts or other timing or quality problems that may arise; and

WHEREAS, Exhibit A is City Council Policy.No. 615 "Street Pavement Preservation".

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. Council Policy No. 615 "Street Pavement Preservation" is approved in support of Ordinance No. 2012-1134.
3. Exhibit A is Council Policy No. 615 "Street Pavement Preservation."

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 23rd day of January 2013, by the following vote:

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

JAMES C. JANNEY, MAYOR

ATTEST:

JACQUELINE M. HALD, MMC
CITY CLERK

CITY OF IMPERIAL BEACH COUNCIL POLICY		
SUBJECT: Street Pavement Preservation	POLICY NUMBER: 615	PAGE 1 OF 3
ADOPTED BY: Ordinance No. 2012-1134 AMENDED BY:	DATED: January 23, 2013	

BACKGROUND

The City of Imperial Beach spends a significant taxpayer funds each year to improve and maintain public highways, streets and alleys. Millions of dollars have been invested to build, maintain and repair these important assets to the community. The City periodically receives requests to cut or open pavement after the construction, reconstruction or pavement of this infrastructure. This leads to damages to these increased costs to taxpayers. Accordingly, the City Council has adopted IBMC section 12.28.025, which prohibits (1) cuts or openings in public highways, streets or alleys for 5 (five) years after completion of construction, reconstruction or paving work and cuts or openings in public highways, streets or alleys for one (1) year after completion of slurry sealing (the "Moratorium").

PURPOSE

In addition to discussing the Moratorium, IBMC section 12.28.025 also delegates authority to the Public Works Director to grant exemptions, impose conditions for restoration and surface paving and related extensions. IBMC section 12.28.025 mentions the adoption of a Council Policy to provide guidance to the Public Works Director on the parameters for enforcing the Moratorium and exemptions.

POLICIES

The following policies shall apply to requests for cuts or openings on any public highway, street or alley subject to the Moratorium:

1. Prohibitions on cuts or openings

The City Council intends that the Moratorium will apply to most requests for cuts or openings within five years of completion of public highway, street or alley work in the City.

2. Exemptions

The Public Works Director may grant exemptions to the Moratorium in limited circumstances, which include the facilitation of development on adjacent properties, emergency repairs to subsurface facilities, underground service connections to adjacent properties, upgrading of underground facilities or compliance with applicable law.

Each situation will be different and will require thoughtful and reasonable evaluation by the Public Works Director to determine the appropriate scope of work to achieve the following goals of the Moratorium:

- Minimize pavement degradation
- Maintain structural integrity of street
- Maintain a smooth riding surface for all modes
- Limit visual impact and perceptions
- Minimize cut seams in travel lane wheel wells
- Minimize cut seams within a bus stop area or pullout
- Minimize cut seams in relationship to bike lane, parking lane, etc.

3. Conditions of Exemptions

When granting exemptions to the Moratorium, the Public Works Director may impose conditions determined appropriate to insure the rapid and complete restoration and the surface paving of the public highway, street or alley. The following principles shall form the basis for the conditions imposed:

Cutting

When an exemption is allowed, the encroachment applicant (the "Permittee") will make a concerted effort to protect the integrity of the pavement structure, and to ensure a high quality replacement patch or overlay. Depending on the particular trench cut size, location, and construction duration, conditions will be placed on the Permittee to return the street to a similar integrity as prior to the cut occurring. This may require a larger pavement restoration area on each side of the trench, a full-lane-width pavement replacement, or a full curb-to-curb replacement.

Trench Cut Requirements

The actual trench cut will follow the City of Imperial Beach Standard Trench Detail with a minimum 6" overlap on each side of the trench for base replacement. Additional pavement restoration will extend beyond the limits of the trench cut with a minimum grind and overlay of 2" or full depth if the adjacent pavement is 4" or less. The Permittee will be required to remove the AC and replace to the dimensions outlined below, or as directed by the Public Works Director. In most cases, full-width base replacement should not be necessary.

Lateral Cuts

These are generally used to cut into a pre-existing facility to allow for a single connection. This may include full street-width crossings. Most lateral cut requests on streets can be handled through an encroachment permit. The Permittee will follow the City of Imperial Beach Standard Trench Detail, but the

pavement replacement will vary:

- Where the lateral impacts a travel lane, replace a minimum of 5' (five feet) on each side of the trench.
- Where the lateral impacts only the parking lane, replace a minimum of 3' (three feet) on each side of the trench.

Longitudinal Cuts – These cuts generally run lengthwise in the roadway. These cuts will require the Permittee to apply for a Temporary Encroachment Permit. The extent of surface pavement replacement width will depend on the location of the longitudinal run in relationship to parking, bike and travel lanes.

General Rules

- A single lane that is impacted shall have full pavement restoration for the width of the lane.
- If multiple lanes are impacted, the full width of those lanes shall be restored. Given the location and the extent of the trench repair the Public Works Director may authorize repair only to the center of a lane(s).
- Impacted bike lanes will be restored in their entirety.

Construction Methods

For large pavement patches (especially longitudinal cuts) the Permittee shall apply the AC using a paving machine. Site specific characteristics (such as truck and bus routes, traffic volumes, etc.) will determine the application methodology allowed or required.

Slurry Seal Exemptions

Since the slurry seal exemption is only 1 (one) year and should generally be able to be planned for, any exemptions granted for cutting a slurry sealed street require slurry sealing any lanes impacted with the full width for a length no less than 25' more on each side of the pavement cut required.

4. Delays for Exemption Cuts or Openings

In the event that an exemption to the Moratorium is granted, the Public Works Director may allow a delay in the final repaving of the public highway, street or alley if the final repaving is not appropriate at that time for any of the following reasons:

- Weather conditions prohibit work related to the final repaving.
- Utilities or other construction would result in conflict in completion of repaving or would result in duplicative work shortly thereafter
- Other short term problems that would affect the timing, quality or other aspects of the repaving work.

Via U.S. Mail and Facsimile

December 21, 2012

Mr. Paul R. O'Boyle
13269 Deer Canyon Place
San Diego, CA 92129
Fax: (858) 484-7831

RE: City of Imperial Beach Ordinance and Council Policy – Street Pavement Preservation

Dear Mr. O'Boyle:

By way of introduction, our firm represents the City of Imperial Beach ("City"), and we are responding on their behalf. We are in receipt of your letter dated December 5, 2012 on behalf of Crown Castle NG West regarding the proposed actions by the Imperial Beach City Council regarding what you term the street cut moratorium. As you are aware, on December 12, 2012, the City Council adopted Ordinance No. 2012-1134 related to street pavement preservation ("Ordinance"). On December 5 and 12, the City Council intended to adopt City Council Policy No. 615 ("Policy"), which specifies the conditions for Ordinance implementation and permissible exemptions. Due to the late receipt of your letter, the City Council chose to delay adoption of the Policy to consider your concerns.

Your letter states that the "Moratorium places too much authority and discretion in the hands of the Public Works Director. Exceptions for necessary intrusions into the public Right-of-Way should be spelled out." Based on this, you requested the City to consider five exceptions to the Ordinance. However, the Ordinance expressly provides exemptions, "which may include the facilitation of development on adjacent properties, emergency repairs to subsurface facilities, underground service connections to adjacent properties, upgrading of underground utility facilities or compliance with applicable law." The Policy provides clear direction to the Public Works Director on the terms by which exempted cuts must complete pavement restoration. The following responds to each of the five exceptions requested in your letter:

Partners

S. Michael Love *
Steven E. Boehmer
Morgan L. Foley
Jennifer M. Lyon
Lisa A. Foster
Johanna N. Cantas

Senior Associates

Hilda R. Mendoza
Carrie L. Mitchell

* Certified Legal Specialist,
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Associates

Heather L. Milligan*
Joshua D. Tucker
David M. Stottand
Randall R. Sjoblom
Barbara C. Luck
Robert C. Martinez
Jessica R. Falk Michelli
Morton S. Park
Michael T. Reid

Stephen M. Eckis (Of Counsel)
Lynn R. McDougal (Retired)
LeRoy W. Knutson (Retired)

- (1) *Street cutting occurring within one (1) year for the City's regularly scheduled resurfacing program, should one exist.*

The City's resurfacing program calls for street pavement work to be completed approximately every 15 to 20 years. Thus, one year before the next scheduled pavement or resurfacing would already be well beyond the one year slurry seal or five year street pavement preservation period. Accordingly, this proposed exception would be unnecessary because the street cutting would already be allowed since it would be well beyond the street pavement preservation period.

- (2) *New Service*

This is already covered in the exemptions portion of the Ordinance, which includes both the facilitation of development on adjacent properties and underground service connections to adjacent properties.

- (3) *Pot holing and utility pole installation*

Both pot holing and utility pole installation would be allowed under the Ordinance under one of several exemptions, including facilitation of development on adjacent properties, underground service connections to adjacent properties, upgrading underground utility facilities or compliance with applicable law. The City would not perform utility work without necessary pot holing, so as to ensure the safe completion of street pavement work. Further, situations involving utility pole installation would be covered under one of the aforementioned exemptions.

- (4) *Relocations required by the City*

The City's street pavement and slurry work is done in accordance with well-planned schedules, which will comply with the time periods set forth for street preservation. Should any emergency situations arise or any law require relocation, these relocations would be permitted under the listed exemptions.

- (5) *Work approved by State or Federal authority*

In accordance with the exemptions, the City would abide by any state or federal laws that required the City to allow street work within the street preservation time periods. However, should the Policy be adopted, such work would have to comply with the City's adopted street repair standards.

Finally, your letter states that "[t]he proposed trench cut requirements do not take into consideration new technologies, such as micro-trenching, which are less impactful to City streets. The City's one size fits all approach is inappropriate given that impacts are and can be significantly different." City engineering staff is familiar with micro-trenching and related cutting techniques. Each of these results in cuts to the pavement, which compromises the structural integrity of recently completed work and often results in early street failure and deterioration. Allowing such cutting would defeat the purpose of the Ordinance and Policy and would prohibit the City from preserving street pavement and slurry work.

Mr. Paul R. O'Boyle
Imperial Beach Street Pavement Preservation
Page 3

The City desires to preserve the life of City street improvements and protect its financial investments in the same, while allowing reasonable exemptions to accommodate necessary and legally required trench cuts. The Ordinance and Policy accomplish these purposes, and are also consistent with similar regulations throughout the state and country. If you are aware of any legal authority that prohibits the City from taking these actions, we ask you bring it to our attention. Otherwise, based on the foregoing, the City intends to move forward with adoption of the Policy at its regularly scheduled City Council meeting on January 23, 2012.

Sincerely,

A handwritten signature in black ink, appearing to be "Morton Park", written in a cursive style.

Morton Park
Deputy City Attorney

cc: Hank Levien, Public Works Director



**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: GARY BROWN, CITY MANAGER *RB*

MEETING DATE: JANUARY 23, 2013

ORIGINATING DEPT.: PUBLIC WORKS *HAL*

SUBJECT: RESOLUTION 2013-7286 AFFIRMING STAFF COMMENT LETTER ON TENTATIVE ORDER R9-2013-0001 TO THE SAN DIEGO REGIONAL WATER QUALITY CONTROL BOARD

BACKGROUND:

The San Diego Regional Water Quality Control Board will be releasing its Fifth Term Storm Water Permit to regulate the discharge of storm water from Jurisdictions into the receiving waters of the United States. This permit is anticipated to go into effect in March 2013 and will require a significant update to the City's Storm Water Management Program.

The First Term Storm Water Permit was released in 1990 and established the basic structure of the City's storm water program. This permit was for a nominal 5-year period. The Second Term Storm Water Permit written in the mid-1990s was an extension of the original permit keeping the basic structure and requirements of the First Term Permit that required education and outreach in the community on storm water pollution. The Third Term Storm Water Permit released in 2001 required the City's Storm Water Management Program to include significantly more staff time and effort in order to meet the regulatory requirements. The Third Term Permit expanded the Jurisdictional responsibility for BMPs, required pretreatment of storm water from new development projects, and established regional collaboration among the San Diego County Copermittees. As the result of the Third Term Storm Water Permit the City established a formal Storm Water Management Program under the Environmental Division and created the positions for the Environmental Manager and Environmental Specialist to oversee the implementation and maintenance of the program.

The Fourth Term and current Storm Water Permit was released in 2007 and once again significantly expanded the regulatory requirements to manage storm water runoff. The Fourth Term Permit expanded the BMP requirements for development projects with new Low Impact Development and Hydromodification standards, required a significant increase in annual reporting and assessment, and for the first time required collaboration within watersheds in the development of strategies to control priority pollutants of concern.

The Regional Water Quality Control Board is now about to release its Fifth Term Storm Water Permit that is proposing yet again a significant change in the current approach to storm water management. The proposed permit will expand the group of Copermittees to include municipalities within San Diego, Riverside, and Orange Counties, require storm water management activities to be implemented under a Water Quality Improvement Plan based on watersheds, and significantly expand the public participation in the development and

implementation of the program.

DISCUSSION:

In preparation for the release of the new Storm Water Permit (Tentative Order R9-2013-0001) the Regional Water Quality Control Board for the first time held a series of focused meetings with the Copermitees, environmental community, development/business community, and EPA to discuss an Administrative Draft of the Permit prior to the release of the official Tentative Order. These focused meetings with the Regional Water Quality Control Board proved to be very successful among all the principal stakeholders in addressing some of the issues with the current Permit and resulted in the release of Tentative Order R9-2013-0001 on October 31, 2012 that was more reasonable in comparison to previous permit updates. While the Tentative Order R9-2013-0001 addressed many concerns of the Copermitees from the original Administrative Draft Permit, it still added additional requirements and potential liability not supported by the Copermitees.

In response to the Tentative Order R9-2013-0001 the San Diego County Copermitees and Copermitee legal counsels collaborated in a collective response to the Region Water Quality Control Board through written technical comments and strikeout edits of the Permit (See County letter in Attachment 2). City staff has also provided a comment letter in response to the Tentative Order (Attachment 3). The technical comment period to the Regional Water Quality Control Board staff closed on January 11, 2013. The next step in the process allows for a public hearing at a future meeting in front of the San Diego Water Board to hear oral comments and consider the adoption of the Order. Prior to the adoption of the Order the Regional Water Quality Control Board staff will respond to formal comments and make any necessary or recommended changes to the final Order as directed by the San Diego Water Board during the public hearing process.

ENVIRONMENTAL DETERMINATION:

Not a project as defined by CEQA.

FISCAL IMPACT:

Costs related to the implementation of the Storm Water Program are not anticipated to increase beyond the current operating budget, however, there is still uncertainty related to the amount of water quality monitoring required in the permit.

For the development and home improvement community there are potentially significant but yet not qualified costs with the implementation of this permit.

DEPARTMENT RECOMMENDATION:

1. Receive this report.
2. Review staff comment letter, Attachment 3, in concert with Copermitee comment letter (Attachment 2).
3. Adopt Resolution Nr. 2013-7286 – Affirming Staff Comment Letter

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.

Attachments:

1. Resolution No. 2013-7286
2. Copermittee Comment Letter from the County (Attachments to letter available from City Clerk)
3. Exhibit A to Resolution 2013-7286 - City of Imperial Beach Comment Letter dated January 8, 2013

RESOLUTION NO. 2013-7286

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, AFFIRMING STAFF COMMENT LETTER ON TENTATIVE ORDER R9-2013-0001 TO THE SAN DIEGO REGIONAL WATER QUALITY CONTROL BOARD

WHEREAS, on January 24, 2007, the San Diego Regional Water Quality Control Board issued the Municipal Storm Water Permit, Order No. R9-2007-0001 to the 21 Copermittees in San Diego County that covers a five year period and expires in January 2013; and

WHEREAS, on April 9, 2012 the San Diego Regional Water Quality Control Board released an Administrative Draft for the next Municipal Storm Water Permit for primary informal comment and feedback; and

WHEREAS, between June and August 2012 , the San Diego Regional Water Quality Control Board held four focused meetings with representatives of the Copermittees, the environmental community, the development/business community, and USEPA to discuss and receive preliminary comments and feedback on the Administrative Draft Permit; and

WHEREAS, on September 5, 2012 the San Diego Regional Water Quality Control Board held an informal workshop to present the modifications that were expected to be incorporated into the Tentative Order No. R9-2013-0001 for the Municipal Storm Water Permit as the result of the focused meeting process; and

WHEREAS, on October 31, 2012 the San Diego Regional Water Quality Control Board released Tentative Order No. R9-2013-0001 for formal public review and comment; and

WHEREAS, the San Diego Copermittees and legal counsel of the Copermittees have provided substantial review and comments on Tentative Order No. R9-2013-0001; and

WHEREAS, City staff prepared and forwarded additional written comments on Tentative Order No. R9-2013-0001 which is included herewith as Exhibit A; and

WHEREAS, formal comments on the Tentative Order No. R9-2013-0001 was due to the San Diego Regional Water Quality Control Board by January 11, 2013.

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. Exhibit A, - City staff letter to the San Diego Regional Water Quality Control Board, with comments on Tentative Order No. R9-2013-0001 is affirmed.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 23rd day of January 2013, by the following vote:

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

JAMES C. JANNEY, MAYOR

ATTEST:

JACQUELINE M. HALD, CMC
CITY CLERK



County of San Diego

RICHARD E. CROMPTON
DIRECTOR

DEPARTMENT OF PUBLIC WORKS

5510 OVERLAND AVE, SUITE 410
SAN DIEGO, CALIFORNIA 92123-1237
(858) 694-2212 FAX: (858) 694-3597
Web Site: www.sdcountry.ca.gov/dpw/

January 8, 2013

Wayne Chiu, P.E.
California Regional Water Quality Control Board, San Diego Region
9174 Sky Park Court, Suite 100
San Diego, CA 92123-4340

Dear Mr. Chiu:

SAN DIEGO COPERMITTEE COMMENT SUBMITTAL – TENTATIVE ORDER NO. R9-2013-0001, REGIONAL MS4 PERMIT, PLACE ID 786088WCHIU

Thank you for the opportunity to comment on Tentative Order No. R9-2013-0001, NPDES No. CAS0109266, *National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for Discharges of Urban Runoff from the Municipal Separate Storm Sewer Systems (MS4s) Draining the Watersheds within the San Diego Region* (Tentative Order). The County of San Diego, as Principal Permittee, submits the attached comments on behalf of the 21 Copermittees subject to Regional Water Quality Control Board (Regional Board) Order 2007-0001, the existing San Diego County MS4 Permit.

These comments were developed jointly with the San Diego Copermittees and should be considered to represent a general group consensus. However, although we have strived to obtain unanimity in our comments and proposed permit revisions, individual Copermittees do sometimes have differing opinions. These will be expressed in separate written comments provided by individual Copermittees.

We greatly appreciate the public process employed to date toward the development of a new and improved permit for the San Diego Region, as well as the openness of staff and Regional Water Quality Control Board (Regional Board) members in listening to the issues and concerns put forth by the County and numerous other interested parties. The San Diego Copermittees' recommended edits to the Tentative Order are attached. The supporting rationale for each is provided in a separate comment table. Most edits are in the form of redline-strikeout changes.

Mr. Chiu
January 8, 2013
Page 2

Again, thank you for the opportunity to participate in the development of a new permit for the San Diego Region. We look forward to continued discussion of the issues raised above. If you have questions, please contact Todd Snyder, Land Use & Environmental Planning Manager, at (858) 694-3482, or todd.snyder@sdcounty.ca.gov.

Sincerely,



CID TESORO, Manager
Department of Public Works

CT:js

Attachments: San Diego Copermittee Recommended Edits to Tentative Order R9-2013-0001
San Diego Copermittee Comment Table

CC: Todd Snyder, Department of Public Works

January 8, 2013

Wayne Chiu, P.E.
California Regional Water Quality Control Board, San Diego Region
9174 Sky Park Court, Suite 100
San Diego California 92123-4340

Subject: City of Imperial Beach comments on the proposed Tentative Order No. R9-2013-0001

Dear Mr. Chiu:

The City of Imperial Beach appreciates this opportunity to provide comments on the Tentative Order No. R9-2013-0001. We recognize the effort made by RWQCB staff to consider and discuss the various stakeholder positions for this new permit and agree that developing a new permit through a series of focused meetings was innovative and successful in getting the stakeholders to understand each other's positions for achieving the same end goal of improved water quality. We hope that similar efforts for collaboration are continued at the water board.

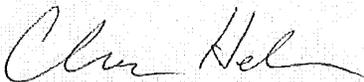
The City of Imperial Beach has been actively involved in the focus meeting process and subsequent special workshops held on the new permit. The City also participated in the development of the San Diego Regional Copermittees response to the new permit and support the redline draft being proposed by the Copermittees. The comments on the new permit below are provided in addition to the comments being made by the San Diego Copermittees. We look forward to working with the RWQCB on the final development of this new storm water permit and are optimistic that this new permit will allow for the more efficient use of community resources to implement a successful storm water management program.

Comments by the City of Imperial Beach on Tentative Order R9-2013-0001:

- Provision A: The point of jurisdictional compliance under provision A is vague and presents the potential for unintended 3rd party lawsuits. If the regional board truly embraces an adaptive approach to address priority pollutants then that needs to be explicitly clear in the new permit. It is not clear if compliance means meeting the water quality objective or implementing an adaptive WQIP. We recognize the position by the Regional Board to not get ahead of the State Water Board especially in light of the recent November 20th workshop in Sacramento to discuss concerns on the limitations of receiving water limitations in municipal storm water permits, however, we want to strongly emphasize the importance of preventing unnecessary and costly 3rd party lawsuits in the new permit.
- Provision D: We strongly support the San Diego County Copermittee's recommended changes to the monitoring program in Provision D. The Copermittees met with RWQCB staff on multiple occasions after the focus meetings to discuss recommended changes. Please incorporate a monitoring program such as the one suggested by the Copermittees that uses a scientific and question driven monitoring approach that most effectively uses public funding to demonstrate any statistically significant changes in water quality.
- E.3.B.2.e Priority Development Project Categories: The definition for a priority development project that "discharges directly to" an Environmental Sensitive Area was changed in this permit. The clarifying language from the last permit specified flows that "discharge directly to" as outflow from a drainage conveyance systems that is comprised entirely of flows from the subject development and not commingled with flows from adjacent lands. It is my understanding from the RWQCB that their intent was not to change the definition for discharging to an Environmentally Sensitive Area and request that the clarifying language from the old permit is reintroduced for clarity.

- E.3.B.3.b Priority Development Project Exemptions: Major maintenance on roads, alleys, and sidewalks should be treated different than other redevelopment projects because design standards and public safety take priority over water quality regulations. It is not practical to incorporate green streets and LIDs into every street retrofit project due to site feasibility, conflicting design standards, and increased project costs; however, the Copermittees should be allowed the flexibility to consider the application of green streets and LIDs into street retrofit projects whenever and wherever feasible.
- E.3.B.3.c Priority Development Project Exemptions: Single family residential redevelopment projects should not be held to the specific design standards for regular priority development projects because it discourages redevelopment of old properties. LID and HMP sizing criteria requires hydrology reports and engineered BMP design plans that captures the 24-hr 85th percentile storm event and prevents not more than 10 percent of the naturally occurring flow off the site, which is beyond the normal scope of many single family residential projects. These regulations are complex and hard to understand for the regular home owner and general contractor. Requiring costly engineered BMP plans for single family residential redevelopment projects disproportionately impacts lower income communities like Imperial Beach that already have a hard time encouraging new development. We support permit language that does not require engineered BMP solutions for single family residential projects such as the disconnection of impervious surfaces, improved landscaped areas with 12" of loamy soil, and incorporation of LID concepts into the project area.
- E.3.C.2 Hydromodification Management BMP Requirements: We strongly support the recommended HMP changes discussed at length by the San Diego Copermittees. Most importantly the City requests the HMP exemptions that were removed from the previous permit be reintroduced. The entire City of Imperial Beach discharges into a tidally influenced area and does not contribute to downstream erosion. Requiring HMP on project sites in the City does not make any sense and furthermore, requiring offsite mitigation somewhere in the watershed essentially translates into a tax on development that does not mitigate for any downstream flow impacts from the project site.
- E.3.C.3.b Alternative Compliance Project Options: It does not seem appropriate for the RWQCB or any government agency to regulate alternative compliance based on LEED Certified Redevelopment projects when there are other green building certification programs on the market. Being LEED Certified does not necessarily modify storm water runoff pollution. LEED accreditation is a noteworthy building accomplishment but it is bad policy to write LEED into the regulations.
- Attachment E Provisions for TMDLs: We support the comments made by the County of San Diego related to incorporating the requirements of existing TMDLs into this new permit.

Sincerely,



Chris Helmer
Environmental Programs Manger

cc: Gary Brown – City Manager; Greg Wade – Assistant City Manager; Hank Levien – Public Works Director



**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: GARY BROWN, CITY MANAGER *GB*

MEETING DATE: JANUARY 23, 2013

ORIGINATING DEPT.: PUBLIC WORKS *HAL*

SUBJECT: RESOLUTION NO. 2013-7288 AUTHORIZING THE PUBLIC WORKS DIRECTOR TO SIGN THE FISCAL YEAR 2011-12 ANNUAL REPORTS FOR THE SAN DIEGO BAY AND THE TIJUANA RIVER WATERSHED URBAN RUNOFF MANAGEMENT PROGRAMS

BACKGROUND:

The Tijuana River and San Diego Bay Watershed Urban Runoff Management Programs were updated on March 24, 2008 in response to the requirements of the Municipal Storm Water Permit, Order No. R9-2007-0001 issued by the San Diego Regional Water Quality Control Board on January 24, 2007. Section E of the Municipal Storm Water Permit requires each Copermittee within each defined Watershed Management Area (WMA) to collaborate, develop, and implement a Watershed Urban Runoff Management Program (WURMP). The City of Imperial Beach falls into two WMAs, and therefore collaborates in the implementation of two WURMPs, which includes 1) the San Diego Bay WMA and 2) the Tijuana River WMA.

The Annual Reports from the San Diego Bay WMA and Tijuana River WMA documents the efforts made during Fiscal Year 2011-12 reporting period to meet the requirements of the Municipal Storm Water Permit. The WURMPs are intended to address the sources of urban runoff that are causing the WMA's high priority water quality problems. It supplements the baseline urban runoff management programs implemented as part of the Regional Copermittees' Regional Urban Runoff Management Program (RURMP) and each Copermittee's Jurisdictional Urban Runoff Management Program (JURMP).

Order No. R9-2007-0001 requires the WMA to include public participation as a mechanism to encourage participation from other organizations within the watershed. This presentation is designed to provide another venue for public participation in the management of the WMA program.

DISCUSSION:

The following are the highlights from both the San Diego Bay and Tijuana River WURMP Annual Reports for FY 2011-12. These reports will be submitted to the San Diego Regional Water Quality Control Board on January 31st.

San Diego Bay WURMP

The San Diego Bay WMA Copermittees include: Imperial Beach, City of San Diego, Port of San

Diego, National City, Coronado, Lemon Grove, County of San Diego, La Mesa, Airport Authority, and Chula Vista.

During this reporting year, the San Diego Bay WMA Copermittees collaborated and implemented numerous water quality and education activities in the San Diego Bay Watershed to address the impacts of storm water runoff. Many of these activities have not changed over the last 3 reporting cycles. Imperial Beach specifically participated in four collaborative water quality activities that include: 1) Enhanced Street Sweeping, 2) Large Cleanup Events, 3) Pet Waste Bag Dispensers and, 4) Storm Drain Litter Control. The City also participated in the I Love a Clean San Diego high school watershed presentations and 2011 Creek to Bay Cleanup sponsorship.

Tijuana River WURMP

The Tijuana River WMA Copermittees include: Imperial Beach, City of San Diego, and County of San Diego.

During this reporting period, the Tijuana WMA Copermittees implemented a total of 21 watershed activities that focused on improving water quality and public education. Imperial Beach specifically participated in four watershed activities including 1) Large Special Event Cleanup and Inspections, 2) Citywide Cleanup Events, 3) Bacteria Source Identification Study, and 4) Tijuana River Action Month. The City also participated in a number of education, outreach, and public participation activities during the year and collaborated on a number of stakeholder groups that include the Tijuana River Recovery Team, Border 2012, TRNERR Advisory Council, and the Bacteria Source Identification Study stakeholder group.

ENVIRONMENTAL DETERMINATION:

Not a project as defined by CEQA.

FISCAL IMPACT:

Costs this year have largely been staff time attending meetings, compiling the annual reports, and collaborating with the WMA Copermittees in the development and implementation of Water Quality and Watershed Education activities. Costs are covered under the storm water budget.

DEPARTMENT RECOMMENDATION:

1. Receive this report.
2. Receive public comment.
3. Adopt the attached resolution.

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.

Attachments:

1. Resolution No. 2013-7288
2. San Diego Bay WURMP Annual Report and Tijuana River WURMP Annual Report for FY 2011-12 (Available over the counter with the City Clerk)

RESOLUTION NO. 2013-7288

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, FOR AUTHORIZING THE PUBLIC WORKS DIRECTOR TO SIGN THE FISCAL YEAR 2011-12 ANNUAL REPORTS FOR THE TIJUANA RIVER AND SAN DIEGO BAY WATERSHED URBAN RUNOFF MANAGEMENT PROGRAMS

WHEREAS, on January 24, 2007, the Regional Water Quality Control Board – Region 9 issued the Municipal Storm Water Permit, Order No. R9-2007-0001 to the 21 Copermitees in San Diego County; and

WHEREAS, Section E of Order No. R9-2007-0001 requires each Copermitee within each defined Watershed Management Area (WMA) to collaborate, to develop, and to implement a Watershed Urban Runoff Management Program (WURMP); and

WHEREAS, on March 24, 2008 both the San Diego Bay and Tijuana River Watershed Urban Runoff Management Programs were submitted to the Regional Water Quality Control Board; and

WHEREAS, part of the implementation of the WURMP is the submittal of an Annual Report on January 31st of each year to the Regional Water Quality Control Board that shows how the Copermitees met the requirements of Section E in Order No. R9-2007-0001; and

WHEREAS, the City collaborated in the development of the FY 2011-12 Annual Reports for the San Diego Bay and Tijuana River WURMPs.

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. Authorize the Public Works Director to sign the Fiscal Year 2011-12 Annual Reports for the Tijuana River and San Diego Bay Watershed Urban Runoff Management Programs

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 23rd day of January 2013, by the following vote:

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

JAMES C. JANNEY, MAYOR

ATTEST:

JACQUELINE M. HALD, CMC
CITY CLERK

Item No. 2.6

Attachment 2

**San Diego Bay WURMP Annual
Report and Tijuana River WURMP
Annual Report for FY 2011-12**

**Available in the City Clerk's Office
for Review**



STAFF REPORT
CITY OF IMPERIAL BEACH

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: GARY BROWN, CITY MANAGER *GB*
MEETING DATE: JANUARY 23, 2013
ORIGINATING DEPT.: CITY CLERK *JMH*
SUBJECT: RESOLUTION NO. 2013-7295 – CONFLICT OF INTEREST
CODE UPDATE

BACKGROUND:

The Political Reform Act requires every local government agency to review its Conflict of Interest Code biennially to determine if it is accurate and up to date, or if the code must be amended.

DISCUSSION:

The City of Imperial Beach previously adopted Regulation 18730 (referred to as the model or standard code by the Fair Political Practices Commission) by reference and, as such, the body of the code is up to date.

Upon review of the list of designated positions that file Statements of Economic Interests (Exhibit A, Appendix II), it is necessary to update the list by incorporating the following changes: addition of a new position, change to a title of an existing position and deletion of a position that has been abolished and/or no longer make or participate in making governmental decisions.

FISCAL IMPACT:

None related to this report.

DEPARTMENT RECOMMENDATION:

Adopt Resolution No. 2013-7295 approving an updated Appendix II to the Conflict of Interest Code as shown in Attachment 1.

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.

Attachments

1. Resolution No. 2013-7295 with Council Policy 115 – Conflict of Interest Code as Exhibit A
2. Biennial Notice

RESOLUTION NO. 2013-7295**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, ADOPTING, AFFIRMING, AND INCORPORATING BY REFERENCE THE STANDARD CONFLICT OF INTEREST PROVISIONS OF 2 CALIFORNIA CODE OF REGULATIONS SECTION 18730 AND ADOPTING AMENDED AND UPDATED APPENDICES TO THE CONFLICT OF INTEREST CODE OF THE CITY OF IMPERIAL BEACH**

WHEREAS, pursuant to the requirements of the California Political Reform Act (the "Act"), section 81000 of the California Government Code, all local governmental agencies must adopt Conflict of Interest Codes applicable to every officer, employee, member or consultant of the agency whose position entails the making or participating in the making of decisions that may foreseeably have a material financial effect on any financial interest, and which Code requires such designated employees to disclose and disqualify themselves from making, participating in, or attempting to influence such decisions; and

WHEREAS, the City has previously adopted the terms of 2 California Code of Regulations section 18730, the Conflict of Interest Code terms promulgated by the Fair Political Practices Commission ("FPPC") by City of Imperial Beach Resolution No. 91-4020, 2010-6972 and 2012-7183; and

WHEREAS, the City Council of the City of Imperial Beach, as the Code Reviewing body under the Act, adopts, affirms and incorporates by reference the standard Conflict of Interest Code set forth in 2 California Code of Regulations, section 18730 and any amendments to it duly adopted by the FPPC; and

WHEREAS, the standard Conflict of Interest Code set forth in 2 California Code of Regulations, section 18730 and any amendments to it duly adopted by the FPPC, along with Appendix I setting forth amended disclosure categories, and Appendix II, amending the list of designated officials, including establishment and deletion of certain positions and changes in job titles, does constitute the Conflict of Interest Code of the City of Imperial Beach.

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

1. The standard Conflict of Interest Code set forth in 2 California Code of Regulations, section 18730 and any amendments to it duly adopted by the FPPC is hereby incorporated by reference.
2. The disclosure categories are set forth in Appendix I and the amended list of designated positions subject to the requirements of the Conflict of Interest Code are set forth in Appendix II.
3. The standard Conflict of Interest Code set forth in 2 California Code of Regulations, section 18730 and any amendments to it duly adopted by the FPPC and the Appendices I and II constitute the Conflict of Interest Code for the City of Imperial Beach.

4. The City Council of the City of Imperial Beach does hereby adopt the attached Conflict of Interest Code (Exhibit A) and its amended Appendix II.
5. The City Council hereby amends City Council Policy 115 as the Conflict of Interest Code.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its regular meeting held on the 23rd day of January 2013, by the following vote:

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

JAMES C. JANNEY, MAYOR

ATTEST:

JACQUELINE M. HALD, MMC
CITY CLERK

CITY OF IMPERIAL BEACH COUNCIL POLICY		
SUBJECT: CONFLICT OF INTEREST CODE	POLICY NUMBER: 115	<u>PAGES</u> Page 1 of 5
ADOPTED BY: Resolution No. 2013-7295	DATED: January 23, 2013	

See attached Conflict of Interest Code approved _____.

CITY OF IMPERIAL BEACH CONFLICT OF INTEREST CODE

The Political Reform Act (Government Code Section 81000 et seq.) requires state and local government agencies to adopt and promulgate conflict-of-interest codes. The Fair Political Practices Commission has adopted a regulation (2 Cal. Code of Regs. Section 18730) that contains the terms of a standard conflict-of-interest code and may be incorporated by reference in an agency's conflict-of-interest code. After public notice and hearing, the standard code may be amended by the Fair Political Practices commission to conform to amendments in the Political Reform Act. Therefore, the terms of 2 California Code of Regulations Section 18730 and any amendments to it duly adopted by the Fair Political Practices Commission are hereby incorporated by reference. This regulation and the attached Appendices designating positions and establishing disclosure requirements, shall constitute the conflict-of-interest code of the City of Imperial Beach.

Individuals holding designated positions shall file their statements with the City Clerk, which will retain the statements and make the statements available for public inspection and reproduction. (Gov. Code Section 81008.)

APPENDIX I

- A. Public Officials/employees holding positions designated in Appendix II are required to file the initial, annual, and leaving office statement of economic interest for the types of interests in the categories set forth in the Disclosure Categories column opposite the column Designated Positions. It has been determined that these persons make or participate in making decisions, which foreseeably may have a material effect on such financial interests.
- B. Where the Disclosure Category requires disclosure of interests in real property, the designated employee need only disclose real property which is located in whole or in part within or not more than two miles outside the boundaries of the jurisdiction or within two miles of any land owned or used by the City of Imperial Beach.
- C. Where the Disclosure Category requires disclosure of investments or sources of income, the designated employee need only disclose investments in business entities and sources of income which do business in the jurisdiction, plan to do business in the jurisdiction, or have done business in the jurisdiction within the past two years. In addition to other activities, a business entity is doing business within the jurisdiction if it owns real property within the jurisdiction.
- D. Where the Disclosure Category requires disclosure of business positions, the designated employee need only disclose positions of director, officer, partner, employee, or any position of management in organizations or enterprises operated for profit.
- E. The Disclosure Categories are:

CATEGORY 1 Broad Responsibilities. Full Disclosure.

All interests in real property located in the City of Imperial Beach, including any property owned or used by the City in which the designated employee has a direct or indirect interest, as well as investments, business positions in business entities, and sources of income, including gifts, loans and travel payments from all sources located in or doing business in the City.

CATEGORY 2 Decision-Making Authority Affecting Real Property.

All interests in real property located in the City of Imperial Beach, including any property owned or used by the City in which the designated employee has a direct or indirect interest.

CATEGORY 3 City-Wide Decision-Making Authority.

All investments, business positions in business entities, and sources of income, including gifts, loans, and travel payments from all sources that provide leased facilities, goods, vehicles, supplies, materials, machinery, equipment, or services, including consulting services, of the type utilized by the City.

CATEGORY 4 Department/Division Decision-Making Authority.

All investments, business positions in business entities, and sources of income, including gifts, loans, and travel payments from all sources that provide leased facilities, goods, vehicles, supplies, materials, machinery, equipment, or services, including consulting services, of the type utilized by the employee's department, division, or area of authority.

CATEGORY 5 Regulatory Power.

All investments, business positions in business entities, and sources of income, including gifts, loans, and travel payments from any source that is subject to the regulatory, permit, or licensing authority of the designated official, consultant, or employee's department, division, or area of authority.

CATEGORY 6 Decision-Making Authority Affecting Claims.

All investments, business positions in business entities, and sources of income, including gifts, loans, and travel payments from all sources that filed a claim against the agency during the previous two years, or have a claim pending that is reviewed by the designated official, consultant or employee's department or division.

**APPENDIX II
 CONFLICT OF INTEREST CODE**

Designated Positions	Disclosure Categories
Mayor, Councilmembers, Public Fac., Corp. Members	*/
Housing Authority	1/
City Manager	*/
City Attorney	*/
Finance Director <u>Administrative Services Director</u> /City Treasurer	*/
Planning Commissioners	*/
City Clerk	1
Assistant <u>Deputy</u> City Attorney(s)	1
Community Development Director	1
Public Safety Director/Fire Chief	1
Public Works Director	1
Assistant City Manager	1
City Planner	1
Environmental Program Manager	2, 5
Capital Improvement Project Manager	2, 4
Public Works Inspector	2, 4, 5
Lifeguard Captain	4
Management Analyst	2, 4
Information Technology Manager	4
Redevelopment Coordinator	4
Human Resources Manager	4
<u>Human Resources Analyst</u>	<u>4</u>
Building Official	1
Building/Housing Inspectors I and II	2, 5
Public Works Superintendent	2, 3
Finance Supervisor	1
Code Compliance Officer	2, 5
Fire/Safety Inspector II	2, 5
GIS Administrator	4

Oversight Board of the IB RDA Successor Agency	1
Design Review Board Members	1
Tidelands Advisory Committee Members	1
Port Commissioner	*/

Consultants:

Consultants who, pursuant to a contract with the City of Imperial Beach, either (a) make government decisions, or (b) provide “services in a staff capacity” otherwise performed by an individual holding a designated position in this code, shall be included in the list of designated positions and shall disclose pursuant to the disclosure requirements in this code subject to the following limitation:

The City Manager may determine in writing that a particular consultant, although a “designated position,” is hired to perform a range of duties that is limited in scope and thus is not required to comply fully with the disclosure requirements in this section. Such written determination shall include a description of the consultant’s duties and, based upon that description, a statement of the extent of disclosure requirements. The City Manager’s determination is a public record and shall be retained for public inspection in the same manner and location as this Conflict of Interest Code. (Gov. Code Section 81008.)

Consultants who “serve in a staff capacity” as described in (b) above shall disclose financial interests in the same manner as is required for the designated position the duties for which are performed in whole or part, by the consultant.

*/ As required by Government Code Sections 87200-87210, included for informational purposes only. See Government Code Section 87206-87210 for disclosure requirement.

2012 Local Agency Biennial Notice

Name of Agency: City of Imperial Beach

Mailing Address: 825 Imperial Beach Blvd., Imperial Beach, CA 91932

Contact Person: Jacqueline Hald Office Phone No: (619) 423-8616

E-mail: jhald@cityofib.org Fax No: (619) 628-1395

Accurate disclosure is essential to monitor whether officials have conflicts of interest and to help ensure public trust in government. The biennial review examines current programs to ensure that the agency's code requires disclosure by agency officials who make or participate in making governmental decisions.

This agency has reviewed its conflict-of-interest code and has determined that (*Check one box*):

An amendment is required. The following amendments are necessary:

(*Mark all that apply.*)

- Include new positions.
- Revise disclosure categories.
- Revise the titles of existing positions.
- Delete titles of positions that have been abolished and/or positions that no longer make or participate in making governmental decisions.
- Other (*describe*) _____

No amendment is required.

The code is currently under review by the code reviewing body.

Verification

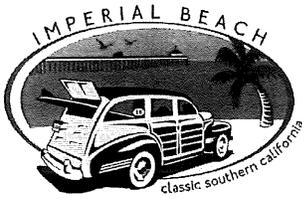
The agency's code accurately designates all positions that make or participate in the making of governmental decisions; the disclosure categories assigned to those positions accurately require the disclosure of all investments, business positions, interests in real property, and sources of income that may foreseeably be affected materially by the decisions made by those holding the designated positions; and the code includes all other provisions required by Government Code Section 87302.

Gary Brown
Signature of Chief Executive Officer

10/01/12
Date

City Council
City of Imperial Beach
825 Imperial Beach Blvd.
Imperial Beach, CA 91932

PLEASE DO NOT RETURN THIS FORM TO THE FPPC.



AGENDA ITEM NO. 2.8

**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: MAYOR AND COUNCILMEMBERS

FROM: GARY BROWN, CITY MANAGER

MEETING DATE: JANUARY 23, 2013

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

SUBJECT: ADOPTION OF RESOLUTION NO. 2013-7293 AUTHORIZING CITY MANAGER TO ENTER INTO A MEMORANDUM OF UNDERSTANDING (MOU) WITH THE SAN DIEGO UNIFIED PORT DISTRICT (PORT DISTRICT) FOR THE ALLOCATION AND USE OF UP TO \$150,000 OF THE PORT DISTRICT'S APPROVED FISCAL YEAR (FY) 2014-2018 CAPITAL IMPROVEMENT PROGRAM (CIP) FUNDS FOR CONSTRUCTION OF THE DATE AVENUE STREET END IMPROVEMENTS

BACKGROUND:

In November 2011, staff was officially informed that the Port of San Diego (the Port) was initiating its Capital Improvement Program (CIP) planning process for fiscal years (FY) 2014-2018. Staff was also advised of changes to the CIP development, specifically as related to adoption of Board of Port Commissioners (BPC) Policy 120 in which the Port provided an opportunity for Member Cities, Port tenants, and the public to propose potential projects for consideration during the Port's CIP review process. BPC Policy 120 also addressed and allowed for the consideration of both On- and Off-Tidelands projects.

During the City Council meeting on November 11, 2011, the City Council provided staff with general direction to staff on proposed projects for which applications were to be submitted to the Port for consideration and/or inclusion in the Port's FY 2014-2018 CIP. After several extension of the submittal deadline, applications were ultimately due to the Port by February 28, 2012.

DISCUSSION:

At the meeting held on October 17, 2012, staff reported to the City Council that the following three projects were approved for funding in the Port's FY 2014-2018 CIP:

Project:	Port Assessment:	Funding:	Fiscal Year:
Imperial Beach Pier Plaza Tot Lot	This project will increase the use of a widely used facility (Pier Plaza)	\$100,000	FY 2014
Imperial Beach Remaining Street Ends	The recommended project is to confirm cost estimates and schedules for all remaining street end projects (including Carnation & Dahlia) by performing a comprehensive study that establishes environmental and design constraints for the remaining street end improvements.	\$200,000	FY 2014
South Seacoast Restroom and Shower Facility	Project will provide a needed facility at the Beach south of the Pier. The first step in this project is a feasibility study. The project is Off-Tidelands	\$75,000	FY 2015

During the meeting on October 19, 2012, staff advised the City Council that it had discussed and assessed the above projects internally in terms of priority and importance with respect to other project needs throughout the City and further advised that these projects may not warrant the allocated expenditures. Staff recommended instead requesting that the Port CIP funds be allocated to the improvement of the Date Avenue Street End.

Included as a part of the Pier South project (formerly the Seacoast Inn) are the Date Avenue Street End Improvements, which include the construction and installation of new public improvements within the Date Avenue public right-of-way between Seacoast Drive and the beach (Ocean Boulevard). The "Date Avenue Street End Improvements" consist of the construction of new sidewalks, curbs, gutters, enhanced roadway paving, parking (including one ADA parking stall), landscaping and irrigation, storm drains and storm water run-off treatment measures, lighting, public safety vehicular and pedestrian beach access and a new, vertical seawall to protect the street end. A Disposition and Development Agreement (DDA) for the Pier South project, entered into on December 16, 2010, between the Former Redevelopment Agency (the "Former Agency"), which was recently assigned to the Imperial Beach Redevelopment Agency Successor Agency (Successor Agency), and Imperial Coast, L.P., commits \$885,797 towards construction of the Date Avenue Street End Improvements. As it appears that the funds allocated for this purpose will not be sufficient to construct all of the Date Avenue Street End Improvements, the Port CIP funds would assist in completing them.

During the meeting on October 19, 2012, therefore, staff recommended and the City Council support the submittal of a revised application for up to \$150,000 of Port FY 2014-2018 CIP funds to be allocated to the Date Avenue Street End Improvements. The revised FY 2014-2018 CIP application would essentially request the reallocation of funds approved for the Tot Lot to be used instead for the Date Avenue Street End Improvements and would also allocate \$50,000 of the Imperial Beach Remaining Street Ends to the Date Avenue Street End Improvements.

Pursuant to the approved DDA for construction of the Pier South Hotel, the \$885,797 allocated to the Date Avenue Street End Improvements shall only be disbursed to the Developer (Pacifica) after providing verification of actual construction costs to the Former Agency/Successor Agency. If and/or when all \$885,797 of Former Agency/Successor Agency funds are expended for the Date Avenue Street End Improvements, any additional construction costs necessary for the construction of these public improvements would then be disbursed to Pacifica utilizing the Port's FY 2014-2018 CIP funds, up to a maximum of \$150,000. Similar to

the disbursement requirements provided for in the DDA, verification of actual construction costs would have to be provided to the City prior to disbursement of these Port CIP funds.

At the time of the last City Council meeting, staff indicated that Port staff was still determining whether or not the FY 2014-2018 CIP funds could be used for construction of the Date Avenue Street End improvements since they are expected to be completed in the next few months, well ahead of the FY 2014-2018 cycle. Port staff requested that the City prepare a Memorandum of Understanding (MOU) to allow for the use of these funds for this purpose. A Draft MOU has been prepared and forwarded to the Port for their review (see Attachment 1). Therefore, staff is recommending that the City Council adopt Resolution No. 2012-7267 authorizing the City Manager to enter into a MOU with the Port to allow for the use of up to \$150,000 of Port FY 2014-2018 CIP funds for the construction of the Date Avenue Street End Improvements. Because the specific terms of the MOU may yet be revised, staff is requesting authorization for the City Manager to enter into the MOU subject to any additional modifications recommended by either the Port or City staff.

FISCAL IMPACT:

There are no direct fiscal impacts to the City with this action. Port FY 2014-2018 CIP funds totaling \$300,000 in FY 2014 and \$75,000 in FY 2015 have been approved for projects in Imperial Beach. This action would allocate \$150,000 of those funds to be used for the Date Avenue Street End Improvements.

DEPARTMENT RECOMMENDATION:

That the City Council adopt Resolution No. 2013-7293 authorizing the City Manager to enter into a Memorandum of Understanding (MOU) as contained in Attachment 1, with the San Diego Unified Port District to allow for the use of up to \$150,000 of Port FY 2014-2018 CIP funds for the construction of the Date Avenue Street End Improvements.

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.

Attachments:

1. Draft MOU Between the City and the Port – Use of FY 2014-2018 CIP Funds for Date Avenue Street End Improvements
2. Resolution No. 2013-7293

**MEMORANDUM OF UNDERSTANDING
BETWEEN SAN DIEGO UNIFIED PORT DISTRICT
AND THE CITY OF IMPERIAL BEACH FOR FUNDING FOR THE DATE AVENUE
STREET END IMPROVEMENT PROJECT**

This Memorandum of Understanding (MOU) is entered into by the San Diego Unified Port District (District) and City of Imperial Beach (City) for the Date Avenue Street End Improvement Project by Imperial Coast, L.P., in Imperial Beach.

WHEREAS, on December 16, 2010, the Former Redevelopment Agency of the City of Imperial Beach (Former Agency) and Imperial Coast, L.P. entered into a Disposition and Development Agreement (DDA) for the construction of a new, four-story 78-room hotel located on the Imperial Beach Shoreline between Dunes Park (Daisy Avenue) and Date Avenue; and

WHEREAS, pursuant to the terms of the DDA, the Former Agency (now the Imperial Beach Redevelopment Agency Successor Agency) will provide Imperial Coast, L.P. up to \$885,797 for the construction of the Date Avenue Street End Improvements within the Date Avenue public right-of-way between Seacoast Drive and the beach (Ocean Boulevard) including new sidewalks, curbs, gutters, enhanced roadway paving, parking (including one ADA parking stall), landscaping and irrigation, storm drains and storm water run-off treatment measures, lighting, public safety vehicular and pedestrian beach access and a new, vertical seawall to protect the street end (Date Avenue Street End Improvement Project); and

WHEREAS, on December 12, 1997, the District and the City entered into a Grant of Easement for the Date Avenue Street End which required the District to use its best efforts to (1) construct shoreline protection for this property, (2) provide pedestrian and emergency access, and (3) provide appropriate amenities, including but not limited to, landscaping, hardscape, and lighting; and

WHEREAS, on October ____, 2012, the District and the City entered into a new Easement Agreement combining Date Avenue with all other street ends in the City into one easement agreement which also provides for the maintenance and improvement of these street ends by the District; and

WHEREAS, on June 7, 2012, the District adopted Resolution No. 2012-69 approving projects for the Fiscal Year (FY) 2014-2018 Capital Improvement Program (CIP); and

WHEREAS, in the FY 2014-2018 CIP, the District allocated funding of \$100,000 for the Imperial Beach Pier Plaza Tot Lot and \$200,000 for Imperial Beach Remaining Street Ends during FY 2014; and

WHEREAS, on October 19, 2012, the City Council of the City of Imperial Beach considered and supported the submittal of a revised District FY 2014-2018 CIP application to reallocate up to \$100,000 from the Imperial Beach Pier Plaza Tot Lot project and up to \$50,000 from the Imperial Beach Remaining Street Ends projects to the Date Avenue Street End Improvement Project; and

WHEREAS, the District has advised the City to submit a revised application for funding the Date Avenue Street End Improvement Project with up to \$150,000 from the District's FY 2014-2018 CIP.

NOW THEREFORE, the parties hereto agree to enter into this MOU effective as of this ____ day of _____, 2012:

1. City shall act as overall Program Manager for implementation of the Date Avenue Street End Improvement Project. The construction may be carried out by the contractor retained by Imperial Coast, L.P., with prevailing wages paid as required pursuant to the DDA.
2. The District shall obtain and provide to the City the necessary funding to contribute to the project costs for a not to exceed amount of One Hundred Fifty Thousand Dollars (\$150,000) solely for the costs, if any, to complete the Date Avenue Street End Improvement Project that exceed the Eight Hundred Eighty-Five Thousand Seven Hundred Ninety Seven Dollars (\$885,797) that the former Redevelopment Agency for the City has already committed via the DDA.
3. As a prerequisite to payment, the City shall invoice the District for the costs in excess of Eight Hundred Eighty-Five Thousand Seven Hundred Ninety-Seven Dollars (\$885,797) necessary to construct the Date Avenue Street End Improvement Project (Excess Costs), accompanied by invoices and receipts from the contractor retained by Imperial Coast, L.P., who is performing the work.
4. Invoices shall include documentation, to the satisfaction of the District, of all work performed. There shall be no invoices submitted to the District prior to July 1, 2013.

5. Within thirty (30) days of receipt of invoice, the District will review the invoices and submit for payment to the City for the Excess Costs as outlined herein to the City for improvements to Date Avenue Street End.
6. In case of any unforeseen circumstances or a dispute relating to this MOU, City and District will meet in good faith to resolve issues.
7. This MOU shall commence effective on the date set forth above and shall continue until completion of Date Avenue Street End Improvement Project located in Imperial Beach.
8. Upon authorization by the Board of Port Commissioners, the Districts FY 2014-2018 CIP will be amended to reallocate up to \$100,000 from the Imperial Beach Pier Plaza Tot Lot project and up to \$50,000 from the Imperial Beach Remaining Street Ends projects to Date Avenue Street Ends Improvement project.
9. This MOU is not intended to, and shall not be construed to, create any right on the part of a third party to bring an action to enforce any of its terms.

GARY R. BROWN
City Manager
City of Imperial Beach

Brian Stup
Chief Engineer
San Diego Unified Port District

RESOLUTION NO. 2013-7293

A RESOLUTION OF THE CITY COUNCIL OF IMPERIAL BEACH, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO ENTER INTO A MEMORANDUM OF UNDERSTANDING BETWEEN THE SAN DIEGO UNIFIED PORT DISTRICT AND THE CITY OF IMPERIAL BEACH TO PROVIDE UP TO \$150,000 OF FISCAL YEAR 2014-2018 CAPITAL IMPROVEMENT PROGRAM FUNDS FOR THE CONSTRUCTION OF THE DATE AVENUE STREET END IMPROVEMENTS

WHEREAS, on December 16, 2010, the Former Redevelopment Agency of the City of Imperial Beach (Former Agency) and Imperial Coast, L.P., entered into a Disposition and Development Agreement (DDA) for the construction of a new, four-story 78-room hotel located on the Imperial Beach Shoreline between Dunes Park (Daisy Avenue) and Date Avenue; and

WHEREAS, pursuant to the terms of the DDA, the Former Agency (now the Imperial Beach Redevelopment Agency Successor Agency) will provide Imperial Coast, L.P. up to \$885,797 for the construction of the Date Avenue Street End Improvements within the Date Avenue public right-of-way between Seacoast Drive and the beach (Ocean Boulevard) including new sidewalks, curbs, gutters, enhanced roadway paving, parking (including one ADA parking stall), landscaping and irrigation, storm drains and storm water run-off treatment measures, lighting, public safety vehicular and pedestrian beach access and a new, vertical seawall to protect the street end (Date Avenue Street End Improvement Project); and

WHEREAS, on December 12, 1997, the San Diego Unified Port District (Port District) and the City entered into a Grant of Easement for the Date Avenue Street End which required the District to use its best efforts to (1) construct shoreline protection for this property, (2) provide pedestrian and emergency access, and (3) provide appropriate amenities, including but not limited to, landscaping, hardscape, and lighting; and

WHEREAS, on October 11, 2012, the Port District and the City entered into a new Easement Agreement combining Date Avenue with all other street ends in the City into one easement agreement which also provides for the maintenance and improvement of these street ends by the Port District; and

WHEREAS, on June 7, 2012, the Port District's Board of Port Commissioners adopted Resolution No. 2012-69 approving projects for the Fiscal Year (FY) 2014-2018 Capital Improvement Program (CIP); and

WHEREAS, in the Port District's FY 2014-2018 CIP, the Port District allocated funding of \$100,000 for the Imperial Beach Pier Plaza Tot Lot and \$200,000 for Imperial Beach Remaining Street Ends during FY 2014; and

WHEREAS, on October 19, 2012, the City Council of the City of Imperial Beach considered and supported the submittal of a revised Port District FY 2014-2018 CIP application to reallocate up to \$100,000 from the Imperial Beach Pier Plaza Tot Lot project and up to \$50,000 from the Imperial Beach Remaining Street Ends projects to the Date Avenue Street End Improvement Project; and

WHEREAS, the Port District has advised the City to submit a revised application for funding the Date Avenue Street End Improvement Project with up to \$150,000 from the Port District's FY 2014-2018 CIP funds.

NOW, THEREFORE, BE IT RESOLVED that the City Council authorizes the City Manager to enter into a Memorandum of Understanding with the San Diego Unified Port District to provide up to \$150,000 of Fiscal Year 2014-2018 Capital Improvement Program funds for the construction of the Date Avenue Street End Improvements.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 23rd day of January 2013, by the following vote:

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

JAMES C. JANNEY
MAYOR

ATTEST:

JACQUELINE M. HALD, MMC
CITY CLERK



**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: GARY BROWN, CITY MANAGER *GB*

MEETING DATE: JANUARY 23, 2013

ORIGINATING DEPT.: PUBLIC SAFETY *R*

SUBJECT: ADOPT RESOLUTION 2013-7289, AUTHORIZING THE CITY MANAGER TO IMPLEMENT THE FULL-TIME CORE STAFFING STRATEGY FOR THE LIFEGUARD DIVISION IN THE PUBLIC SAFETY DEPARTMENT

BACKGROUND:

The Lifeguard service has consisted of primarily part-time seasonal Lifeguard I's and Lifeguard II's, many of whom only work during the summer, and pursue education, other employment or other interests during the off-season months. This results in diminished skills and conditioning when they return for the summer or are called back during the worst conditions in the off-season, potentially placing both Lifeguards and the public at increased risk when dangerous conditions exist. This also requires additional training to re-orient the returning Lifeguards for the upcoming season.

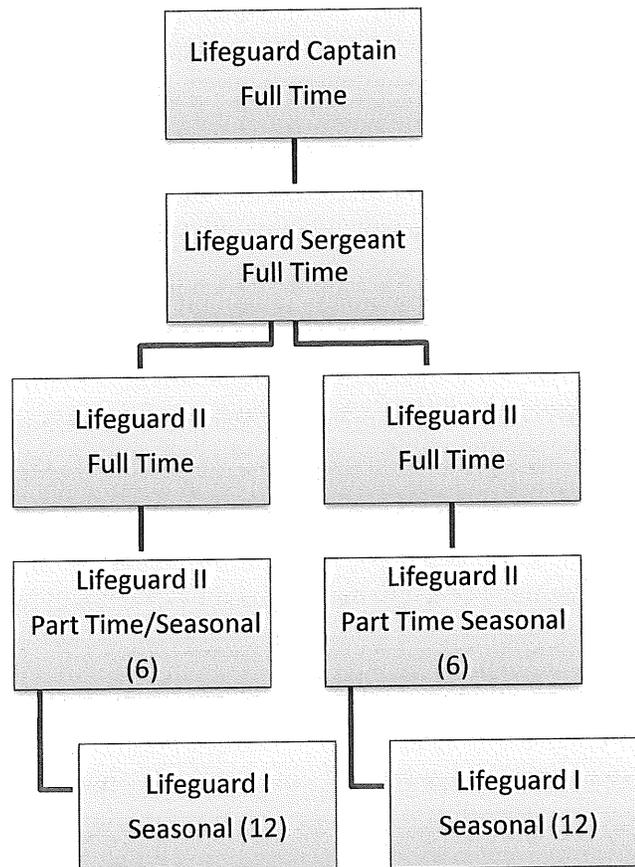
The Lifeguard Service's vision is to build a core foundation of quality professional lifeguards who will provide the year-round base for developing supervisors who are more consistent and cohesive in managing daily lifeguard operations. Having well-conditioned and well-trained Lifeguards on duty at all times year-round is essential to providing adequate response capability during the busy season when crowds are large, and during the off-season, when ocean conditions are the most dangerous.

DISCUSSION:

In the summer, the number of part time seasonal lifeguards that can be effectively supervised by our current full-time staff is beyond capacity and the end result is loss of control, ineffective direction, and poor communication. Currently there is one supervisory full time staff to every nine part time seasonal staff (1 to 9). When multiple incidents occur, which is common, utilizing lifeguards who have been off-duty for long periods of time increases the likelihood of less-than-optimal performance during critical incidents. This risk is made worse by the distances of beach operations being covered, the often dangerous conditions in the water, and large crowds typically experienced whenever the weather is favorable.

Current Organizational Structure:

Currently, there is one Lifeguard Captain, one Lifeguard Sergeant and two Lifeguard IIs who are working full-time. This staffing level does not provide an adequate level of supervision and number of experienced lifeguards to cover the beach for the entire week. This results in less than ideal coordination and incident management. Also, during the non-peak times, part-time guards are often called in and expected to perform rescues when they are not in peak shape for the more dangerous conditions. This puts them and the public at greater risk.



The Public Safety Department is requesting to increase the number of full time lifeguard supervisors to achieve a ratio of one supervisor to every four part time seasonal staff on average (1 to 4).

To implement the proposed organizational structure, the Lifeguard Division will need to:

- Hire 1 additional Lifeguard Sergeant for a total of 2 Lifeguard Sergeants
- Hire 4 new full-time Lifeguard IIs for a total of 6 full-time Lifeguard IIs

- Full-time experienced and highly trained lifeguards will provide primary coverage during the often dangerous fall, winter and spring months.
- A new scheduling matrix will be instituted creating an "A" and "B" 10 hour work shifts that will provide for bi-weekly training for all full time lifeguards.
- Full-time lifeguards will be trained EMT's, Swift Water Awareness certified, SCUBA certified.
- Full-time Lifeguards will be required to obtain and maintain peace officer training for enforcement of municipal code violations at or near the beach.
- Full-time Lifeguards will be able to attend advanced lifeguard training that keeps them abreast of new rescue and/or emergency medical techniques, while maintaining appropriate beach coverage.
- Creation of a chain of command which has a clear formal line of authority, communication, and responsibility within the Lifeguard organization.
- Greater retention of experienced and highly trained lifeguards who are working toward a career as a permanent full-time professional lifeguard, and keep them from moving on to agencies that have more full-time lifeguard opportunities, or another occupation.

Implementing these staffing level changes shifts the part-time seasonal hours that were utilized in the off-season to full-time staff. Between October 8th and March 7th the beach will be staffed primarily with full-time lifeguards. Seasonal lifeguards will only be needed to fill in when full-time lifeguards are on scheduled vacations or training.

ENVIRONMENTAL DETERMINATION:

Not a project as defined by CEQA.

FISCAL IMPACT:

The increase in cost for these personnel actions is \$16,261 over the Fiscal Year 2011/12 Budget, and is already included in the adopted Fiscal Year 2012/13 Budget. The total impact includes a corresponding reduction in part-time hours to maintain the same annual coverage. The Fiscal Year 2012/13 budget, including the impact of the revised staffing plan, is the basis for the new nine-year Public Safety Municipal Service Agreement with the Port of San Diego to establish payment for Lifeguard services.

DEPARTMENT RECOMMENDATION:

Staff recommends that City Council adopt Resolution 2013-7289, authorizing the City Manager to implement the revised staffing model as outlined in this report.

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.

Attachments:

1. Resolution No. 2013-7289

RESOLUTION NO. 2013-7289

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO IMPLEMENT THE FULL-TIME CORE STAFFING STRATEGY FOR THE LIFEGUARD DIVISION IN THE PUBLIC SAFETY DEPARTMENT

WHEREAS, the Lifeguard service has consisted of primarily part time seasonal Lifeguard Is and Lifeguard IIs, most of whom work only during the summer, and have other jobs or interests during the off-season; and

WHEREAS, this results in diminished skills and conditioning when they return for the summer or are called upon during the worst conditions of the off-season, potentially placing both Lifeguards and the public at increased risk when dangerous conditions exist; and

WHEREAS, the Lifeguard Service vision is to build a core foundation of full-time professional lifeguards consisting of one Lifeguard Captain, two Lifeguard Sergeants, and six Lifeguard IIs, who will serve as the year-round base of supervisors that are more consistently conditioned, trained and cohesive in managing daily lifeguard operations.

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

1. The Public Safety Department is authorized to implement a full-time core staffing strategy for the Lifeguard Division
2. The City Manager is authorized to hire one additional Lifeguard Sergeant and four additional Lifeguard IIs to implement the staffing plan
3. Lifeguard hours will not be increased as a result of this action, and the cost is to be covered within the budget and reimbursement by the Port of San Diego.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 23rd day of January 2013, by the following vote:

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

JAMES C. JANNEY, MAYOR

ATTEST:

JACQUELINE M. HALD, MMC
CITY CLERK



**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: GARY BROWN, CITY MANAGER *GB*
MEETING DATE: JANUARY 23, 2013
ORIGINATING DEPT.: PUBLIC WORKS *HAL*
SUBJECT: RESOLUTION NO. 2013-7296 AWARDING A PROFESSIONAL SERVICES CONTRACT TO KOA CORPORATION FOR CONSTRUCTION SUPPORT AND DATA COLLECTION RE: ECO-BIKEWAY 7TH & SEACOAST CIP PROJECT S05-104

BACKGROUND:

On December 12, 2012, City Council adopted Resolution No. 2012-7281 awarding a construction contract for the Eco-Bikeway 7th & Seacoast CIP Project S05-104 to Western Rim Constructors, Inc. In the presentation of this resolution, staff reported that there was an estimated construction support cost of \$30,000 needed in support of this project.

DISCUSSION:

Subsequent to the award of the construction contract to Western Rim Constructors, Inc., staff invited KOA Corporation to provide a cost for the construction support and baseline data collection of this project. KOA Corporation was the design engineer for the project and it was most efficient to have the construction support be provided by the design engineer. Attachment 2 is the KOA Corporation proposal for construction support and baseline data collection. The KOA Corporation proposal is \$22,000.

ENVIRONMENTAL DETERMINATION:

Project is exempt from CEQA pursuant to CEQA Guidelines Section 15302(c): Replace or Reconstruction of Existing Utility Systems and Facilities.

FISCAL IMPACT:

Revenue:	TRANSNET	\$ 600,000
	Active Transportation Account Grant	\$1,500,000
TOTAL FUNDS AVAILABLE	\$2,100,000	
Expenditure:	Construction Support Consultant	\$ 22,000
	Public Works Admin	\$ 30,000
	Construction Contract	\$1,415,498.35
TOTAL EXPENDITURES	\$1,453,498.35	

DEPARTMENT RECOMMENDATION:

1. Receive this report.
2. Adopt the attached resolution.
4. Authorize the City Manager to approve a purchase order for the amount of the bid price.

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.

Attachments:

1. Resolution No. 2013-7296
2. Proposal for Eco-Route Bikeway and Palm Avenue Traffic Calming Project – Construction Support & Data Collection Services.

RESOLUTION NO. 2013-7296

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, AWARDING A PROFESSIONAL SERVICES CONTRACT TO KOA CORPORATION FOR CONSTRUCTION SUPPORT AND DATA COLLECTION RE: ECO-BIKEWAY 7TH & SEACOAST CIP PROJECT S05-104

WHEREAS, on December 12, 2012, City Council adopted Resolution No. 2012-7281 awarding a construction contract for the Eco-Bikeway 7th & Seacoast CIP Project S05-104 to Western Rim Constructors, Inc.; and

WHEREAS, in the presentation of this resolution, staff reported that there was an estimated construction support cost of \$30,000 needed in support of this project; and

WHEREAS, KOA Corporation proposal for construction support and baseline data collection is \$22,000; and

WHEREAS, construction support is necessary in order to provide for technical expertise in the construction administration of the project.

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. Award of the contract to KOA Corporation for Construction Support and Baseline Data Collection is approved.
3. City Manager is authorized to approve a purchase order in the amount of the KOA Corporation proposal for construction support and data collection.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 23rd day of January 2013, by the following vote:

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

JAMES C. JANNEY, MAYOR

ATTEST:

JACQUELINE M. HALD, MMC
CITY CLERK

January 11, 2013
B32019

Hank Levien
Director of Public Works, City of Imperial Beach
825 Imperial Beach Blvd.
Imperial Beach, CA 91932

SUBJECT: PROPOSAL FOR ECOROUTE BIKEWAY AND PALM AVENUE TRAFFIC CALMING PROJECT – CONSTRUCTION SUPPORT & DATA COLLECTION SERVICES

Dear Mr. Levien:

KOA Corporation is submitting to you this proposal for construction administration and data collections services for the EcoRoute Bikeway. Construction activity for the project is scheduled for mid-January and we can be available to assist and provide responses during this phase. Data collection would be prior to that. We are including a separate budget for KTU+A so that they may respond to questions and assist specifically in addressing landscaping and irrigation issues.

Our proposed budget for the attached scope of work is **\$22,000**, billed on an as-needed time and materials basis. If you agree with this budget, schedule and scope, please indicate that by signing this letter and returning it to us. This will serve as our notice to proceed with this task. If you have any questions regarding this proposal, please do not hesitate to contact me. As always, we extend our thanks to let us serve you!

Sincerely,

KOA CORPORATION



Ryan Zellers, P.E.
Senior Transportation Engineer

Authorized By:

Signature: _____

Name: _____

Billing Address: _____

Attachments:

Proposed Scope of Work

**PROPOSED SCOPE OF WORK
FOR CONSTRUCTION ADMINISTRATION & DATA COLLECTION SERVICES
BETWEEN KOA CORPORATION (KOA)
AND THE CITY OF IMPERIAL BEACH**

INTRODUCTION / BACKGROUND

KOA Corporation is submitting to you this proposal to provide data collection and support for the construction of the ECO Bikeway project in Imperial Beach. These services will include efforts during both the bid and award periods as well as during the construction phase. The following are the scope items that we will perform:

CONSTRUCTION ADMINISTRATION (KOA)

As-Needed services during bidding include:

- Responding to contractor inquiries
- Support on addenda items
- Attending the pre-bid meeting
- Reviewing and providing opinions regarding bids

As-Needed services during construction include:

- Attending the pre-construction meeting
- Review of shop drawings and material submittals
- Responding to RFIs (Request For Information) or RFCs (Request For Changes)
- Perform periodic site visits to monitor the progress of construction and resolve conflicts
- Attend periodic meetings in the field or office to resolve traffic related issues
- Be available to answer questions

CONSTRUCTION ADMINISTRATION (KTU+A)

To assist in the installation of the EcoRoute Bikeway project per plans and specifications, we would like to observe certain milestone during construction (completed portions of work can be combined for single observation visit whenever possible). Services we recommend KTU+A assistance / quality control during the construction of the project include:

- Irrigation mainline pressure and sprinkler coverage tests (4-5 hours)
- Setting of transplanted palm trees at final locations (4-6 hours)
- Delivery of plant materials to the site, especially palm trees, final review and acceptance (3-4 hours)
- Locations for plants and shrubs for planting, before planting holes are excavated (2-4 hours)
- Delivery of "Green" Surfboards, to verify final locations (2-3 hours)
- When all specified work, except the Maintenance Period has been completed. Acceptance and written approval of completed work shall establish the beginning of the Maintenance and Plant Establishment Period (approximately 4 hours)
- At the completion of the Maintenance and Plant Establishment Period. This final site observation visit shall establish the beginning date for the plant material guarantee period (3-4 hours)

A report will be generated and distributed to the project team at the completion of each site visit. Other As-Needed services during construction include:

- Review and respond to RFI's
- Review and approve product submittals and samples
- Be available to answer questions

DATA COLLECTION

Using guidelines from SANDAG and other sources gather data prior to construction about the patterns and behavior of bicyclists and pedestrians along the project corridor and on Elm St. A vendor with video camera equipment will be commissioned to gather the data at up to 11 intersection locations, to place tube counters at up to 2 locations and to begin to reduce the data into summary tables provided by SANDAG. Data will be gathered for one weekday and one weekend 2-hour period prior to ECO bikeway construction commencing within the corridor. The data shall be reduced for a subset of the locations to better estimate the overall effort and to remain within the anticipated budget cap for this activity. KOA staff shall also do a limited intercept survey during one of these two time periods.

BASIS OF PROPOSED FEE

The estimated fee for this proposed scope of work was calculated as follows:

PROJECT TASKS	TOTAL COSTS
CONSTRUCTION ADMINISTRATION (KOA)	\$13,500
CONSTRUCTION ADMINISTRATION (KTU+A)	\$3,500
DATA COLLECTION	\$5,000

The budget, billed only as-needed on a time and materials basis is proposed at **\$22,000**. Invoices would be submitted monthly, based upon the percentage of project completion.

CONCLUSION

Any questions about this proposal and scope of work may be directed to Mr. Ryan Zellers at (619) 683-2933.



**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: GARY BROWN, CITY MANAGER *GB*

MEETING DATE: JANUARY 23, 2013

ORIGINATING DEPT.: COMMUNITY DEVELOPMENT DEPARTMENT
GREG WADE, COMMUNITY DEVELOPMENT DIRECTOR
JENNIFER M. LYON, CITY ATTORNEY

SUBJECT: PUBLIC HEARING/SECOND READING/ADOPTION OF
ORDINANCE NO. 2012-1132 REPEALING CHAPTER 8.08 AND
ADDING A NEW CHAPTER 8.08 TO TITLE 8 OF THE IMPERIAL
BEACH MUNICIPAL CODE CONCERNING PERMANENT AND
MOBILE FOOD FACILITIES.

BACKGROUND:

The County of San Diego through its Department of Environmental Health (DEH) currently implements the restaurant "ABC" letter grading system for fixed location restaurants throughout the County, including in the City of Imperial Beach. The system has been used for restaurants throughout the County since the 1950's.

On July 25, 2012, the San Diego County Board of Supervisors approved Ordinance No. 10218 that extends its "ABC" letter grading system to mobile food facilities that prepare food, including food trucks and coffee carts. However, unlike its regulatory system for permanent restaurants, which has been adopted by the local jurisdictions within the County (including the City of Imperial Beach by Chapter 8.08 "Public Health Food Permits" of the Imperial Beach Municipal Code), its regulation of mobile food facilities may currently only be enforced in the unincorporated areas of the County. To make the County's regulations for mobile food facilities effective county-wide, the County has asked the City of Imperial Beach, as well as all other cities in the County, to adopt its changes into our Municipal Code.

CURRENT CONSIDERATION:

The current item in front of the City Council contemplates repealing Chapter 8.08 "Public Health Food Permits" of the Municipal Code and adding a new Chapter 8.08 that adopts by reference Title 6, Division 1 of the San Diego County Code of Regulatory Ordinances concerning both permanent and mobile food facilities. By adopting the proposed ordinance the City would be (1) adopting the County's recently enacted regulations for mobile food vendors and (2) cleaning up the City's currently enacted regulations applicable to fixed location restaurants currently set forth in Chapter 8.08. With regard to the City's currently adopted regulations of fixed location restaurants, staff has determined the City's code provisions are out-of-date or inconsistent with the County's Code. These proposed changes are discussed in more detail below:

A. Mobile Food Vendors:

The County's recently enacted regulations regarding mobile food facilities consist of four key components:

1. A scored inspection report and grading process similar to fixed location restaurants:

A new scored food safety inspection report was designed by the County to evaluate safe food handling practices, as well as the unique operations, and equipment of mobile food facilities. The new report will facilitate the scoring and posting of a letter grade on each mobile food facility notifying the public of its relative degree of compliance during the last inspection.

2. A mapping mechanism to help better locate mobile food facility route stops:

Several tracking options were evaluated by the County to find a practical way of finding these transient facilities in the field. The best option was a combination of route stop reporting and online route mapping using the ArcGIS Online Mapping System.

3. Educational materials and outreach workshops:

Materials are being developed by the County to educate operators of mobile food facilities on the new grade card system. The information will also be made available on the DEH website at www.sdcdeh.org. Outreach workshops on how to earn an "A" will be conducted in English and Spanish for mobile food facility operators before the grading process is rolled out. In addition, a public outreach campaign will be developed to educate consumers on the new grading system to ensure they make good, safe dining choices.

4. Reporting mobile food facility inspection results online:

A summary of mobile food facility inspection results will be posted at www.EatSafeSanDiego.org where restaurant inspection results are currently posted. DEH will implement a new data management system, "Accela," later this year. Accela will support the use of mobile inspection units in the field and will allow DEH to capture inspection results electronically and post them online.

Fees to cover the cost of this program regarding mobile food facilities will be collected by the County DEH in the amount established in the County Code from persons and businesses required to obtain a health-related permit or related service. The County and the City already have an agreement under which the County provides services of this kind within the City, on a fee supported basis. To support that arrangement, the City has ordinance provisions in place that provide for the County to collect appropriate fees from businesses within the City that are subject to County administered regulatory programs.

Adoption of the County's provisions regarding mobile food facilities will grant DEH the authority to enforce the posting of a letter grade on mobile food facilities operating with the City. The County enforcement of the mobile food facilities program is proposed to begin in December 2012, when the annual health permits are issued to retail food establishments during the inspection certification process.

According to a representative of the DEH Food and Housing Division, grading only applies to mobile food trucks and carts that prepare food on the vehicle or at the cart. There are four mobile food types that will be graded, and only these four classes of mobile food shown are impacted.

- Mobile food full preparation: A mobile food truck which is equipped to allow any type of food preparation (unlike carts, the operator can be working inside the truck). These are typically referred to as "Hot Food Trucks."
- Mobile Food, non-motorized limited food preparation: A mobile food facility with limited food preparation that operated from multiple sites. Examples include pushcarts serving hot dogs, coffee or other packaged foods.
- Single Operating Site mobile 0-2 unpackaged food: Up to four mobile food pushcarts under the same permit holder that operates in one fixed site. The maximum under California state law is four mobile food units at a single site. This scope allows up to 2 of the 4 units to have unpackaged foods. Some operators may have all four units serve only prepackaged foods such as candy or ice cream bars.
- Single Operating Site mobile 3 or 4 unpackaged food: Up to four mobile food pushcarts under the same permit holder that operates in one fixed site. The maximum under California state law is four mobile food units at a single site. This scope allows for 3 or all 4 carts to have unpackaged foods.

The cost recovery analysis provided by DEH shows that two types of the mobile food classes will have a moderate increase in the fees DEH collects, and two mobile food types will be decreased (see Attachment 6).

- Mobile food with full food preparation will increase from \$447 to \$469 (4.9% increase).
- Mobile food with non-motorized limited food preparation will increase from \$354 to \$370 (4.5% increase).
- Single Operating Site mobile 0-2 unpackaged food will decrease from \$448 to \$428 (4.5% decrease).
- Single Operating Site mobile 3-4 unpackaged food will decrease from \$648 to \$535 (17.4% decrease).

According to the DEH representative, these fee adjustments would provide for full cost recovery fees for grading of mobile vendors as a result of the additional inspection time associated with grading, staff time to explain the grade and review the results with the operator, and increased emphasis on locating mobile food facilities in the field. The posting of a letter grade is but one of the components of the updated inspection process which will be more in line with the restaurant grading system which places greater emphasis on the risk factors that can lead to injury, illness or death.

There would be no impact on Farmer's Market Vendors because they operate on a temporary basis and are not classified as one of the four mobile food types that would be graded, and are therefore separately regulated. The actual farmers are exempt and food booths are classified as temporary food facilities. In addition, prepackaged ice cream or any prepackaged food conveyance would not be graded.

Staff believes that adopting the County’s regulations pertaining to mobile food facilities (including the extension of the widely recognized letter grading system to mobile food facilities in the City) would benefit the citizens of the City because it will provide consumers with more information about the overall operating conditions of these facilities and help them to better distinguish unpermitted food vendors.

B. Existing Restaurants:

The adoption of the proposed ordinance would bring the City’s regulations pertaining to fixed location food facilities (currently set forth in IBMC Chapter 8.08) into consistency with state and county law. Staff discovered the need to update Chapter 8.08 after reading it in conjunction with state law, specifically the California Retail Food Code, California Health and Safety Code section 113700 et seq. (the “CRFC”) and the County Code’s provisions contained in Chapter 1 of Division 1 of Title 6 pertaining to retail food facilities. Specifically, staff discovered that provisions in the currently enacted Chapter 8.08 of the IBMC were out of date and duplicative or contradictory to the County Code. For these reasons, staff recommends the repeal of this Chapter and adoption of the County Code as it pertains to permanent food facilities by reference. Staff believes this “clean up” will also make these rules more user friendly for both persons responsible for their enforcement as well as upon existing restaurants who should be familiar with both the CRFC and the County’s provisions regarding the “ABC” grading system. These changes will not cause any significant changes in substantive regulations applicable to fixed location restaurants in the City. A summary of the currently enacted provisions of Chapter 8.08 and the proposed revisions set forth by the proposed ordinance are summarized below:

	Currently enacted provisions of IBMC Chapter 8.08	Provisions of Chapter 1 of Division 1 of Title 6 of the County Code proposed to be adopted
<u>Definitions</u>	This chapter does not set forth definitions, and employs terms that are out of date and inconsistent with the CRFC.	The proposed ordinance sets forth definitions applicable to retail food facilities under the CRFC and the local “ABC” grading program.
<u>Enforcement</u>	Provides that the director of public health of the county is authorized to enforce this chapter.	Provides that the DEH is the local enforcement agency for the CRFC and the regulations adopted by the County, including the “ABC” Grading System.
<u>Permit Requirement</u>	Provides that all persons selling food are required to obtain a public health permit from the director of public health.	Provides that persons required to obtain a food facility permit pursuant to the CRFC must submit an application for a food facility permit from the DEH.
<u>Permit Fees</u>	Requires persons applying for a permit to pay the annual inspection fee established by the Board of Supervisors of the County.	Provides that persons required to obtain a food facility permit pursuant to the CRFC shall pay the fee required by the County.
<u>Issuance of Permit</u>	(1) Requires the health officer to investigate whether establishments conform to the requirements of the chapter and the California Restaurant Act (this Act has been repealed), (2) requires a permit to be granted if the establishment is in conformance with chapter, (3) sets forth an appeal process for persons aggrieved by the denial of permit, and (4) sets forth provision regarding permit revocability.	(1) Recognizes that the California Restaurant Act has been repealed by the state legislature and acknowledges that permits will be issued in conformance with the CRFC (not local law, which is preempted), (2) acknowledges that appeal rights and any conditions upon permits are covered by the CRFC, and (3) sets forth provisions regarding the revocability of permits.

<u>Permit Requirement for Separate Location</u>	Specifically requires a separate permit for each place of business used by the permittee.	Recognizes that the requirement for a separate permit at each location is established by the CRFC, not local law, which is preempted.
<u>Penalties for Operating Without a Permit</u>	Allows the recovery of \$150 or one hundred fifty percent of the fee, whichever is less as a penalty.	Allows the recovery of enforcement costs from the violator, up to a maximum of three times the cost of the permit as a penalty.
<u>Grading System</u>	Employs the "ABC" grading system for fixed location food facilities, wherein the board of health (1) issues an alphabetical grade card to each food facility during an inspection, (2) requires any facilities receiving a grade below a "B" to correct all deficiencies within 30 days and provide for re-inspection, (3) provides for the closure of a facility if, after re-inspection, it does not obtain a "B" score or better, and (4) sets forth hearing provisions regarding the suspension or revocation of a permit.	Employs the "ABC" grading system for fixed location food facilities, wherein the DEH (1) issues an alphabetical grade card to each food facility during an inspection, (2) may require facilities receiving a grade of "B" or "C" to submit to subsequent re-grade inspection within 30 days, until the facility receives an "A" grade, (3) may temporarily suspend a food facility permit, and (4) sets forth hearing provisions regarding the suspension or revocation of a permit.
<u>Posting of Grade Requirements</u>	Requires posting of alphabetical grade card at all times in certain locations at food facility.	Requires posting of alphabetical grade card at all times in certain locations at food facility.
<u>Appeals Process</u>	If it appears to that there has been a violation of the chapter, the director of public health shall order that a hearing be held and act as the hearing officer. The decisions of the hearing officer may be appealed to the City Council.	If permit holder requests a hearing on any decision to modify, suspend or revoke a permit for violations of the CRFC, a hearing shall be scheduled with a DEH employee. The decision of this employee can be appealed to the County Appellate Hearing Board.
<u>Provisions Regarding Farm Produce</u>	Provides that all farmers or ranchers shall not be charged a fee for a health related permit for the sale of fruits, vegetables and farm produce if all of the following are true: (1) each and every provision of the code regulating the type of produce to be sold or distributed is complied with, (2) the sale is not made within the right-of-way of any public street or highway, and (3) the produce is sold from the property on which it was grown.	Does not make a similar provision.

After staff's review of the currently enacted IBMC chapter pertaining to fixed location restaurants and the proposed ordinance, it believes adoption of the proposed ordinance would have the effect of solving the problems created by the current version of Chapter 8.08 (namely that it is out of date), while continuing to impose essentially the same requirements upon fixed location food facilities throughout the City.

The first reading and introduction of the ordinance took place at the November 7, 2012 City Council meeting.

ENVIRONMENTAL DETERMINATION: This project may be categorically exempted from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15321 (Enforcement Actions by Regulatory Agencies).

FISCAL ANALYSIS:

No fiscal impact to the City.

DEPARTMENT RECOMMENDATION:

1. Declare the continued public hearing open;
2. Receive report and public testimony;
3. Close the public hearing
4. Mayor calls for the second reading of the title of Ordinance No. 2012-1132 "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, REPEALING CHAPTER 8.08 AND ADDING A NEW CHAPTER 8.08 TO TITLE 8 OF THE IMPERIAL BEACH MUNICIPAL CODE BY ADOPTING BY REFERENCE TITLE 6, DIVISION 1 OF THE SAN DIEGO COUNTY CODE OF REGULATORY ORDINANCES CONCERNING PERMANENT AND MOBILE FOOD FACILITIES";
5. City Clerk to read Ordinance 2012-1132; and
6. Motion to waive further reading and adopt Ordinance No. 2012-1132 by title only.

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.

Attachments:

1. Proposed ordinance
2. Current IBMC Chapter 8.08
3. County correspondence
4. Notice of Public Hearing for 12/5/12 (Published on 11/15/12 & 11/22/12)
5. Current County Code Sections
6. Proposed Mobile Food Fee Changes for County of San Diego

ORDINANCE NO. 2012-1132**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, REPEALING CHAPTER 8.08 AND ADDING A NEW CHAPTER 8.08 TO TITLE 8 OF THE IMPERIAL BEACH MUNICIPAL CODE BY ADOPTING BY REFERENCE TITLE 6, DIVISION 1 OF THE SAN DIEGO COUNTY CODE OF REGULATORY ORDINANCES CONCERNING PERMANENT AND MOBILE FOOD FACILITIES**

WHEREAS, the current version of Municipal Code Chapter 8.08, among other things, requires fixed location food facilities in the City of Imperial Beach (the "City") to obtain a County of San Diego (the "County") issued health-related permit, requires such establishments to comply with the County administered letter grading system, and sets forth appeal and hearing procedures for persons who have been denied a food permit or had their food permit revoked or suspended; and

WHEREAS, state, not local law, specifically the California Retail Food Code, California Health and Safety Code §§ 113700 et seq. (the "CRFC") sets forth health and sanitation standards for retail food facilities, a requirement that all food facilities operating in the state obtain a health-related permit, and also allows local governing bodies to adopt an evaluation or grading system for food facilities; and

WHEREAS, the County, through Title 6, Division 1 of the San Diego County Code of Regulatory Ordinances and the City, through Chapter 8.08 of the Imperial Beach Municipal Code, have set forth a grading system for fixed location food facilities in their respective jurisdictions, both of which are currently being enforced by the County through its Department of Environmental Health (DEH); and

WHEREAS, mobile food facilities (food carts and food trucks that prepare and serve food) are currently not inspected or graded in the County or the City program; and

WHEREAS, to better inform the public, the San Diego County Board of Supervisors adopted an ordinance that modified the County Code of Regulatory Ordinances, sections 61.101 to 61.115 of Chapter 1, Division 1, Title 6, which extended the letter grade system currently used for restaurants to mobile food facilities; and

WHEREAS, these changes by the County with regard to mobile food facilities will improve public notification, help customers to easily identify vendors in good compliance, and provide more information about the overall conditions of these facilities to improve safe dining choices; and

WHEREAS, it necessary to update the current Chapter 8.08 in the Imperial Beach Municipal Code to make it consistent with state law and to make its enforcement and implementation more efficient by the County within the City; and

WHEREAS, a new ordinance, which adopts by reference the provisions of the San Diego County Code of Regulatory Ordinances concerning permanent and mobile food facilities, at Title 6, Division 1 of the County Code can solve the problems created by the current version of Chapter 8.08, while continuing to impose the same requirements upon fixed location food facilities throughout the City and creating similar requirements upon mobile food vendors in order to protect the health and safety of the City's residents.

NOW, THEREFORE, the City Council of Imperial Beach hereby ordains as follows:

SECTION 1. The current Chapter 8.08 of the Imperial Beach Municipal Code is hereby repealed.

SECTION 2. This new version of Chapter 8.08 is hereby added to the Imperial Beach Municipal Code, to read as follows:

“CHAPTER 8.08. REGULATION OF RETAIL FOOD FACILITIES

8.08.010. Provisions adopted by reference.

The provisions of the San Diego County Code of Regulatory Ordinances concerning permanent and mobile food facilities, at Title 6, Division 1 of the County Code, are incorporated into this Code by reference.

8.08.020. Fees.

All persons and businesses required to obtain a health-related permit or related service from the County of San Diego, Department of Environmental Health (DEH) pursuant to this code shall pay the County the fee established in the County Code for that permit or service, including delinquent payment fees.”

SECTION 3. The City Clerk is directed to prepare and have published a summary of this ordinance no less than five days prior to the consideration of its adoption and again within 15 days following adoption indicating votes cast.

EFFECTIVE DATE: This Ordinance shall be effective thirty (30) days after its adoption.

INTRODUCED AND FIRST READ at a regular meeting of the City Council of the City of Imperial Beach, California, on the 7th day of November, 2012; and

THEREAFTER ADOPTED at a regular meeting of the City Council of the City of Imperial Beach, California, on the 23rd day of January, 2013, by the following vote:

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

JAMES C. JANNEY, MAYOR

ATTEST:

JACQUELINE M. HALD, CMC
CITY CLERK

APPROVED AS TO FORM:

JENNIFER M. LYON
CITY ATTORNEY

I, City Clerk of the City of Imperial Beach, do hereby certify the foregoing to be an exact copy of Ordinance No. 2012-1132.

CITY CLERK

DATE

Imperial Beach Municipal Code

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Title 8. HEALTH AND SAFETY**Chapter 8.08. PUBLIC HEALTH FOOD PERMITS**

8.08.010. Required.

No person shall sell, offer for sale, barter, trade or give away any food or beverage and no person shall permit the same to be done from any establishment unless such establishment has a valid public health permit, which permit has not been revoked or suspended. (Ord. 205 § 33.110, 1962: prior code § 3311)

8.08.020. Application.

Every person applying for a permit shall file with the health department a written application which shall set forth the name and address of the applicant, a description of the premises wherein or whereon it is proposed to conduct the establishment, the type and nature of the establishment proposed, and such other information as the board of health by rule may require. Every applicant for a permit shall pay to the health officer the annual inspection fee established by this chapter at the time of making such an application. (Ord. 205 § 33.111, 1962: prior code §§ 3321, 3321.1)

8.08.030. Investigation—Issuance or denial.

A. Upon the filing of the application and the payment of the required fee, it shall be the duty of the health officer to investigate the information contained in the application and the sanitary conditions of, in and about the establishment, and to determine whether or not such establishment conforms to the requirements of this chapter, the California Restaurant Act, the rules of the Board of Health, and the rules and regulations of the State Board of Health.

B. The health officer shall grant the permit if such establishment is sanitary and does conform with such laws and such rules and regulations; otherwise, he/she shall deny such application. The health officer shall send, deliver or give written notice of such grant or denial to the applicant within five days following such grant or denial. A permit for which application is made pursuant to this chapter may be granted at any time during the year. (Ord. 205 § 33.112, 1962: prior code §§ 3322—3322.3)

8.08.040. Denial—Appeal.

A person aggrieved by the denial to him of a permit may appeal from such denial to the city council in the manner set forth in Section 8.08.180. (Ord. 205 § 33.113, 1962: prior code § 3324)

8.08.050. Condition of revocability or suspension.

A permit shall be granted only on the express condition that it is subject to revocation or suspension upon a showing satisfactory to the health officer of the violation by the permittee, his employee, servant or agent, or any other person acting with his consent or under his authority, of any provision of this chapter, the California Restaurant Act, rule of the board of health, or rule or regulation of the State Board of Health. (Ord. 205 § 33.114, 1962: prior code § 3323)

8.08.060. Separate permits required for each location.

A separate permit shall be required for each place of business, concession or vehicle used by the permittee. (Ord. 205 § 33.115, 1962: prior code § 3311.1)

8.08.070. Annual inspection fees—Designated.

Every person applying for a permit under the provisions of this chapter shall at the time of making application for the permit pay the annual inspection fee established from time to time by the board of supervisors of the county of San Diego. (Ord. 685 § 1, 1986)

8.08.080. Delinquent payments.

A. Any fee which is not paid by the first day of the month following the month in which it is due is thirty days delinquent, and on the first day of the next following month, if still unpaid, is sixty days delinquent.

B. In any case where a fee is sixty days delinquent, an additional penalty of fifty dollars or an amount equal to fifty percent of the fee, whichever is less, shall be added to and collected with the required fee.

C. In any case where a fee is sixty days delinquent, an additional penalty of one hundred dollars or an amount equal to the fee for a total penalty of one hundred fifty dollars or one hundred fifty percent of the fee, whichever is less, will be added to and collected with the required fee.

D. The imposition of or payment of the penalty imposed by this section shall not prevent the imposition of any other penalty prescribed by this code or any ordinance nor prosecution for violation of this code or any ordinance.

E. The delinquent penalty fee may be waived by the deputy director of environmental health services in case of error made by environmental health services staff or when the applicant has not held a health permit during the past five years, and was unaware that a health permit was required. (Ord. 794 § 1, 1989)

8.08.100. Nontransferability.

A permit is not transferable from one person or one place to another, and shall be deemed voided if removed from the place or location specified in the written application and in the permit. (Ord. 205 § 33.118, 1962: prior code § 3311.2)

8.08.110. Scorecards—Minimum score for permit and operation.

The board of health, by regulation, may adopt a scorecard for the grading of establishments undergoing inspection. No permit shall be issued to any establishment scoring less than eighty percent on the scorecard. Each establishment shall maintain standards of sanitation and health sufficient to score eighty percent on the scorecard at all times. If upon inspection any establishment fails to attain a score of eighty percent, due written notice shall be served on the applicant for the permit. The notice shall list the deficiencies and state that such deficiencies must be corrected within thirty days, at which time a reinspection will be made. An establishment failing to comply with the written notice or failing to attain a score of eighty percent on the reinspection shall immediately close and remain closed until a score of at least eighty percent is achieved on a reinspection by the department. (Ord. 205 § 33.119 (part), 1962: prior code §§ 3331—3331.5)

8.08.120. Scorecards—Alphabetical grades.

The health officer shall issue an alphabetical gradecard to each restaurant inspected, which gradecard shall be displayed at all times while the restaurant is open to the public. Restaurants scoring ninety percent or more on the scorecard shall receive an A gradecard; those scoring eighty to eighty-nine and one-half percent shall receive a B scorecard; those scoring below eighty percent shall receive a C scorecard. (Ord. 205 § 33.119 (part), 1962: prior

code §§ 3331.6—3331.63)

8.08.130. Permit and grade card to be posted.

Every health permit and/or alphabetical grade card issued shall be kept posted in a conspicuous place in the establishment for which the permit is issued. The health officer shall prescribe the location in or on the establishment where such permit shall be kept posted. Alphabetical grade cards shall be posted in the front window of the establishment so as to be clearly visible to patrons entering the establishment or in a display case mounted on the outside front wall of the establishment within five feet of the front door, or in some other location clearly visible to patrons entering the establishment which has been approved by the health officer. The alphabetical grade card shall be protected from damage by weather conditions and shall not be defaced, marred or camouflaged or hidden so as to prevent the general public from observing it. (Ord. 523 § 1, 1981; Ord. 205 § 33.120, 1962; prior code §§ 3332—3332.2)

8.08.140. Farm produce—Terms of free permit.

All farmers or ranchers may dispose of fruits, vegetables and farm produce actually produced on their ranches, farms or property, and a permit will be issued therefor without charge provided that each and every provision of this code regulating the type of produce to be sold or distributed is complied with, that the sale or distribution of such produce or food is not made or done within the right-of-way of any public street or highway in the city, and that the produce is sold from the property on which it is grown. (Ord. 205 § 33.121, 1962; prior code §§ 3333, 3333.1)

8.08.150. Revocation or suspension—Hearing.

A. The director of public health shall order that a hearing be held, with himself as hearing officer, to determine whether or not the health permit of an establishment should be suspended or revoked whenever it appears to him, by reason of either citizen complaint or health department investigation, that the holder of such permit or his employee, servant or agent, or any person acting with his consent or under his authority, has or may have violated any provision of this chapter or any relevant requirement established or provided by law.

B. Any hearing pursuant to this section and any order of suspension or revocation resulting therefrom is supplemental to and shall not bar or foreclose subsequent proceedings against such person by the filing of a criminal misdemeanor complaint punishable as provided in Section 8.04.040. Each such person shall be guilty of a separate offense for each and every day during any portion of which any violation of any provision of this chapter is committed, continued or permitted by such person and shall be punishable accordingly. (Ord. 205 § 33.123, 1962; prior code §§ 3334—3334.2)

8.08.160. Hearing—Notice.

Upon the determination that a hearing be held pursuant to Section 8.08.150, the health officer shall immediately send to the permittee a notice of hearing, which shall provide substantially as follows:

NOTICE OF HEARING

To: (name and address of permittee)

Notice is hereby given that on _____ the Director of Public Health of the City of Imperial Beach ordered that a hearing be held on (date and hour) at (place of hearing) to determine whether or not Health Permit No. _____, issued to you for the establishment known as _____, should be suspended or

revoked.

The actions or inactions complained of are as follows: (set forth actions or inactions and the dates of such, and the code sections, statutes or regulations violated).

Be prepared to present evidence and witnesses on your behalf at this hearing if you so desire. You may be represented by legal counsel. Your failure to appear will not prevent the issuance of an order of suspension or revocation should such order appear justified by the evidence presented.

(Ord. 205 § 33.124, 1962: prior code § 3335)

8.08.170. Hearing—Rules and procedure.

The following rules and procedures shall govern hearings held pursuant to this chapter:

A. **Hearing Officer.** The Director of Public Health shall be the hearing officer. Upon the disqualification of the Director of Public Health to act as hearing officer, either on his/her own motion or that of the permittee acceded in by the director, any member of the board of health may act as hearing officer. The sole grounds for disqualification are financial interest, bias or prejudice; prior knowledge of the facts alone does not constitute bias or prejudice.

B. **Time.** The hearing date shall be no less than ten and no more than thirty days following the date on which notice thereof was sent to the permittee.

C. **Continuance.** The hearing officer may order such continuance or continuances as he/she deems necessary and proper.

D. **Transcript of Hearing.** The city is not required to furnish a shorthand reporter or any other method of reporting the hearing; the permittee may furnish such at his/her sole and nonreimbursable cost and expense if he/she so desires.

E. **Waiver of Irregularities.** Any procedural or evidentiary irregularities in the hearing are deemed to be waived unless objection is taken thereto and a specific ruling requested thereon.

F. **Findings.** Specific findings, including a finding that the public health, safety and welfare are subject to a clear and present danger, may be made but are not required. If specific findings are not made the hearing officer shall make a general finding that the actions or inactions complained of, as set forth in the notice of hearing, are true or untrue, and that such actions or inactions do or do not constitute a violation of the condition set forth in Section 8.08.050.

G. **Decision and Order.** If the hearing officer finds that the actions or inactions complained of are untrue, he shall order that the proceedings are dismissed. If the hearing officer finds that the actions or inactions complained of are true, and that a violation as aforesaid has occurred, he shall order either that the permit be suspended for a period not to exceed six months or that the permit be revoked. The decision and order of the hearing officer shall be final unless an appeal is taken pursuant to Section 8.08.180.

H. **Modification or Rescission of Order of Suspension.** If the hearing officer orders that the permit be suspended for a certain period, the permittee may subsequently petition for the modification or rescission of the order of suspension and the reinstatement of the permit. The hearing officer, in his discretion, may grant or deny the petition; or he may grant the petition subject to the condition of the imposition of a probationary period, during which period any violation by the permittee of the condition set forth in Section 8.08.050 is grounds for summary suspension of the permit for the remainder of the period established by the original order of suspension, and is also grounds for the institution of new proceedings for suspension or revocation of the permit. The order of the hearing officer with respect to such petition is final, and no administrative appeal shall lie therefrom.

I. **Probation.** If the hearing officer orders that the permit be suspended or revoked, he may, in the interests of justice and equity, further order that the order of suspension or revocation be stayed and the permittee be laced

on probation for a period not to exceed three years. The hearing officer may grant probation on such conditions as he/she deems to be fair and reasonable. If the permittee is dissatisfied with the order of probation, or with the conditions thereof, he/she may reject the offer of probation, in which event the order of suspension or revocation shall become final; if the permittee is satisfied with the order of probation he/she shall indicate such assent, and his/her agreement to be bound by the terms thereof, by affixing his/her signature thereto.

Upon the charge by the health officer of the violation by the permittee of a condition of probation, a hearing shall be held pursuant to this section, limited to the issue of whether or not such condition was in fact breached. If it is found that the condition was breached, the original order of suspension or revocation shall be forthwith enforced, and probation in the same matter shall not be granted again.

Upon the petition of the permittee for termination of probation and release from the conditions thereof, the rules and procedures established by subsection H of this section shall apply except that the hearing officer shall either grant or deny such petition, and shall not impose any condition on such grant or denial. (Ord. 205 § 33.125, 1962: prior code §§ 3336—3336.96)

8.08.180. Appeals—Application.

Any permittee aggrieved by the decision or the order of the hearing officer or by the denial of an application for a health permit may, within fifteen days of the date of the written announcement of the decision and order, or of the denial, appeal to the city council. Such appeal shall be effected by depositing in the office of the clerk to the city council, within fifteen days, a notice of appeal which sets forth the notice of hearing and the decision and order of the hearing officer. The clerk shall present the notice of appeal to the city council at their next regular meeting, at which time the council shall set the matter for hearing de novo at the earliest date possible in light of its regular business. (Ord. 205 § 33.126, 1962: prior code § 3337—3337.2)

8.08.190. Appeals—Rules and procedures.

The following rules and procedures shall govern appeals pursuant to this chapter:

A. Effect of Appeal. Upon the filing of the notice of appeal, the order of the hearing officer shall be stayed unless the hearing officer has found that the public health, safety and welfare are threatened, in which case the director of public health shall make such order or orders as are necessary to safeguard the public health, safety and welfare. If the permittee agrees in writing to comply with such order or orders pending the outcome of the appeal, the order of the hearing officer shall in that case also be stayed; otherwise it shall not be stayed.

B. Hearing De Novo. The city council shall hold a hearing de novo at which time the health officer and the permittee may offer any and all relevant evidence, whether or not such evidence was before the hearing officer, and may make oral arguments. The city council is not bound or limited in any way by the evidence before the hearing officer, although it may consider such evidence, or by the rulings, findings, decision or order of the hearing officer.

C. Procedures. The provisions of subsections C through I of Section 8.08.170 apply to hearings conducted pursuant to this section; provided, that in the hearings conducted pursuant to this section the city council shall exercise the powers given to the hearing officer by said subsections of Section 8.08.170; and further provided, that the decision and order of the city council shall be final for all purposes. (Ord. 205 § 33.127, 1962: prior code § 3338)



County of San Diego

JACK MILLER
Director

DEPARTMENT OF ENVIRONMENTAL HEALTH
P.O. BOX 129261, SAN DIEGO, CA 92112-9261
Phone: (858) 505-6700 FAX: (858) 505-6890
1 (800) 253-9933
www.sdcdeh.org

ELIZABETH POZZEBON
Assistant Director

July 25, 2012

Mr. Gary Brown, City Manager
CITY OF IMPERIAL BEACH
825 Imperial Beach Boulevard
Imperial Beach, CA 91932

2012 JUL 26 PM 4: 21
CITY MANAGER &
CITY CLERK OFFICES

Extending the Letter Grade to Mobile Food Facilities

Dear Mr. Brown:

The County, through its Department of Environmental Health (DEH), currently implements the restaurant "ABC" letter grading system throughout the County, including in your City. On July 11, 2012, the San Diego County Board of Supervisors approved an ordinance that requires mobile food facilities that prepare food, such as food trucks and coffee carts, to conform to a letter grading system. The system is similar to the ABC grading program that has been used for restaurants throughout the County since the 1950's. However, this County ordinance only applies to mobile food facilities operating in the unincorporated areas of the County. In order for this food safety program enhancement to be successful, we need your help in adopting these changes into your municipal code so that we can implement this program improvement county-wide.

Extending the widely recognized letter grading system to mobile food facilities that prepare food will provide consumers with more information about the overall operating condition of the mobile food facility and help to better distinguish them from unpermitted food vendors. To assist with the region-wide adoption process, the County has prepared the attached model ordinance entitled "An Ordinance Allowing Grading of Mobile Food Facilities that Prepare Food" for your use. Adoption of a City ordinance based on this model will incorporate the changes to the County program by reference, and grants DEH the authority to enforce the posting of a letter grade on mobile food facilities operating within your City.

The County and the City already have an agreement under which the County provides services of this kind within the City, on a fee supported basis. To support that arrangement, your City has ordinance provisions in place that provide for the County to collect appropriate permit fees from businesses within the City that are subject to County administered regulatory programs. Section 3 of the attached model ordinance will update fee provisions for your City by reference to fees in the County Code. When an ordinance is presented to your City Council for adoption, notice and hearing requirements for an increased fee may be applicable. My staff and County Counsel are available to assist you in preparing final ordinance language that conforms to any advice your City Attorney may provide on required procedures.

Extending the Letter Grade to Mobile Food Facilities

Page 2

July 25, 2012

In the near future, we will also contact you or staff you designate on additional municipal code updates for programs DEH administers in your City. Some programs need updates and some will be proposed for elimination. We will also ask for an ordinance to enable us to implement the new State Safe Body Art Act (which took effect as of July 1, 2012) on a consistent basis county-wide. But action on mobile food facility grading is more urgent because we hope to roll that program out on a consistent basis County-wide on December 1, 2012.

We are available to discuss the proposed ordinance changes, and we would be glad to present information about the ABC grading program to your City Council. A fact sheet on the new letter grading system for mobile food facilities is attached to this letter. My contact person is Gloria Estolano, Chief of the Food and Housing Division and she can be reached at (858) 505-6898.

Thanks in advance for your help in extending the ABC grading to mobile food operations throughout San Diego County.

Sincerely,



JACK MILLER, Director

- Attachments:
- 1) FACT SHEET - Letter Grading for Mobile Food Facilities that Prepare Food
 - 2) An Ordinance Allowing Grading of Mobile Food Facilities that Prepare Food
 - 3) An Ordinance Amending Portions of the County Code of Regulatory Ordinances Relating to Mobile Food Facilities

NOTICE OF PUBLIC HEARING
City of Imperial Beach
MOBILE FOOD FACILITIES LETTER GRADE ORDINANCE

NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CA, will conduct a Public Hearing on December 5, 2012 at 6:00 p.m. in the City Council Chambers located at 825 Imperial Beach Boulevard, Imperial Beach, California, to consider an Ordinance repealing Chapter 8.08 "Public Health Food Permits" of the City of Imperial Beach Municipal Code and adding a new Chapter 8.08 adopting by reference Title 6, Division 1 of the San Diego County Code of Regulatory Ordinances concerning permanent and mobile food facilities. The proposed ordinance would bring Chapter 8.08 in conformance with state and county law, require both mobile and permanent food facilities to comply with the County letter grade system for evaluating safe food handling practices, and require all persons and businesses in the City required to obtain a health-related permit or related service from the County of San Diego, Department of Environmental Health pursuant to local or state law to pay the County the fee established in the County Code for that permit or service, including the delinquent payment fees. A copy of the primary code being considered for adoption by reference is on file with the City Clerk, and is open to public inspection at the City Clerk's Office.

Persons interested may appear before the Council at the above date, place and time. If you challenge the matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Clerk at, or prior to, the public hearing.

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

Jacqueline M. Hald, MMC
City Clerk
(619) 423-8301 / 711(Calif. Relay Service)

Dated:

[To be published on November 15, 2012 and November 22, 2012]

ORDINANCE NO. 10218 (N.S.)AN ORDINANCE AMENDING PORTIONS OF THE COUNTY CODE OF REGULATORY
ORDINANCES RELATING TO
MOBILE FOOD FACILITIES

The Board of Supervisors of the County of San Diego ordains as follows:

Section 1: The Board of Supervisors finds and determines that provision should be made for improved public notification signage for mobile food facilities that prepare and serve ready-to-eat food by establishing a letter grading system similar to that used by the Department of Environmental Health (DEH) to rate restaurants. This ordinance amends appropriate sections of the San Diego County Code of Regulatory Ordinances to implement regulations which will extend the restaurant letter grading program to approximately 550 mobile food facilities that prepare and serve ready to eat food allowing consumers to make safe dining choices.

Section 2: Title 6, Division 1, Chapter 1 of the San Diego County Code of Regulatory Ordinances is hereby amended to read as follows:

SEC. 61.101. PURPOSE.

Health and Safety Code (H & S Code) sections 113700 et seq., also referred to as the California Retail Food Code (CRFC), provide Statewide health and sanitation standards for retail food facilities. These sections allow a county to establish some local requirements for retail food facilities and their employees. These sections also provide that a local enforcement agency shall have primary enforcement responsibility for the State regulations in its jurisdiction. The purpose of this chapter is to adopt additional regulations for retail food facilities and their employees to protect the public health and safety in San Diego County and to appoint the Department of Environmental Health to enforce State and County regulations for retail food facilities and their employees.

SEC. 61.102. DEFINITIONS.

The following definitions shall apply to this chapter:

- (a) "DEH" means the Department of Environmental Health.
- (b) "Director" means the Director of DEH and any person appointed or hired by the Director to enforce or administer this chapter.
- (c) "Equipment" has the same meaning as the term "equipment" in H & S code section 113777.
- (d) "Food" has the same meaning as the term "food" in H & S code section 113781.
- (e) "Food facility" has the same meaning as the term "food facility" in H & S code section 113789.
- (f) "Food handler" means a person who prepares, handles, packages, serves or stores food or handles utensils, or assists another person in any of those tasks at a food facility that requires a permit pursuant to this chapter.

(g) "Imminent health hazard" has the same meaning as the term "imminent health hazard" in H & S code section 113810.

(h) "Limited food preparation facility" means for purposes of section 65.107(a), a retail food facility that only serves frozen ice cream, hot dogs, beverages that are not potentially hazardous, coffee or cocoa based beverages that may contain cream, milk or similar dairy products requiring no preparation other than heating, blending, assembly, scooping or dispensing. A limited food preparation facility also includes an Alcoholic Beverage Control license type 42 or 48 facility, as long as that facility does not engage in slicing, chopping or grinding of raw potentially hazardous foods, reheating for hot holding, washing of foods, or cooking, baking, barbecuing, broiling, frying or grilling any food.

(i) "Prepare" means to package, process, assemble, portion or engage in any operation that changes the form, flavor or consistency of food, but does not include trimming produce.

(j) "Ready-to-eat food" has the same meaning as the term "ready-to-eat food" in H & S code section 113881.

(k) "Tableware" has the same meaning as the term "tableware" in H & S code section 113926.

(l) "Utensil" has the same meaning as the term "utensil" in H & S code section 113934.

SEC. 61.103. DEPARTMENT OF ENVIRONMENTAL HEALTH TO ENFORCE RETAIL FOOD REGULATIONS.

DEH shall be the local enforcement agency for the CRFC and the regulations adopted in this chapter.

SEC. 61.104. PERMIT REQUIRED FROM DEPARTMENT OF ENVIRONMENTAL HEALTH.

A person who is required to obtain a food facility permit pursuant to the CRFC shall submit an application for the permit to DEH on a form provided by the department. The application shall be accompanied by the fee required in Title 6, Division 5, Chapter 1.

SEC. 61.105. PENALTY FOR ACTIVITIES WITHOUT A PERMIT.

When DEH initiates an enforcement action against a person operating a food facility without a permit required by the CRFC the department may recover its enforcement costs from the violator, up to a maximum of three times the cost of the permit. After the enforcement activity has been completed, DEH may send the violator a penalty assessment for its enforcement costs. The violator shall pay the assessment within 15 days from the date of the assessment or at the time the violator applies for the permit, whichever occurs first.

SEC. 61.106. PLAN REVIEW FEE.

A person required to submit written plans and specifications to DEH pursuant to H & S code section 114380 shall pay the plan review fee required in Title 6, Division 5 at the time the person submits plans and specifications.

SEC. 61.107. GRADING SYSTEM FOR CERTAIN FOOD FACILITIES.

(a) The Director may adopt regulations to grade permanent or mobile food facilities that prepare ready-to-eat food, using a letter grade system. The grading system may be used during any inspection DEH conducts. An "A" grade shall represent a score of 90 percent or higher. A "B" grade shall represent a score of 80 to 89 percent. A "C" grade shall represent a score less than 80 percent. DEH shall issue an alphabetical grade card to each food facility graded during an inspection pursuant to this section and shall provide the permit holder with a list of deficiencies found during the grading inspection. If DEH determines from the inspection, however, that the facility presents an imminent health hazard that warrants immediate closure DEH shall not issue the facility a grade card.

(b) DEH may order a food facility permit holder receiving a grade of "B" or "C" to submit to subsequent re-grade inspections within 30 days, until the facility receives an "A" grade. DEH may also order a permit holder to correct a deficiency found during an inspection in less than 30 days. The permit holder shall pay DEH a re-grade fee at the time of each re-grade inspection, as specified in Title 6, Division 5, Section 65.107 (d).

(c) DEH may use information obtained during an inspection pursuant to this section to temporarily suspend a food facility permit and order a food facility to immediately close due to an imminent health hazard that cannot be immediately corrected. DEH may also use the information obtained during an inspection to modify, suspend or revoke the food facility's permit.

(d) If DEH determines that a food facility should be ordered to show cause at a hearing why its permit should not be suspended or revoked, DEH may require the facility to post a specified alternative notice instead of a grade card, until that hearing process is concluded and a decision concerning the permit is rendered.

(e) If DEH determines that the public should be informed of temporary conditions affecting a food facility, such as a boil water order or a closure order for only a portion of the facility, DEH may require the facility to post a specified notice, and may direct that such posting be maintained either instead of or in addition to posting a grade card.

(f) Violations of the requirements of this code related to food facility grading shall be subject to the penalties and procedures set out in Division 8 of Title 1 of this code.

SEC. 61.108. ALPHABETICAL GRADE CARD TO BE POSTED.

(a) The permit holder of a permanent or mobile food facility that prepares ready-to-eat food shall post the alphabetical grade card DEH issues, or any alternative notice specified by DEH pursuant to Section 61.107, whenever the facility is open for business. The grade card or alternative notice shall be posted so that it is clearly visible to patrons of the facility so that statements on the card may be read.

(b) If the food facility is enclosed, the permit holder shall post the grade card or alternative notice: (1) in the front window of the facility, (2) in an accessible display case mounted on the outside of the front door, (3) in an accessible display case mounted on the outside front wall of the facility within five feet of the front door or (4) in some other location DEH approves. If the food facility has a drive-through feature, the permit holder shall also post the grade card or alternative notice at the drive-in pickup window of the facility.

(c) If the food facility is not enclosed, the permit holder shall display the grade card or alternative notice in a location clearly visible to any patron of the facility. DEH may require the permit holder of an unenclosed facility to display the grade card or alternative notice in a specific location.

(d) The permit holder shall protect the alphabetical grade card or alternative notice from damage by weather conditions and shall not allow the card or alternative notice to be defaced, marred, camouflaged or hidden so as to prevent the general public from observing it. The permit holder shall request a new card or alternative notice from DEH within one business day of the grade card or alternative notice being damaged, marred, altered or lost.

SEC. 61.109. HEARING REQUESTED BY PERMIT HOLDER OR DEPARTMENT OF ENVIRONMENTAL HEALTH; APPEALS.

(a) If a permit holder requests a hearing within 15 days after receiving notice that DEH proposes to suspend or revoke a food facility permit pursuant to the CRFC, or if DEH temporarily closes a food facility for an imminent health hazard, the Director shall schedule a hearing. The Director shall also schedule a hearing when DEH proposes to modify, suspend or revoke a permit for serious or repeated violations of the CRFC. A hearing pursuant to this section shall be with a DEH employee, at the supervisor level or higher, who was not involved in the decision to propose to modify, suspend or revoke the permit or to temporarily close the facility.

(b) The permit holder may appeal the decision made at the hearing to the Appellate Hearing Board as provided in Chapter 1 of Division 6 of Title 1 of this Code. Filing an appeal shall stay the decision of the DEH hearing officer, unless the DEH hearing officer determined that an imminent health hazard required closure of the facility.

(c) The Clerk shall endeavor to schedule the appeal hearing on an expedited basis if the food facility must remain closed until that appeal is heard.

SEC. 61.110. ADMINISTRATIVE PROBATION.

(a) A permit holder and DEH may enter into a written administrative probation agreement to modify a decision by a departmental hearing officer to suspend a permit.

(b) If a permit holder fails to comply with the terms of an administrative probation agreement DEH may reinstate the original permit suspension and enforce any additional violation of the CRFC. The Director shall be the sole judge of whether the permit holder failed to comply with the agreement.

SEC. 61.111. NOTICE OF CLOSURE OF FOOD FACILITY.

(a) If the Director determines that a food facility is operating without a permit required by the CRFC the Director may order the person who owns or operates the facility to close immediately. In addition to taking any legal action authorized by law to compel a facility owner or operator to cease operating without a permit, the Director may post a notice of closure at or on a food facility operating without a permit, advising the public that the facility does not have a permit to sell food.

(b) The Director may also post a notice of closure on a food facility:

(1) When the Director orders the facility to close due to an imminent health hazard that the food facility does not immediately correct.

(2) When the Director suspends or revokes the facility's permit.

(c) No person other than the Director shall remove a notice posted by the Director pursuant to this section.

SEC. 61.112. INSPECTIONS AND TRACKING MOBILE FOOD FACILITIES.

(a) A mobile food facility permit holder shall pass an annual certification inspection at the same time the permit holder renews the annual permit or at a later date that DEH designates. A mobile food facility permit holder that passes inspection shall be issued a certification sticker, which the permit holder shall display on the mobile food facility at all times. If the mobile food facility permit holder fails to timely complete the annual inspection process the permit holder shall pay a late fee of 50% of the cost of the permit. No person shall operate or allow another person to operate a mobile food facility unless the facility passes the annual inspection. The mobile food facility may also be inspected in the field as authorized by the Director.

(b) The Director may establish a program to ensure that Mobile Food Facilities can be efficiently located in the field for inspections and grading, and may implement that program through permitting conditions.

A current list of locations at which a mobile food permit holder will operate shall be submitted to DEH along with a current cell phone number. DEH shall be notified in a timely manner whenever a change is made.

SEC. 61.113. RENTING OR LEASING EQUIPMENT AND UTENSILS.

(a) No person shall rent or lease equipment, tableware or utensils to a food facility without a permit issued by DEH.

(b) No person shall rent or lease equipment, tableware or utensils to a food facility unless it complies with the following requirements:

(1) The equipment is stored in a building that complies with the requirements the CRFC requires a food facility to comply with for storing equipment in a building.

(2) The tableware and utensils have been cleaned and sanitized by the same methods the CRFC requires a food facility to follow.

SEC. 61.114. FOOD HANDLER REQUIREMENTS.

(a) Except as provided in subsection (e) below no person shall employ a person as a food handler in a food facility unless the food handler: (1) has been issued a current food handler training certificate as provided in subsection (b), or (2) is supervised by a food safety certified owner or employee pursuant to the CRFC and has passed a food handler test, as described in subsection (d) below. A person may employ a food handler, however, who for the first ten days of employment has not passed the food handler test.

(b) The Director, or a person the Director authorizes, may issue a food handler training certificate to a person who successfully completes a three hour food sanitation training course and scores a grade of 80% or higher on a proficiency test, provided the Director approves the instructor, the course and the test. To be approved, the course of instruction shall include all of the following subjects:

(1) Major causes of foodborne illness.

- (2) Time and temperature control of potentially hazardous foods.
- (3) Proper employee health and hygiene practices.
- (4) Methods to protect food from contamination.
- (5) Required consumer advisories.
- (6) Approved food sources.
- (7) Washing and sanitizing of utensils and equipment.
- (8) Pest control.

(c) A food handler training certificate shall be valid for three years from the date it is issued. A person issued a food handler training certificate continuing employment at the facility shall obtain a new certificate every three years. The Director or a person the Director authorizes may renew a food handler training certificate for additional three year periods if the food handler is able to obtain a score of 80% or higher on the proficiency test at renewal time. If the food handler is unable to achieve a score of 80% on the test, the food handler shall repeat the food handler training certificate course and pass the proficiency test in order to obtain a renewal certificate. The Director may also require a person with a food handler training certificate to retake the training certificate course or retake and pass the proficiency test after less than three years from the date the certificate is issued.

(d) A food safety certified owner or employee may administer a food handler test that the Director prepares covering fundamental principles of food safety practices. A grade of 80% or higher is a passing grade. The food handler's passing test score shall be valid for three years from the test date or until the food handler ceases working as a food handler at the facility. A food handler continuing employment at the facility shall obtain a passing grade on the food handler test every three years. The Director may require a food handler to retake the test after less than three years.

(e) Notwithstanding the requirements of this section, the Director may allow the owner or operator of a temporary food facility to employ a food handler who does not have a current food handler certificate or who has not passed the food handler test within the last three years if: (1) the temporary food facility complies with H & S Code section 113947.1(c) and (2) the food handler is able to demonstrate adequate knowledge of food safety principles related to the operation of the temporary food facility. If a temporary food facility operator has passed the approved and accredited food safety certification examination specified in H & S code sections 113947.2 and 113947.3 the temporary food facility may apply for an annual temporary food facility permit rather than having to obtain a temporary event permit for each temporary event the facility participates in.

SEC. 61.115. FOOD HANDLER RECORDS.

The permit holder of a food facility shall maintain at the food facility a complete list of all food handlers and food safety certificate holders the facility employs. The permit holder shall also maintain a copy of any employed food handler's current: (a) food handler training certificates, (b) food handler test and (c) food safety certificate required by the CRFC. The Director may inspect any of these records the permit holder is required to maintain at the facility whenever the facility is open for business.

Section 3: This ordinance shall take effect and be in force thirty days after its passage and before the expiration of fifteen days after its passage, a summary hereof shall be published once with the names of the members of this Board voting for and against it in the San Diego Commerce a newspaper of general circulation published in the County of San Diego.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of San Diego this 25th day of July, 2012.

APPROVED AS TO FORM AND LEGALITY
COUNTY COUNSEL
BY

Rodney F. Lorang, Senior Deputy

Proposed Mobile Food Facility Fees

<i>FEE TYPE</i>	FY 11/12 Current Fee	FY 12/13 Proposed Fee	\$ Change	% Change
FB15: Mobile Food, Full Food Preparation - A mobile food truck which is equipped to allow any type of food preparation (unlike carts, the operator can be working inside the truck). These are typically referred to as "Hot Food Trucks"	\$ 447	\$ 469	\$ 22	4.9%
FB22: Mobile Food, non-motorized limited food prep - A mobile food facility with limited food preparation that operates from multiple sites. Examples include pushcarts serving hot dogs, coffee or other unpackaged foods.	\$ 354	\$ 370	\$ 16	4.5%
FB23: Single Operating Site (SOS) mobile-0-2 unpackaged food - Up to four mobile food pushcarts under the same permit holder that operates in one fixed site. The maximum under California state law is four mobile food units at a single site. This scope allows up to 2 of the 4 units to have unpackaged foods. Some operators may have all four units serve only have prepackaged foods such as candy or ice cream bars.	\$ 448	\$ 428	\$ (20)	-4.5%
FB23:SOS mobile-3 or 4 unpackaged food - Up to four mobile food pushcarts under the same permit holder that operates in one fixed site. The maximum under California state law is four mobile food units at a single site. This scope allows for 3 or all 4 carts to have unpackaged foods.	\$ 648	\$ 535	\$ (113)	-17.4%



**STAFF REPORT
CITY OF IMPERIAL BEACH**

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

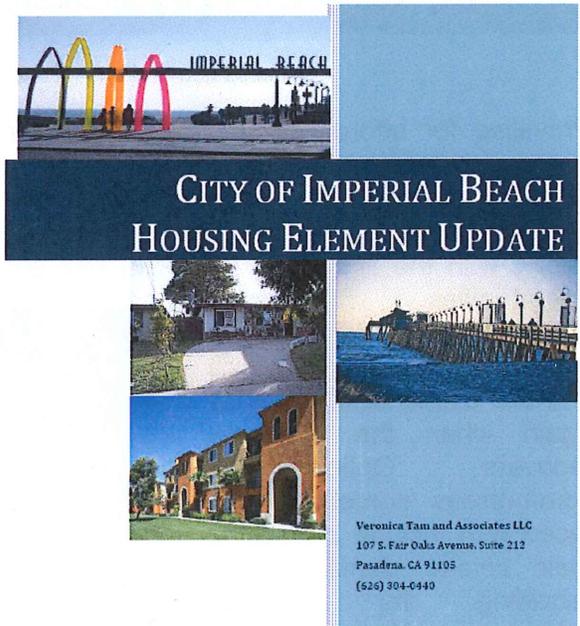
MEETING DATE: JANUARY 23, 2013
ORIGINATING DEPT.: COMMUNITY DEVELOPMENT DEPARTMENT
GREG WADE, ASSISTANT CITY MANAGER/ COMMUNITY DEVELOPMENT DIRECTOR
JIM NAKAGAWA, AICP, CITY PLANNER

SUBJECT: PUBLIC HEARING: ADOPTION OF THE 2013-2020 IMPERIAL BEACH HOUSING ELEMENT (GPA 100060) AND ITS NEGATIVE DECLARATION. MF 1060

PROJECT DESCRIPTION/BACKGROUND:

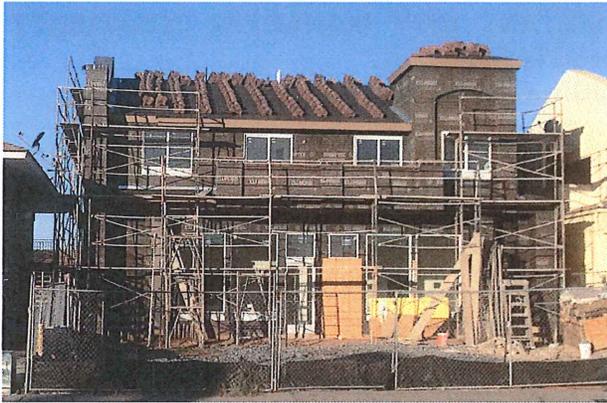
The Housing Element is one of the seven mandated elements of the general plan (Government Code Section 65302) and it is to contain analyses, strategies, policies and programs for addressing the following goals: ensuring provision of sufficient housing for all income groups, preserving affordable housing stock, minimizing governmental constraints to providing housing, providing affordable housing opportunities for low- and moderate-income residents, and complying with all applicable laws and regulations relating to housing.

A public workshop on the draft Housing Element was conducted on August 1, 2012 to obtain public input prior to its transmittal to the California Department of Housing and Community Development (HCD). The draft 2013-2020 Housing Element was transmitted to the HCD on August 7, 2012 for their 60-day review and was advertised for a 45-day public review period from October 18, 2012 to December 3, 2012 and routed to various agencies pursuant to the California Code of Regulations §13515 (14 CCR 13515) and California Government Code §65352. Comments from the California Department of Housing and Community Development (HCD) were received. Revisions to the draft Housing Element were made and HCD advised the City on October 8, 2012 that the City may proceed with the adoption of the Housing Element. After the Housing Element is adopted by the City Council, it must be transmitted to HCD for their final 90-day review (Government Code §65585(h)).



PROJECT EVALUATION/DISCUSSION:

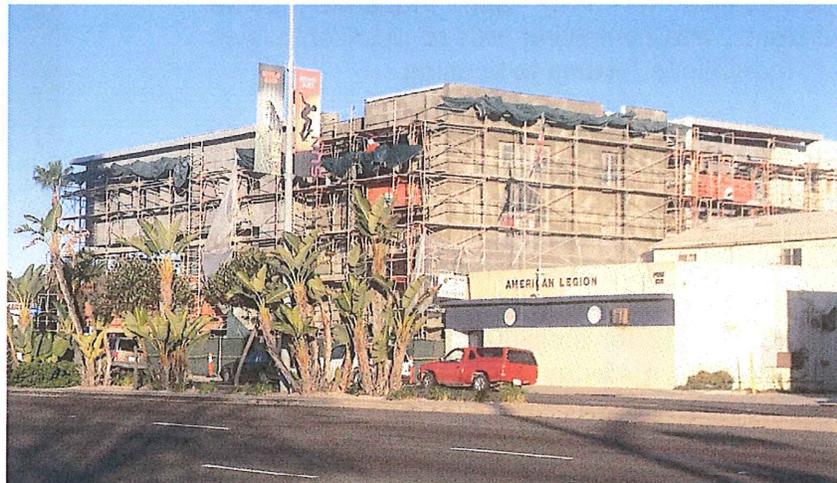
Government Code Section 65583 provides: The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobile homes, and shall make adequate provision for the existing and projected needs of all economic segments of the community. The housing element is now required to be reviewed and updated every eight years.



Mixed-use projects at 1120 and 1150 13th Street

Providing for affordable housing in the San Diego area has been a challenge both during economic boom and bust years. During high economic growth cycles, high demand for housing pushes housing prices out of reach for low and moderate income households. During the current economic recession (precipitated by the housing and finance bubble), the lack of jobs (along with the tightening of credit) has equally denied these households adequate housing opportunities. However,

housing prices have historically trended upwards and are expected to increase again when the economy recovers. Options that communities sometimes are faced with include increasing their zoning densities and providing for housing subsidies. Tax increment (where 20% of redevelopment funds were required to be set aside for affordable housing) was a key source of affordable housing program funds. However, AB 26 dissolved redevelopment agencies and the State appropriated those funds for



American Legion mixed-use project with 29 affordable units at 1252 and 1268 Palm Ave

state programs. Despite these conditions, both market rate and affordable housing projects are under construction in Imperial Beach (e.g. Nona mixed-use projects on 13th Street and the American Legion mixed-use project on Palm Avenue). Chapter 4 of the housing element discusses these issues and programs.

Housing Policies and Programs: The San Diego Association of Governments (SANDAG) has established the following Regional Housing Needs Allocation (RHNA) accommodation for Imperial Beach:

Income	RHNA	Credits	Remaining RHNA	Anticipated SDUs	Sites Capacity	Surplus/ Shortage
Very Low (<50% AMI)	63	3	60	0	180	+104
Low (51-80% AMI)	48	32	16			
Moderate (81%-120% AMI)	45	5	40	56	49	+65
Above Moderate (>120% AMI)	98	6	92	0	45	-47
Total	254	46	208	56	274	+122

Chapter 5 of the Housing Element identifies the housing goals, policies, and programs to achieve these targets.

Goal 1: Meet the housing needs of existing and future needs of the community.

- Policy 1.1:** Accommodate a variety of housing types to meet the needs of all residents.
- Policy 1.2:** Facilitate development of affordable housing through use of financial and/or regulatory incentives when feasible.
- Policy 1.3:** Encourage the development of residential units and the provision of related services for special needs groups, including the elderly, large families, single parents, persons with disabilities, and the homeless.
- Policy 1.4:** Maintain streamlined procedures for processing new residential development applications.
- Policy 1.5:** Advocate for increased funding to expand federal and state housing assistance programs for lower and moderate income households, including extremely low income households.
- Policy 1.6:** Encourage the inclusion of housing affordable to extremely low income households when reviewing proposals for new affordable housing developments.
- Policy 1.7:** Periodically review City regulations, ordinances, procedures, and fees to ensure they do not unduly constrain the production of housing.

Policy 1.8: Eliminate zoning and other regulatory barriers to the placement and operation of housing facilities for the homeless and special needs populations in appropriate locations throughout the City.

Goal 2: Provide adequate housing sites through appropriate land use designations, zoning districts, and residential development standards to accommodate the City's share of the regional housing need.

Policy 2.1: Maintain an up-to-date residential sites inventory and provide to interested developers in conjunction with information on available development incentives.

Policy 2.2: Promote mixed-use development and second dwelling units in appropriate districts to facilitate smart growth and reduction in automobile trips, vehicle miles traveled, and associated energy consumption.

Policy 2.3: Ensure that residential development sites have appropriate and adequate services and facilities, including water, wastewater, and neighborhood infrastructure.

Policy 2.4: Support the assembly of small vacant or underutilized parcels as a means to increase the feasibility of infill development.

Goal 3: Expand homeownership opportunities to increase the proportion of owner-occupied housing units.

Policy 3.1: Encourage the development of affordable homeownership housing for first-time homebuyers.

Policy 3.2: Continue to promote countywide programs that assist qualified buyers with the purchase of a home.

Policy 3.3: Promote home ownership opportunities and support current homeowners in retaining their homeownership status.

Policy 3.4: Advocate for the expansion of existing and creation of new programs to support a variety of owner-occupied housing.

Goal 4: Maintain, preserve, and enhance existing housing to build stronger and more vibrant residential neighborhoods.

Policy 4.1: Encourage the preservation, rehabilitation or, if necessary, replacement of single-family and multi-family dwelling units, in order to improve and enhance existing neighborhoods.

Policy 4.2: Facilitate preservation of housing affordable to lower and moderate income households.

- Policy 4.3:** Alleviate unit overcrowding by maintaining development standards and building codes that permit owners to remodel homes and add living area, bedrooms, and bathrooms.
- Policy 4.4:** Monitor housing and neighborhood conditions and trends for early signs of deterioration.
- Policy 4.5:** Encourage resident involvement in identifying and addressing the maintenance of housing in their neighborhood.
- Policy 4.6:** Enforce building codes and property maintenance standards.
- Policy 4.7:** Monitor, protect, and preserve affordable housing within the coastal zone.
- Policy 4.8:** Invest in street, curb, gutter, drainage, and utility improvements in declining or deteriorating neighborhoods to encourage increased private market investment and redevelopment.
- GOAL 5:** Ensure that all residents have equal housing opportunities, regardless of race, color, ancestry, national origin, religion, age, gender/gender identity, marital status, familial status, disability/medical conditions, source of income, sexual orientation, or any other arbitrary factor.
- Policy 5.1:** Affirmatively further fair housing and promote equal housing opportunities for persons of all economic segments of the community.
- Policy 5.2:** Promote housing along with supportive services to meet the special housing needs of seniors, homeless individuals and families, and the disabled.
- Policy 5.3:** Encourage the provision of housing to meet the needs of families of all sizes.
- Policy 5.4:** Facilitate increased participation among traditionally underrepresented groups in the public decision making process.
- Policy 5.5:** Provide outreach and education for the broader community of residents, residential property owners and operators regarding fair housing practices and requirements.

Among the programs (starting on page H-87) to implement these policies include:

Program 1: Home Repair Program for Owner-Occupied Property (County HCD with CDBG and HOME funds)

Program 2: Neighborhood Improvements (City and County HCD with CDBG funds)

Program 3: Clean and Green (City redevelopment housing set-aside)

Program 4: Conservation of Existing and Future Affordable Units (City, County, and HUD)

Program 5: Coastal Zone Monitoring (City to track housing units in the coastal zone)

Program 6: Affordable Housing Incentives (City fast track and fee reductions)

Program 7: Housing Choice Vouchers (HUD Section 8 through County HCD)

Program 8: First-Time Homebuyer Programs (County HCD and State CHDAP)

Program 9: Residential Sites Inventory (City inventory)

Program 10: Mixed Use Development Sites (City amended commercial zones to C/MU-1, C/MU-2, and C/MU-3 and amended parking standards on August 15, 2012 but these amendments need to be certified by the Coastal Commission.)

Program 11: Lot Consolidation Program (removal of Zoning Section 19.42.070 lot combining restriction)

Program 12: Density Bonus Ordinance (amend Zoning Chapter 19.65 Affordable Housing Density Bonus that currently reflects the old requirement for a 25% bonus to be changed per SB 1818 to a sliding scale of 20 to 35 percent depending upon the percentage of low income, very low income, or moderate income units being provided and SB 435 that extended the density bonus provisions for older persons in a mobilehome park and persons of moderate income in a community apartment project or a stock cooperative.)

Program 13: Housing for Homeless, Special Needs, and Extremely Low Income Households (amend Zoning Chapters 19.67 Manufactured Homes, 19.68 Senior Housing, and Chapter 19.04 Definitions to be consistent with state law regarding manufactured homes, transitional housing for the homeless for 24 months and supportive housing of unlimited duration for the disabled, homeless families, or homeless youth, single-room occupancies in the C/MU-1 Zone with a conditional use permit, emergency shelters in the C/MU-1 Zone by right for the homeless up to 6 months, reasonable accommodations, senior housing, and employee housing for 6 or fewer persons.)

Program 14: Fair Housing Program (County HCD and City)

The City of Imperial Beach has established the following quantified objectives for the 2013-2020 Housing Element:

Table H-2: Quantified Housing Objectives (2013-2020)						
Income Group	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction (RHNA for 2010-2020)	30	33	48	45	98	254
Rehabilitation (Clean and Green)	5	5	20	30	---	60
Housing Assistance (Housing Choice Voucher)	215	200	---	---	---	415
Housing Conservation (At-Risk Housing)	45	44	---	---	---	99

General Plan/Local Coastal Plan/Zoning Consistency: Government Code Section 65300.5 provides that general plan elements and policies be internally consistent. The proposed Housing Element, which would be an amendment to the general plan, is internally consistent with the other elements and policies of the General Plan/Local Coastal Plan. Pursuant to Government Code Section 65860, our local ordinances would need to be made externally consistent with the General Plan/Local Coastal Plan as amended with the adoption and certification of the proposed Housing Element. Zoning Ordinance provisions listed under Program 11, Program 12, and Program 13 on page 6 of this staff report will need to be amended in order to be consistent with the Housing Element and to comply with updated state laws.

ENVIRONMENTAL DETERMINATION: A draft Negative Declaration (ND) was prepared and advertised for public review from November 1, 2012 to December 3, 2012 in accordance with the California Environmental Quality Act (CEQA) and the draft ND was routed for state agency review through the Clearinghouse (SCH# 2012111006) from November 1, 2012 to November 30, 2012. No comments were received. The draft ND will be considered for adoption on January 23, 2013 as the final Negative Declaration. The Notice of Determination (NOD) will be filed with the County Clerk along with a \$2206.25 Fish and Game fee after the Housing Element is adopted.

HOUSING ELEMENT DUE DATES: The fifth revision (current 2013-2020 cycle) per SB 375 (which established the due date for housing elements at 18 months after adoption of the Regional Transportation Plan) is required to be adopted by April 28, 2013.

COASTAL JURISDICTION: Public Resources Code Section 30500.1. of the California Coastal Act provides that: No local coastal program shall be required to include housing policies and programs. The Housing Element does not need to be certified by the Coastal Commission.

5 units at 11th Street and Fern Ave**FISCAL ANALYSIS:**

The contract with Veronica Tam and Associates (authorized by the City Council on June 15, 2011; Resolution No. 2011-7053 and R-10-231) to produce the 2013-2020 Housing Element is in the amount of \$ 36,910. This will be paid from the 20% housing set aside portion of the redevelopment funds. The contract with Laurin and Associates/ Raney Planning and Management to produce the 2005-2010 Housing Element was in the amount of \$35,000. The contract with SANDAG to produce the 1999-2004 Housing Element (excluding the environmental document that was produced in-house) was in the amount of \$19,100.

DEPARTMENT RECOMMENDATION:

1. Open the public hearing.
2. Receive report and public comments.
3. Close the public hearing; and
4. Adopt Resolution No. 2013-7287 that approves the 2013-2020 Imperial Beach Housing Element and its Negative Declaration.

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.

Attachments:

1. Resolution No. 2013-7287
2. Final 2013-2020 Housing Element
3. Final Negative Declaration (SCH# 2012111006)

c: file MF 1060 Housing Element GPA 100060
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Frank Villagrana, Director of Facilities and Services, South Bay Union School District, 601 Elm Avenue, Imperial Beach, CA 91932 fvillagrana@sbusd.org

Chris Mattis, California American Water Co, 1019 Cherry Avenue, Imperial Beach, CA 91933-0277 Chris.Mattis@amwater.com

Olivia Pickering, Imperial Beach Chamber of Commerce, 805 Ocean Lane, Imperial Beach, CA 91932 opickeri@sbcglobal.net

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RESOLUTION NO. 2013-7287

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH AMENDING THE GENERAL PLAN (GPA 100060) BY ADOPTING THE 2013-2020 IMPERIAL BEACH HOUSING ELEMENT AND ADOPTING ITS NEGATIVE DECLARATION. MF 1060.

WHEREAS, the draft 2013-2020 Housing Element was previously advertised for a 45-day public review period from October 18, 2012 to December 3, 2012 and routed to various agencies pursuant to the California Code of Regulations §13515 (14 CCR 13515) and California Government Code §65352 and comments from the California Department of Housing and Community Development (HCD) were received; and

WHEREAS, on August 1, 2012, a public workshop was conducted to obtain public input prior to transmitting the draft housing element for review to HCD; and

WHEREAS, on January 23, 2013, the City Council of the City of Imperial Beach held a duly advertised public hearing to consider comments on the 2013-2020 Housing Element; and

WHEREAS, the City Council of the City of Imperial Beach hereby finds that the proposed General Plan Amendment/ Local Coastal Plan Amendment (GPA 100060), pursuant to Government Code Section 65300.5, is internally consistent with the other elements and policies of the General Plan; and

WHEREAS, the City Council of the City Of Imperial Beach hereby finds that the 2013-2020 Housing Element is in substantial compliance with the California Housing Element Law (Government Code Section 65580 et seq); and

WHEREAS, the City Council of the City Of Imperial Beach hereby finds that the 2013-2020 Housing Element, pursuant to Government Code Section 65860, would be externally consistent with the Imperial Beach Zoning Ordinance as the Housing Element programs commit the City of Imperial Beach to amend any zoning provisions in conflict with state law and to be consistent with the Housing Element; and

WHEREAS, in compliance with Section 15070 of the California Environmental Quality Act (CEQA) Guidelines, a draft Negative Declaration (ND) was prepared and advertised for public review from November 1, 2012 to December 3, 2012 in accordance with CEQA and the draft ND was routed for state agency review through the Clearinghouse (SCH# 2012111006) from November 1, 2012 to November 30, 2012 and no comments were received; and

WHEREAS, the City Council has considered and heard any and all public testimony regarding the potential environmental impacts associated with this project, and hereby determines that:

- 1) the Final Negative Declaration (SCH # 2012111006) reflects the decision-making body's independent judgment and analysis;
- 2) the decision-making body has, pursuant to CEQA Guidelines Section 15074(b), considered the information contained in the Draft and Final Negative Declarations (SCH # 2012111006) and any written or verbal comments received during the public review period;
- 3) revisions, if any, in the project plans or proposals made by or agreed to by the project applicant, pursuant to CEQA Guidelines Section 15070(b)(1), would avoid the effects or mitigate the effects to a point where no identified significant effects would occur and no mitigation measures would be required;

- 4) Upon review of the document, the City Council has determined that the submitted Final Negative Declaration, inclusive of the Draft ND and any written comments received during the public review period and any amendments, is hereby certified based on substantial evidence in light of the whole record. This determination is based on the ND information that the proposed project impacts will not cause a significant effect on the environment as proposed, as conditioned, or as revised.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Imperial Beach that the 2013-2020 Imperial Beach Housing Element (Attachment 2) and its Final Negative Declaration (Attachment 3) are hereby adopted.

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 any 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 23rd day of January, 2013, by the following roll call vote:

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

James C. Janney

JAMES C. JANNEY, MAYOR

ATTEST:

Jacqueline M. Hald

JACQUELINE M. HALD, CMC
CITY CLERK

APPROVED AS TO FORM:

Jennifer M. Lyon

JENNIFER M. LYON
CITY ATTORNEY

I, City Clerk of the City of Imperial Beach, do hereby certify the foregoing to be a true and exact copy of Resolution No. 2013-7287 - A Resolution of the City of Imperial Beach AMENDING THE GENERAL PLAN/ LOCAL COASTAL PROGRAM (GPA 100060) BY ADOPTING THE 2013-2020 IMPERIAL BEACH HOUSING ELEMENT AND ADOPTING ITS NEGATIVE DECLARATION. MF 1060.

CITY CLERK

DATE

CITY OF IMPERIAL BEACH

HOUSING ELEMENT OF THE GENERAL PLAN --- YEAR 2013 – 2020



FINAL

January 23, 2013

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Section 1: Introduction

1.1 Statutory Framework

The Housing Element is an integral component of the City's General Plan. It addresses existing and future housing needs of all types for persons of all economic groups in the City. The Housing Element is a tool for use by citizens and public officials in understanding and meeting the housing needs in Imperial Beach.

Recognizing the importance of providing adequate housing in all communities, the State has mandated a Housing Element within every General Plan since 1969. It is one of the seven elements required by the State. Article 10.6, Section 65580 – 65589.8, Chapter 3 of Division 1 of Title 7 of the Government Code sets forth the legal requirements of the Housing Element and encourages the provision of affordable and decent housing in all communities to meet statewide goals. Specifically, Section 65580 states the element shall consist of ". . . an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources and scheduled programs for the preservation, improvement, and development of housing." The contents of the element must be consistent with the other elements of the General Plan [Government Code § 65300.5].

Meeting the housing needs established by the State of California is an important goal for the City of Imperial Beach. As the population of the State continues to grow and scarce resources decline, it becomes more difficult for local agencies to create adequate housing opportunities while maintaining a high standard of living for all citizens in the community. State law recognizes that housing needs may exceed available resources and, therefore, does not require that the City's quantified objectives be identical to the identified housing needs. This recognition of limitations is critical, especially during this period of financial uncertainties in both the public and private sectors.

Section 65583(b)(2) states, "It is recognized that the total housing needs... may exceed available resources and the community's ability to satisfy this need within the content of the general plan requirements... Under these circumstances, the quantified objectives need not be identical to the total housing needs. The quantified objectives shall establish the maximum number of housing units by income category, including extremely low income, that can be constructed, rehabilitated, and conserved over a five-year time period."

This Housing Element (2013-2020) was created in compliance with State General Plan law pertaining to Housing Elements.

1.2 Purpose

The State of California has declared that "the availability of housing is of vital statewide importance and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order." In addition, government and the private sector should make an effort to provide a diversity of housing opportunities and accommodate regional housing needs through a cooperative effort, while maintaining a responsibility toward economic, environmental, fiscal factors and community goals within the General Plan. Further,

State Housing Element law requires “An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs.” The law requires:

- An analysis of population and employment trends;
- An analysis of the City’s fair share of the regional housing needs;
- An analysis of household characteristics;
- An inventory of suitable land for residential development;
- An analysis of the governmental and non-governmental constraints on the improvement, maintenance and development of housing;
- An analysis of special housing needs;
- An analysis of opportunities for energy conservation; and
- An analysis of publicly-assisted housing developments that may convert to non-assisted housing developments.

The purpose of these requirements is to develop an understanding of the existing and projected housing needs within the community and to set forth policies and schedules, which promote preservation, improvement and development of diverse types and costs of housing throughout Imperial Beach.

1.3 Organization

Imperial Beach’s Housing Element is organized into five primary sections:

- **Introduction:** Provides an overview of the purpose, scope, and organization of the Housing Element.
- **Community Profile:** Provides a summary of the City’s demographic and housing characteristics, and associated housing needs.
- **Housing Constraints:** Provides an assessment of the various constraints to housing development and preservation.
- **Housing Opportunities and Resources:** Provides an inventory of resources available for meeting the City’s existing and projected housing needs
- **Housing Plan:** Outlines the City’s commitments to providing and preserving housing opportunities in the community.

1.4 Relationship to Other Elements

State law [Government Code § 65300.5] requires that “...the General Plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies...” The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement and development of housing within the City. The Housing Element was prepared to assure compatibility with the General Plan.

New State law requires that the Safety and Conservation Elements include an analysis and policies regarding flood hazard and management information upon revisions to the Housing Element. The Imperial Beach General Plan and Local Coastal Plan was updated in October 2010. Flood hazard and management information is included in the Safety Element. The flood hazard information is incorporated in this Housing Element as part of the discussions on environmental constraints to housing development. None of the sites identified for potential residential development fall within a flood plain.

1.5 Citizen Participation

Public participation for the 2013-2020 Housing Element included a Housing Element study session with the City Council held on August 1, 2012. Members of the community were invited to address concerns and give input on the contents of the Housing Element. Special invitations were sent to housing developers, housing professionals, and agencies and organizations that provide supportive housing services to lower and moderate income households and persons with special needs (see Appendix A for mailing list). Notices were posted in both English and Spanish in the local newspaper, at the City Hall, the public library, and at affordable housing complexes in the City. In addition, a public review draft, dated August 1, 2012, was prepared and made available to the community for a 60-day review period from August 8, 2012 to October 6, 2012. Copies of the draft were made available at City Hall and the County public library at 810 Imperial Beach Blvd, and available on the City website (www.cityofib.com at the Public Notices tab under the Government pull-down menu).

Section 2: Community Profile

City of Imperial Beach

Imperial Beach, the "Most Southwesterly City in the Continental United States," is one of 18 incorporated cities located within San Diego County. It is bordered on the north by the Silver Strand Training Complex (SSTC), formerly known as the Naval Radio Receiving Facility (NRRF) within the City of Coronado's jurisdiction and the southern shore of San Diego Bay, on the east by the City of San Diego, on the south by the U.S./Mexican border, and on the west by the Pacific Ocean.

The first settlers came to the area known as Imperial Beach in the 1880s. The first subdivision was filed in 1887. Early subdivisions were intended to create a summer retreat beach resort for the residents of the warmer Imperial Valley, hence the name Imperial Beach. Imperial Beach was incorporated as a General Law City on July 18, 1956.

Imperial Beach contains an area of 4.5 square miles. Its coastal setting and Mediterranean climate provide a unique and attractive living environment. The City is almost entirely built out with a few vacant parcels. Future development will primarily take place through upgrading and reuse of existing parcels.

The City strives to achieve a balanced housing stock that meets the varied needs of all income segments of the community. To understand the City's housing needs, the nature of the existing housing stock and the housing market are comprehensively evaluated. This section of the Housing Element discusses the major components of housing needs in Imperial Beach, including population, household, economic and housing stock characteristics. Each of these components is presented in a regional context, and, where relevant, in the context of other nearby communities. This assessment serves as the basis for identifying the appropriate goals, policies, and programs for the City to implement during the 2013-2020 Housing Element cycle.

Data Sources

This section utilizes a variety of sources to compile the most updated data, to the extent feasible. Data sources include: Decennial Census; America Community Surveys; San Diego Association of Governments (SANDAG) projections and forecasts; State Employment Development Department employment and wage data; Home Mortgage Disclosure Act (HMDA) data on mortgage financing; and Dataquick home sales data; among others.

Figure H-1: Regional Location



The Census Bureau completely restructured its method of collecting and updating demographic and housing information by eliminating the “long form” in the 2010 Census and by introducing the American Community Survey (ACS). The ACS is an annual sample survey designed to provide more detailed information about a community. Depending on the size of the community, ACS may collect annual estimates, three-year estimates, or five-year estimates. Given Imperial Beach’s population of over 20,000, ACS covers the City at least once every three years. Different variables are measured by ACS at different times. Therefore, certain variable are obtained from the 2006-2010 five-year ACS while others are from the 2008-2010 three-year ACS.

2.1 Population Characteristics

Understanding the characteristics of a population is vital in the process of planning for the future needs of a community. Issues such as population growth, race/ethnicity, age, and employment trends are factors that combine to influence the type of housing needed and the ability to afford housing. The following section describes and analyzes the various population characteristics and trends that affect housing need.

2.1.1 Population Growth

The Census reported that Imperial Beach’s population declined from 26,992 in 2000 to 26,324 in 2010 (Table H-1). The SANDAG 2050 Regional Growth Forecast estimates that the Imperial Beach population will reach 28,230 in 2020. Although population growth in the City has been significantly slower than in the County, population trends for the City are in line with those of other south and east County jurisdictions such as Lemon Grove, La Mesa, Santee, and National City.

Jurisdictions	Population				Percent Change	
	1990	2000	2010	2020*	1990-2000	2000-2010
Chula Vista	135,163	173,860	243,916	267,427	28.6%	40.3%
Coronado	26,540	24,100	18,912	18,579	-9.2%	-21.5%
El Cajon	88,693	94,819	99,478	109,623	6.9%	4.9%
Imperial Beach	26,512	26,992	26,324	28,230	1.8%	-2.5%
La Mesa	52,931	54,751	57,065	62,100	3.4%	4.2%
Lemon Grove	23,984	24,954	25,320	26,688	4.0%	1.5%
National City	54,249	54,405	58,582	62,300	0.3%	7.7%
San Diego	1,110,549	1,223,341	1,307,402	1,542,528	10.2%	6.9%
Santee	52,902	53,090	53,413	64,517	0.4%	0.6%
San Diego County	2,498,016	2,813,833	3,095,313	3,535,000	12.6%	10.0%

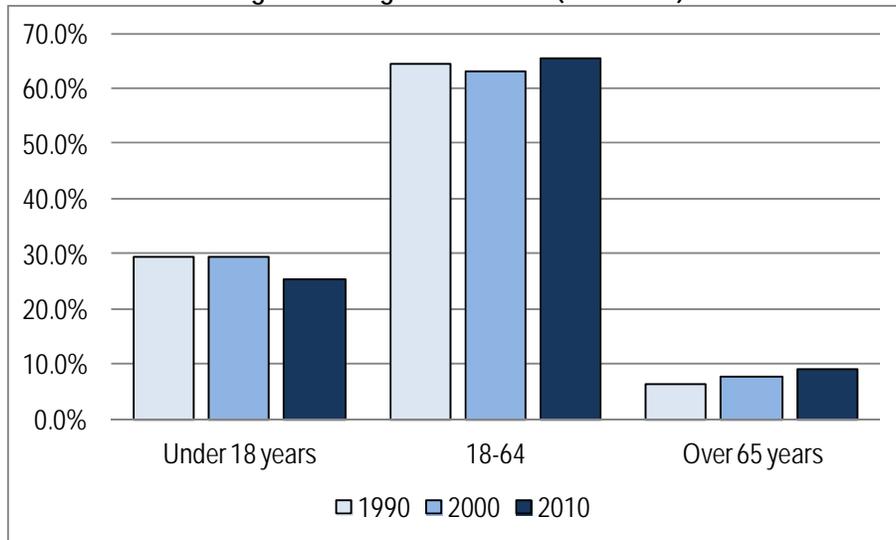
* Represents an estimate from the SANDAG 2050 Regional Growth Forecast.
Sources: Bureau of the Census (1990-2010) and SANDAG Regional Growth Forecast Update (2010).

2.1.2 Age Characteristics

A community's current and future housing needs are influenced in part by the age characteristics of residents. Typically, each age group has distinct lifestyles, family structures and sizes, ability to earn incomes, and therefore, housing preferences. As people move through each stage of life, housing needs and preferences change. Traditional assumptions are that the young adult population (20 to 34 years old) tends to favor apartments, low to moderate cost townhomes/condominiums, and smaller single-family units. The adult population (35 to 64 years old) represents the major market for moderate to relatively high cost condominiums and single-family homes. The senior population (65 years and older) tends to generate demand for low to moderate cost apartments and condominiums, group quarters, and mobile homes. In order to create a balanced and sustainable community, it is important to provide housing options that suit the needs of various age groups.

The population of Imperial Beach is, as measured by the median age of its residents, significantly younger than in neighboring communities or the County as a whole. In 2010, Imperial Beach's median age was 31 years; nearly four years younger than the County's median age. The lower median age is due to the larger percentage of school age children under 18 (25 percent of the population in 2010) and the smaller percentage of seniors over 65 years of age (nine percent in 2010) in the City than in other San Diego County communities. Specifically, the proportion of senior residents in neighboring cities in 2010 was noticeably higher than in Imperial Beach. Figure H-2 compares changes in the age composition of Imperial Beach's population from 1990 to 2010, while Table H-2 compares the percentage of individuals under 18, over 65, and the median age of Imperial Beach with nearby communities.

Figure H-2: Age Distribution (1990-2010)



Sources: Bureau of the Census, 1990-2010.

Jurisdiction	Under 18 years			Over 65 years			Median Age
	1990	2000	2010	1990	2000	2010	
Chula Vista	26.2%	28.8%	27.9%	11.4%	11.2%	10.0%	33.7
Coronado	15.9%	16.0%	20.4%	14.6%	15.8%	18.4%	40.7
El Cajon	26.3%	27.8%	25.7%	11.1%	11.3%	11.0%	33.7
Imperial Beach	29.3%	29.4%	25.4%	6.2%	7.5%	9.0%	31.0
La Mesa	17.2%	19.8%	19.6%	18.2%	17.1%	14.2%	37.1
Lemon Grove	26.5%	27.6%	25.5%	14.1%	12.0%	11.2%	35.0
National City	27.8%	30.1%	25.5%	9.3%	11.2%	10.6%	30.2
San Diego	23.1%	23.9%	21.4%	10.2%	10.4%	10.7%	33.6
Santee	29.0%	28.3%	23.8%	8.4%	8.9%	10.7%	37.2
San Diego County	24.5%	25.6%	23.4%	10.9%	11.1%	11.4%	34.6
<i>Source: Bureau of the Census (1990-2010).</i>							

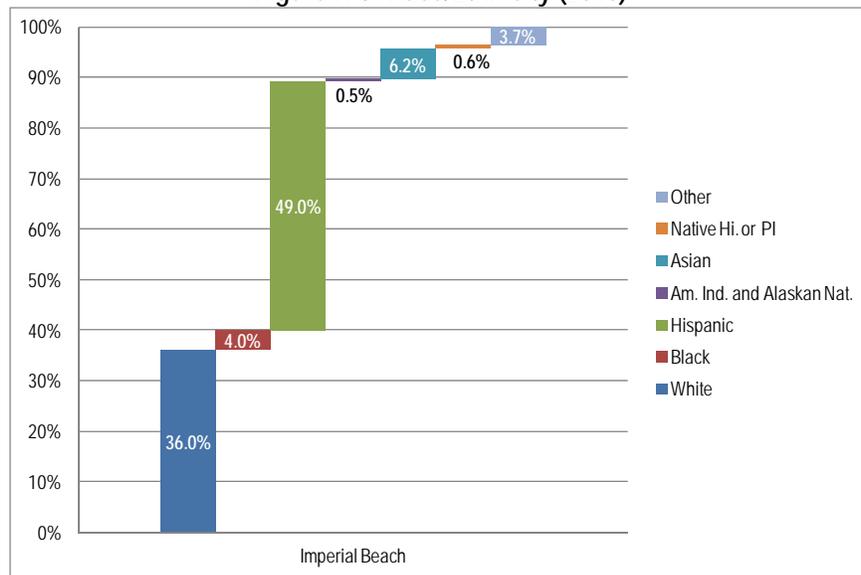
2.1.3 Racial/Ethnic Composition

Race/ethnicity of the population is important to an analysis of housing needs and conditions for several reasons. A community's racial and ethnic composition may have implications for housing needs to the extent that different groups have different household characteristics, income levels, and cultural backgrounds that may affect their housing needs and preferences. Recent studies have also suggested that different racial and ethnic groups differ in their attitudes toward and/or tolerance for "housing problems" as defined by the federal Department of Housing and Urban Development (HUD), including overcrowding and housing cost burden.¹ According to these studies, perceptions regarding housing density and overcrowding, as well as the cultural practices of living with extended families tend to vary among racial and ethnic groups.

In 2010, Imperial Beach was 49 percent Hispanic, 36 percent White, six percent Asian, four percent Black, less than one percent Pacific Islander and American Indian, and four percent Other races (Figure H-3). Imperial Beach had a noticeably smaller proportion of White residents and larger proportion of Hispanic residents compared to the County (Table H-3). The City's proportion of Black residents and those of "Other" racial and ethnic backgrounds was roughly similar to that of neighboring jurisdictions and within the County. Asian/Pacific Islander's comprised a smaller proportion of Imperial Beach residents compared to Chula Vista, National City and the City of San Diego, but the proportion in this group was similar in La Mesa and Lemon Grove. In general, Hispanic and Asian/Pacific Islander households exhibit a greater propensity for living in extended families or other household arrangements than the White population. Communities with larger proportions of Hispanic and Asian households tend to have larger average household sizes.

¹ Studies include the following: "The Determinants of Household Overcrowding and the Role of Immigration in Southern California" by S.Y. Choi (1993); "The Changing Problem of Overcrowding" by D. Myers, William Baer, and S.Y. Choi (1996); and "Immigration Cohorts and Residential Overcrowding in Southern California" by D. Myers and S.W. Lee (1996).

Figure H-3: Race/Ethnicity (2010)



Source: Bureau of the Census (2010).

Table H-3: Racial Composition (2010)

Jurisdiction	White	Black	Hispanic	American Indian and Alaska Native	Asian	Native Hawaiian or Pacific Islander	Other
Chula Vista	20.4%	4.1%	58.2%	0.2%	13.8%	0.5%	2.8%
Coronado	79.4%	2.0%	12.2%	0.4%	2.9%	0.3%	2.9%
El Cajon	56.8%	6.0%	28.2%	0.5%	3.4%	0.4%	4.8%
Imperial Beach	36.0%	4.0%	49.0%	0.5%	6.2%	0.6%	3.7%
La Mesa	61.9%	7.2%	20.5%	0.4%	5.5%	0.5%	3.9%
Lemon Grove	34.7%	12.9%	41.2%	0.4%	6.1%	1.0%	3.6%
National City	11.7%	4.5%	63.0%	0.3%	17.8%	0.7%	2.0%
San Diego	45.1%	6.3%	28.8%	0.3%	15.6%	0.4%	3.5%
Santee	73.6%	1.8%	16.3%	0.5%	3.7%	0.4%	3.6%
San Diego County	48.5%	4.7%	32.0%	0.5%	10.6%	0.4%	3.3%

Source: Bureau of the Census (2010).

2.1.4 Economic Characteristics

Employment has an important impact on housing needs. Incomes associated with different jobs and the number of workers in a household determines the type and size of housing a household can afford. In some cases, the types of jobs themselves can affect housing needs and demand (such as in communities with military installations, college campuses, and large amounts of seasonal agriculture). Employment growth typically leads to strong housing demand, while the reverse is true when employment contracts.

In 2000, the three largest occupational categories for City residents were Education/Health/Social Services, Arts/Entertainment/Recreation Services and Retail Trade occupations (Table H-4). These categories accounted for a large proportion (42 percent) of the jobs held by Imperial Beach residents. By comparison, these occupations accounted for 40 percent of the jobs held by County residents. The proportion of City residents holding all other occupations was roughly comparable to residents of the County.

Table H-5 displays mean annual wage data for occupations compiled by the California Employment Development Department (EDD) for the San Diego Metropolitan Statistical Area in 2011. Table H-5 shows that the food preparation and serving, personal care and service, building and maintenance, and farming, fishing and forestry occupations offer the lowest wages.

According to the ACS, between 2006 and 2010, approximately 35 percent of Imperial Beach residents worked in Education/Health/Social Services and Arts/Entertainment/Recreation Services. These fields usually generate employment at the moderate income levels. Other major employment sectors for Imperial Beach include Retail Trade, which generally provides jobs at lower income scales, as shown in Table H-5.

Industry	2000 Census		2006-2010 ACS	
	% of City Employment	% of Region Employment	% of City Employment	% of Region Employment
Agriculture, Mining	0.5%	0.7%	1.5%	0.7%
Construction	8.6%	6.6%	7.0%	7.2%
Manufacturing	9.1%	11.0%	6.3%	9.2%
Transportation, Communication, Utilities	4.1%	3.5%	4.8%	3.8%
Wholesale Trade	2.8%	3.3%	3.2%	2.9%
Retail Trade	13.2%	11.3%	12.6%	10.8%
Finance, Insurance and Real Estate	5.6%	7.1%	7.2%	7.4%
Professional Services	9.9%	13.3%	10.9%	14.2%
Education, health, and social services	15.3%	19.3%	20.5%	19.9%
Arts, entertainment, and recreation	13.8%	9.6%	14.1%	10.6%
Other Services	7.7%	5.2%	4.5%	7.9%
Public Administration	9.4%	5.4%	7.4%	5.4%
Total	100.0%	100.0%	100.0%	100.0%
<i>Sources: Bureau of the Census (2000) and American Community Survey (ACS) (2006-2010).</i>				

Occupations	Average Salary
Management	\$117,046
Legal	\$105,882
Healthcare Practitioners and Technical	\$89,872
Architecture and Engineering	\$83,115
Computer and Mathematical	\$82,631
Business and Financial Operations	\$71,815
Education, Training and Library	\$60,992
Construction and Extraction	\$51,871
Protective Service	\$50,581
Community and Social Service	\$49,734
Installation, Maintenance and Repair	\$45,202
Sales	\$38,263
Office and Administrative Support	\$37,260
Production	\$34,324
Transportation and Material Moving	\$32,255
Healthcare Support	\$30,880
Building, Grounds Cleaning, and Maintenance	\$26,928
Farming, Fishing and Forestry	\$26,009
Food Preparation and Serving Related	\$22,133
All Occupations	\$50,800
<i>Source: California Employment Development Division, Occupational Wage data (2011).</i>	

2.2 Household Characteristics

The Census defines a household as all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood and unrelated individuals living together. Persons living in retirement or convalescent homes, dormitories or other group living situations are not considered households. Household type and size, income levels, the presence of special needs populations, and other household characteristics determine the type of housing needed by residents, their preferences, and their ability to obtain housing that meets their needs. This section details the various household characteristics affecting housing needs.

2.2.1 Household Type and Size

According to the 2010 Census, 1,086,865 households occupied housing units in San Diego County. Of these households, 9,112 households (less than one percent) were located in Imperial Beach. Of the 9,112 households in Imperial Beach, 23 percent were single-persons and 16 percent were headed by seniors (65+). Single person households made up a higher proportion of total households in Imperial Beach than nearby Chula Vista and National City, while senior-headed households represented a noticeably smaller proportion of Imperial Beach's total households than nearly all jurisdictions and countywide. Conversely, 34 percent of Imperial Beach's households consisted of families with children; a larger proportion than that found most cities and the County, with the exception of nearby Chula Vista and National City. The proportion of single-parent households is second largest among jurisdictions compared in

Table H-6. Furthermore, the proportion of large renter-households is significantly greater than the proportion of these households in other jurisdictions and throughout the County.

Jurisdiction	Single Person Households	Senior Headed Households	Families with Children	Single-Parent Households	Large Households	
					Owner-Occupied	Renter-Occupied
Chula Vista	16.7%	17.8%	42.0%	11.7%	59.2%	40.8%
Coronado	30.8%	31.4%	28.5%	6.8%	42.3%	57.7%
El Cajon	23.1%	18.7%	35.2%	12.1%	31.6%	68.4%
Imperial Beach	22.5%	15.9%	34.1%	14.6%	25.9%	74.1%
La Mesa	32.7%	22.2%	24.8%	8.8%	46.8%	53.2%
Lemon Grove	22.9%	20.4%	32.8%	11.5%	56.2%	43.8%
National City	17.4%	21.9%	39.2%	15.2%	39.0%	61.0%
San Diego	28.0%	17.8%	27.5%	7.8%	48.9%	51.1%
Santee	20.6%	19.1%	33.4%	9.9%	63.5%	36.5%
San Diego County	24.0%	19.8%	31.3%	8.7%	51.8%	48.2%

Source: Bureau of the Census (2010).

Table H-7 shows that, in 2010, Imperial Beach households consisted mostly of families (68 percent). Slightly more of these families were married couples without children, 1,955 families (22 percent), compared to 1,780 married couple families (20 percent) with children. However, the largest group of family-households was other families such as single-parent households. The greatest change from 2000 to 2010 was the 20-percent decrease in married couple families with children, followed by the ten-percent increase in other non-family households. Other non-family households are defined as households which do not have any members related to the householder.

Household Types	1990		2000		2010		Percent Change			
							1990-2000		2000-2010	
	#	%	#	%	#	%	#	%	#	%
Families	6,617	73.1%	6,449	69.6%	6,213	68.2%	-168	-2.5%	-236	-3.7%
Married w/ Children	2,895	32.0%	2,226	24.0%	1,780	19.5%	-669	-23.1%	-446	-20.0%
Married w/o Children	2,153	23.8%	1,961	21.1%	1,955	21.5%	-192	-8.9%	-6	-0.3%
Other Families	1,659	18.3%	2,262	24.5%	2,478	27.2%	603	36.3%	216	9.5%
Non-Families	2,438	26.9%	2,823	30.4%	2,899	31.8%	385	15.8%	76	2.7%
Single	1,611	17.8%	1,983	21.3%	2,046	22.4%	372	23.1%	63	3.2%
Other Non-Families	827	9.1%	840	9.1%	853	9.4%	13	1.6%	13	1.5%
Total Households	9,055	100.0%	9,272	100.0%	9,112	100.0%	217	2.4%	-160	-1.7%

Sources: Bureau of the Census (1990-2010).

Household size is a significant factor in housing demand. Often, household size can be used to predict the unit size that a household will select. In 2010, the average number of persons per household in the San Diego region ranged from 2.1 to 3.5, with a countywide average of 2.75 persons per household. Imperial Beach had an average of 2.82 persons per household,

representing a small decrease from 2000, when the Census reported 2.84 persons per household. Table H-8 compares household size in Imperial Beach to household size in surrounding cities and the County. The average household size in Imperial Beach was substantially lower than neighboring Chula Vista and National City, but higher than many other jurisdictions compared in the table. SANDAG estimates that average household size in the region will increase slightly over the next 20 years.

Jurisdiction	Average Household Size (2010)	Projected Average Household Size (2030)
Chula Vista	3.21	3.13
Coronado	2.31	2.37
El Cajon	2.84	2.86
Imperial Beach	2.82	3.00
La Mesa	2.30	2.35
Lemon Grove	2.96	3.02
National City	3.41	3.57
San Diego	2.60	2.70
Santee	2.72	2.93
San Diego Region	2.75	2.87
<i>Sources: Bureau of the Census (2010) and SANDAG Regional Forecast Update (2030).</i>		

2.2.2 Household Income

Household income is an indication of wealth in a community and therefore is directly connected to the ability to afford housing. As household income increases, the more likely that household is a homeowner. As household income decreases, households tend to pay a disproportionate amount of their income for housing and the number of households occupying unsound and overcrowded housing increases.

For planning and funding purposes, the California State Department of Housing and Community Development (HCD) has developed the following income categories based on the Area Median Income (AMI) of a metropolitan area (such as San Diego County):

- Extremely Low Income: households earning up to 30 percent of the AMI
- Very Low Income: households earning between 31 and 50 percent of the AMI
- Low Income: households earning between 51 percent and 80 percent of the AMI
- Moderate Income: households earning between 81 percent and 120 percent of the AMI
- Above Moderate Income: households earning over 120 percent of the AMI

Combined, the extremely low, very low, and low income groups are referred to as lower income. Between 2006 and 2008, approximately 41 percent of Imperial Beach households earned

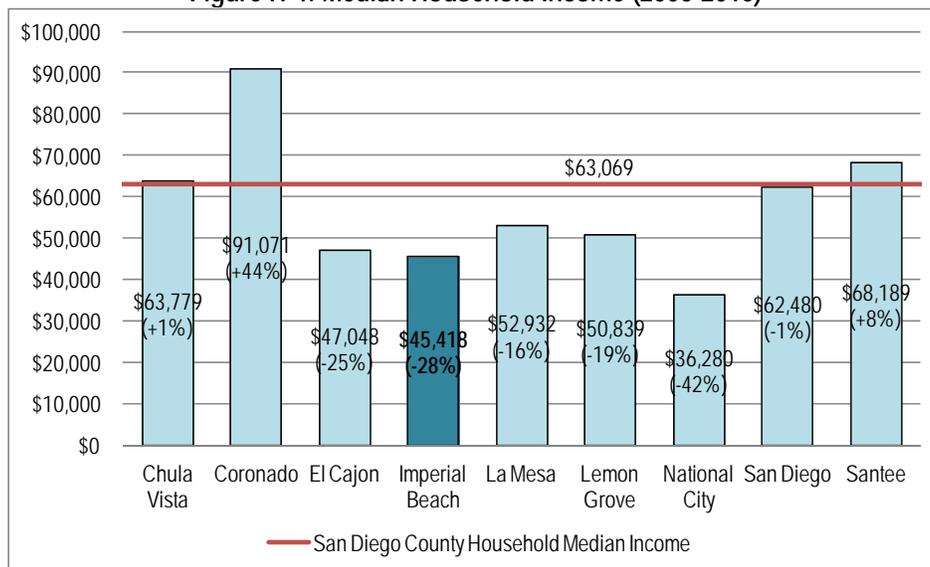
moderate or above moderate incomes (Table H-9), while 59 percent of households had incomes in the extremely low, very low, and low income levels.²

Income Category (% of County AMI)	Households	Percent
Extremely Low (30% AMI or less)	1,380	15.8%
Very Low (31 to 50% AMI)	1,560	17.9%
Low (51 to 80% AMI)	2,190	25.1%
Moderate or Above (over 80% AMI)	3,595	41.2%
Total	8,725	100.0%

Sources: Department of Housing and Urban Development (HUD) and Comprehensive Housing Affordability Strategy (CHAS) (2008).

Household incomes in Imperial Beach tend to be lower than those in the region as a whole. Median household income in the City was \$35,882 in 2000, compared to the San Diego County median household income of \$47,067. The ACS estimates that the median household income in Imperial Beach between 2006 and 2010 was \$45,418, compared to \$63,069 in the County. Figure H-4 compares household income in Imperial Beach with the household income of neighboring jurisdictions and the San Diego region as a whole between 2006 and 2010. As shown, median household income Imperial Beach was 28 percent below the County median. National City had the lowest median income, recorded at 42 percent below the County median.

Figure H-4: Median Household Income (2006-2010)



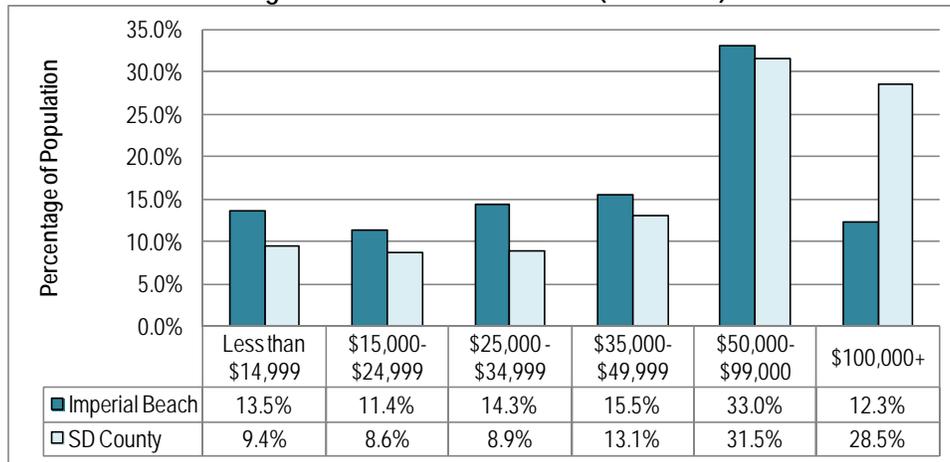
Source: ACS (2006-2010).

According to the 2006-2010 ACS, close to 40 percent of Imperial Beach households had incomes lower than \$25,000 (Figure H-5). Approximately 30 percent of the City's households earned incomes between \$25,000 and \$49,999, while 33 percent had incomes between

² Data was obtained from the Comprehensive Housing Affordability Strategy (CHAS) prepared for HUD by the Census Bureau using 2000 Census data. CHAS data does not provide a breakdown of household income for those with more than 80 percent AMI as those households are not qualified for federal housing programs.

\$50,000 and \$99,999. Only 12 percent of Imperial Beach households earned \$100,000 or more between 2006 and 2010. By comparison, the County’s income distribution during this time period was skewed toward the higher income categories, explaining the SANDAG estimates of higher median household income in the County than in Imperial Beach.

Figure H-5: Household Income (2006-2010)



Source: ACS (2006-2010).

2.3 Housing Problems

2.3.1 Overall Housing Problems

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households in Imperial Beach. Detailed CHAS data is displayed in Table H-10. Housing problems considered by CHAS include:

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (housing units with more than one person per room);
- Housing cost burden, including utilities, exceeding 30 percent of gross income; or
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income.

The types of problems vary according to household income, type, and tenure. Some highlights include:

- In general, renter-households had a higher level of housing problems (64 percent) compared to owner-households (42 percent).
- Large renter-families had the highest level of housing problems regardless of income level (84 percent).
- Extremely low income (78 percent) and very low income households (87 percent) had the highest incidence of housing problems.
- Housing problems disproportionately affected elderly renters (66 percent) compared to elderly owners (18 percent).

Household by Type, Income, and Housing Problem	Renters				Owners			Total Households
	Elderly	Small Families	Large Families	Total Renters	Elderly	Large Families	Total Owners	
Extremely Low Income (0-30% AMI)	235	525	125	1,130	110	20	250	1,380
With any housing problem	205	445	125	975	50	0	95	1,070
With cost burden >30%	70	15	0	85	20	0	20	105
With cost burden > 50%	135	430	110	875	30	20	75	950
Very Low Income (31-50% AMI)	30	610	220	1,255	160	10	305	1,560
With any housing problem	15	610	220	1,240	40	10	120	1,360
With cost burden >30%	15	370	90	640	10	0	10	650
With cost burden > 50%	0	215	125	570	30	10	110	680
Low Income (51-80% AMI)	95	845	160	1,675	195	40	515	2,190
With any housing problem	75	575	130	1,170	15	20	230	1,400
With cost burden >30%	65	450	25	895	0	0	65	960
With cost burden > 50%	10	85	0	130	15	20	165	295
Total Households	450	2,910	710	6,005	785	195	2,720	8,725
With any housing problem	295	1,825	595	3,815	140	110	1,130	4,945

Note: Data presented in this table are based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100% total due to the need to extrapolate sample data out to total households. Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers.
Source: HUD CHAS, (2006-2008).

2.3.2 Overcrowding

The combination of low incomes and high housing costs has forced many households to live in overcrowded housing conditions. “Overcrowding” is generally defined as a housing unit occupied by more than one person per room in house (including living room and dining rooms, but excluding hallways, kitchen, and bathrooms). Overcrowding can indicate that a community does not have an adequate supply of affordable housing, especially for large families. Overcrowding tends to accelerate the deterioration of housing. Therefore, maintaining a reasonable level of occupancy and alleviating overcrowding are critical to enhancing quality of life.

In 2000, 19 percent of Imperial Beach households lived in overcrowded conditions (Table H-11). Overcrowding disproportionately affected renters (24 percent of renters versus just eight percent of owners), indicating overcrowding may be the result of an inadequate supply of larger sized rental units. While 31 percent of occupied housing units in the City had more than three bedrooms (the minimum size considered large enough to avoid most overcrowding issues for large households), only a small portion of these units (11 percent) were occupied by renters.

Between 2006 and 2010, overcrowding in the City declined dramatically, according to the ACS. Only seven percent of Imperial Beach households lived in overcrowded conditions during this time period. Overcrowding did still appear to disproportionately affect renters, however. Approximately nine percent of renter households were overcrowded compared to just five percent of owner households. This decrease may be attributable to the significant decrease in families with children between 2000 and 2010 as reported by the Census.

Table H-11: Overcrowded Housing Units (1990-2010)						
Overcrowding	Owner Households		Renter Households		Total Households	
	Number	% of Owners	Number	% of Renters	Number	% of Total
1990						
Total Overcrowded (>1.0 persons/room)	138	5.2%	1,292	20.1%	1,430	15.7%
Severely Overcrowded (>1.5 persons/room)	64	2.4%	494	7.7%	558	6.1%
2000						
Total Overcrowded (>1.0 persons/room)	213	7.7%	1,567	24.1%	1,780	19.2%
Severely Overcrowded (>1.5 persons/room)	93	3.3%	898	13.8%	991	10.7%
2006-2010						
Total Overcrowded (>1.0 persons/room)	71	2.5%	875	13.9%	946	10.3%
Severely Overcrowded (>1.5 persons/room)	33	1.2%	619	9.8%	652	7.1%
<i>Sources: Bureau of the Census (1990-2000) and ACS (2006-2010).</i>						

2.3.3 Cost Burden (Overpayment)

Measuring the portion of a household's gross income that is spent for housing is an indicator of the dynamics of demand and supply. This measurement is often expressed in terms of "over payers": households paying an excessive amount of their income for housing, therefore decreasing the amount of disposable income available for other needs. This indicator is an important measurement of local housing market conditions as it reflects the affordability of housing in the community. Federal and state agencies use cost burden/overpayment indicators to determine the extent and level of funding and support that should be allocated to a community. State and federal programs typically define over-payers as those paying over 30 percent of household income for housing costs. A household is considered experiencing a *severe* cost burden if it spends more than 50 percent of its gross income on housing.

Table H-12 provides overpayment detail by income group for Imperial Beach. Approximately 71 percent of lower income households overpaid for housing between 2006 and 2008 versus 20 percent of moderate and above moderate income households. The CHAS data indicate cost burden impacted renter-households more as a group than owner-households. Approximately 56 percent of renter-households paid more than 30 percent of their income on housing compared to 37 percent of owner-households. Extremely low and very low income renter-households experienced the highest incidence of cost burden (85 percent and 96 percent, respectively).

ACS data echo the finding that renters were more impacted by cost burden than owners. Between 2005 and 2009, ACS reported that 40 percent of owner-occupied households in Imperial Beach spent more than 30 percent of their household income on housing. By contrast, a higher percentage of renter-households (55 percent) overpaid for housing.

Household Income Group	Total Renters	Total Owners	Total
Extremely Low (<=30% AMI)	1,130	250	1,380
Cost Burden >30%	960	95	1,055
%Cost Burden >30%	85.0%	38.0%	76.4%
Very Low (>30% to <=50% AMI)	1,255	305	1,560
Cost Burden >30%	1,210	120	1,330
%Cost Burden >30%	96.4%	39.3%	85.3%
Low (>50% to <=80% AMI)	1,675	515	2,190
Cost Burden >30%	1,025	230	1,255
%Cost Burden >30%	61.2%	44.7%	57.3%
Moderate & Above Moderate (>80% AMI)	1,945	1,650	3,595
Cost Burden >30%	170	550	720
%Cost Burden >30%	8.7%	33.3%	20.0%
Total	6,005	2,720	8,725
Cost Burden >30%	3,365	995	4,360
%Cost Burden >30%	56.0%	36.6%	50.0%

*Note: Totals may not be exact due to rounding. Please note the Census Bureau uses a special rounding scheme for special tabulations such as these. Therefore, totals may not match other census datasets.
Source: CHAS (2006-2008).*

2.4 Special Needs Groups

Certain segments of the population may have more difficulty in finding decent, affordable housing due to their special needs. Special circumstances may be related to one's employment and income, family characteristics, disability and household characteristics, among other factors. Pursuant to State law, the Housing Element must address the following special needs groups: elderly, persons with disabilities (including those with developmental disabilities), large households, single-parent households (particularly female-headed households), persons living in poverty, farmworkers, and the homeless (Table H-13). Many of these groups overlap, for example some farmworkers are homeless, and many elderly people have a disability of some type.

Special Needs Group	# of People or Households	Number of Owners	% Owner	Number of Renters	% Renter	% of Total Households or Population
Households with Seniors	1,803	--	--	--	--	19.8%
Senior Headed Households	1,451	856	59.0%	595	41.0%	15.9%
Seniors Living Alone	550	268	48.7%	282	51.3%	6.0%
Persons with Disabilities*	2,701	--	--	--	--	10.7%
Large Households	1,311	339	25.9%	972	74.1%	14.4%
Single-Parent Households	1,329	--	--	--	--	14.6%
Female Headed Households with children	946	--	--	--	--	10.4%
Farmworkers*	165	--	--	--	--	1.5%
Homeless	28	--	--	--	--	0.1%

* = 2010 Census data not available. Estimate is from 2008-2010 ACS.
Sources: Bureau of the Census (2000-2010) and Regional Housing Task Force on the Homeless (2011).

The following sections provide a detailed discussion of the housing needs facing each particular group as well as programs and services available to address their housing needs.

2.4.1 Seniors

Many senior-headed households have special needs due to relatively low or fixed incomes, disabilities or limitations, and health care or dependency needs. Limited discretionary income and impaired physical mobility can make it difficult for seniors to maintain their homes. Many elderly also rely on public transportation, especially those with disabilities.

Table H-14 shows that 2,373 persons were age 65 and over in Imperial Beach in 2010. This accounted for about nine percent of residents, noticeably lower than the percentage found in the region as a whole. Furthermore, 16 percent of City households were headed by someone 65 years old or older. Of these senior-headed households, the majority (59 percent) owned their homes, while the remainder (41 percent) rented their homes. Housing cost burden has a greater impact on lower income elderly renters. According to CHAS data, 66 percent of these households overpaid for housing between 2006 and 2008.

Aside from overpayment problems faced by seniors due to their relatively fixed incomes, many seniors also live with various disabilities. Roughly 48 percent of Imperial Beach's senior population was listed as having one or more disabilities in 2000 by the Census. Among these disabilities, the most common were physical disabilities (33 percent) and disabilities that limited/prevented seniors from going outside the home (25 percent). No updated data on disability is available from the Census.

Jurisdiction	Total	Age 65+	Percent Age 65+
Chula Vista	243,916	24,439	10.0%
Coronado	18,912	3,479	18.4%
El Cajon	99,478	10,930	11.0%
Imperial Beach	26,324	2,373	9.0%
La Mesa	57,065	8,088	14.2%
Lemon Grove	25,320	2,829	11.2%
National City	58,582	6,203	10.6%
San Diego	1,307,402	139,637	10.7%
Santee	53,413	5,740	10.7%
San Diego Region	3,095,313	351,425	11.4%

Source: Bureau of the Census (2010).

Resources

The City of Imperial Beach has a Senior Center that is open to residents age 50 and over, as well as individuals with disabilities. The Center offers a variety of life-enriching classes, activities, hobbies, and a fun social environment. The Center also serves as a great resource center for seniors that offers free legal service, free tax assistance during tax time, and a blood pressure clinic once a month.

Four residential care facilities for the elderly are located in Imperial Beach. Combined, these facilities provide a total of 56 beds.

2.4.2 Persons with Disabilities

Physical, mental, and/or developmental disabilities may prevent a person from working, restrict one's mobility, or make it difficult to care for oneself. Thus, disabled persons often have special housing needs related to limited earning capacity, a lack of accessible and affordable housing, and higher health costs associated with a disability. Some residents suffer from disabilities that require living in a supportive or institutional setting.

Disability Status

The 2010 Census did not collect information on disability. According to 2008-2010 ACS data, approximately 11 percent of Imperial Beach residents had a disability. The ACS also tallied the number of disabilities by type for residents with one or more disabilities. Among the disabilities tallied, cognitive, ambulatory, and independent living difficulties were almost equally prevalent. However, among the elderly population, ambulatory and independent living difficulties were most prevalent (Table H-15).

Disability Type	% of Disabilities Tallied			
	Age 5 to 17	Age 18 to 64	Age 65+	Total
With a hearing difficulty	18.1%	11.1%	20.7%	16.3%
With a vision difficulty	5.3%	6.6%	3.5%	5.0%
With a cognitive difficulty	54.7%	29.3%	12.4%	23.3%
With an ambulatory difficulty	13.6%	22.3%	28.6%	24.6%
With a self-care difficulty	8.3%	4.6%	12.8%	8.8%
With an independent living difficulty	--	26.1%	22.0%	22.0%
Total Disabled Persons	375	1,991	2,182	4,548
<i>Note: A person can have multiple disabilities. Source: Bureau of the Census, ACS (2008-2010).</i>				

Developmental Disabilities

A recent change in State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by federal law, “developmental disability” means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency; and
- Reflects the individual’s need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. This equates to 394 persons in the City of Imperial Beach with developmental disabilities, based on the 2010 Census population.

According to the State’s Department of Developmental Services, approximately 294 persons with developmental disabilities have sought out services in the City of Imperial Beach in 2011. Most of these individuals reside in a private home with their parent or guardian and 96 of these persons with developmental disabilities were under the age of 18.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

Resources

Four factors – affordability, design, location, and discrimination – significantly limit the supply of housing available to households of persons with disabilities. The most obvious housing need for persons with disabilities is housing that is adapted to their needs. Most single-family homes are inaccessible to people with mobility and sensory limitations. Housing may not be adaptable to widened doorways and hallways, access ramps, larger bathrooms, lowered countertops, and other features necessary for accessibility. Location of housing is also an important factor for many persons with disabilities, as they often rely upon public transportation to travel to necessary services and shops. “Barrier free” housing, accessibility modifications, proximity to services and transit, and group living opportunities are important in serving this group. Incorporating barrier-free design in all new multi-family housing is especially important to provide the widest range of choices for the disabled.

State and federal legislation mandate that a specified portion of units in new or rehabilitated multi-family apartment complexes be accessible to individuals with limited physical mobility. The City also allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with accessibility requirements. Although the City works with applicants who need special accommodations in their homes to ensure that application of building code requirements does not create a constraint, the City does not have a formal procedure for processing accommodation requests. The City will adopt a formal procedure for review and approval of reasonable accommodation requests.

2.4.3 Large Households

Large households are defined as those consisting of five or more members. These households comprise a special need group because of the often limited supply of adequately sized and affordable housing units in a community. To save for other basic necessities such as food, clothing and medical care, it is common for lower income large households to reside in smaller units, which frequently results in overcrowding and can result in accelerated unit deterioration.

According to the 2000 Census, 14 percent or 1,292 of Imperial Beach City households were large households. Table H-16 compares the number of large households in Imperial Beach to that of the San Diego region. In 2010, about 15 percent of households in Imperial Beach consisted of five or more persons, similar to region wide proportion of 14 percent.

Jurisdiction	Persons in Household			Total Households
	5	6	7+	
Imperial Beach	727	315	269	9,112
Percent of Total	8.0%	3.5%	3.0%	100.0%
San Diego Region	80,185	36,149	32,447	1,086,865
Percent of Total	7.4%	3.3%	3.0%	100.0%

Source: Bureau of the Census (2010).

Generally, two-bedroom units are considered to be the most common bedroom type in the housing market. However, the 2000 Census reported 2,864 units (30 percent) of the City’s housing stock had three or more bedrooms. The predominant rental unit type was two-bedroom units, representing 40 percent of the rental housing. The majority of owner-households consisted of three-bedrooms, representing 54 percent of owner-occupied housing units. Four or

more bedroom units represented only five percent of all occupied housing (one percent of all rental units and 14 percent of all owner-occupied units) in the City of Imperial Beach.

According to the 2010 Census, there were 1,311 large households in the City. The 2006-2010 ACS estimated that 3,271 housing units in Imperial Beach had three or more bedrooms. No updated Census or ACS data is available to describe the unit size by tenure. However, given housing market trends in the region, one can extrapolate that the majority of the large units in the City are still owner-occupied units, and a mismatch continues to exist between the number large renter-households and the supply of large rental units.

Table H-17 provides a breakdown of the incidence of housing problems among larger households by income and tenure between 2006 and 2008. Housing problems can be defined as cost burden (overpayment) greater than 30 percent of income, and/or overcrowding, and/or without complete kitchen or plumbing facilities. A greater percentage of large households (78 percent) had housing problems than all households (57 percent). Renter-occupied large households (as a group) tend to have more housing problems than owner-occupied large households. The vast majority of renter-occupied large households (84 percent) had one or more housing problems, while just over one-half of owner-occupied households (56 percent) had one or more housing problems.

Household by Type, Income, & Housing Problem	Renters		Owners		Total Households
	Large Related (5 or more members)	Total Renters	Large Related (5 or more members)	Total Owners	
Household Income <=30% AMI	125	1,130	20	250	1,380
With any housing problems	125	975	20	95	1,070
Household Income >30 to <=50% AMI	220	1,255	10	305	1,560
With any housing problems	220	1,240	10	120	1,360
Household Income >50 to <=80% AMI	160	1,675	40	515	2,190
With any housing problems	130	1,170	20	230	1,400
Household Income >80% AMI	205	1,945	125	1,650	3,595
With any housing problems	120	430	60	685	1,115
Total Households	710	6,005	195	2,720	8,725
With any housing problems	595	3,815	110	1,130	4,945

*Note: Totals may not match other Census 2000 products due to rounding.
Any housing problems: cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities.
Source: CHAS (2006-2008).*

Resources

Lower and moderate income large households can benefit from many of the same programs that benefit other special needs households. Housing Choice Vouchers and affordable housing in the community can assist this group to attain decent and adequate housing.

In addition, the City retained the services of a consultant to review its development standards along the City's commercial corridors. To promote redevelopment, the study recommends providing density and height incentives to mixed use projects that include large units (with three or more bedrooms). The City intends to adopt the recommendations of the study.

2.4.4 Single-Parent Households

Single-parent households, particularly female-headed families with children, often require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. Female-headed families with children are a particularly vulnerable group because they must balance the needs of their children with work responsibilities, often while earning limited incomes.

The 2000 Census documented 2,254 family households with children under 18 years of age in the City of Imperial Beach. Of these households, 1,518 households (67 percent) were headed by a single parent. In 2000, 931 family households (14 percent) in Imperial Beach were below the poverty level. Approximately, 51 percent (477 households) of the family households below poverty level were headed by a female. Of the female-headed households below poverty level, 93 percent (444 households) had children under 18 years of age.

As of 2010, an estimated 15 percent of Imperial Beach households were headed by single parents (Table H-18); the large majority of which were headed by females (71 percent). The 2006-2010 ACS reports that 35 percent of female-headed families with children had incomes below the poverty level.

	Total HHS	Single-Parent HHS	Percent Total HHS	Female-Headed HHS with Children	Percent Single-Parent HHS
Imperial Beach	9,112	1,329	14.6%	946	71.2%
San Diego Region	1,086,865	94,380	8.7%	68,123	72.2%
<i>HHS = Households</i>					
<i>Source: Bureau of the Census (2010).</i>					

Resources

Lower-income single-parent households can benefit from City programs that provide direct rental assistance or that will facilitate the development of affordable housing.

2.4.5 Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal (migrant) agricultural labor. Due to the high cost of housing and low wages, a significant number of migrant farm workers have difficulty finding affordable, safe and sanitary housing. According to the State Employment Development Department, the average farm worker earned between \$19,000 and \$30,000 annually.³ This limited income is exacerbated by their tenuous and/or seasonal employment status. It is estimated that there are between 100 and 150 farm worker camps located throughout the San Diego region, primarily in rural areas. These encampments range in size from a few people to a few hundred and are frequently found in fields, hillsides, canyons, ravines, and riverbeds, often on the edge of their employer's property. Some workers reside in severely overcrowded dwellings, in packing buildings, or in storage sheds.

³ State Employment Development Department, *Occupational Employment (May 2009) and Wage Data (1st Quarter, 2010)*.

According to the 2006-2010 ACS, 165 persons in the City of Imperial Beach were employed in the agriculture, forestry, fishing, hunting, and mining industry. It is assumed that the majority of these persons are employed in the fishing industry.

Resources

Because no land within Imperial Beach is designated for agricultural use and the City's farmworker population is small, the housing needs of this group are addressed through its standard affordable housing strategies.

2.4.6 Homeless

Factors contributing to the rise in homelessness include high rates of unemployment and underemployment, a lack of housing affordable to low and moderate income persons, increases in the number of persons whose incomes fall below the poverty level, reductions in public subsidies to the poor, and the de-institutionalization of the mentally ill. Homelessness has long been an issue in San Diego County, reflecting high costs of housing in the region. Along with cuts in public funding and the long-lasting economic recessions, local communities are increasingly strained in their limited resources to provide assistance to the homeless.

Section 65583(a)(7) mandates that municipalities address the special needs of homeless persons within their jurisdictional boundaries. "Homelessness" as defined by the U.S. Department of Housing and Urban Development (HUD), describes an individual (not imprisoned or otherwise detained) who:

- Lacks a fixed, regular, and adequate nighttime residence; and
- Has a primary nighttime residence that is:
 - A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
 - An institution that provides a temporary residence for individuals intended to be institutionalized; or
 - A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

This definition does not include persons living in substandard housing (unless it has been officially condemned); persons living in overcrowded housing (for example, doubled up with others), persons being discharged from mental health facilities (unless the person was homeless when entering and is considered to be homeless at discharge), or persons who may be at risk of homelessness (for example, living temporarily with family or friends).

The Regional Task Force on the Homeless (RTFH) is San Diego County's leading resource for information on issues of homelessness. RTFH promotes a regional approach as the best solution to ending homelessness in San Diego County. According to RTFH, the San Diego region's homeless population can be divided into two general groups: (1) urban homeless, and (2) rural homeless, including farm workers and day laborers who primarily occupy the hillsides, canyons and fields of the northern regions of the county. It is important to recognize that homeless individuals may fall into more than one category (for example, a homeless individual may be a veteran and a substance abuser), making it difficult to accurately quantify and categorize the homeless.

RTFH compiles data from a physical Point-In-Time (PIT) count of sheltered (emergency and transitional) and street homeless persons. At the writing of this Housing Element, the most recent count took place on January 28, 2011 and the results are shown in Table H-19. Chula Vista and El Cajon had the largest homeless populations of the Southern and Eastern County cities, while the City of Imperial Beach is estimated to have 28 homeless persons.

Jurisdiction	Total
Chula Vista	441
Coronado	31
El Cajon	342
Imperial Beach	28
La Mesa	55
Lemon Grove	94
National City	140
Santee	58
San Diego Region	9,020
<i>Source: Regional Housing Task Force on the Homeless (2011).</i>	

Resources

While there are no homeless shelters in Imperial Beach, South Bay Community Services operates four facilities for the general homeless and victims of domestic violence (total 139 beds) in Chula Vista, accessible to Imperial Beach residents. In August 2012, the City amended the Zoning Ordinance to address the provisions of the C/MU zones. As part of that effort, emergency shelter is identified as a permitted use in the C/MU1 zone.

2.5 Housing Stock Characteristics

The characteristics of the housing stock, including growth, type, age and condition, tenure, vacancy rates, housing costs, and affordability are important in determining the housing needs for the community. This section details the housing stock characteristics of Imperial Beach to identify how well the current housing stock meets the needs of current and future residents of the City.

2.5.1 Housing Growth

Consistent with an urbanized, largely built-out community, Imperial Beach has experienced relatively little housing growth since 1990. The housing stock in the City grew from 9,525 units in 1990 to 9,882 units in 2010, or a four-percent increase over 20 years (Table H-20). Similarly limited housing growth occurred in El Cajon and Lemon Grove during this period with modest growth in La Mesa, National City, San Diego (City), and Santee. Housing growth in neighboring Chula Vista significantly outpaced regional growth over the past 20 years (59 percent vs. 23 percent). Chula Vista’s explosive housing growth can be explained by the completion of several large master planned communities. Imperial Beach, like other cities with limited or modest housing growth since 1990, has little remaining vacant land for large-scale development.

Jurisdiction	1990	2000	2010	Percent Change	
				1990-2000	2000-2010
Chula Vista	49,849	59,495	79,416	19.4%	33.5%
Coronado	9,145	9,522	9,634	4.1%	1.2%
El Cajon	34,453	35,190	35,850	2.1%	1.9%
Imperial Beach	9,525	9,739	9,882	2.2%	1.5%
La Mesa	24,154	24,943	26,167	3.3%	4.9%
Lemon Grove	8,638	8,722	8,868	1.0%	1.7%
National City	15,243	15,422	16,762	1.2%	8.7%
San Diego City	431,722	469,689	516,033	8.8%	9.9%
Santee	18,275	18,833	20,048	3.1%	6.5%
San Diego Region	946,240	1,040,149	1,164,786	9.9%	12.0%

Source: Bureau of the Census (1990-2010).

2.5.2 Projected Housing Units

Table H-21 shows that SANDAG expects the housing stock in Imperial Beach to remain largely unchanged between 2010 and 2020. Region-wide, however, the housing stock is expected to increase by approximately eight percent. Between 2010 and 2030, the Imperial Beach housing stock is forecast to experience an increase of six percent and approximately 22 percent more units could be added in the region. South County cities are expected to have slower rates of housing growth compared to the region between 2010 and 2030.

Jurisdiction	2010	2020	2030	Percent Change	
				2010-2020	2010-2030
Chula Vista	79,416	88,185	94,858	11.0%	19.4%
El Cajon	35,850	39,186	45,123	9.3%	25.9%
Imperial Beach	9,882	9,866	10,510	-0.2%	6.4%
La Mesa	26,167	26,785	28,104	2.4%	7.4%
Lemon Grove	8,868	9,075	9,381	2.3%	5.8%
National City	16,762	17,117	18,804	2.1%	12.2%
San Diego City	516,033	577,557	629,475	11.9%	22.0%
Santee	20,048	22,306	23,798	11.3%	18.7%
San Diego Region	1,164,786	1,262,488	1,417,520	8.4%	21.7%

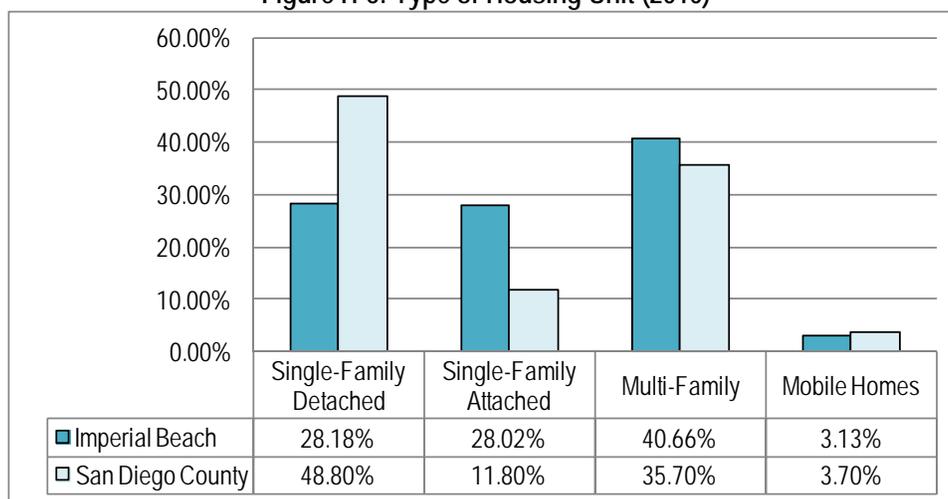
Sources: Bureau of the Census (2010) and SANDAG Regionwide Forecast (2050).

2.5.3 Housing Type

Imperial Beach maintains a diverse housing stock. Figure H-6 shows that in 2010, nearly 69 percent of units in the City were attached units (such as duplexes, triplexes, apartments, and townhomes). Detached single-family homes accounted for only 28 percent of housing units. By comparison, nearly half (49 percent) of the region's housing stock consisted of detached single-family dwellings. Attached housing products are generally cheaper per unit to construct and often represent more affordable housing options when compared to detached single-family

dwellings. Table H-22 shows that SANDAG estimates the composition of Imperial Beach’s housing stock will remain largely unchanged through 2030.

Figure H-6: Type of Housing Unit (2010)



Source: SANDAG Regionwide Forecast (2030).

Housing Type	2010 (Estimates)	% of Total	2020 (Projected)	% of Total	2030 (Projected)	% of Total
Single-Family	5,542	56.2%	5,606	56.8%	6,030	57.4%
Multi-Family	4,009	40.7%	3,951	40.0%	4,184	39.8%
Mobile Homes	309	3.1%	309	3.1%	290	2.8%
Total Housing	9,860	100.0%	9,866	100.0%	10,504	100.0%

Source: SANDAG Regionwide Forecast (2050).

2.5.4 Housing Availability and Tenure

Tenure Distribution

Housing tenure and vacancy rates are important indicators of the supply and cost of housing. Housing tenure refers to whether a unit is owned or rented. Tenure is an important market characteristic because it is directly related to housing types and turnover rates. In most communities, tenure distribution generally correlates with household income, composition and age of the householder.

In 2000, among the City’s occupied housing units, approximately 30 percent were owner-occupied, while 70 percent were renter-occupied (Table H-23). The homeownership rate for the City has remained relatively steady over the past decade as little new construction had occurred. According to the 2010 Census, the tenure distribution in the City remained essentially the same.

Tenure	2000		2010	
	Number	Percent	Number	Percent
Owner Occupied	2,782	30.0%	2,756	30.2%
Renter Occupied	6,490	70.0%	6,356	69.8%
Total	9,272	100.0%	9,112	100.0%

Sources: Bureau of the Census (2000-2010).

Table H-24 shows the average household size by tenure. In both 2000 and 2010, the average household size for renter-occupied households was slightly higher than that for owner-occupied households, with the average household size for owner-occupied households actually trending downward.

Tenure	Average Household Size	
	2000	2010
Owner	2.79	2.71
Renter	2.86	2.87
Total	2.84	2.82

Sources: Bureau of the Census (2000-2010).

Vacancy Rate by Tenure

Vacancy rates are an important housing indicator because they indicate the degree of choice available. High vacancy rates usually indicate low demand and/or high supply conditions in the housing market. Too high of a vacancy rate can be difficult for owners trying to sell or rent. Low vacancy rates usually indicate high demand and/or low supply conditions in the housing market. Too low of a vacancy rate can force prices up, making it more difficult for low and moderate income households to find housing. Vacancy rates between two to three percent are usually considered healthy for single-family housing; and five to six percent for multi-family housing.

According to the 2010 Census, the overall vacancy rate in Imperial Beach was 7.8 percent, including units vacant for seasonal or occasional use, rented and sold units that were vacant at the time of the Census, and other unclassified vacant units. The vacancy rate for units available for sale or rent was 2.3 percent and 5.4 percent, respectively.

Additional vacancy information was obtained for fall 2011 from the San Diego County Apartment Association (SDCAA) and is shown in Table H-25. Vacancy rates in Imperial Beach were similar to those in neighboring communities and the County of San Diego.

Jurisdiction	All Properties			Over 25 Years		
	% Vacant	Total Units	# Vacant	% Vacant	Total Units	# Vacant
Chula Vista	5.2%	1,767	91	5.1%	1,462	75
Coronado	0.0%	29	0	0.0%	17	0
El Cajon	4.8%	1,890	90	4.2%	1,181	49
Imperial Beach	5.7%	174	10	5.8%	172	10
La Mesa	4.9%	975	48	5.7%	725	41
Lemon Grove	6.9%	173	12	7.6%	158	12
National City	1.8%	55	1	1.8%	55	1
Santee	4.3%	443	19	5.2%	115	6
East County San Diego	4.8%	3,904	188	4.6%	2,413	110
San Diego County	4.3%	19,915	860	--	--	--

Source: San Diego County Apartment Association Survey (Fall 2011).

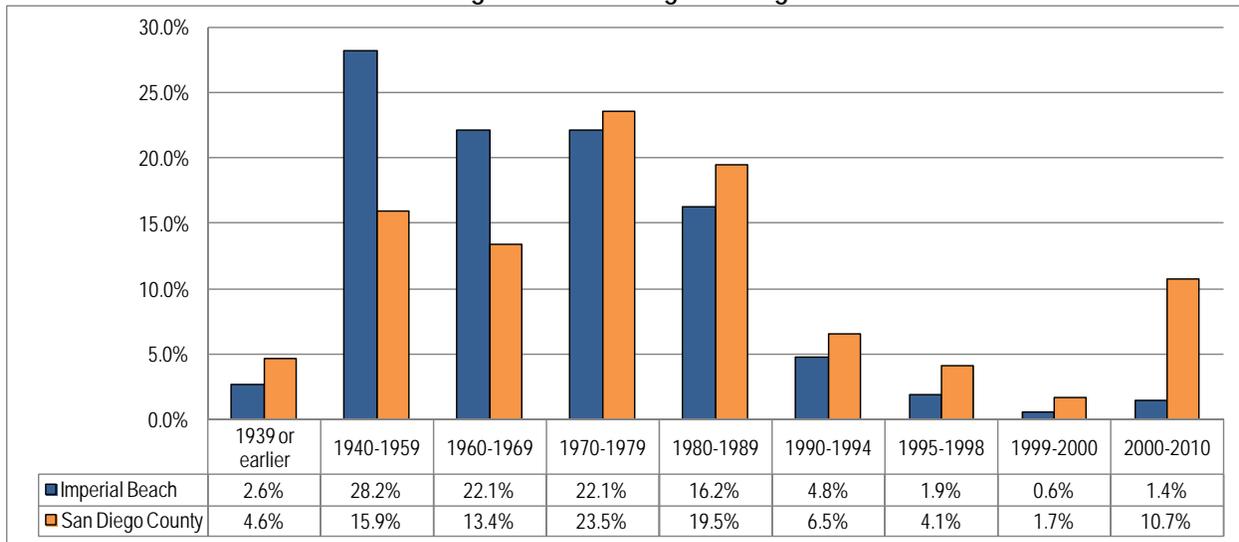
2.5.5 Housing Age and Condition

Housing age can be an important indicator of housing condition within a community. If not properly and regularly maintained, housing can deteriorate and discourage reinvestment, depress neighboring property values, and eventually impact the quality of life in a neighborhood. Many federal and state programs also use the age of housing as one factor in determining housing rehabilitation needs. Typically, housing over 30 years of age is more likely to have rehabilitation needs that may include new plumbing, roof repairs, foundation work and other repairs.

Imperial Beach's housing stock is significantly older than the County's housing stock (Figure H-7); about 75 percent of the City's housing stock was constructed over 30 years ago, while only 57 percent of the County's housing stock is of this age.

In June 2005, a windshield survey of Imperial Beach was conducted to identify the general housing conditions. The condition of housing was assessed by an exterior survey of quality, condition and improvement needed. Each residential structure was scored according to structural criteria established by the State Department of Housing and Community Development (HCD). There are five structural categories: foundation; roofing; siding; windows; and electrical. Based on scores assigned to the five categories, each housing structure was rated as being in sound or dilapidated condition, or in need of minor, moderate, or substantial repairs. The condition of each housing unit type is summarized in Table H-26. The majority of housing units (67 percent) were found to be in sound condition, though 33 percent are considered to need some form of rehabilitation.

Figure H-7: Housing Stock Age



Sources: Bureau of the Census (2000-2010).

Condition	Single Family	Multi Family	Total
Sound	63.7%	72.0%	66.7%
Minor	24.9%	20.0%	23.1%
Moderate	10.9%	7.7%	9.8%
Substantial	0.5%	0.3%	0.4%
Dilapidated	0.0%	0.0%	0.0%

Source: City of Imperial Beach (June 2005).

2.5.6 Housing Cost and Affordability

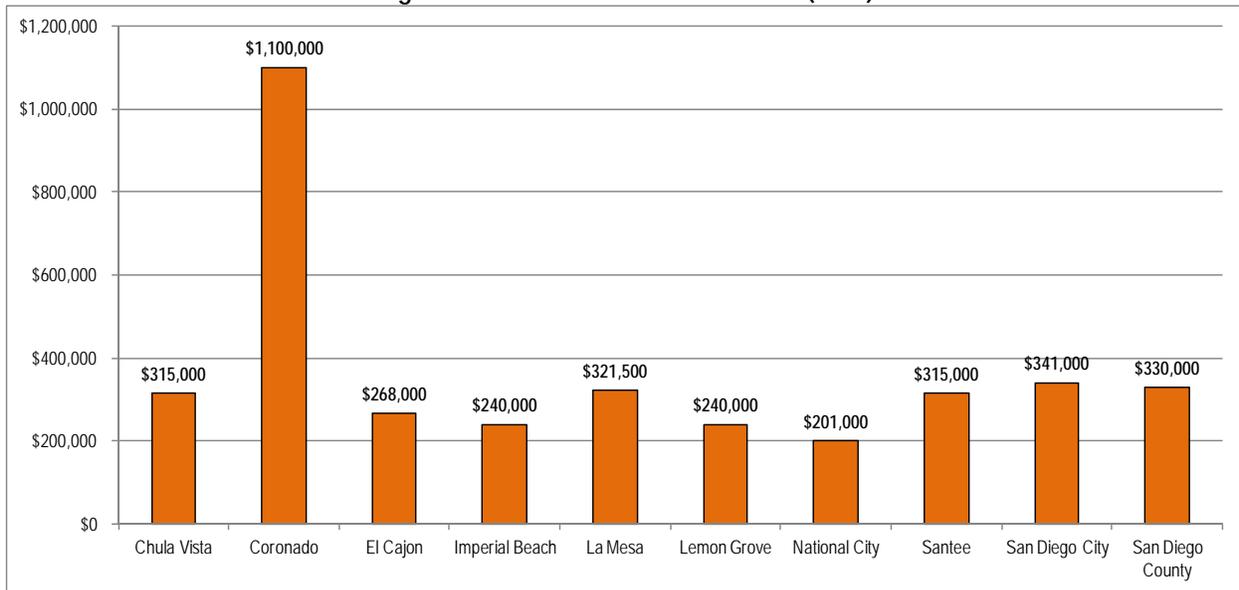
Housing costs can indicate whether housing is accessible to all economic segments of the community. This section summarizes the cost and affordability of the housing stock to Imperial Beach residents.

Home Ownership Market

Median home prices in the South and East County areas of San Diego ranged from \$201,000 in National City to \$341,000 in the City of San Diego (Figure H-8). Imperial Beach’s median home price fell on the lower end of the spectrum at \$240,000, substantially lower than the San Diego County median price of \$330,000.

Median home sale prices in Imperial Beach fell slightly by 0.6 percent between 2009 and 2010 (Table 29). Other southern and eastern San Diego cities, however, saw increases in their median home prices during this time period.

Figure H-8: Median Home Sales Price (2010)



Source: DQNews (2011).

Table H-27: Changes in Median Home Sale Prices

Jurisdiction	2009	2010		Percent Change in Median Sale Price
	Price	Number Sold	Price	
Chula Vista	\$302,000	3,461	\$315,000	+4.3%
Coronado	\$1,090,000	248	\$1,100,000	+0.9%
El Cajon	\$245,000	1,575	\$268,000	+9.4%
Imperial Beach	\$241,500	202	\$240,000	-0.6%
La Mesa	\$322,000	725	\$321,500	-0.2%
Lemon Grove	\$220,000	277	\$240,000	+9.1%
National City	\$180,000	391	\$201,000	+11.7%
Santee	\$297,950	752	\$315,000	+6.0%
San Diego City	\$320,000	14,497	\$341,000	+6.6%
San Diego County	\$310,000	36,414	\$330,000	+6.5%

Source: DQNews (2011).

Rental Market

The primary source of information on rental costs in the San Diego region is the San Diego County Apartment Association (SDCAA). SDCAA conducts survey of rental properties periodically. Table H-28 shows that in the fall of 2011, average monthly rents in Imperial Beach ranged from \$613 for a studio apartment to \$1,230 for a three-bedroom apartment. Apartment rents in Imperial Beach tended to be slightly lower than rents in other South and East County cities as well as the City and County of San Diego.

Table H-28: Average Monthly Rent (2011)						
Zip Code	Unit Type	Fall 2011 Units/Properties Surveyed	Fall 2011 Monthly Rent	Fall 2011 Rent/Sq. Foot	Spring 2011 Monthly Rent	Fall 2010 Monthly Rent
Chula Vista	Studio	6/4	\$661	\$1.28	\$710	\$671
	1 BR	604/24	\$892	\$1.37	\$950	\$1,023
	2 BR	1052/31	\$1,222	\$1.38	\$1,251	\$1,355
	3+ BR	105/12	\$1,563	\$1.17	\$1,543	\$1,815
Coronado	Studio	0/0	--	--	\$769	\$988
	1 BR	8/4	\$1,288	\$1.79	\$991	\$1,071
	2 BR	19/3	\$1,647	\$1.68	\$1,378	\$1,358
	3+ BR	0/0	--	--	\$2,300	\$2,250
El Cajon	Studio	40/4	\$729	\$1.68	\$665	\$719
	1 BR	871/20	\$857	\$1.31	\$877	\$1,215
	2 BR	879/36	\$1,095	\$1.48	\$1,010	\$1,522
	3+ BR	100/20	\$1,394	\$1.28	\$1,403	\$1,890
Imperial Beach	Studio	3/2	\$613	\$1.97	\$695	\$567
	1 BR	43/7	\$820	\$1.53	\$814	\$794
	2 BR	122/11	\$1,088	\$1.33	\$1,043	\$1,043
	3+ BR	6/2	\$1,230	\$1.22	\$1,345	\$1,297
La Mesa	Studio	5/4	\$872	\$1.49	\$796	\$791
	1 BR	487/14	\$1,097	\$1.56	\$974	\$1,000
	2 BR	459/19	\$1,437	\$1.50	\$1,229	\$1,249
	3+ BR	24/9	\$1,739	\$1.49	\$1,307	\$1,502
Lemon Grove	Studio	5/2	\$731	\$1.70	\$850	--
	1 BR	114/6	\$770	\$1.51	\$794	\$889
	2 BR	52/9	\$1,045	\$1.26	\$975	\$1,149
	3+ BR	2/1	\$1,500	\$1.30	\$1,362	\$1,500
National City	Studio	0/0	--	--	\$650	\$510
	1 BR	39/1	\$790	\$1.22	\$813	\$760
	2 BR	13/2	\$921	\$1.23	\$988	\$949
	3+ BR	2/2	\$1,375	\$0.98	\$1,375	\$1,260
Santee	Studio	0/0	--	--	--	--
	1 BR	164/3	\$988	\$1.46	\$975	\$994
	2 BR	263/9	\$1,205	\$1.37	\$1,287	\$1,275
	3+ BR	16/16	\$1,153	\$0.94	\$1,634	\$1,413
City of San Diego	Studio	489/50	\$923	\$2.11	--	--
	1 BR	3,170/190	\$1,211	\$1.85	--	--
	2 BR	4,317/283	\$1,575	\$1.66	--	--
	3+ BR	569/146	\$1,877	\$1.50	--	--
County of San Diego (including City of San Diego)	Studio	747/86	\$899	\$2.02	--	--
	1 BR	7,247/342	\$1,090	\$1.66	--	--
	2 BR	10,654/533	\$1,418	\$1.54	--	--
	3+ BR	1,267/268	\$1,730	\$1.40	--	--

Source: San Diego County Apartment Association Survey (Fall 2011).

Housing Affordability by Income Level

Housing affordability can be inferred by comparing the cost of renting or owning a home in the City with the maximum affordable housing costs for households at different income levels. Taken together, this information can generally show who can afford what size and type of housing and indicate the type of households most likely to experience overcrowding and overpayment.

The federal Department of Housing and Urban Development (HUD) conducts annual household income surveys nationwide to determine a household's eligibility for federal housing assistance. Based on this survey, the California Department of Housing and Community Development (HCD) developed income limits that can be used to determine the maximum price that could be affordable to households in the upper range of their respective income category. Households in the lower end of each category can afford less by comparison than those at the upper end.

The maximum affordable home and rental prices for residents in San Diego County are shown in Table H-29. This amount can be compared to current housing asking prices (Table H-27) and market rental rates (Table H-28) to determine what types of housing opportunities a household can afford.

Extremely Low Income Households

Extremely low income households earn 30 percent or less of the County AMI – up to \$16,900 for a one-person household and up to \$26,050 for a five-person household in 2012. Extremely low income households cannot afford market-rate rental or ownership housing in Imperial Beach without assuming a cost burden.

Very Low Income Households

Very low income households earn between 31 percent and 50 percent of the County AMI – up to \$28,150 for a one-person household and up to \$43,400 for a five-person household in 2012. A very low income household can generally afford homes offered at prices between \$86,500 and \$116,000, adjusting for household size. Given the costs of ownership housing in Imperial Beach, very low income households would not be able to afford a home in the City. Very low income renters will also find it difficult to find affordable appropriately-sized market-rate rental units in Imperial Beach.

Low Income Households

Low income households earn between 51 percent and 80 percent of the County AMI - up to \$45,000 for a one-person household and up to \$69,400 for a five-person household in 2012. The affordable home price for a low income household at the maximum income limit ranges from \$152,500 to \$217,000. Based on the sale prices in 2011 (Table H-27), ownership housing would not be affordable to low income households. After deductions for utilities, a one-person low income household could afford to pay up to \$1,085 in rent per month and a five-person low income household could afford to pay as much as \$1,641. Most low income households in Imperial Beach would be able to find adequately sized affordable apartment units (Table H-28), although the availability of such units may be limited.

Moderate Income Households

Moderate income households earn between 81 percent and 120 percent of the County AMI – up to \$98,400 depending on household size in 2012. The maximum affordable home price for a moderate income household is \$267,500 for a one-person household and \$395,000 for a five-person family. Moderate income households in Imperial Beach should be able to afford adequately-sized homes. The maximum affordable rent payment for moderate income

households is between \$1,554 and \$2,366 per month. Appropriately-sized market-rate rental housing is generally affordable to households in this income group.

Table H-29: Affordable Housing Costs (2012)								
Annual Income		Affordable Housing Cost		Utilities, Taxes and Insurance			Affordable Price	
		Rent	Purchase	Rent	Own	Taxes/ Insurance	Sale	Rent
<i>Extremely Low Income (30% of AMI)</i>								
1-Person	\$16,900	\$423	\$423	\$40	\$121	\$85	\$42,465	\$383
2-Person	\$19,300	\$483	\$483	\$52	\$155	\$97	\$45,205	\$431
3-Person	\$21,700	\$543	\$543	\$64	\$190	\$109	\$47,749	\$479
4-Person	\$24,100	\$603	\$603	\$76	\$225	\$121	\$50,293	\$527
5-Person	\$26,050	\$651	\$651	\$94	\$277	\$130	\$47,749	\$557
<i>Very Low Income (50% of AMI)</i>								
1-Person	\$28,150	\$704	\$704	\$40	\$121	\$141	\$86,495	\$664
2-Person	\$32,150	\$804	\$804	\$52	\$155	\$161	\$95,497	\$752
3-Person	\$36,150	\$904	\$904	\$64	\$190	\$181	\$104,303	\$840
4-Person	\$40,150	\$1,004	\$1,004	\$76	\$225	\$201	\$113,109	\$928
5-Person	\$43,400	\$1,085	\$1,085	\$94	\$277	\$217	\$115,653	\$991
<i>Low Income (80% of AMI)</i>								
1-Person	\$45,000	\$1,125	\$1,125	\$40	\$121	\$225	\$152,443	\$1,085
2-Person	\$51,400	\$1,285	\$1,285	\$52	\$155	\$257	\$170,838	\$1,233
3-Person	\$57,850	\$1,446	\$1,446	\$64	\$190	\$289	\$189,233	\$1,382
4-Person	\$64,250	\$1,606	\$1,606	\$76	\$225	\$321	\$207,432	\$1,530
5-Person	\$69,400	\$1,735	\$1,735	\$94	\$277	\$347	\$217,413	\$1,641
<i>Moderate Income (120% of AMI)</i>								
1-Person	\$63,750	\$1,594	\$1,859	\$40	\$121	\$372	\$267,412	\$1,554
2-Person	\$72,900	\$1,823	\$2,126	\$52	\$155	\$425	\$302,538	\$1,771
3-Person	\$82,000	\$2,050	\$2,392	\$64	\$190	\$478	\$337,241	\$1,986
4-Person	\$91,100	\$2,278	\$2,657	\$76	\$225	\$531	\$371,943	\$2,202
5-Person	\$98,400	\$2,460	\$2,870	\$94	\$277	\$574	\$395,100	\$2,366
<i>Source: California Department of Housing and Community Development, 2012 Income limits; and Veronica Tam and Associates Assumptions: 2012 HCD income limits; 30% gross household income as affordable housing cost; 20% of monthly affordable cost for taxes and insurance; 10% downpayment; and 5.5% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on San Diego County Utility Allowance (2011).</i>								

2.6 Affordable Housing

State law requires that the City address the preservation of multi-family rental units that are eligible to convert to market-rate housing due to termination of subsidy contract, mortgage prepayment, or expiring use restrictions during the next ten years. Thus, this at-risk housing analysis covers the period from January 1, 2013 through December 31, 2022.

2.6.1 Publicly Assisted Housing

The City of Imperial Beach has a number of publicly assisted rental housing affordable to lower and moderate income households. Table H-30 provides a summary listing of affordable

projects in the City. Overall, five projects (totaling 159 rental housing units) in the City include 157 affordable units. Specifically, 128 units are set aside as housing for lower and moderate income households.

Project Name	Total Units	Assisted Units	Funding Source	Earliest Date of Conversion	# of Units at Risk
Casa Estable I (1360 Hemlock Ave.)	7	7	County and City funds	Perpetuity	7
Casa Estable II (1260 Calla Ave.)	8	8	County and City funds	2051	8
Beachwind Apartments (624 12th Street)	15	14	Redevelopment Set-Aside funds	2063	14
St. James Plaza	99	99	HUD Section 202/Section 8	2014	99
American Legion Post	30	29	Density Bonus	2040	29
Total	159	157			157

Source: City of Imperial Beach (2011).

2.6.2 Preservation of At-Risk Housing

Within the 2013-2022 “at-risk” housing analysis period, one project (St. James Plaza) is considered at risk of converting to market-rate housing. This project offers 99 affordable housing units to lower income senior households. The California Housing Partnership Corporation lists the St. James Plaza Apartments as a complex in Imperial Beach that “may” be at risk for conversion to market-rate housing due to expiration of its project-based Section 8 assistance. This project is considered at low risk of conversion because the owners have opted to renew their HUD contract annually. While the HUD renewal process is annual, the approval is fairly automatic. If the property owner were to decide to allow the HUD program to lapse, the tenants would be notified and would have one year to relocate. While it is not likely, it is possible that St. James Plaza could convert to market rate at some point in the planning period.

Preservation and Replacement Options

To maintain the existing affordable housing stock, the City works to preserve the existing assisted units or facilitate the development of new units. Depending on the circumstances of the at-risk projects, different options may be used to preserve or replace the units. Preservation options typically include: 1) transfer of units to non-profit ownership; 2) provision of rental assistance to tenants using other funding sources; and 3) purchase of affordability covenants. In terms of replacement, the most direct option is the development of new assisted multi-family housing units. The following discussion highlights ways that the City’s at-risk project could be preserved as affordable housing. All of the presented alternatives are costly, probably beyond the ability of the City of Imperial Beach to manage without large amounts of subsidy from federal, State and other local resources. These options are described below.

Transfer of Ownership

St. James Plaza is a Section 202 senior housing project that also maintains a project-based Section 8 contract for rental subsidies. Section 202 projects are nonprofit-owned projects and therefore, transferring ownership of this project to another nonprofit organization is not an effective strategy for preserving the project.

Rental Assistance

Tenant-based rent subsidies could be used to preserve the affordability of housing. If funding permits, similar to Section 8 assistance, the City could provide rent subsidies to tenants of at-risk units. The level of the subsidy required to preserve the at-risk units is estimated to equal the Fair Market Rent (FMR) for a unit minus the housing cost affordable by a very low income household. Table H-31 estimates the rent subsidies required to preserve the affordability of the 99 at-risk units. Based on the estimates and assumptions shown in this table, approximately \$444,312 in rent subsidies would be required annually.

Table H-31: Rental Subsidies Required							
Unit Size	Total Units	Fair Market Rent	Household Size	Household Annual Income	Affordable Cost (Minus Utilities)	Monthly per Unit Subsidy	Total Monthly Subsidy
<i>Very Low Income (50% AMI)</i>							
1-BR	99	\$1,126	2	\$32,150	\$752	\$374	\$37,025
<i>Notes:</i> 1. Fair Market Rents (FMR) FY 2012 are determined by HUD. 2. San Diego County 2012 Area Median Household Income (AMI) limits set by the California Department of Housing and Community Development (HCD). 3. Affordable cost = 30% of household income minus utility allowance.							

Purchase of Affordability Covenants:

Another option to preserve the affordability of the at-risk project is to provide an incentive package to the owner to maintain the project as affordable housing. Incentives could include writing down the interest rate on the remaining loan balance, providing a lump-sum payment, and/or supplementing the rents to market levels. The feasibility and cost of this option depends on whether the complex is too highly leveraged and interest on the owner's part to utilize the incentives found in this option. By providing lump sum financial incentives or ongoing subsidies in rents or reduced mortgage interest rates to the owner, the City could ensure that some or all of the units remain affordable.

Construction of Replacement Units

The construction of new low income housing units is a means of replacing the at-risk units should they be converted to market-rate units. The cost of developing housing depends upon a variety of factors, including density, size of the units (i.e. square footage and number of bedrooms), location, land costs, and type of construction.

The American Legion project, which consists of 29 affordable units, was recently approved in the City in 2011. Development costs for this project totaled approximately \$324,523 per unit. This cost estimate includes land, construction, permits, on- and off-site improvements, and other costs. Assuming an average development cost of \$325,000 per unit for multi-family rental housing, replacement of the 99 at-risk units would require approximately \$32,175,000.

Cost Comparisons

The above analysis attempts to compare the magnitude of costs associated with various preservation and replacement options. Over the short term, providing rent subsidies would be least costly but this option does not guarantee the long-term affordability of the units. The cost to build new housing to replace the 99 at-risk units is high, with an estimated total cost of nearly \$32,175,000, but this option can expand the City's permanent affordable housing stock.

2.6.3 Resources for Preservation

Preservation of at-risk housing requires not only financial resources but also administrative capacity of nonprofit organizations. These resources are discussed in detail later in this Housing Element in the “Housing Resources” section.

2.7 Coastal Zone Requirements

2.7.1 Requirements and Exemptions

California Government Code Section 65588(c) requires each periodic revision of the Housing Element to include the following information relating to housing in the Coastal Zone:

- The number of new housing units approved for construction within the coastal zone since January 1, 1982;
- The number of housing units for persons and families of low or moderate income required to be provided in new housing developments either within the coastal zone or within three miles of the coastal zone as a replacement for the conversion or demolition of existing coastal units occupied by low or moderate income persons;
- The number of existing residential units occupied by persons and families of low or moderate income that have been authorized to be demolished or converted since January 1, 1982 in the coastal zone; and
- The number of residential units for persons and families of low or moderate income that have been required for replacement units.

The coastal replacement housing requirements do not apply to the following:

- The conversion or demolition of a residential structure which contains less than three dwelling units, or, in the event that a proposed conversion or demolition involves more than one residential structure, the conversion or demolition of 10 or fewer dwelling units.
- The conversion or demolition of a residential structure for purposes of a nonresidential use which is either "coastal dependent" or "coastal related", such as visitor-serving commercial or recreational facilities, coastal-dependent industry, or boating or harbor facilities.
- The conversion or demolition of a residential structure located within the jurisdiction of a local government which has within the area encompassing the coastal zone, and three miles inland therefrom, less than 50 acres, in aggregate, of land which is vacant, privately owned and available for residential use.
- The conversion or demolition of a residential structure located within the jurisdiction of a local government which has established a procedure under which an applicant for conversion or demolition will pay an in-lieu fee into a program, the various provisions of which, in aggregate, will result in the replacement of the number of dwelling units which would otherwise have been required.

2.7.2 Housing in Imperial Beach Coastal Zone

The City does not keep specific construction and demolition records for the Coastal Zone. However, approximately two-third of the City of Imperial Beach is in the Coastal Zone. Therefore, Coastal Zone activity is determined by calculating two-third of all activity in the City.

New Construction

Since 1982, 1,687 housing units have been added to the City's housing stock. Of these, an estimated 1,125 units were in the Coastal Zone.

Affordable Housing

Government Code Section 65590 (d) (also known as the Mello Act) states that "new housing developments constructed within the coastal zone shall, where feasible, provide housing units for persons and families of low and moderate income, as defined in Section 50093 of the Health and Safety Code. Where it is not feasible to provide these housing units in a proposed new housing development, the local government shall require the developer to provide such housing, if feasible to do so, at another location within the same city or county, either within the coastal zone or within three miles of."

Due to limited finances and the small scale of residential development in Imperial Beach, the City has not found that it is feasible to require the provision of housing units for low and moderate income households as part of new housing developments in the Coastal Zone. However, market rate prices in Imperial Beach have historically been affordable to many low and moderate income families. Furthermore, the 30-unit American Legion Post was approved by the City in 2011. The project includes 29 affordable units to very low income households.

Demolished/Converted Low and Moderate Income Housing

Between 1982 and 2011, 243 housing units were demolished in the City. Using the two-third ratio, the City estimated that 131 housing units were demolished in the Coastal Zone. However, the City did not track the affordability of these units as none of the demolitions consisted of three or more dwelling units, thereby excluded from the requirement for replacement units.

Replacement Housing

Construction in the City occurs primarily as recycling of older single-family units into new single-family homes or smaller multi-family complexes. Furthermore, the City is primarily built out and has less than 50 acres of land within the Coastal Zone that is vacant and designated for residential uses. Therefore, the City is not subject to the replacement requirement.

Section 3: Housing Constraints

Although the City of Imperial Beach strives to ensure the provision of adequate and affordable housing to meet the needs of the community, many factors can constrain the development, maintenance, and improvement of housing. These include market mechanisms, government regulations and policies, and infrastructure and environmental constraints. This section addresses these potential constraints that may affect the supply and cost of housing in Imperial Beach.

3.1 Market Constraints

Locally and regionally there are several constraints that hinder the City's ability to accommodate the community's affordable housing demand. The high cost of land, rising development costs, and neighborhood opposition make it expensive for developers to build affordable housing.

3.1.1 Development Costs

High development costs in the region stifle potential affordable housing developments. Construction costs for residential units have increased rapidly over the last two decades, particularly the cost of materials and land. The difficulty of developing small, infill sites can also constrain housing development in built out communities such as Imperial Beach.

Labor and Materials Cost

The costs of labor and materials have a direct impact on the price of housing and are the main components of housing cost. Residential construction costs vary greatly depending upon the quality, size, and the materials being used. A major component of the cost of housing is the cost of building materials, such as wood and wood-based products, cement, asphalt, roofing materials, and plastic pipe. Prices for these goods are affected primarily by the availability and demand for such materials. The costs of building materials in San Diego County in general and in Imperial Beach in particular are moderate and, therefore do not constitute a constraint to the development of affordable housing.

A major cost component of new housing is labor. The cost of labor in Imperial Beach is relatively low for a number of reasons. Overall, the San Diego region cost of living is relatively high; wage scales in the area, therefore, tend to be somewhat higher than in markets with lower living costs. Also labor is generally less costly because the area is predominantly non-union. Labor in highly unionized markets is typically more expensive.

Product design and consumer expectations also influence the types and styles of units being constructed in this area. Today's new homes are quite different than those produced during the 1960s. Numerous interior and exterior design features (larger master bedroom suites, microwave ovens, trash compactors, dishwashers, wet bars, decorative roofing materials, exterior trim, and architectural style) make it difficult to make direct comparisons in costs over the years. In a highly competitive market, many consumers consider these amenities as necessities when buying a new home. While the basic shelter house has met with varying degrees of consumer acceptance, the high costs of homeownership may lead to a return to less complicated designs. A significant constraint for many families is the specific design features (lack of recreational facilities or unit size and design) in individual projects that are not suited for

children. In addition, design features such as stairs, hallways, doorways, counters, and plumbing facilities may restrict access to disabled persons.

Reduction in amenities and the quality of building materials (above a minimum acceptability for health, safety, and adequate performance) could lower costs and associated sales prices or rents. In addition, prefabricated factory-built housing may provide for lower priced housing by reducing construction and labor costs. Another factor related to construction costs is the number of units built at one time. As the number of dwelling units in a project increases, overall cost per unit can decrease due to economies of scale.

Land Cost

The price of raw land and any necessary improvements is another key component of the total cost of housing. A diminishing supply of land available for residential construction boosts the cost of land. High land costs tend to incentivize home builders to develop higher-end homes and apartments in an effort to attract the greatest possible sale prices and lease rates. Developers also sometimes seek to maximize the largest number of units allowable on a given parcel. This allows the developer to distribute the costs for new infrastructure improvements (e.g. streets, sewer lines, water lines, etc.) over the maximum number of lots.

Few residential lots were listed for sale in Imperial Beach in 2011. The average cost for single-family lots was \$33 per square foot. The MLS listed only one small commercial lot that could accommodate mixed use or multi-family residential. The asking price for this small beach front lot exceeded \$300 per square foot.

A density bonus is available to developers who provide affordable housing as part of their projects. Developers of affordable housing may also be granted regulatory concessions or development incentives. Density bonuses, together with the incentives and/or concessions, result in a lower average cost of land per dwelling unit thereby making the provision of affordable housing more feasible.

3.1.2 Availability of Mortgage Financing

Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. The data for Imperial Beach were compiled by aggregating census tracts to approximate the City boundaries.

Mortgage and Home Improvement Lending

Conventional financing involves market-rate loans provided by private lending institutions such as banks, mortgage companies, savings and loans, and thrift institutions. Overall, 648 households applied for mortgage loans for homes in Imperial Beach in 2010 (Table H-32). Of the applications for conventional purchase loans, 59 percent were approved and 22 percent were denied, and 19 percent were withdrawn or closed for incompleteness. The approval rate for government-backed home purchase loans was higher at 73 percent. More than half (55 percent) of refinance applications were approved. The denial rate was greatest for home improvement loans (47 percent). To supplement the market-rate lending, Imperial Beach households have access to homeownership and rehabilitation assistance offered by the County Housing and Community Development Department.

Loan Type	Total Applicants	Approved	Denied	Other
Government-Backed Purchase	89	73%	16%	11%
Conventional Purchase	117	59%	22%	19%
Refinance	425	54%	27%	19%
Home Improvement	17	53%	47%	0%
Total	648	58%	25%	17%

Notes:

1. "Appr. Not Accepted" are those applications approved by the lenders but not accepted by the applicants.
2. "Other" includes files closed for incompleteness, and applications withdrawn.

Source: www.lendinpatterns.com, Home Mortgage Disclosure Act (HMDA), 2010.

Foreclosures

Foreclosure occurs when households fall behind on one or more scheduled mortgage payments. The foreclosure process can be halted if the homeowner is able to bring their mortgage payments current. If payments cannot be resumed or the debt cannot be resolved, the lender can legally use the foreclosure process to repossess (take over) the home. When this happens, the homeowners must move out of the property. If the home is worth less than the total amount owed on the mortgage loan, a deficiency judgment could be pursued. If that happens, the homeowner would lose their home and also would owe the home lender an additional amount.

Between 2000 and 2005, with low interest rates, "creative" financing (e.g., zero down, interest only, adjustable loans), and predatory lending practices (e.g., aggressive marketing, hidden fees, negative amortization), many households purchased homes that were beyond their financial means. Under the false assumptions that refinancing to lower interest rates would always be an option and home prices would continue to rise at double-digit rates, many households were unprepared for the hikes in interest rates, expiration of short-term fixed rates, and decline in sales prices that set off in 2006. Suddenly faced with significantly inflated mortgage payments, and "upside-down" mortgage loans (that are larger than the worth of the homes), many had to resort to foreclosing their homes.

During the second quarter of 2011, a total of 4,504 Notices of Default (NODs) were recorded in San Diego County, a modest (3.5 percent) increase from the second quarter of 2010.⁴ However, according to Foreclosure-Response.org, which offers resources for preventing foreclosures and stabilizing communities, California is still impacted by serious mortgage delinquencies and unemployment. In March 2011, the San Diego metropolitan area was ranked 211th among 366 metropolitan areas in terms of overall foreclosure rates at 4.0 percent. Specifically, the prime foreclosure rate was 3.2 percent and subprime foreclosure rate was 15.5 percent. Furthermore, the San Diego metropolitan area was ranked 127th in serious mortgage delinquency rate at 8.6 percent (down from 10.2 percent in March 2010). Serious delinquency is defined as more than 90 days behind on mortgage payments.

In September 2011, 84 homes in Imperial Beach were listed as foreclosures for sale.⁵ These homes are listed at various stages of foreclosure (from pre-foreclosures to auctions) and range in price from \$79,000 for a small one bedroom to \$1,360,000 for a large beach front four

⁴ <http://www.foreclosureradar.com/california/san-diego-county-foreclosures>, accessed September 24, 2011.

⁵ http://realestate.yahoo.com/search/California/Imperial_Beach/foreclosures, accessed September 24, 2011.

bedroom. Approximately 25 percent of the homes in foreclosure were smaller units listed at \$200,000. Less than 10 percent of units in foreclosure were listed at prices exceeding \$400,000. The relative smaller sizes and lower prices of listed homes indicates that lower and moderate income households in Imperial Beach may be disproportionately impacted by the recent lending and foreclosure crisis.

3.2 Governmental Constraints

Actions or policies of governmental agencies, whether involved directly or indirectly in the housing market, can impact the ability of the development community to provide adequate housing to meet consumer demands. For example, the impact of federal monetary policies and the budgeting and funding policies of a variety of departments can either stimulate or depress various aspects of the housing industry. Local or State government compliance or the enactment of sanctions for noncompliance with the federal Clean Air and Water Pollution Control Acts can impact all types of development.

State agencies and local government compliance with State statutes can complicate the development of housing. Statutes such as the California Environmental Quality Act (CEQA) and rezoning and General Plan amendment procedures required by the California Government Code can also act to prolong the review and approval of development proposals by local governments. In many instances, compliance with these mandates establishes time constraints that cannot be altered by local governments.

City policies can also impact the price and availability of housing in Imperial Beach. Land use controls, site improvement requirements, building codes, fees, and other local programs to improve the overall quality of housing may serve constraints to housing development. The following public policies can affect overall housing availability, adequacy, and affordability.

3.2.1 Land Use Controls

General Plan and Zoning

The Imperial Beach General Plan and Zoning Ordinance provide for a range of land use designations/zones in the City that can accommodate residential units. The City's distribution of land use by zoning is presented in Figure H-9. The following discussions describe the various zones that allow residential or mixed use development.

- **R-1-6000 Single Family Residential:** Provides for the development of low density detached single family dwelling units, including mobile homes. The 6,000 sq. ft. minimum lot size will allow a maximum density of seven units per net acre. Uses such as parks, libraries, churches, schools, and family day-care homes, which are determined to be compatible with and oriented toward serving the needs of low-density detached single-family dwellings, are also allowed.
- **R-1-3800 Single Family Residential:** Provides for the development of low density detached single family dwelling units, including mobile homes. The 3,800 sq. ft. minimum lot size will allow a maximum density of 11 units per net acre. Uses such as parks, libraries, churches, schools, and family day-care homes, which are determined to be compatible with and oriented toward serving the needs of low density detached single-family dwellings, are also allowed.

- **R-3000 Residential:** Provides for the development of detached and attached single-family dwellings, including mobile homes and duplexes. The minimum lot size is 6,000 sq. ft. with a maximum density of one unit per every 3,000 sq. ft. of land (or 14 units per net acre). Uses such as parks, libraries, churches, schools, family day-care homes, and other uses, which are determined to be compatible with and oriented toward serving the needs of the zone are also allowed. The intent of this designation is to provide for a moderately intense residential living environment in typically one and two-story units.
- **R-3000-D Residential:** The same as R-3000, except attached single-family units are not allowed.
- **R-2000 Residential:** Provides for the development of detached or attached single family and multi-family dwellings, including duplexes, apartments, condominiums, and townhomes. The minimum lot size is 6,000 sq. ft. with a maximum density of one unit per every 2,000 sq. ft. of land (or 21 units per net acre). Uses such as parks, libraries, churches, schools, family day-care homes, and other uses, which are determined to be compatible with and oriented toward serving the needs of the zone are also allowed by a conditional use permit (CUP). Within the R-2000 area between Seacoast Drive and 4th Street, an additional dwelling unit per lot may be authorized by a conditional use permit. The intent of this designation is to provide for a moderately intense residential living environment in typically one and two-story units.
- **R-1500 Residential:** Provides for the development of detached and attached single family and multi-family dwellings, including duplexes, apartments, condominiums, and townhomes. The minimum lot size is 3,000 sq. ft. with a maximum density of one unit per every 1,500 sq. ft. of land (or 29 units per net acre). Uses such as parks, libraries, churches, schools, family day-care homes, and other uses, which are determined to be compatible with and oriented toward serving the needs of the zone are also allowed. The intent of this designation is to provide for an intense residential living environment in typically two and three-story units.
- **C-1 General Commercial:** Provides for land to meet the local demand for commercial goods and services, as opposed to the goods and services required primarily by the tourist population. It is intended that the dominant type of commercial activity in this designation will be community and neighborhood serving retail and office uses such as markets, specialty stores, professional offices, personal service department stores, restaurants, liquor stores, hardware stores, etc. Mixed use development with residential uses above first commercial uses is also allowed with approval of a conditional use permit (CUP). The minimum lot size is 3,000 sq. ft. with a maximum residential density of one unit per every 1,000 sq. ft. of land (up to 43 units per net acre).
- **C-2 Seacoast Commercial:** Provides for land to meet the demand for goods and services required primarily by the tourist population, as well as local residents who use the beach area. It is intended that the dominant type of commercial activity in this designation will be visitor-serving retail such as specialty stores, surf shops, restaurants, hotels and motels, etc. In order to promote a more pedestrian-oriented community character, as well as to reduce the high volume of vehicle trips attracted by drive-thru establishments, drive-thru services for restaurants, banks, dry cleaners, and other similar auto related business establishments are prohibited in this designation. Mixed

use development with residential uses above first commercial uses is also allowed with approval of a CUP. The minimum lot size is 3,000 sq. ft. with a maximum residential density of one unit per every 1,500 sq. ft. of land (up to 29 units per net acre).

- **C-3 Neighborhood Commercial:** Provides for land to meet the local neighborhood demand for commercial goods and services, as opposed to the goods and services required primarily by the tourist population or city-wide. It is intended that the dominant type of commercial activity in this designation will be neighborhood serving retail and office uses such as markets, professional offices, personal services, restaurants, hardware stores, etc. In order to maintain and promote a more pedestrian-oriented community character, as well as to reduce the high volume of vehicle trips attracted by drive-thru establishments, drive-thru services for restaurants, banks, dry cleaners and other similar auto related business establishments are prohibited in this designation. Mixed use development with residential uses above first commercial uses is also allowed with approval of a CUP. The minimum lot size is 3,000 sq. ft. with a maximum residential density of one unit per every 2,000 sq. ft. of land (up to 21 units per net acre).
- **MU-1 Mixed Use Overlay:** The area generally located between Calla Avenue on the north, Donax Avenue on the south, Seventh Street on the east, and the eastern City boundary, is designated as a commercial-residential overlay area. In this overlay designation, general commercial activities are encouraged to expand into areas otherwise designated as R-1500 (plus a small area zoned R-2000), only if the lot proposed for commercial development is immediately adjacent to an existing commercial building used for commercial purposes, and only if the commercial use will occupy a newly constructed building designed solely for commercial or mixed use purposes. Approval of a CUP for commercial-only or mixed-use is required within this overlay.
- **MU-2 Mixed Use Overlay:** The area located between Ocean Boulevard on the west, Ocean Lane on the east and between Imperial Beach Boulevard on the south and Palm Avenue on the north is designated as a commercial-residential overlay zone. The purpose of this transition zone designation is to allow for the gradual commercial expansion in an area which is currently zoned R-1500 and used for residential purposes.
- **UR Urban Reserve:** Applies to land that is currently vacant or may be recycled to another use in the future (including residential use). An Urban Reserve area will develop pursuant to a Specific Plan which treats the property as an integrated whole for development planning purposes. The maximum density or intensity of development for this designation will be determined as part of the future Specific Plan. This is intended to prevent isolated or premature land uses from occurring on lands for which adequate public services and facilities are unavailable or for which the determination of the appropriate zoning regulations is precluded by contemplated or adopted planning proposals or by a lack of economic, demographic, geographic or other data.

Actions to Mitigate Constraints

The City closely monitors the implementation of its General Plan and Zoning Ordinance. When constraints are identified, staff works to address those constraints. For example, in 2007 the City engaged the services of AECOM to review and recommend changes to the City's commercial development regulations to facilitate redevelopment along commercial corridors. The City implemented the consultant's recommendations by making the following Zoning District changes:

- The areas currently zoned C-1 or R-1500/MU-1 within the Palm Avenue study area will be rezoned as "C/MU-1: General Commercial and Mixed-Use."
- The areas currently zoned C-2 or R-1500/MU-2 within the Seacoast Drive and Old Palm Avenue study areas will be rezoned as "C/MU-2: Seacoast Commercial and Mixed-Use."
- The areas currently zoned C-3 within the 13th Street Corridor study area will be rezoned as "C/MU-3: Neighborhood Commercial and Mixed-Use."

Reclassifying these areas will accomplish the following:

- Bringing "Mixed-Use" into the base zone name will emphasize the City's desire for the area to redevelop with mixed-use character while not disallowing purely commercial development.
- Consolidating the commercial base zones with the mixed use overlay districts will simplify the Zoning Ordinance and encourages consistent development within the study areas.
- Consolidation will also allow for parcel assembly that may otherwise span both zones and result in ambiguity in permitted development character.

The Zoning Ordinance was amended on August 15, 2012.

3.2.2 Residential Development Standards

The City's Zoning Ordinance contains development standards for each zoning district consistent with the land use designations of the General Plan. The Imperial Beach Zoning Ordinance establishes development standards for each zone to ensure quality development in the community. Development criteria, as specified in the Zoning Ordinance, are presented in Table H-33. These development standards are typical and consistent with standards established in surrounding communities.

Development Standard	Zoning Designation							
	R-1-6000	R-1-3800	R-3000	R-2000	R-1500	C-1	C-2	C-3
Minimum Net Lot Area (sq. ft.)	6,000	3,800	6,000	6,000	3,000	3,000	3,000	3,000
Density Maximum (du/acre)	7	11	14	21	29	43	29	21
Minimum Lot Width (feet)	60	50	50	50	50	30	30	30
Maximum Lot Coverage (% of lot area)	--	--	--	50%	50%	--	--	--
Maximum Floor Area Ratio (FAR)	--	--	--	75%	100%	--	--	--
Minimum Setbacks (feet)								
Front	20	15	15	15	15	--	0-10*	--
Side	5	5	5	5	5	--	--	--
Rear	10 (5 w/ alley)	--	--	--				
Maximum Height (feet)	26	26	26	26	30	40	30	28
Open Space (sq. ft. per unit)	300	300	300	300	300	300	300	300

Source: City of Imperial Beach, 2011.
**Front yard setback on Seacoast Dr. within the C-2 as follows: Zero feet first floor; five feet second floor; ten feet third floor.*

Conclusions

The cumulative effect of the City's residential development standards does not constrain the expansion of housing opportunities. Density standards of the Zoning Ordinance are consistent with the densities established for General Plan land use categories. Single-family detached housing is allowed at densities up to 14 units per net acre. Multi-family densities, including, but not limited to attached, zero lot line, and apartments, range from 14 to 29 dwelling units per acre. Residential uses located above first floor commercial uses may be approved at densities ranging between 21 and 43 units per net acre. The setback requirements are typical in the region that provide minimal light and air for development and do not unreasonably constrain housing opportunities. Minimum lot size requirements are reasonably small and reduce the number of potentially non-conforming lots that could occur with larger minimum lot size requirements.

Within Commercial zones, where a significant portion of residential growth is expected to occur during the current Housing Element planning period, the City has established increased height limits, reduced parking standards, and eliminated setback, lot coverage, and FAR standards to facilitate mixed use development.

The City monitors closely its development standards and their impact on development. Periodically, the City made amendments to its Zoning Ordinance to ensure development standards respond to market trends. For example, in 2007, the City reduced its parking requirements for additions to housing units. Also in 2007, the City engaged the services of AECOM to review and recommend changes to the City's commercial development regulations to facilitate redevelopment along commercial corridors. Smart growth-based economic development models indicate that a critical mass of residential units is required near commercial activities to make the commercial units viable. The City has found this to be case in practice as development of the commercial component of recent mixed use projects were driven and supported by the residential market demand. The City implemented the consultant's

recommendations. Specifically, the City made the following Zoning Ordinance changes to incentivize mixed use development:

- **Building Height:** As part of the C/MU-3 zone change, the City increased maximum height from two-stories or 28 feet to three stories and 30 feet or 35 feet for projects that qualify for performance-based bonus.
- **Density Bonus:** The City will update the Zoning Ordinance density bonus provisions to reflect current State Law. Developers of qualifying projects may receive various incentives, concessions, and potential waivers of development standards, including parking standards as necessary to ensure that the City’s development standards do not constrain the development of affordable housing.

In addition, projects that qualify for performance-based bonuses will be able to achieve 36 units per acre in the new C/MU-3 zone (currently 22 units per acre) and the new C/MU-2 zone (currently 22 units per acre). To qualify for height or density bonus incentives over-and-above those mandated by State law, a project must satisfy two or more of the performance-based standards summarized in Table H-34.

Lot Consolidation	Project sites that are consolidated to a final size greater than 20,000 square feet.
Green Building	Entire project achieves LEED certification, a comparable green building certification, or can demonstrate ability to achieve certification.
Active Commercial Use	Entire project must provide a minimum of 75 percent active commercial uses on the ground floor.
Three-Bedroom Units	25 percent of proposed residential units must be three-bedroom units.
Public Open Space, Plaza Space, or Public Community Amenities	Provide an additional 100 square feet of open space or plaza space with minimum dimensions of six feet by 10 feet.
Public Right-of-Way Dedication	Dedicate a minimum of one foot of private property frontage to public use (creates a one-foot front setback dedicated to public use).
Floor Stepback from Residential Property	Floors above first floor provide additional setback five feet beyond required stepback.
<i>Source: Commercial Zoning Review, City of Imperial Beach, 2010.</i>	

Small Lots

The City also recognizes that a prevalence of smaller sized lots in the residential base zone may impede mixed use and high density residential development. Section 19.42.070 of the Municipal Code discourages lot consolidation in residential base zones by limiting potential density to the maximum yield that would have occurred had the lots not been consolidated. This Housing Element includes a program to eliminate this lot combining restriction within residential base zones and establishes incentives to consolidate lots in commercial and mixed use zones. In addition, the City recognizes that many existing lots are smaller than the minimum lot size for many zoning districts. These lots are subject to small lot provisions of the Zoning Ordinance. Small lots that were legally established and recorded before 1945 are considered meeting the lot size requirement for the applicable zoning district.

3.2.3 Parking Requirements

All residential uses are currently required to provide the number of parking spaces as specified in Table H-35. Developers of affordable and senior housing who are eligible for a density bonus pursuant to Government Code Section 65919-65918 are eligible to use parking standards established by State law. For example, in October 2011, the City Council approved an affordable housing mixed-use project that provided parking in accordance with standards set forth in State law.

Table H-35: Parking Requirements for Residential Uses	
Use	Parking Requirement
Dwelling units in the R-1-6000, R-1-3800, and R-3000 zones	2 enclosed spaces per unit
Dwelling units in the R-2000 or R-1500 zones	2 spaces per unit, 50 percent enclosed
Dwelling units in the C-1, C-2, or C-3 zones	1.5 spaces per unit
Mobile home parks	1.5 spaces per space
Boarding houses and retirement homes	2 spaces plus one space for each three beds
<i>Source: City of Imperial Beach Zoning Ordinance, 2011.</i>	

The 2010 Commercial Zoning Review yielded recommendations to facilitate mixed use development and pedestrian-oriented activity within the City's commercial corridors. The City implemented the study recommendations. Specifically, the City modified the Zoning Ordinance to allow shared parking within 1,000 feet instead of the current 500 feet. The City also simplified its parking ratios for commercial uses. Instead of varying standards, the City requires one space per 500 square feet of commercial use proposed within the C/MU-1 and C/MU-3 zones and only one space per 1,000 square feet of commercial use proposed within the C/MU-2 zone. Furthermore, within the C/MU zones, vertical mixed-use projects will be eligible for a 25 percent reduction in overall parking requirement; parking requirements will be waived for commercial uses less than 1,000 square feet; and an additional reduction may be granted with approval of a shared parking plan. Existing reductions for affordable and senior housing provided by State law and the City's proposed modifications for mixed use development will facilitate the provision of a variety of housing types in Imperial Beach.

3.2.4 Provision for a Variety of Housing

State housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all segments of the population, including multi-family residential housing, factory built housing, emergency shelters, transitional housing, and supportive housing. Table H-36 summarizes the housing types permitted and conditionally permitted under the Zoning Ordinance.

Uses	R-1-6000	R-1-3800	R-3000	R-2000	R-1500	C/MU-1	C/MU-2	C/MU-3
Single-Family	P	P	P/SPR	P/SPR	P/SPR	--	P ¹	--
Multi-Family	--	--	--	SPR	SPR	P ²	P ²	P ²
Manufactured Housing	P	P	--	--	--	--	--	--
Mobile Home Park	CUP	CUP	CUP	CUP	CUP	--	--	--
Emergency Shelter	--	--	--	--	--	P	--	--
Boarding House	--	--	--	--	--	C[P]	--	--
Residential Care Facility - 6 or fewer persons	P	P	P	P	P	CUP	CUP	CUP
Mixed Use	--	--	--	--	--	P	P	P
Live/Work Unit	--	--	--	--	--	P	P	P
Senior Housing	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Second Dwelling Units	--	--	P	P	P	--	--	--

P – Permitted by right; SPR - Site Plan Review; CUP – Conditional Use Permit required; -- Not permitted
Notes:
1. Only permitted in Seacoast Residential Overlay Zone.
2. Requirements for active commercial uses on ground floor.
Source: City of Imperial Beach Zoning Ordinance, 2012.

Single Family Housing

A “single-family dwelling” is defined in the Imperial Beach Zoning Ordinance as a lot containing one dwelling unit, not attached in any manner to another dwelling unit. All single-family projects proposed in the R-3000, R-2000, and R-1500 zones that contain two to four units require Site Plan Review approval by the Community Development Department and five or more units require Site Plan Approval by the Planning Commission.

Multifamily Housing

The Zoning Ordinance provides for multi-family developments in the R-2000 and R-1500 zones with allowable density ranging from 21 to 29 units per acre. Multi-family projects containing two to four units require Site Plan Review approval by the Community Development Department and five or more units require Site Plan Review approval by the Planning Commission.

Since 2000, approximately 150 multi-family rental units have converted to ownership condominiums. As the availability of land decreased and the cost of land increased in the last decade, many developers actively pursued the conversion of multi-family rental stock into condominium units. Condominium conversions had been one of the few ways within the City of Imperial Beach that had the potential of meeting the demand for first-time homebuyer housing. However, while it does address the demand for ownership homes, the conversion removed necessary rental housing targeting those households in the moderate incomes who may not have been able to afford the asking price for the converted units.

To address the issues surrounding the conversion of rental housing to condominiums, the City adopted a Condominium Conversion Ordinance in 2005. The ordinance identifies development standards for conversions and established relocation procedures and compensation for existing tenants who cannot afford to purchase the unit they are currently occupying.

Manufactured Housing/Mobile Homes

Manufactured housing and mobile homes offer an affordable housing option to many low and moderate income households. The California Department of Finance estimated that there were 340 mobile homes in the City as of January 2010. According to the National Manufactured Home Construction and Safety Act of 1974, a manufactured home built and certified after June 15, 1976, and constructed on a permanent foundation may be located in any residential zone where a conventional single-family detached dwelling is permitted subject to the same restrictions on density and to the same property development regulations. Manufactured homes are currently allowed in single-family residential zoning districts and mobile home parks are allowed with a CUP and subject to foundational regulations found in Government Code Section 65852.3. However, manufactured housing is not permitted in all zones that allow single-family dwelling units. Consistent with State law, the City will amend the Zoning Ordinance to permit manufactured housing installed on permanent foundation and meeting State and national standards where single-family homes are otherwise permitted.

Boarding Houses

Boarding houses are facilities in which food and/or shelter is provided to unrelated persons. Examples listed in the Zoning Ordinance include rest homes, sanitariums, convalescent homes, fraternity houses, sorority houses, group homes and other similar operations. Boarding houses are allowed with approval of a CUP in the C/MU-1 zones. However, group homes meeting the definitions and requirements in the Lanterman Developmental Disabilities Services Act are permitted as regular residential uses (see Residential Care Facilities below).

Residential Care Facilities

Residential care facilities can be described as any family home, group care facility or similar facility, including transitional housing, for 24-hour non-medical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living. In accordance with State law, Imperial Beach treats residential care facilities serving six or fewer persons as a normal residential use and these facilities are permitted by-right within all residential zones. Larger Residential Care Facilities (those that serve seven or more persons) are considered Boarding Houses and are allowed in the C/MU-1 zones with approval of a CUP. The City has no distance requirement for residential care facilities.

Mixed Use

Mixed use projects combine both non-residential and residential uses on the same site. Mixed use development can help reduce the effects of housing cost burden by increasing density and offering opportunities for reduced vehicular trips by walking, bicycling or taking public transportation. Mixed use development is allowed by right in the new C/MU zones.

Senior Housing

The Zoning Ordinance currently defines “senior housing development” as a residential project that may exceed the maximum density permitted for families in the zone in which it is located and which is established and maintained for the exclusive use of low-income or moderate-income senior residents. The City will revise its definition to be consistent with California Civil Code Section 51.3.

Senior housing developments may be approved in residential, commercial, and mixed use overlay districts. Because the residents of such developments have dwelling characteristics which often differ from those of families and younger persons, it may not appropriate to apply all of the normal zoning standards thereto. Accordingly, pursuant to a CUP, the Planning

Commission and the City Council may make exceptions to the density, off-street parking, minimum unit size, open space and such other requirements as may be appropriate. The Planning Commission may also adjust required setbacks, building height and yard areas as appropriate to provide an adequate living environment, both within the development and on nearby properties.

Second Dwelling Units

Second dwelling units are attached or detached dwelling units that provide complete independent living facilities for one or more persons including permanent provisions for living, sleeping, cooking and sanitation. Second units may be an alternative source of affordable housing for lower-income households and seniors.

California law requires local jurisdictions to adopt ordinances that establish the conditions under which second dwelling units are permitted (Government Code Section 65852.2). A jurisdiction cannot adopt an ordinance that precludes the development of second units unless findings are made acknowledging that allowing second units may limit housing opportunities of the region and result in adverse impacts on public health, safety, and welfare.

In 1994, the City of Imperial Beach precluded second dwelling units from the R-1-6000 and R-1-3800 residential zones. Second units are allowed by right in the R-3000, R-2000, and R-1500 zones. In accordance with Government Code Section 65852.2, the City acknowledged that precluding second units in single-family residential zones may limit some housing opportunities; however, the City Council determined that allowing second units is not in the best interest of the public health, safety, and welfare, based upon the following adverse impacts:

1. Existing neighborhood patterns will be disrupted;
2. Excessive density will adversely affect police and fire protection services;
3. Health and psychological problems will be created due to overcrowding;
4. In light of decreasing State subventions, an added fiscal drain would be placed on the City to enforce a permissive second-unit ordinance;
5. Further strain will be placed on the existing sewer system;
6. Additional traffic congestion would be caused on major streets;
7. Aesthetic impacts on neighborhoods will result from unplanned residential construction;
8. An increase in neighborhood noise levels and demands for noise ordinance enforcement would occur; and
9. New construction would deprive existing residences of adequate natural light and air circulation.

The City's preclusion of second dwelling units from single-family zones has not constrained development of this important housing type in Imperial Beach. Between 2005 and 2011, 79 second dwelling units were constructed in the R-3000, R-2000, and R-1500 residential zones, where second dwelling units are allowed by right.

Transitional and Supportive Housing

California Health and Safety Code (Section 50675.2) defines "transitional housing" and "transitional housing development" as buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. Residents of transitional housing are usually connected to supportive services designed to assist the homeless in achieving greater economic independence and a permanent, stable living situation. Transitional housing

can take several forms, including group quarters with beds, single-family homes, and multi-family apartments and typically offers case management and support services to help return people to independent living (often six months to two years).

Supportive housing links the provision of housing and social services for the homeless, people with disabilities, and a variety of other special needs populations. California Health and Safety Code (Section 50675.2) defines “supportive housing” as housing with no limit on length of stay, that is occupied by the low income adults with disabilities, and that is linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

Currently, the Imperial Beach Zoning Ordinance does not explicitly address transitional or supportive housing facilities. The Zoning Ordinance will be amended to specifically define transitional/supportive housing. Transitional housing pursuant to Health and Safety Code Section 50801(i) will be permitted in all zones where housing is permitted and subject to the same development standards as the same type of housing in that zone. Supportive housing pursuant to Health and Safety Code Section 50675.14(a)(B)(2) will be permitted in all zones where housing is permitted and subject to the same development standards as the same type of housing in that zone.

Emergency Shelters

An emergency shelter is a facility that provides shelter to homeless families and/or homeless individuals on a limited short-term basis. On August 15, 2012, the City amended the Zoning Ordinance to address the provisions of the C/MU zones. As part of that effort, emergency shelter for the homeless is identified as a permitted use in the C/MU1 zone. Consistent with State law, the Zoning Ordinance was revised to identify emergency shelters as a permitted use in the C/MU1 areas within the Palm Avenue study corridor. Emergency shelters will be permitted via an administrative review process with no discretionary review. The Palm Avenue corridor study area covers 123 net acres on 321 parcels. Many of these parcels are developed with older, low intensity, and outdated uses. Therefore, adequate capacity exists to accommodate an emergency shelter for at least 28 homeless individuals (identified unsheltered homeless population in Imperial Beach) and at least one year-round emergency shelter. These properties can either be redeveloped or adapted to accommodate emergency shelters. Specifically, the Palm Avenue corridor traverses the heart of the City and potential emergency shelter sites would be near services and along major transportation corridors. Such locations are ideal for housing persons who would require access to social and supportive services.

Single-Room Occupancy

SRO units are one-room units intended for occupancy by a single individual. They are distinct from a studio or efficiency unit, in that a studio is a one-room unit that must contain a kitchen and bathroom. Although SRO units are not required to have a kitchen or bathroom, many SROs have one or the other. The City will amend the Zoning Ordinance to facilitate the provision of SROs consistent with State law. SROs will be conditionally permitted in the C/MU-1 zone as a use in conjunction with other multi-family housing or mixed use developments. SROs will be encouraged and facilitated through identification of potential locations and through city assistance with grant writing.

Live/Work Units

To facilitate pedestrian activity and mixed-use development within commercial corridors, the City amended the Zoning Ordinance to allow these units by right within the C/MU zones.

Farmworker Housing

As an urbanized community, there is no land within Imperial Beach designated for agricultural use and no zone allows agricultural uses. The Census identified only 165 persons employed with farming, forestry, and fishery occupations in 2000. This represents less than one percent of the City's population. Therefore, the City has no specific need for farmworker housing.

Employee Housing

Currently, the City's Zoning Ordinance does not specially address employee housing. The City will amend the Zoning Ordinance to comply with Section 17021.5 of the State Health and Safety Code regarding employee housing. Any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation for the purposes of this section of the Health and Safety Code.

3.2.5 Housing for Persons with Disabilities

Both the federal Fair Housing Amendment Act (FHAA) and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling.

As part of this Housing Element update, the City conducted an analysis of the Zoning Ordinance, permitting procedures, development standards, and building codes to identify potential constraints for housing for persons with disabilities. The City's policies and regulations regarding housing for persons with disabilities are described below.

Zoning and Land Use

Restrictive land use policies and zoning provisions can constrain the development of housing for persons with disabilities.

Definition of Family

Local governments may restrict access to housing for households failing to qualify as a "family" by the definition specified in the Zoning Ordinance. Specifically, a restrictive definition of "family" that limits the number of and differentiates between related and unrelated individuals living together may illegally limit the development and siting of group homes for persons with disabilities but not for housing families that are similarly sized or situated.⁶

The City of Imperial Beach Zoning Ordinance defines "family" as means an individual, or two or more persons related by blood or marriage, or a group of unrelated individuals living together

⁶ California court cases (*City of Santa Barbara v. Adamson*, 1980 and *City of Chula Vista v. Pagard*, 1981, etc.) have ruled an ordinance as invalid if it defines a "family" as: (a) an individual; (b) two or more persons related by blood, marriage, or adoption; or (c) a group of not more than a specific number of unrelated persons as a single housekeeping unit. These cases have explained that defining a family in a manner that distinguishes between blood-related and non-blood related individuals does not serve any legitimate or useful objective or purpose recognized under the zoning and land use planning powers of a municipality, and therefore violates rights of privacy under the California Constitution.

and bearing the generic character of a relatively permanent bona fide housekeeping unit sharing such needs as cooking facilities. The Zoning Ordinance also defines “family” to include persons living together in a licensed “residential facility” servicing six or fewer persons as that term is defined in California Health and Safety Code Section 1502(a)(1). The City’s definition is not a constraint because it does not limit the number of or differentiate between related and unrelated individuals occupying a dwelling unit.

Residential Care Facilities

Under State Lanterman Developmental Disabilities Services Act (aka Lanterman Act), small licensed residential care facilities for six or fewer persons must be treated as regular residential uses and permitted by right in all residential districts; Imperial Beach is compliant with the Lanterman Act. The City has no distance and siting requirements for residential care facilities.

Parking Standards

All multi-family complexes are required to provide handicapped parking spaces, depending on the size of the development. The City is flexible and works with the developers of special needs housing and will reduce parking requirements if the applicant can demonstrate a reduced need for parking. For example, the Zoning Ordinance authorizes the Planning Commission/City Council to make exceptions to development standards, including off-street parking requirements, for senior housing developments.

Reasonable Accommodation

Otherwise regular development standards under unique circumstances may be found constraining to the development or improvement of housing for persons with disabilities. Therefore, it may be reasonable to accommodate requests from persons with disabilities to waive a specific requirement or standard of the Zoning Ordinance to ensure that homes are accessible for the mobility impaired. For example, a setback and encroachment standard may need to be relaxed in order to accommodate the construction of a ramp. Whether a particular modification is reasonable depends on the circumstances, and must be decided on a case-by-case basis.

The City will amend its Zoning Ordinance to establish the process for requesting and grant reasonable accommodations in the application of the Zoning regulations for persons with disabilities. Requests for reasonable accommodation will be reviewed and decided by the Community Development Director. The decision will be based on the following criteria:

- The accommodation is reasonable considering the nature of the applicant’s disability, the surrounding land uses, and the rule, standard, policy, or practice from which relief is sought.
- The accommodation is necessary to afford the applicant equal opportunity to enjoy and use a dwelling.
- The accommodation will have only incidental economic or monetary benefits to the applicant, and the primary purpose of the accommodation is not to assist with real estate speculation or excess profit taking.
- The accommodation does not create a substantial adverse impact on surrounding land uses, or a public nuisance, that cannot be reasonably mitigated.
- The accommodation is reasonably feasible considering the physical attributes of the property and structures.

- There are no alternative accommodations which may provide an equivalent level of benefit to the applicant, while minimizing adverse impacts on surrounding land uses and lessening the financial and/or administrative burden on the City.
- In the case of a determination involving a one-family dwelling, whether the household would be considered a single housekeeping unit if it were not using special services that are required because of the disabilities of the residents.
- The requested accommodation does not impose an undue financial or administrative burden on the City.
- The requested accommodation does not require a fundamental alteration in the nature of a program.

Building Codes

The City enforces the California Building Code (CBC), which regulates the access and adaptability of buildings to accommodate persons with disabilities. Furthermore, Government Code Section 12955.1 requires that 10 percent of the total dwelling units in multi-family buildings without elevators consisting of three or more rental units or four or more condominium units are subject to the following building standards for persons with disabilities:

- The primary entry to the dwelling unit shall be on an accessible route unless exempted by site impracticality test.
- At least one powder room or bathroom shall be located on the primary entry level served by an accessible route.
- All rooms or spaces located on the primary entry level shall be served by an accessible route. Rooms and spaces located on the primary entry level and subject to this chapter may include but are not limited to kitchens, powder rooms, bathrooms, living rooms, bedrooms, or hallways.
- Common use areas shall be accessible.
- If common tenant parking is provided, accessible parking is required.

Compliance with provisions of the Code of Regulations, CBC, and federal Americans with Disabilities Act (ADA) is assessed and enforced by the Building and Safety Division of the Community Development Department as a part of the building permit submittal.

The City has not adopted any amendments to the CBC that might diminish the ability to accommodate persons with disabilities. In fact the City of Imperial Beach rigorously enforces the disabled access provisions found in Chapters 11A (Housing Accessibility) and 11B (Accessibility to Public Buildings, Public Accommodations, Commercial Buildings and Publically Funded Housing) of the CBC.

Conclusion

The City has not adopted unique restrictions that would constrain the development of housing for persons with disabilities. The State has removed any City discretion for review of small group homes for persons with disabilities (six or fewer residents). The City does not impose additional zoning, building code, or permitting procedures other than those allowed by State law. There are no City initiated constraints on housing for persons with disabilities caused or controlled by the City. The City also allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with accessibility requirements. Such retrofitting is permitted under State law. Although the City works with applicants who need special accommodations in their homes to ensure that application of building code requirements does not create a constraint, the City does not have a formal procedure for processing

accommodation requests. The City will adopt a ministerial procedure for review and approval of reasonable accommodation requests to mitigate this constraint.

3.2.6 Planning and Development Fees

Developers are subject to a variety of fees and exactions to cover the cost of processing permits and providing necessary services and facilities. In general, these fees can be a constraint on housing development and compromise affordability because the additional cost borne by developers contributes to overall increased housing unit cost. However, the fees are necessary to maintain adequate planning services and other public services and facilities in the City. Planning fees for a typical residential project is displayed in Table H-37. The City's planning fees are deposit-based. If the actual cost of providing a service under this title is less than the amount deposited, the City returns the balance to the applicant. If the actual cost of providing a service is more than the amount deposited, the City collects the balance from the applicant. Surrounding jurisdictions also implement a full cost recovery policy for planning and development fees. Imperial Beach's initial deposits are moderate when compared to these neighboring jurisdictions (see Table H-38).

Review/Permit	Deposit
CEQA	\$1,000
Initial Assessment	\$2,000
Negative Declaration	\$7,000
Environmental Impact Report	
Coastal Permit	\$1,500
Administrative	\$2,000
Regular	
Conditional Use Permit	\$2,000
Design Review	\$1,500
General Plan Amendment	\$5,000
Rezone	\$3,000
Site Plan Review	\$3,000
Subdivisions	\$500
Boundary Adjustment	\$2,500
Tentative Parcel Map	\$2,000
Parcel Map	\$3,000
Tentative Map	\$2,500
Final Map	
Variance	\$1,800

Source: City of Imperial Beach, 2011.

Fee Type	Imperial Beach	National City	Chula Vista	San Diego
Coastal Development Permit				
--Administrative	\$1,500	\$2,183	\$5,000	\$8,000
--Regular	\$2,000	\$2,485	\$11,000	
Conditional Use Permit	\$2,000	\$1,973	\$11,000	\$8,000
Variance	\$1,800	\$2,005	\$9,000	\$8,000
Rezone	\$3,000	\$2,485	\$10,000	\$12,000
General Plan Amendment	\$5,000	\$2,485	\$20,000	\$12,000

Tentative Parcel Map	\$2,500	\$1,625	\$10,000	\$2,500
Tentative Tract Map	\$3,000	\$2,485	\$10,000 - \$20,000	\$10,000
<i>Sources: City of Imperial Beach, 2011; City of National City, 2011; Chula Vista, 2011; and City of San Diego, CA.</i>				

Development impact fees are established for mitigating various development impacts based on the specific existing conditions of and projected needs for infrastructure and public facilities, usually due to rapid growth. Therefore, comparing the levels of impact fees across communities does not recognize the unique circumstances for establishing these fees. Furthermore, impact fees are subject to the requirements of State law for ensuring reasonableness and proportionate share of responsibility. The key development impact fees charged by the City include: water, sewer, public facilities, and school fees. Overall fees charged by the City are limited and do not constrain housing development. The City does not distinguish between single-family or multi-family when calculating impact fees. The South Bay Unified and Sweetwater Union High School Districts also charge development impact fees. These fees are set by the school districts and updated periodically to offset school facilities impacts pursuant to SB 50. Table H-39 below summarizes the fee estimates for a typical single-family unit and a typical small multi-family development.

Fee	Single-Family (Detached Unit)	Multi-Family (5-Unit Apartment with Garage)
Habitable Area	1,482 sq. ft.	6,656 sq. ft.
Garage Area	441 sq. ft.	2,280 sq. ft.
Total Valuation	\$224,087.00	\$675,268.00
Building Plan Check Fees	\$1,609.91	\$4,211.78
Building Permit Fees	\$2,476.78	\$6,479.66
Electrical Permit Fees	\$226.00	\$275.00
Plumbing Permit Fees	\$214.00	\$694.00
Mechanical Permit Fees	\$125.00	\$345.00
Energy Plan Check & Inspection Fees	\$ 210.00	\$560.00
Disabled Access Plan Check & Inspection Fees	---	\$280.00
SMIP(Strong Motion Instrumentation Program) Fee	\$20.00	\$67.53
Imaging Fee	\$2.00	\$2.00
Sewer Capacity Charge	\$1,230.00	\$6,150.00
Residential Construction Cost	\$1,100.00	\$5,200.00
Transnet Fees	\$2,165.00	\$10,825.00
Total City Fees	\$9,378.69	\$35,089.97
School Impact Fees	\$4,045.86	\$18,170.88
Total City & School District Fees	\$13,424.55	\$53,260.85
Per Unit Fee	\$13,424.55	\$10,652.17
<i>Source: City of Imperial Beach, 2012.</i>		

Overall, planning and development impact fees in the City represent less than five percent of the overall development costs and do not constrain housing development in the City. The Community Development Director may waive portions of any deposit if certain aspects of a permit may be inapplicable or if multiple permits are processed concurrently. The City has waived impact fees for affordable housing projects and will review the appropriateness of reducing, waiving, and/or

deferring impact and/or processing fees for units affordable to very low and low income households, including senior housing, and apartment units, and housing for special needs groups, including agricultural employees, emergency /transitional housing, and housing for persons with disabilities, to make the development of such units more financially feasible.

3.2.7 On- and Off-Site Improvements

Requirements for on- and off-site improvements vary depending on the presence of existing improvements, as well as the size and nature of the proposed development. Given the built out character of Imperial Beach, most residential areas are already served with infrastructure. The City has established specific standards for improvements and facilities to serve new development, including: curb/gutter and drainage facilities, sidewalks, paved streets, landscaping and water and sewer service. Such improvements are required as a condition of the subdivision map, or if there is no required map, improvements are required as part of the building permit. These on- and off-site improvements promote the health, safety and general welfare of the public.

Curbs/gutters and drainage facilities direct storm and runoff water out of residential developments. City roadways are required to be paved. Pavement creates an all-weather roadway, facilitates roadway drainage, and reduces dust. It also produces a high-speed circulation system and facilitates relatively safe traffic movement. Roadways are classified by the City according to traffic needs and are defined as follows:

- Arterial: six lanes with 80 feet right-of-way
- Major Street: four lanes, 80 feet right-of-way
- Collector: two to four lanes, with a 60 to 80 foot right-of-way
- Residential: two lanes, 50 foot right-of-way

Arterials, major streets, and collectors are designated on the General Plan according to existing and projected needs. Developers are responsible for the provision of roadways that are necessary to serve the project site. Sidewalks are also required for new residential development. Where sidewalks are available, safety of pedestrian traffic is enhanced, particularly for school-age children, the elderly and the physically impaired.

Landscaping is required for all zoning districts. Such required landscaping includes, but may not be limited to, shrubbery, trees, grass and decorative masonry walls. Landscaping contributes to a cooler and more aesthetic environment in the City by providing relief from developed and paved areas. All landscaping is installed by the developer.

Development of, and connection to, municipal water and sewer services are required as a condition of approving tract maps. Water service is necessary for a constant supply of potable water. Sewer services are necessary for the sanitary disposal of wastewater. These off-site requirements allow for the development of much higher residential densities.

3.2.8 Development Permit Procedures

Development review and permit processing procedures are necessary steps to ensure that residential construction proceeds in an orderly manner. The following discussion outlines the level of review required for various permits and timelines associated with those reviews. The

timelines provided are estimates; actual processing time may vary due to the volume of applications and the size and complexity of the projects.

Imperial Beach encourages the joint processing of related applications for a single project. As an example, a rezone petition may be reviewed in conjunction with the required site plan, coastal development permit, a tentative tract map, and any necessary variances. The vast majority of projects in Imperial Beach are governed by discretionary processes because the City is within a Coastal Zone. Therefore, most projects (with the exception of single-family homes outside the Coastal Zone) require discretionary permitting.

The City Council of Imperial Beach also acts as the Planning Commission, allowing more efficient processing of development reviews. Table H-40 below outlines the development review and approval procedures for residential developments. There are no differences in the review and approval processes between single-family and multi-family developments. For ministerial building permits, the issuance time is approximately two months. For discretionary permits that require a coastal permit, site plan and design review, and a tentative map, the time would be from 2.5 months to five months. Several more months of review is required for projects that require an Environmental Impact Report (EIR). On average, total processing time for an application can take two to six months depending on the complexity of the project.

Action/Request	Processing Time	Comments
Environmental Impact Report	6-12 months	Processing and review time limits controlled through CEQA. Accepted by decision making body
Negative Declaration	4-6 months	Processing time can be extended if the project has a longer review and approval period. Adopted by decision-making body.
General Plan Amendment	1 year	Gov. Code Section 65358 limits the number of times any element of the General Plan can be amended each calendar year. Requires a public hearing for the City Council.
Zone Change	9-12 months	Certain procedures and time limits established by Gov. Code Sections 65854-65857. Approved by the City Council.
Tentative Parcel Map	3-5 months	Approved by the City Council.
Site Plan Review	90 days	Approved by the Community Development Department and the City Council depending on the nature of the project
Design Review	90 days	Approved by the Community Development Department and the Design Review Board depending on the nature of the project.
Coastal Permit	2-6 months	Approved by staff or the City Council and then reported to the Coastal Commission.
Tentative Map	120 days	Approved by the Planning Commission/City Council.
Variance	60 days	Approved by the Planning Commission/City Council.
Conditional Use Permits	90 days	Approved by the Planning Commission/City Council.

Source: City of Imperial Beach, 2011.

Design Review

All development projects proposed adjacent to the Imperial Beach’s major corridors are subject to review by the City’s Design Review Board. Residential projects of four or fewer units located outside of major corridors are subject to design review by the Community Development Department. The Design Review Board and Community Development Department review projects in accordance with the City’s “Design Manual and Design Review Guidelines,” with the exception of areas within the City for which specific unique design criteria have been

established. Design Review for typical projects takes 90 days. Design review can occur concurrently with other reviews.

Site Plan Review

Site Plan Review is required to promote the best and most appropriate site development of property to ensure that proposed development is not detrimental to the neighborhood or city in general. All single-family projects proposed in the R-3000, R-2000, and R-1500 zones that contain two to four units require Site Plan Review approval by the Community Development Department and five or more units require Site Plan Approval by the Planning Commission. Similarly, multi-family projects containing two to four units require Site Plan Review approval by the Community Development Department and five or more units require Site Plan Review approval by the Planning Commission (City Council). A public hearing is required for all residential projects that require Site Plan Review.

The Planning Commission (City Council) and/or Community Development Department must consider the following factors when considering a Site Plan Review application:

- That the proposed use does not have any detrimental effect upon the general health, welfare, safety and convenience of persons residing or working in the neighborhood, or is not detrimental or injurious to the value of the property and improvements in the neighborhood;
- That the proposed use does not adversely affect the general plan or local coastal program;
- That the proposed use is compatible with other existing and proposed uses in the neighborhood;
- That the location, site layout and design of the proposed use properly orients the proposed structures to streets, driveways, sunlight, wind and other adjacent structures and uses in a harmonious manner;
- That the combination and relationship of one proposed use to another on the site is properly integrated;
- That access to and parking for the proposed use does not create any undue traffic problem;
- That all other applicable provisions of this title are complied with; and
- Any other considerations, as the planning commission and/or community development department deem necessary, to preserve the health, welfare, safety and convenience of the city in general.

The City works with project applicants to resolve site design and operational issues, either through modifications to the site design or through conditions of the site plan approval. The City has not denied uses based on concerns relating to site design and other operational issues.

Coastal Development Permit

Most of the City is located within the Coastal Zone and almost all residential development applications require Coastal Development Permit approval.⁷ Residential applications for more than four units that require Site Plan Review are set for at least one public hearing before the Planning Commission (City Council) unless the project is determined to qualify for administrative approval, in which case it is processed by the Community Development Department. A Coastal

⁷ Building permits for improvements to most single family residences are exempt.

Development Permit is approved for all projects that conform to the California Coastal Act, the Local Coastal Plan, and all other applicable planning and zoning regulations of the City. Review and approval can take approximately two to six months depending on project complexity.

Conditional Use Permit

The City requires a CUP for various types of residential development applications, including Mobile Home Parks, Boarding Houses, Residential Care Facilities (in commercial districts), Mixed Use projects, and Senior Housing Developments. A CUP is required because of the unusual or unique characteristics of proposed land uses, the need to give special consideration to the proper location of such uses in relation to adjacent uses, and the lack of criteria for the inclusion of or exclusion of such uses in the zone. Planning Commission (City Council) review and approval of CUP applications takes approximately 90 days, depending on project complexity.

The Zoning Ordinance establishes the same criteria for review and approval of all CUP applications, regardless of proposed use. To approve a CUP, the Planning Commission (City Council) must make the following findings:

- That 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;
- That such use will not, under the circumstances of the particular use, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity;
- That the proposed use will comply with the regulations and conditions specified in this title for such use and for other permitted uses in the same zone; and
- That the granting of such conditional use will be in harmony with the purpose and intent of this code, the adopted general plan and the adopted local coastal program.

Conclusion

The City works closely with developers to approve single-family projects and multifamily projects in order to expedite approval procedures so as not to put any timing constraints on development. For a typical project, an initial meeting with the Community Development Department can be arranged to discuss the development proposal. Then a discretionary permit application must be filed, which is first reviewed by the Planning Department and other agencies such as Public Works for consistency with City ordinances and General Plan guidelines. Depending upon the nature of the project, the Community Development Department approves the project or the Department makes recommendations to the Planning Commission (City Council) on a discretionary approval. After the project is approved, the Building Department performs plan checks and issues building permits. Throughout construction, the Building Department will perform building inspections to monitor the progress of the project. This process does not put an undue time constraint on the development of projects because of the close working relationship between City staff, developers, and the decision-making body.

3.2.9 Building Codes and Enforcement

The City of Imperial Beach enforces and administers the 2010 California Building Code (CBC) as mandated by the State of California. Newly constructed and renovated buildings must conform to the standards of the CBC. The City has not adopted any amendments to the CBC.

The Code Compliance Division which is a section of the Community Development Department enforces applicable building codes.

Compliance with the CBC should not significantly add to the cost of construction since the Code is mandated to be enforced statewide and costs should be relatively uniform across the State of California. Any costs associated with Building Code standards are necessary to protect the health safety and welfare of the citizens. Compliance ensures that all new or renovated buildings are structurally sound, have proper exiting and are equipped with necessary fire protection features. In addition the CBC mandates energy efficiency as well as provisions for access for persons with disabilities.

3.3 State and Federal Regulations

State and federal requirements may act as a barrier to the development or rehabilitation of housing, and affordable housing in particular. These include State prevailing wage requirements and environmental review requirements.

3.3.1 State Prevailing Wage Requirements

Labor Code Section 1720, which applies prevailing wage rates to public works of over \$1,000, defines public works to mean construction, alteration, installation, demolition, or repair work done under contract and paid for in whole or in part out of public funds. For example, public transfer of an asset for less than fair market value, such as a land write-down, would be construed to be paid for in part out of public funds and trigger prevailing wage requirements.

While the cost differential in prevailing and standard wages varies based on the skill level of the occupation, prevailing wages tend to add to the overall cost of development. In the case of affordable housing projects, prevailing wage requirements could effectively reduce the number of affordable units that can be achieved with public subsidies. The following types of projects are not however required to pay prevailing wages:

- Residential projects financed through issuance of bonds that receive an allocation through the State; or
- Single-family projects financed through issuance of qualified mortgage revenue bonds or mortgage credit certificates.

3.3.2 Environmental Protection

State and federal regulations require environmental review of proposed discretionary projects (e.g., subdivision maps, development review permits, etc.). Costs resulting from the environmental review process are also added to the cost of housing and are passed on to the consumer. These costs include the preparation of environmental analyses, and from delays caused by the mandated public review periods. However, the presence of these regulations helps preserve the environment and ensure environmental safety to Imperial Beach residents. Furthermore, recent State laws have established exemptions from CEQA for infill and affordable housing projects.

3.4 Infrastructure Constraints

The provision of infrastructure such as water and sewer to serve residential development is costly to local governments and special districts providing municipal services. This section provides an overview of potential utility service constraints in Imperial Beach.

3.4.1 Water

The City of Imperial Beach is served by the California American Water Company, a private water service that provides water to services to an area it refers to as the San Diego County District (formerly the Coronado District). California American Water Company purchases treated potable water from the City of San Diego. The City of San Diego obtains raw water from local reservoirs, the San Diego County Water Authority, and the Metropolitan Water District. The San Diego County District also has three emergency interconnections, one with each of the following: Otay Water District, Sweetwater Authority and North Island Naval Air Station. The Metropolitan Water District supplies the majority of raw water to the City of San Diego. The Metropolitan Water District obtains raw water from the Colorado River, via aqueduct, and the Sacramento Delta. The City of San Diego then treats the raw water at its three water treatment plants.

According to California American Water Company's 2010 Urban Water Management Plan (UWMP), in 2005 the company delivered 12,471 acre feet of water to the service area (which includes Imperial Beach). The projected service demand is expected to decline slightly to 12,344 acre feet by 2020 and increase only modestly to 13,008 acre feet by 2030. The California American Water Company entered a 25-year water purchase contract with the City of San Diego in 2004, which entitles the service area to at least 60 percent of the average system delivery per customer per day. However, according to the UWMP, the City of San Diego expects to be able to deliver 100 percent of the District's demand through 2010. The UWMP also anticipates adequate water supply to meet projected future demand through 2030 under single and multiple dry year scenarios. Therefore, adequate water supply is available to accommodate the RHNA during the Housing Element planning period.

Senate Bill 1087 (enacted 2006) requires that water providers develop written policies that grant priority to proposed development that includes housing affordable to lower-income households. The legislation also prohibits water providers from denying or conditioning the approval of development that includes housing affordable to lower income households, unless specific written findings are made. The City will provide a copy of the adopted Housing Element to the California American Water Company within 30 days of adoption. The City will continue to coordinate with the California American Water Company to ensure priority service provision to affordable housing developments.

3.4.2 Wastewater

The City of Imperial Beach is a member of the San Diego Metropolitan Sewerage System (Metro). The City operates its own waste water collection system and transports the sanitary waste to Metro's South Bay Interceptor which conveys it to the regional water treatment plant on Point Loma. The present collection system consists of 11 pump stations and approximately 50 miles of sewer lines. Based on the 2000 Amendment to the Regional Wastewater Disposal Agreement between the Cities of San Diego, Chula Vista, Coronado, Del Mar, El Cajon, Imperial Beach, La Mesa, National City, Poway, and various wastewater producing special

districts, the City of Imperial Beach purchased a quantity of wastewater treatment capacity based on then current and existing needs. At that time, Imperial Beach purchased 3.59 Million Gallons of treatment per day (MGD). According to recent billing statements from the City of San Diego, Imperial Beach averages approximately 2.25 MGD, leaving approximately 1.34 MGD of capacity available for future growth. This represents usage of approximately 37 percent of the total available under the existing contract. Assuming a new dwelling unit generates approximately 250 gallons of wastewater per day, 254 new units through the planning period would produce approximately 0.06 MGD, or 4.5 percent of the City's remaining contract capacity. With substantial capacity available, there would be no constraints on the availability of wastewater disposal or treatment.

Senate Bill 1087 also mandates priority sewage collection and treatment service to housing developments providing units affordable to lower-income households. The City will provide a copy of the adopted Housing Element to Metro within 30 days of adoption. The City will continue to coordinate with Metro to ensure priority service provision to affordable housing developments.

3.5 Environmental Constraints

A community's environmental setting affects the feasibility and cost of developing housing. Environmental issues range from the availability of water to the suitability of land for development due to potential exposure to seismic, flooding, and other hazards. If not properly recognized and accommodated in residential design, these environmental features could potentially endanger lives and property. This section summarizes these potential constraints on residential development in Imperial Beach.

3.5.1 Habitat and Hazardous Materials

None of the parcels identified in the residential sites inventory are constrained by sensitive habitat (including wetlands) or contamination that would prohibit developers from building. The vacant sites identified in the land survey are infill sites and are flat and generally rectangular in shape. As a result no major grading would be required on these parcels. The underutilized sites are infill commercial sites with potential to redevelop with residential uses on all floors above ground level.

3.5.2 Flooding

The Tijuana River Valley is subject to floods of great magnitude since it is the drainage way for the largest of the watershed basins in San Diego County. This drainage basin covers 1,700 square miles, only 27 percent of which lies within the United States. The River crosses the border at a point five miles inland from the Pacific Ocean and flows through the fertile Tijuana River Valley. This valley area is predominantly agricultural and open space. At the point where the river approaches the Imperial Beach City limits, it turns into an estuary. Most of the identified 100-year floodplain encompasses the estuary. This area has been designated as open space, due in part to its location in a flood plain, and in part to the natural habitat of the area. None of the parcels identified in the residential sites inventory are located within a floodplain.

3.5.3 Earthquakes

Available data indicates there are three major regional zones of faulting within the San Diego Region: (1) The San Jacinto Fault Zone, located in the eastern part of the County, is considered to be a major active branch of the San Andreas fault system; (2) The Elsinore fault zone paralleling the San Jacinto fault zone is the largest known active fault in the County of San Diego. (3) The Rose Canyon fault zone, paralleling the Pacific coastline, is considered to be the possible southeasterly extension of the Newport-Inglewood fault zone. None of the parcels identified in the residential sites inventory are located on known fault lines. The City requires engineering reports to establish appropriate design standards and mitigation measures taken to alleviate these hazards. However, the necessity of these reports is offset by the need for public safety and welfare, and thus the City does not consider the reports a constraint to housing development.

3.5.4 Farmland

None of the parcels identified in the residential sites inventory are covered by a Williamson Act contract.

Section 4: Housing Opportunities and Resources

Resources that are available for the development, rehabilitation, and preservation of housing in the City of Imperial Beach are discussed in this section. The analysis demonstrates the City's ability to satisfy its share of the region's future housing need, identifies financial and administrative resources available to support housing activities and facilitate implementation of City housing policies and programs. Opportunities for energy conservation are also explored.

4.1 Future Housing Needs

State law requires each community to play a role in meeting the region's housing needs. As such, the San Diego Association of Governments (SANDAG) has allocated the City of Imperial Beach housing production goals through year 2020. This section discusses how Imperial Beach has adequate existing residential site capacity to accommodate its share of regional housing needs during the planning period.

4.1.1 RHNA Requirement

The Regional Housing Needs Allocation (RHNA) developed and adopted by SANDAG covers an eleven-year growth projection and planning period (January 1, 2010 through December 31, 2020). The RHNA assigns a housing production to each jurisdiction in the region. Imperial Beach must identify adequate land with appropriate zoning and development standards to accommodate its allocation of the regional housing need.

According to the RHNA, Imperial Beach's share of regional future housing needs is a total of 254 new units between January 1, 2010 and December 31, 2020. This allocation is distributed into four income categories, as shown below in Table H-41. The RHNA includes a fair share adjustment which allocates future (construction) need by each income category in a way that meets the State mandate to reduce over-concentration of lower income households in historically lower income communities or areas within the region.

Income Category (% of County AMI)	Number of Units	Percent
Extremely Low (30% or less)*	30	11.8%
Very Low (31 to 50%)	33	13.0%
Low (51 to 80%)	48	18.9%
Moderate (81% to 120%)	45	17.7%
Above Moderate (Over 120%)	98	38.6%
Total	254	100.0%

Source: Final Regional Housing Needs Allocation, SANDAG, 2011.

AMI = Area Median Income

Note: * The City has a RHNA allocation of 63 very low income units (inclusive of extremely low income units). Pursuant to State law (AB 2634), the City must project the number of extremely low income housing needs based on Census income distribution or assume 50 percent of the very low income units as extremely low. According to the CHAS data developed by HUD, 29.5% of City households earned less than 50 percent of the AMI. Among these households, 46.9 percent earned incomes below 30% (extremely low). Therefore the City's RHNA allocation of 63 very low income units may be split into 30 extremely low and 33 very low income units. However, for purposes of identifying adequate sites for the RHNA allocation, State law does not mandate the separate accounting for the extremely low income category.

4.1.2 Credits toward the RHNA

The RHNA is an 11-year planning goal. Housing units built, under construction, or approved from January 1, 2010 onward can be credited towards meeting the City's RHNA. These units can be subtracted from the City's share of regional housing needs. The City must demonstrate in this Housing Element its ability to meet the remaining housing needs, through the provision of sites, after subtracting units under construction or anticipated (Table H-42).

Income/ Affordability Category	RHNA	Units Built	Units Under Construction	Units Approved	Units Pending Approval	Remaining Units Deficit
Very Low	63	0	0	3	0	60
Low	48	0	0	26	6	16
Moderate	45	0	4	1	0	40
Above Moderate	98	6	0	0	0	92
Total	254	6	4	30	6	208

Units Constructed

Since January 1, 2010, six single-family units have been constructed. These include: one single-family unit at 604 7th Street was constructed on March 1, 2010; one single-family unit at 1194 Connecticut Street was constructed on November 3, 2011; three single-family units at 1022, 1024, and 1026 Elm Avenue were constructed on December 1, 2011, and one single-family unit at 1221 East Lane was constructed on March 22, 2012.

Units under Construction

A total of four dwelling units within mixed use developments were under construction as of April 2012 (Figure H-10). The narrow 5,800 square-foot lots located in the C-3 (Neighborhood Commercial) zone will include ground floor commercial uses and achieve more than 80 percent of the allowable maximum density and meet all applicable development standards, including setbacks, building height, and parking. As demonstrated in the Community Profile of this Housing Element, moderate income households can afford to purchase a median priced home in Imperial Beach and the market provides a wide range of affordable rental options. Therefore, it is reasonable to assume that these units will be offered at rents affordable to moderate income households.

Figure H-10: Units under Construction

Before



1120 13th St (633-022-20-00) on 5,800 SF lot

Under Construction



Before



1150 13th St (633-022-16-00) on 5,800 SF lot

Under Construction



Units Approved

On October 5, 2011, the City Council approved a 30-unit mixed use development located on the northeast corner of Palm Ave. and Florence St. The project received a density bonus, modifications of development standards, and other incentives to achieve 53 units per acre. Of the 30 units, three will be deed-restricted affordable for very low income households, 26 for low income households, and there will be one manager unit. Because all multi-family rental housing in Imperial Beach is affordable to moderate income households, it is reasonable to assume that the manager unit will also be affordable to a moderate income household.

Units Pending Approval

On February 14, 2012, Habitat for Humanity applied to construct six low income townhomes on a vacant 10,500 square foot lot acquired by the City's former redevelopment agency. The property is located at 776 10th Street, in the C-1 zone (APN# 626-282-12-00).

Remaining Housing Need to be Accommodated

After accounting for units under construction and approved since January 1, 2010, a remaining need of 208 units exists, including 60 very low income, 16 low income, 40 moderate income units, and 92 above moderate income units. The City must demonstrate the availability of sites with appropriate zoning and development standards that can facilitate and encourage the development of such units by December 31, 2020.

4.1.3 Anticipated Second Dwelling Units

Second dwelling units are allowed by-right on over 2,900 parcels covering nearly 400 acres zoned R-3000, R-3000-D, R-2000, and R-1500. In the five-year period between January 1, 2005, and December 31, 2009, property owners constructed 79 second dwelling units. Based

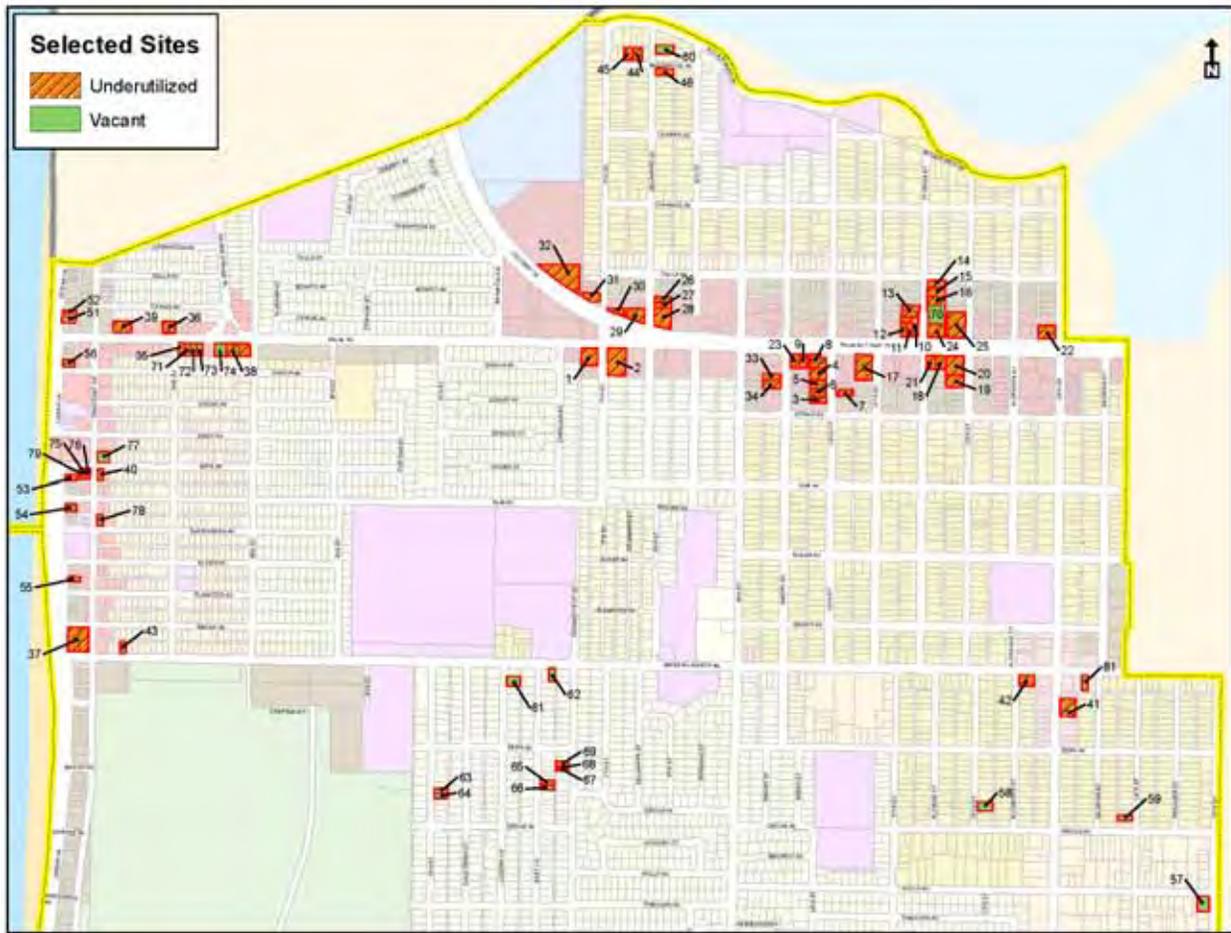
on historical level of production, the City anticipates at least 56 new second dwelling units through the end of the planning period. This represents an average of seven second dwelling units per year from 2012 through 2020, which is less than half the average number of units constructed annually during the last Housing Element planning period. Given the housing affordability analysis contained in the Community Profile, the City expects that all new second dwelling units constructed in Imperial Beach will be affordable to lower income households. However, because the City does not require that these units be deed restricted as affordable to lower income households, moderate income affordability is assumed for the purposes of the RHNA.

4.1.4 Residential Sites Inventory

As part of this Housing Element update, City staff identified residential sites that could accommodate Imperial Beach’s future housing needs. Table H-43 includes a summary of the detailed inventory of vacant and underutilized sites contained in Appendix C. As shown in Figure H-11, each identified site is adjacent to developed land and can be readily served with existing infrastructure.

Zoning	Parcel Count	Total Acres	Max Density	Max Capacity	Realistic Capacity		Affordability
					80% Max Density*	50% Mixed Use**	
<i>Vacant</i>							
R-1-6000	9	0.9	7 du/a	9 units	9 units	N/A	Moderate
R-3000 & R-3000-D	3	0.6	14 du/a	8 units	8 units	N/A	Moderate
R-2000	1	0.3	21 du/a	6 units	5 units	N/A	Moderate
R-1500	8	0.7	29 du/a	17 units	13 units	N/A	Moderate
C-3	1	0.1	21 du/a	3 units	2 units	1 unit	Moderate
C-2	10	1.6	29 du/a	42 units	35 units	18 units	Above
C-1	1	0.5	43 du/a	21 units	17 units	8 units	Lower
<i>Underutilized</i>							
R-3000-D	3	0.6	14 du/a	8 units	6 units	N/A	Moderate
R-2000	1	0.1	21 du/a	2 units	2 units	N/A	Moderate
C-3	3	0.7	21 du/a	14 units	11 units	5 units	Moderate
C-2	11	2.4	29 du/a	68 units	55 units	27 units	Above
C-1	43	10.9	43 du/a	463 units	364 units	172 units	Lower
<i>Notes:</i> *Assumes that the sites will develop with at least one unit per lot or at an average of 80 percent maximum allowable density. Summary data rounded down by parcel. **Assumes that only 50 percent of the commercial sites will develop as mixed use with a residential component. Summary data rounded down by parcel.							

Figure H-11: Vacant and Underutilized Sites



Realistic Capacity Assumptions

In order to assess the potential for housing development in the City of Imperial Beach, it is important to understand the actual or realistic housing capacity of identified sites, whether they are vacant sites or sites that have a reasonable potential for redevelopment. For the purposes of identifying realistic capacity, it is assumed that development will achieve at least 80 percent of the maximum allowable residential density. For the smaller lots in the inventory, a minimum of one dwelling unit is assumed for each legal lot. It is also assumed that 50 percent of the commercial sites will be developed with mixed-use and include multi-family units above ground-floor commercial uses.

These assumptions are based on historical development patterns and are necessary to accommodate for a variety of site specific factors that cannot be evaluated until a development proposal is brought to the City for review. Site shape, size, access, location, developer preferences and cumulative application of development standards will result in some parcels achieving maximum allowable residential density while others will achieve less than 80 percent of maximum allowable density. A CUP is required for mixed use; however, this is not a constraint on development. The City has approved five mixed use projects since 2001, including two redevelopment projects that are currently under construction. These privately-

funded market rate mixed use projects achieved an average of 82 percent maximum allowable density.⁸ No mixed use projects were denied during this period.

As part of the City's efforts to promote mixed use development along its commercial corridors, the City commissioned a land use study to review its development standards. The study recommends providing density and height incentives to mixed use projects that include large units (with three or more bedrooms). The City intends to adopt the recommendations of the study.

Vacant Sites

As an older urban community, the City's inventory of vacant residential and commercial land is limited. Only 33 parcels (4.8 acres) zoned for residential or commercial/mixed use are undeveloped and available for future housing development. The lots are small (average <5,250 square feet) and scattered with a maximum capacity of 108 units; however, the City estimates that the realistic capacity of these sites is 62 units.

Underutilized Sites

Although the recent economic downturn has slowed all development in the City (residential and commercial), redevelopment of underutilized sites continues to be a viable option in Imperial Beach. In addition to the two mixed-use projects currently under construction, eight single-family homes have been demolished and redeveloped with 15 new single-family and duplex units since 2008. Given a limited supply of vacant land in Imperial Beach and urbanized South San Diego County, the City anticipates that increased redevelopment activities within the planning period will occur as the economy continues to recover.

The City has identified 61 parcels (14.7 acres) zoned for residential and commercial/mixed use that are underutilized and ripe for redevelopment. The underutilized properties are larger on average than the vacant sites (average >10,000 square feet); however, the largest site is approximately one acre. Although some portions of each of these sites are developed with existing commercial, manufacturing, and/or residential uses, the existing uses are of marginal economic viability, the structures are at or near the end of their useful life, and/or the existing intensity of development is substantially lower than allowed by existing zoning. Most sites are adjacent or in close proximity to each other and are appropriate for consolidation into large development projects. Potential for lot consolidation is also identified in the detailed sites inventory in Appendix C. Program 11 in the Housing Plan section of this Housing Element identifies incentives for lot consolidation. Given these existing conditions and the zoning capacity for higher density residential, the City feels these sites are the most viable redevelopment opportunities to accommodate the housing need within the planning period. These underutilized sites have the capacity to yield up to 554 new dwelling units; however, the City estimates that the realistic capacity of these sites is 212 new units.

Affordability Assumptions

The realistic capacity of the City's vacant and underutilized sites plus anticipated second dwelling units could result in 330 new dwelling units by the end of year 2020. This exceeds the City's remaining RHNA of 208 units for the 2010-2020 planning period, and the following discussion demonstrates that the City has adequate capacity to accommodate the RHNA by income category:

⁸ Specifically, redevelopment of properties located at 1120, 1126, 1146, 1150, and 1189 13th Street in the C-3 zone.

- **Lower Income Sites:** Government Code Section 65583.2(c)(3)(B) allows local governments to utilize a “default” numerical density standard for establishing adequate zoning to accommodate lower income housing. With a maximum allowable density of 43 units per acre, the C-1 (General Commercial) zone, meets the statute’s “default” density standard. Therefore, the vacant and underutilized C-1 parcels identified in Appendix C have adequate zoning to accommodate at least 180 lower income units.
- **Moderate Income Sites:** The housing market analysis in the Community Profile of this Housing Element demonstrates that moderate income households can afford to a wide range of rental options and purchase a median priced home in Imperial Beach. As such, the City assumes that sites in Appendix C zoned R-1-6000, R-3000, R-3000-D, R-2000, R-1500, C-3, and C-2 zones could accommodate at least 49 units affordable to moderate income households. Another 56 moderate income second dwelling units can be accommodated on at least 2,900 parcels zoned R-3000, R-3000-D, R-2000, and R-1500.
- **Above Moderate Income Sites:** Vacant and underutilized sites zoned C-2 (Seacoast Commercial) are located within two blocks of the beach and provide convenient access to shopping, dining, and entertainment. The proximity to such amenities increases the likelihood that these units will be offered at higher prices than most other homes in Imperial Beach. Therefore, for the purposes of this analysis, the City assumes that the C-2 sites in Appendix C could be developed with at least 45 above moderate income units.

4.1.5 Suitability of Underutilized Sites

Imperial Beach is an older urbanized community with limited development opportunities on vacant land. As such, vacant sites cannot accommodate Imperial Beach’s entire share of the regional housing need and the City relies on underutilized properties to demonstrate sufficient capacity during the planning period. This section demonstrates that the underutilized sites are suitable for redevelopment within the planning period.

All the sites identified include marginal uses such as independent auto repair shops or used car sales, small homes on large lots, small commercial offices or retail businesses that have outdated configurations and marginal operations. Nearly all of the existing structures are in either dilapidated or poor condition. The structures that are in fair condition are on lots that are highly underutilized based on the allowable zoning. Figure H-12 and Figure H-13 depict typical existing conditions on underutilized sites in the commercial and residential zones.

Figure H-12: Example Commercial Sites



Abandoned motel on a 45,300-square-foot lot in the C-1 zone (Site# 32).



Vacant commercial building on a 5,250-square-foot lot in the C-2 zone (Site# 35).



Marginal coin operated car wash on an 11,620-square-foot lot in the C-3 zone (Site# 42).



Small dwelling on an 11,400-square-foot lot in the C-1 Zone (Site# 34)

Figure H-13: Example Residential Sites



Small single family dwelling on a 4,780-square-foot lot in the R-2000 zone (Site# 43).



Marginal operating industrial use on an 8,250-square-foot lot in the R-3000-D zone (Site# 44).

Recent construction and development applications demonstrate active demand for the redevelopment in Imperial Beach. The City recently received an application to convert an existing industrial building located within the R-3000-D zone and located at 730 Basswood Ave (Site #44 depicted above) into an attached duplex. At only 8,250 square feet, this site is similar in size and shape and has similar improvements to the two commercial sites on 13th Street that are currently being redeveloped with mixed use (see Figure H-10). All three of these sites are similar to the majority of sites in Appendix C. Therefore, the City concludes that its inventory of underutilized sites is suitable for redevelopment within the planning period.

Public Services and Infrastructure Availability

As discussed in details in the Constraints section of the Housing Element, no significant public service or infrastructure constraints have been identified. Existing water delivery and

wastewater collection infrastructure is available to all properties located in the residential sites inventory and the City has adequate water and wastewater capacity to accommodate the RHNA of 254 units. All sites are adjacent to existing public roadways and are serviceable by the City's police and fire departments, as well as private companies that provide phone, cable, gas, and electric service.

4.1.6 Summary

Table H-44 summarizes the City's accommodation of the RHNA for all income groups during the 2010-2020 planning period. After accounting for development credits, anticipated second dwelling units, and realistic capacity of vacant and underutilized sites, the City has identified surplus capacity of 122 total units, including a surplus of 104 lower income and 65 moderate income units.

Income	RHNA	Credits	Remaining RHNA	Anticipated SDUs	Sites Capacity	Surplus/ Shortage
Very Low (<50% AMI)	63	3	60	0	180	+104
Low (51-80% AMI)	48	32	16			
Moderate (81%-120% AMI)	45	5	40	56	49	+65
Above Moderate (>120% AMI)	98	6	92	0	45	-47
Total	254	46	208	56	274	+122

4.2 Financial Resources for Housing

As a small city, Imperial Beach has limited access to funding sources for affordable housing activities. The following section describes the three largest housing funding sources the City of Imperial Beach can use for housing production, rehabilitation, or preservation: Balance of redevelopment set-aside funds; the Housing Choice Voucher Program; and CDBG funds.

4.2.1 Redevelopment Housing Set-Aside

Prior to dissolution in February 2012, State law required the City's redevelopment agency to set aside a minimum of 20 percent of all tax increment revenue generated from redevelopment projects for affordable housing. The "set-aside" or Lower and Moderate Income Housing Fund (LMIHF) must be used for activities that increase, improve, or preserve the supply of affordable housing. Redevelopment law required that all new or substantially rehabilitated housing units developed or otherwise assisted with the Agency's set aside funds must remain affordable to the targeted income group for at least 55 years for rentals and 45 years for ownership housing.

In February 2012, the City formed a Housing Authority to oversee the remaining balance of LMIHF. Members of the City Council comprise the Authority's decision-making body. As of March 2012, the Imperial Beach Housing Authority has a balance of \$5,674,640 in the LMIHF. The majority of the LMIHF has been committed to American Legion, the 30-unit project under construction. Other uses of the funds include monitoring of various affordable housing projects (Hemlock and Calla; Beachwind), Housing Element update, Clean and Green, the Habitat for Humanity project. No new LMIHF will be generated with the dissolution of the redevelopment agency.

4.2.2 Housing Choice Voucher Program

The Housing Choice Voucher Program is a federal program that provides rental assistance to very low income persons in need of affordable housing. The program offers a voucher to income-qualified tenants that pays the difference between the payment standard (an exception to fair market rent) and what a tenant can afford to pay (e.g. 30 percent of their income). A voucher allows a tenant to choose housing that may cost above the payment standard, with the tenant paying the extra cost. The San Diego County Department of Housing and Community Development (County HCD) administers the Housing Choice Voucher Program in Imperial Beach. Approximately 400 households in Imperial Beach receive assistance through the Housing Choice Voucher Program.

4.2.3 Community Development Block Grant (CDBG) Funds

The CDBG program provides funds for a range of community development activities. The program is flexible in that the funds can be used for a range of activities. The eligible activities include, but are not limited to: acquisition and/or disposition of real estate or property, public facilities and improvements, relocation, rehabilitation and construction (under certain limitations) of housing, homeownership assistance, and also clearance activities. CDBG funds can be used for a wide array of activities, including:

- Housing rehabilitation;
- Downpayment and other homeownership assistance;
- Lead-based paint screening and abatement;
- Acquisition of buildings and land;
- Construction or rehabilitation of public facilities and infrastructure;
- Removal or architectural barriers;
- Public services for low-income persons and persons with special needs;
- Rehabilitation of commercial or industrial buildings; and
- Loans and grants for businesses that provide employment for low-income persons.

The City of Imperial Beach does not qualify as an entitlement jurisdiction to receive annual CDBG allocations directly from HUD.⁹ The County provides community development improvement CDBG dollars to the unincorporated areas within the County and the cities of Coronado, Del Mar, Imperial Beach, Lemon Grove, Poway and Solana Beach for a wide variety of housing and community development activities. The dollars are allocated to the cities based on a formula that accounts for population levels, overcrowding and poverty. Annually, the City receives approximately \$125,000 in CDBG funds through the County. Given the small total allocation, the City has historically allocated CDBG funding to support capital improvements in low and moderate income neighborhoods.

⁹ A jurisdiction must have a population of 50,000 or over to qualify as an entitlement jurisdiction to receive annual funding from HUD directly.

4.3 Administrative Resources

Described below are public agencies and non-profit organizations that have been involved or are interested in housing activities in Imperial Beach. These agencies play important roles in meeting the housing needs of the community. In particular, these agencies and organizations have been or are currently involved in the improvement of the housing stock, expansion of affordable housing opportunities, preservation of existing affordable housing, and/or provision of housing assistance to households in need in Imperial Beach.

4.3.1 San Diego County HCD

San Diego County HCD is a public agency that provides subsidized housing and other housing-related services to lower and moderate income individuals and families. In addition to conventional public housing within San Diego County, the Department administers several rental assistance programs such as the Housing Choice Voucher Program, Family Self-Sufficiency, Shelter + Care, and Housing Opportunities for Persons with AIDS.

County HCD also operates a range of housing programs using HUD and State funds. As participating jurisdiction, Imperial Beach residents are eligible to receive assistance through the following programs:

- Home Repair Loan/Grant Program
- Downpayment and Closing Cost Program
- Mortgage Credit Certificate Program

4.3.2 Private Developers and Service Providers

Private developers and service providers are available to assist with the provision of housing and housing-related services within Imperial Beach. These private entities can be for-profit and non-profit ventures. The following affordable housing developers have expressed interest in developing and/or preserving affordable housing in San Diego County:

- Affordable Housing Applications (AHA Housing)
- Affordable Housing People
- Alpha Project
- American Legion
- Bridge Housing Corporation
- Casa Familiar
- Catholic Charities
- Chicano Federation of San Diego County
- City of San Diego Housing Commission
- Community Housing Group
- Community Housing Works
- County of San Diego Housing and Community Development Department
- Episcopal Community Services
- Habitat for Humanity
- Housing Development Partners of San Diego
- Imperial Beach Gardens
- Jamboree Housing

- Lutheran Social Services
- MAAC Project
- San Diego Community Land Trust
- San Diego County Housing and Community Development Department
- San Diego Interfaith Housing Federation
- South Bay Community Services
- St. James Lutheran Senior Housing
- Vietnam Veterans of San Diego

The City will continue to work with these and other qualified housing developers and service providers to create affordable housing through new construction, acquisition/rehabilitation, and preservation.

4.4 Opportunities for Energy Conservation

Construction of energy efficient buildings can add to the production costs of ownership and rental housing. Over time, however, housing with energy conservation features should reduce occupancy costs as the consumption of fuel and electricity is decreased. This can result in monthly housing costs that are equal to or less than what they otherwise would have been had no energy conservation devices been incorporated in the new residential buildings. This section provides an overview of opportunities for energy conservation during the 2013 to 2020 housing planning period.

4.4.1 State Regulations

Title 24 of the California Administrative Code establishes energy conservation standards that must be applied to all new residential buildings. The regulations specify energy saving design for walls, ceilings and floor installations, as well as heating and cooling equipment and systems, gas cooling devices, conservation standards and the use of non-depleting energy sources, such as solar energy or wind power. Compliance with the energy standards is achieved by satisfying certain conservation requirements and an energy budget. Among the alternative ways to meeting the energy standards are the following:

- **Alternative 1:** The passive solar approach which requires proper solar orientation, appropriate levels of thermal mass, south facing windows, and moderate insulation levels.
- **Alternative 2:** Generally requires higher levels of insulation than Alternative 1, but has no thermal mass or window orientation requirements.
- **Alternative 3:** Also is without passive solar design but requires active solar water heating in exchange for less stringent insulation and/or glazing requirements.

Residential developers must comply with these standards while localities are responsible for enforcing the energy conservation regulations.

4.4.2 State and Federal Programs

The California Department of Community Services and Development in partnership with the network of local community services agencies that assist lower-income households, administers the Low Income Home Energy Assistance Program (LIHEAP) and Energy Low Income Weatherization Assistance Program (DOE-LIWAP). LIHEAP provides financial assistance to lower income households to offset the costs of heating and/or cooling their residences. DOE-LIWAP provides installation and weatherization measures that increase energy efficiency of existing residential and multi-family dwellings occupied by lower-income persons. Eligible weatherization services include a wide variety of energy efficiency measures that encompass the building envelope, its heating and cooling systems, its electrical system, and electricity consuming appliances.

4.4.3 Local Measures

The City recently adopted a Green Building Code, which introduces sustainable construction practices in planning, design, energy, resource and water efficiency, material conservation and environmental quality. Furthermore, the City allows mixed-use development in commercial zones and within residential zones with the Mixed Use Overlay districts. Policies and programs of this Housing Element will encourage and facilitate the redevelopment of underutilized commercial sites within the City's primary transit corridors. Mixed-use residential development that is both pedestrian- and transit-oriented conserves energy by reducing the number of vehicular trips and efficient use of land and construction materials.

The City's Clean and Green Program provides qualified very low, low and moderate income single-family homeowners with grants for energy efficient and water conservation improvements. Also, an eligible expense in the program is the installation of accessibility improvements.

4.4.4 Private Sector Programs

The following private sector energy conservation programs are available to housing developers and Imperial Beach residents:

- **California Alternative Rates for Energy (CARE):** Lower-income customers enrolled in the CARE program receive a 20 percent discount on their electric and natural gas bills and are not billed in higher rate tiers that were created for San Diego Gas & Electric (SDG&E). CARE is funded through a rate surcharge paid by all other utility customers.
- **Energy Assistance Program Rate (EAPR):** Includes a one-year electric rate reduction home energy audit, free compact fluorescent lights, and replacement of inefficient refrigerators. Income qualification and enrollment by Red Cross.
- **Family Electric Rate Assistance Program (FERA):** This program was developed for families whose household income slightly exceeds the threshold for assistance in other energy program allowances. Qualifying households have some of their electricity usage billed at a lower rate.
- **Low Income Energy Efficiency Program (LIEE):** The LIEE program provides no-cost weatherization services to lower-income households who meet the CARE guidelines.

Services provided include attic insulation, energy efficient refrigerators, energy efficient furnaces, weather stripping, caulking, low-flow showerheads, water heater blankets, and door and building envelop repairs that reduce air infiltration.

- **Salvation Family Emergency Services:** Utility assistance and energy conservation counseling is available from the Salvation Army.
- **Residential Energy Standards Training:** SDG&E offers seminars on energy efficiency compliance best practices. Architects, designers, builders, engineers, energy consultants, HVAC contractors, building department inspectors, and plan checkers are encouraged to learn about new technologies that improve energy efficiency and reduce the cost of complying with evolving State energy standards.
- **Lighting Turn-In Program:** Through this program, SDG&E replaces resident's incandescent bulbs with more energy-efficient compact fluorescent bulbs (CFLs) free of charge. Residents can access the program via community events that are held throughout SDG&E's service area and coordinated through an extensive network of community organizations and government agencies.
- **Rebate Program:** SDG&E offers rebates for single-family and multifamily dwelling units for certain improvements in their units that lead to greater energy efficiency. These improvements include purchase and installation of insulation, energy efficient appliances, and the replacement of old light bulbs with Energy Star light bulbs.

Section 5: Housing Plan

Previous sections of the Housing Element established the housing needs, constraints, opportunities and resources in the City of Imperial Beach. The Housing Plan presented in this section sets forth the City's goals, policies and programs to address Imperial Beach's identified housing needs:

- **Goals** are the results that the City desires to achieve over the housing planning period. They are general expressions of values or preferred outcomes, and therefore, are abstract in nature and may not be fully attained. The goals are the basis for City policies and actions during this period.
- **Policies** are specific statements that will guide decision-making. Policies serve as the directives to developers, builders, service providers, decision makers and others who will initiate or review new development projects or seek to provide housing-related services in Imperial Beach. Some policies stand alone as directives, but others require that additional actions be taken. These additional actions are listed under "programs" below.
- **Programs** are the core of the City's housing strategy. Programs translate goals and policies into actions. These include on-going programs, procedural changes, zoning ordinance changes, and other actions that implement the housing policies and help achieve housing goals. Each program identifies the responsible agency, funding source, timeframe for implementation, and specific objectives.

5.1 Review of Past Accomplishments

Government Code Section 65588(a) requires each jurisdiction to review its housing element as frequently as appropriate to evaluate:

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal;
- The effectiveness of the housing element in attainment of the community's housing goals and objectives; and
- The progress of the city, county or city and county in implementation of the housing element.

This section documents the City's achievements under the 2005-2010 Housing Element with respect to the actions and objectives contained therein. The City's efforts and accomplishments under the 2005-2010 (extended by SB 375 through April 2013) Housing Element are summarized in Appendix B. The Appendix also contains recommendations for program retention, revision, deletion or addition to address current and projected needs and State requirements between 2013 and 2020.

5.2 Goals and Policies

This section of the Housing Element contains the goals and policies the City of Imperial Beach intends to implement to address a number of important housing-related issues. The following major issue areas are addressed by the goals and policies of this Element:

- Provide a broad range of housing types to meet the needs of existing and future residents;
- Identify and promote adequate sites for future residential development;
- Increase opportunities for homeownership;
- Ensure that existing housing is maintained and preserved; and
- Promote equal housing opportunity for all.

Each issue area and the supporting goals and policies are identified and discussed in the following section.

5.2.1 Range of Housing Types

Continuing to provide a balanced inventory of housing in terms of types (e.g., single-family, duplexes, apartments, and condominiums), cost and style will allow the City to fulfill a variety of housing needs. In addition, providing regulatory and available financial assistance will be essential to support the production of affordable housing. Maintaining diversity in housing choice and cost will allow Imperial Beach residents an opportunity to find housing meeting their individual and household needs, regardless of age, disability, family type, or income.

Goal 1: Meet the housing needs of existing and future needs of the community.

Policy 1.1: Accommodate a variety of housing types to meet the needs of all residents.

Policy 1.2: Facilitate development of affordable housing through use of financial and/or regulatory incentives when feasible.

Policy 1.3: Encourage the development of residential units and the provision of related services for special needs groups, including the elderly, large families, single parents, persons with disabilities, and the homeless.

Policy 1.4: Maintain streamlined procedures for processing new residential development applications.

Policy 1.5: Advocate for increased funding to expand federal and state housing assistance programs for lower and moderate income households, including extremely low income households.

Policy 1.6: Encourage the inclusion of housing affordable to extremely low income households when reviewing proposals for new affordable housing developments.

Policy 1.7: Periodically review City regulations, ordinances, procedures, and fees to ensure they do not unduly constrain the production of housing.

Policy 1.8: Eliminate zoning and other regulatory barriers to the placement and operation of housing facilities for the homeless and special needs populations in appropriate locations throughout the City.

5.2.2 Adequate Residential Sites

Imperial Beach is a built-out community with a limited amount of remaining vacant residential land. To facilitate new residential development, the City plays an important role in both assisting in the identification and promotion of potential sites for future development.

Goal 2: Provide adequate housing sites through appropriate land use designations, zoning districts, and residential development standards to accommodate the City's share of the regional housing need.

Policy 2.1: Maintain an up-to-date residential sites inventory and provide to interested developers in conjunction with information on available development incentives.

Policy 2.2: Promote mixed-use development and second dwelling units in appropriate districts to facilitate smart growth and reduction in automobile trips, vehicle miles traveled, and associated energy consumption.

Policy 2.3: Ensure that residential development sites have appropriate and adequate services and facilities, including water, wastewater, and neighborhood infrastructure.

Policy 2.4: Support the assembly of small vacant or underutilized parcels as a means to increase the feasibility of infill development.

5.2.3 Promote Homeownership

Increasing homeownership in Imperial Beach can contribute to improved property maintenance and stabilization of neighborhoods. In addition, by assisting renters to move into adequately sized ownership units, the City can address overcrowding in its rental housing stock.

Goal 3: Expand homeownership opportunities to increase the proportion of owner-occupied housing units.

Policy 3.1: Encourage the development of affordable homeownership housing for first-time homebuyers.

Policy 3.2: Continue to promote countywide programs that assist qualified buyers with the purchase of a home.

Policy 3.3: Promote home ownership opportunities and support current homeowners in retaining their homeownership status.

Policy 3.4: Advocate for the expansion of existing and creation of new programs to support a variety of owner-occupied housing.

5.2.4 Maintain and Preserve Existing Housing

Housing and neighborhood conservation is an important component of maintaining and improving the quality of life for residents. In general, housing over 30 years old usually is in need of some major rehabilitation, such as a new roof, repair of termite damage, foundation work, plumbing, etc. With approximately 75 percent of Imperial Beach's housing stock built prior to 1980, preventive maintenance is essential to ward off widespread housing deterioration. Imperial Beach must continually assess potential neighborhood and community impacts associated with aging housing, infrastructure and community facilities. Maintenance and rehabilitation efforts contribute to the preservation and enhancement of neighborhoods and the individual housing units within these neighborhoods.

Goal 4: Maintain, preserve, and enhance existing housing to build stronger and more vibrant residential neighborhoods.

Policy 4.1: Encourage the preservation, rehabilitation or, if necessary, replacement of single-family and multi-family dwelling units, in order to improve and enhance existing neighborhoods.

Policy 4.2: Facilitate preservation of housing affordable to lower and moderate income households.

Policy 4.3: Alleviate unit overcrowding by maintaining development standards and building codes that permit owners to remodel homes and add living area, bedrooms, and bathrooms.

Policy 4.4: Monitor housing and neighborhood conditions and trends for early signs of deterioration.

Policy 4.5: Encourage resident involvement in identifying and addressing the maintenance of housing in their neighborhood.

Policy 4.6: Enforce building codes and property maintenance standards.

Policy 4.7: Monitor, protect, and preserve affordable housing within the coastal zone.

Policy 4.8: Invest in street, curb, gutter, drainage, and utility improvements in declining or deteriorating neighborhoods to encourage increased private market investment and redevelopment.

5.2.5 Promote Equal Housing Opportunities

The City seeks to expand the range of housing opportunities provided in Imperial Beach, including housing for seniors on fixed incomes, lower and moderate income residents (including extremely low income households), the disabled, large families, female-headed households with children, and the homeless. In order to make adequate provision for the housing needs of all segments of the community, the City must ensure equal and fair housing opportunities are available to all residents.

GOAL 5: Ensure that all residents have equal housing opportunities, regardless of race, color, ancestry, national origin, religion, age, gender/gender identity, marital status, familial status, disability/medical conditions, source of income, sexual orientation, or any other arbitrary factor.

Policy 5.1: Affirmatively further fair housing and promote equal housing opportunities for persons of all economic segments of the community.

Policy 5.2: Promote housing along with supportive services to meet the special housing needs of seniors, homeless individuals and families, and the disabled.

Policy 5.3: Encourage the provision of housing to meet the needs of families of all sizes.

Policy 5.4: Facilitate increased participation among traditionally underrepresented groups in the public decision making process.

Policy 5.5: Provide outreach and education for the broader community of residents, residential property owners and operators regarding fair housing practices and requirements.

5.3 Housing Programs

The goals and policies outlined in the prior section address Imperial Beach's identified housing needs, and are implemented through a series of housing programs offered primarily through the City's Community Development Department. Housing programs define the specific actions the City will undertake to achieve the stated goals and policies with the eight-year (2013-2020) planning period. The City's housing programs for addressing community housing needs is described according to the following five issue areas.

- Housing Conservation and Improvement
- Housing Assistance
- Provision of Adequate Housing Sites
- Removal of Governmental Constraints
- Promotion of Equal Housing Opportunity

The housing programs presented on the following pages eliminate, revise, or consolidate many of the programs identified in the 2005-2010 Housing Element. New programs have been added to address the City's unmet housing needs or to respond to changes in State laws. The responsible agency, funding source(s), and eight-year objectives is also identified for each program.

5.3.1 Housing Conservation and Improvement

Conserving and improving the housing stock is an important goal for the City of Imperial Beach. Approximately 75 percent of housing units in Imperial Beach were constructed prior to 1980 and are therefore more likely to have rehabilitation needs than newer housing units. Due to the advanced age of the City's housing stock, programs to address building conditions will facilitate

the upkeep of housing for the benefit of resident health. Programs to monitor, preserve, and improve the existing supply of affordable housing can also help accomplish the City's goal to build stronger and more vibrant residential neighborhoods.

Program 1: Home Repair Program for Owner-Occupied Property

Lower income residents of Imperial Beach are eligible to receive loans and grants provided by the County of San Diego, Department of Housing and Community Development, for the repair of owner-occupied single-family homes and mobilehomes. Deferred loans of up to \$25,000 for single-family homes and up to \$8,000 for mobilehomes are available to eligible homeowners. Monthly payments are not required on these loans; however, three percent interest is calculated annually on the unpaid principal. The total amount borrowed plus interest must be repaid when the property is sold, the recipient moves, or within 30 years, whichever occurs first. Grants of up to \$12,000 are also available to qualifying mobilehome owners.

- Responsible Agencies:** • County of San Diego, Department of Housing and Community Development
- Financing:** CDBG and HOME
- 2013-2020 Objectives and Timeframe:**
 - Continue to promote the County's Home Repair Program for Owner-Occupied Property to residents and property owners through dissemination of brochures at public counters, providing information on City website, and referring residents and property owners to the County of San Diego, Department of Community Development.
 - Ongoing implementation and annual monitoring and reporting throughout the planning period.

Program 2: Neighborhood Improvements

The City applies for and receives an annual allocation of CDBG funds from the County of San Diego, Department of Housing and Community Development, through the San Diego Urban County Program. These funds are used to install and upgrade public facilities (streets, curb, gutter, drainage facilities, and utilities) in lower income neighborhoods. The infrastructure improvements encourage increased private market investment in declining or deteriorating neighborhoods.

- Responsible Agencies:** • City of Imperial Beach Community Development Department
- County of San Diego, Department of Housing and Community Development
- Financing:** CDBG
- 2013-2020 Objectives and Timeframe:**
 - Annually apply to the San Diego Urban County for CDBG funds. Complete 16 infrastructure improvement projects that serve lower income neighborhoods by 2020.

Program 3: Clean and Green

The Clean and Green program provides qualified very low, low, and moderate income single-family homeowners with grants up to \$30,000 for energy and water efficiency

enhancements made to their home. Installation of accessibility improvements is also an eligible expense under the program.

- Responsible Agencies:**
- City of Imperial Beach Community Development Department
- Financing:** Affordable Housing Bond Fund (contingent upon successful retention for this use by the Imperial Beach Redevelopment Agency Successor Agency)

- 2013-2020 Objectives and Timeframe:**
- Publicize City program on website and at public counters.
 - Assist 30 lower and 30 moderate income households by 2020.

Program 4: Conservation of Existing and Future Affordable Units

Between January 1, 2013, and December 31, 2022, one federally assisted multi-family apartment development with 99 units is at-risk of converting to market rate housing. The City will work with the property owner of the St. James Plaza development, interested groups, and the State and federal governments to conserve its affordable housing stock.

- Responsible Agencies:**
- City of Imperial Beach
 - U.S. Department of Housing and Urban Development (HUD)
 - County of San Diego County, Department of Housing and Community Development

Financing: HUD Section 8 Allocation; Housing Authority Special Housing Choice Vouchers

- 2013-2020 Objectives and Timeframe:**
- *Monitor Units at Risk:* Ongoing monitoring of the status of units within the St. James Plaza development.
 - *Tenant Education:* The California legislature extended the noticing requirement of at-risk units opting out of low-income use restrictions to one year. Should a property owner pursue conversion of the units to market rate, the City will ensure that tenants were properly noticed and informed of their rights and that they are eligible to receive Housing Choice Vouchers that would enable them to stay in their units.
 - *Assist Tenants of Existing Rent Restricted Units to Obtain Housing Choice Voucher Assistance:* Six months prior to conversion, the City will assist tenants of "at risk" units to obtain Housing Choice Vouchers through the County of San Diego County, Department of Housing and Community Development.

Program 5: Coastal Zone Monitoring

All housing in Imperial Beach is located within or near the Coastal Zone. In general, existing affordable housing that is located near the ocean are at a greater risk of cost inflation or redevelopment with uses intended to serve above moderate income households than property located further away from the ocean. To ensure the affordable housing stock within

the coastal zone is being protected and provided as required by Government Code Section 65590, the City will:

- Maintain records of existing housing units serving lower and moderate income households in the Coastal Zone areas;
- Track and maintain new construction, conversion and demolition of affordable housing in the Coastal Zone areas, including new construction of affordable housing and replacement affordable housing in or within three miles of the Coastal Zone areas; and
- Enforce applicable affordability covenants.

Responsible Agencies: • City of Imperial Beach Community Development Department

Financing: None required

- 2013-2020 Objectives and Timeframe:**
- Begin maintaining records in 2013.
 - Ongoing tracking of new construction, demolition, and conversion of affordable units within the Coastal Zone.

5.3.2 Housing Assistance

The City seeks to assist the real estate market provide decent housing and a suitable living environment for all Imperial Beach residents. This Housing Element has identified a specific need to expand rental and ownership opportunities for lower and moderate income households. The following programs provide assistance to developers of new affordable housing development or expand housing choices for income-qualified residents of Imperial Beach.

Program 6: Affordable Housing Incentives

To encourage and facilitate affordable housing development in Imperial Beach, including housing for extremely low income households, the City will provide the following incentives to private developers along with information regarding the availability of funding through federal and State housing assistance:

- Provide technical assistance to developers regarding City mixed use zoning and density bonus incentives;
- Distribute the Affordable Housing Booklet to affordable housing developers;
- Provide fee underwriting, fee deferral, and/or permit fast-tracking for projects that include housing affordable to lower income households, prioritizing projects that include units affordable to extremely low income households;
- As needed to enhance project feasibility, provide relaxed development standards for mixed use development projects that include an affordable housing component;
- Encourage well-planned and designed mixed use development by allowing higher building intensities, reduced parking requirements, reduced set-back and yard requirements, increased building height, and greater floor area ratios; and
- Develop appropriate incentives to encourage the provision of affordable units with three or more bedrooms.

Responsible Agencies: • City of Imperial Beach Community Development Department

Financing: None required

2013-2020 Objectives and Timeframe:

- Outreach to affordable housing developers annually to explore opportunities for affordable housing. Outreach should include developers with experience in development projects that include units affordable to extremely low income households.
- Continue to provide regulatory and technical assistance to affordable housing developers.
- Annually explore various sources (e.g., HCD and HUD) for funding opportunities, including those available for housing for extremely low income households. Apply for or support applications for affordable housing funds for projects or programs that are consistent with the goals and objectives of the Housing Element.

Program 7: Housing Choice Vouchers

The County of San Diego, Department of Housing and Community Development administers the Housing Choice Voucher program on behalf of the City of Imperial Beach. The Housing Choice Voucher program extends rental subsidies to very low income households, including families, seniors, and persons with disabilities. The program offers a voucher that pays the difference between the current fair market rent (FMR) as established by the U.S. Department of Housing and Urban Development (HUD) and what a tenant can afford to pay (i.e. 30 percent of household income). The voucher allows a tenant to choose housing that costs above the payment standard, providing the tenant pays the extra cost. A portion of the Housing Choice Vouchers is reserved for households with extremely low income.

Responsible Agencies:

- County of San Diego, Department of Community Development
- City of Imperial Beach Community Development Department

Financing:

HUD Section 8 allocation

2013-2020 Objectives and Timeframe:

- Continue to promote the Housing Choice Voucher program to residents and property owners through dissemination of brochures at public counters, providing information on the City's web-site, and referring residents and property owners to the County of San Diego, Department of Community Development.
- Encourage property owners to accept Housing Choice Vouchers and work to maintain at least the current level of assistance (415 voucher holders) in Imperial Beach.

Program 8: First-Time Homebuyer Programs

The City does not directly offer first-time homebuyers assistance programs due to limited funding available. However, Imperial Beach residents are eligible to participate in County and State programs, including the Down payment and Closing Cost Assistance (DCCA) program and Mortgage Credit Certificate (MCC) program offered by the County, and California Homebuyer's Down payment Assistance Program (CHDAP) offered by the State:

- **DCCA** offers low-interest deferred payment loans of up to \$35,000 or 33 percent of the purchase price, whichever is lower, for lower-income first-time homebuyers.

DCCA loan funds may be used to pay down payment and closing costs of a qualifying single-family home, condominium, townhouse, or manufactured home on a permanent foundation.

- **MCC** allows qualified first-time homebuyers to reduce their federal income tax by up to 20 percent of the annual interest paid on a mortgage loan. With less being paid in taxes, the homebuyer's net earnings increase, enabling him/her to more easily qualify for a mortgage loan. The MCC may only be used to purchase single-family detached homes, condominiums, townhouses, or owner-occupied duplexes.
- **CHDAP** provides a deferred-payment junior loan, up to three percent of the purchase price, or appraised value, whichever is less, to be used for their down payment and/or closing costs.

Responsible Agencies:

- County of San Diego, Department of Housing and Community Development

- California Housing Finance Agency

- City of Imperial Beach Community Development Department

Financing: HOME and other County and State funds

2013-2020 Objectives and Timeframe:

- Continue to promote the DCCA, MCC, and CHDAP programs to residents through dissemination of brochures at public counters, providing information on City website
- Refer residents to the County of San Diego, Department of Community Development, and the California Housing Finance Agency for assistance.

5.3.3 Provision of Adequate Housing Sites

Meeting the housing needs of all segments of the community requires the provision of adequate sites for all types, size and prices of housing. The City's General Plan and Zoning Ordinance determine where housing may locate, thereby affecting the supply of land available for residential development.

Program 9: Residential Sites Inventory

Imperial Beach is almost entirely developed and few vacant residentially zoned sites remain in the City. Recent and future residential development relies primarily on the redevelopment of underutilized properties, particularly along the City's major corridors where mixed use development is permitted. Given the City's small size, the Imperial Beach is able to monitor the status of vacant and underutilized sites and will continue to provide sites information to interested developers.

Responsible Agencies:

- City of Imperial Beach Community Development Department

Financing: None required

2013-2020 Objectives and Timeframe:

- Monitor status of vacant and underutilized sites.
- Provide information on available sites and development incentives to interested developers and property owners.

Program 10: Mixed Use Development Sites

Recognizing the need to create additional capacity to accommodate the community's housing needs while also expanding Imperial Beach's commercial base, the City retained a consultant to review rezoning options. The City implemented the following study recommendations by amending the General Plan, Local Coastal Plan, and Zoning Ordinance to facilitate redevelopment of underutilized lower-density residential properties with a mix of high density residential uses above ground-floor commercial uses:

- Redefine the existing base zones and Mixed Use Overlay zones:
 - The areas currently governed by C-1 or R-1500/MU-1 within the Palm Avenue study area will be redefined as "C/MU-1: General Commercial and Mixed Use";
 - The areas currently governed by C-2 or R-1500/MU-2 within the Seacoast Drive and Old Palm Avenue study area will be redefined as "C/MU-2: Seacoast Commercial and Mixed Use"; and
 - The areas currently governed by C-3 within the 13th Street Corridor study area will be redefined as "C/MU-3: Neighborhood Commercial and Mixed Use."
- Remove the CUP requirement for mixed use projects.
- Allow Live/Work units by right within the C/MU districts.
- Allow shared parking within 1,000 feet within a proposed mixed use development current 500 feet.
- Reduce parking requirements:
 - Within the C/MU zones, vertical mixed-use projects will be eligible for a 25 percent reduction in overall parking requirement;
 - Parking requirements will be waived for commercial uses less than 1,000 square feet; and
 - An additional reduction may be granted with approval of a shared parking plan.
- Simplify the parking ratios for commercial uses. Instead of varying standards, the City will require one space per 500 SF of commercial use proposed within the C/MU-1 and C/MU-3 zones and only one space per 1,000 SF of commercial use proposed within the C/MU-2 zone.

The City adopted the Zoning Ordinance amendment on August 15, 2012.

- | | |
|--|--|
| Responsible Agencies: | • City of Imperial Beach Community Development Department |
| Financing: | None required |
| 2013-2020 Objectives and Timeframe: | <ul style="list-style-type: none">• Pursue Local Coastal Plan amendment certification by the Coastal Commission in 2012-2013.• Promote mixed use development opportunities to developers and property owners. |

5.3.4 Removal of Governmental Constraints

Under State law, the Housing Element must address, and where legally possible, remove governmental constraints affecting the maintenance, improvement, and development of housing. The following programs are designed to mitigate government constraints on residential development and facilitate development of housing affordable to lower and moderate income households, including seniors, persons with disabilities, large families, single-parents, and homeless individuals and families.

Program 11: Lot Consolidation Program

Most vacant and underutilized sites within the City are relatively small legal lots under half an acre in size. Although consolidation of lots is not prohibited, Section 19.42.070 of the Municipal Code limits the potential density on a combined lot within residential base zones to the maximum yield that would have occurred on each individual lot. This program will eliminate this restriction and include incentives to encourage the owner-initiated merger or consolidation of contiguous properties. The intent of these incentives is to achieve orderly development, improve pedestrian activity, and implement the goals, policies, and objectives of the Housing Element. The following incentives may be considered at the discretion of the City Council:

- **Parking Reduction:** Required parking may be reduced up to a maximum of 20 percent, subject to finding that adequate parking will be available to serve the subject project; and
- **Alternative Parking:** Tandem, shared, and off-site parking options may be allowed, subject to finding that adequate parking will be available to serve the project.
- **Signage Bonus:** Area of permitted signs within mixed use zones may be increased by a maximum of 10 percent, subject to finding that the increased size of signs on one parcel will not adversely affect the visibility of signs on adjacent parcels; and
- **Graduated Density:** A graduated density bonus may be granted for lot consolidation (e.g., eight parcels consolidated to achieve a lot greater than two acres in size would be eligible for a larger density bonus when compared to consolidation of four parcels to achieve a one acre lot.).

The City will advertise the lot consolidation provisions to existing property owners and prospective mixed-use and affordable housing developers. Advertisement actions may include preparation and distribution of a brochure with information about program incentives and an invitation to attend a working session to discuss opportunities for lot consolidation and mixed use residential development, including affordable housing development.

Responsible Agencies: • City of Imperial Beach Community Development Department

Financing: None required

- 2013-2020 Objectives and Timeframe:**
- Amend the Zoning Ordinance to eliminate the existing lot consolidation restrictions within residential base zones and add incentives within one year of adoption of the Housing Element.
 - Promote the program through dissemination of brochures at public counters and providing information on City website.

Program 12: Density Bonus Ordinance

Density bonuses, together with the incentives and/or concessions, can result in a lower average cost of land per dwelling unit thereby making the provision of affordable housing more feasible. SB 1818 (enacted 2005) and SB 435 (enacted 2006) changed the requirements of State law regarding the mandatory provision of density bonuses, incentives

and concessions to affordable housing developers that meet certain criteria. A density bonus up to 35 percent over the otherwise maximum allowable residential density under the applicable zoning district is available to developers who provide affordable housing as part of their projects. Developers of affordable housing are also entitled to at least one concession or incentive. The City will update its density bonus ordinance to comply with current State law. The revised density bonus ordinance will specify the types of regulatory concessions and incentives to be offered. Examples of concessions and incentives that could be offered include, but are not limited to, reductions in the amount of required on-site parking, fee reductions, expedited permit processing, and modified or waived development standards.

Responsible

Agencies:

Financing:

**2013-2020 Objectives
and Timeframe:**

- City of Imperial Beach Community Development Department

None required

- Revise the Zoning Ordinance to update density bonus provisions consistent with State law within one year of adoption of the Housing Element.
- Promote the use of density bonus incentives and provide technical assistance to developers in utilizing density bonus for maximize feasibility and meet local housing needs.

Program 13: Housing for Homeless, Special Needs, and Extremely Low Income Households

The City will amend the Zoning Ordinance to address the provision of housing opportunities for the homeless and those with special needs:

- **Manufactured Homes:** The Zoning Ordinance will be amended to permit manufactured homes installed on permanent foundation meeting State and national standards where single-family homes are otherwise permitted.
- **Transitional and Supportive Housing:** The Zoning Ordinance will be amended to specifically define transitional/supportive housing. Transitional housing pursuant to Health and Safety Code Section 50801(i) will be permitted in all zones where housing is permitted and subject to the same development standards as the same type of housing in that zone. Supportive housing pursuant to Health and Safety Code Section 50675.14(a)(B)(2) will be permitted in all zones where housing is permitted and subject to the same development standards as the same type of housing in that zone.
- **Single-Room Occupancy Units:** The Zoning Ordinance will be amended to facilitate and encourage the provision of SROs, consistent with State law. SROs will require approval of a CUP in the C-1 zone in conjunction with other multi-family housing or mixed use developments. Criteria that would be used to review CUP applications for SROs pertain to performance standards and are not specific to the proposed use. Potential conditions for approval of these facilities may include hours of operation, security, loading requirements, and management. Conditions would be similar to those for other similar uses in the same zones and would not serve to constrain the development of such facilities.

- **Reasonable Accommodation for Persons with Disabilities:** Both the Federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e. modifications or exceptions) to allow disabled persons an equal opportunity to use and enjoy a dwelling. The City will amend its Zoning Ordinance to establish a ministerial process for requesting and grant reasonable accommodations in the application of the Zoning regulations for persons with disabilities. Requests for reasonable accommodation will be reviewed and decided by the Community Development Director. The City will place information regarding procedures for requesting reasonable accommodation at public counters and on the City’s website. The City will also continue to monitor its development codes and procedures to ensure that no conditions exist to unduly constrain the development of housing for persons with disabilities. When constraints are identified, the City will work to mitigate or eliminate such constraints.
- **Senior Housing:** The Zoning Ordinance currently defines “senior housing development” as a residential project that may exceed the maximum density permitted for families in the zone in which it is located and which is established and maintained for the exclusive use of low-income or moderate-income senior residents. This definition is inconsistent with the Government Code. The City will revise its definition to be consistent with California Civil Code Section 51.3.
- **Employee Housing:** However the City will amend the Zoning Ordinance to comply with Section 17021.5 of the State Health and Safety Code regarding employee housing. Any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation for the purposes of this section of the Health and Safety Code.

Responsible Agencies: • City of Imperial Beach Community Development Department
Financing: None required

2013-2020 Objectives and Timeframe: • Revise the Zoning Ordinance within one year of adoption of the Housing Element to address housing for the homeless and special needs groups.

5.3.5 Promotion of Equal Housing Opportunity

To adequately meet the housing needs of all segments of the community, the Housing Plan must promote housing opportunities for all people.

Program 14: Fair Housing Program

Fair housing is defined as a condition in which individuals of similar income levels in the same housing market have a like range of choice available to them regardless of race, color, ancestry, national origin, religion, gender/gender identity, sexual orientation, disability/medical condition, marital status, familial status, or any other arbitrary factor. The City participates in the County of San Diego Fair Housing Program for fair housing outreach and education, as well as tenant/landlord dispute resolution. The program will be advertised through placement of fair housing services brochure at public counters, local library, and on City website. The City will continue to refer fair housing complaints to appropriate agencies.

- Responsible Agencies:**
- County of San Diego, Department of Housing and Community Development
 - City of Imperial Beach Community Development Department
- Financing:** Urban County CDBG allocation
- 2013-2020 Objectives and Timeframe:**
- Continue to participate in the County's Fair Housing Program as a fair housing service provider for fair housing and tenant/landlord dispute resolution services.
 - Continue to disseminate fair housing information and referring complaints to appropriate agencies.
 - Continue to participate in the Analysis of Impediments to Fair Housing Choice update due in 2016.

5.4 Quantified Objectives

The City of Imperial Beach has established the following quantified objectives for the 2013-2020 Housing Element:

Income Group	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction (RHNA for 2010-2020)	30	33	48	45	98	254
Rehabilitation (Clean and Green)	5	5	20	30	---	60
Housing Assistance (Housing Choice Voucher)	215	200	---	---	---	415
Housing Conservation (At-Risk Housing)	45	44	---	---	---	99

Appendix A: Community Outreach

A.1 Outreach List

1. Sean Wherley, Policy Director
San Diego Housing Federation
110 West C Street, Suite 1811
San Diego, CA 92101
sean@housingsandiego.org
2. San Diego County Housing and Community Development Department
3989 Ruffin Road
San Diego, CA 92123
maria.cavarlez@sdcounty.ca.gov
3. Debbie Ruane, Senior Vice President, Real Estate Department
City of San Diego Housing Commission
1122 Broadway, Suite 300
San Diego, CA 92101
Debbie@sdhc.org
4. Hitzke Development Corporation
251 Autumn Drive, Suite 100
San Marcos, CA 92069
ginger@hitzkedevlopment.com
5. South Bay Community Services
1124 Bay Blvd #D
Chula Vista, CA 91911
(619) 420-3620
klembo@csbcs.org
6. Andrea Skorepa, Chief Executive Officer
Casa Familiar
119 W. Hall Avenue
San Ysidro, CA 92173
andreas@casafamiliar.org
7. Kathy Stone, CEO
Affordable Housing Applications
8139 La Mesa Blvd PMB 806
La Mesa, CA 91941
kstone@ahahousing.com
8. Susan Baldwin, Housing
SANDAG
401 B Street, Ste. 800
San Diego, CA 92101
sba@sandag.org

9. Catherine A. Rodman, Director & Supervising Attorney
Affordable Housing Advocates
4305 University Avenue, Suite 110
San Diego, CA 92105
ahadvocates@sbcglobal.net
10. St James Lutheran Senior Housing
Falkenberg/Gilliam & Associates Managed Properties
1560 W Colorado Blvd
Pasadena, CA 91105-1415
P O Box 7070
Pasadena, CA 91105
11. Falkenberg/Gilliam & Associates
Wesley Terrace Office
5343 Monroe Avenue
San Diego, CA 92115-3429
VrtarRose@fga-net.com
12. John W Chamberlain for Imperial Beach Gardens
Imperial Strand Holdings
Alamo Quarry Market, American Assets Trust, Inc
11455 El Camino Real # 200
San Diego, CA 92130-2047
info@americanassets.com
13. Ellen Immergut, Manager of Development and Communications
San Diego Habitat for Humanity
10222 San Diego Mission Road
San Diego, CA 92108
elleni@sdhfh.org
14. San Diego Community Land Trust
ATTN: Rev. Lee Van Ham & Anastasia Brewster
3295 Meade Ave
San Diego, CA 92116
anastasia@sdclt.org
15. Chelsea Investment Corporation
5993 Avenida Encinas, Suite 101
Carlsbad, CA 92008
info@chelseainvestco.com
16. Sue Reynolds, President & Chief Executive Officer
Community Housing Works
4305 University Avenue Suite 550
San Diego, CA 92105
sreynolds@chworks.org

17. Francis X. Riley, Field Office Director
US Department of Housing and Urban Development
[San Diego Field Office](#)
Symphony Towers
750 B Street, Suite 1600
San Diego, CA 92101-8131
Francis.X.Riley@hud.gov
18. Jennifer Seeger, Program Manager
California Department of Housing and Community Development
1800 Third Street
Sacramento, CA 95811-6942
jseeger@hcd.ca.gov
19. San Diego Association of Realtors
4845 Ronson Court
San Diego, CA 92111
govaffairs@sdar.com
20. San Diego Interfaith Housing Federation
7956 Lester Avenue
Lemon Grove, CA 91945
cepps@sdihf.org
21. Legal Aid Society of San Diego
110 South Euclid Avenue
San Diego, CA 92114
MaricelaW@lassd.org
22. San Diego County Apartments Association
8788 Balboa Avenue, Suite B
San Diego, CA 92123
csullivan@sdcaa.com
23. Lutheran Social Services – San Diego
3101 Fourth Avenue
San Diego, CA 92103
jtaylor@lsssc.org
24. Office of Government and Public Affairs
Health and Human Services Agency
County of San Diego
1700 Pacific Highway
San Diego, CA 92101
Caroline.Smith@sdcounty.ca.gov

25. San Diego Regional Center
South County Center
2727 Hoover Avenue, Ste. 100
National City, CA 91950
cflores@sdrc.org.
26. Creative Support Alternatives
3590 Camino del Rio North, Suite 121
San Diego, CA 92108
kvandeburgt@gmail.com
27. San Diego Association of Realtors
South County Service Center
884 Eastlake Parkway, Suite 1629
Chula Vista, CA 91914
28. San Diego Job Corps Center
1325 Iris Avenue, Building 60
Imperial Beach, CA 91932-3751
business@jobcorps.gov
29. Patricia Hutchins
Imperial Beach Chamber of Commerce
702 Seacoast Drive
Imperial Beach, CA 91932-1871
Pathut@aol.com

A.2 Public Meetings

August 1, 2012 – City Council

On August 1, 2012, the City Council conducted a public hearing to receive comments on the community's housing needs and the Draft Housing Element.

A.3 Comments Received

San Diego Community Land Trust

The City of Imperial Beach received comments from the San Diego Community Land Trust. The SDCLT urges the City of Imperial Beach to participate in the land trust in order to expand affordable housing opportunities in the City (see letter attached). Specifically, the SDCLT provided draft language to be included in the Housing Element.

Due to the dissolution of the Redevelopment Agency, the City is unable to participate in land acquisition activities. The Housing Element includes programs to promote affordable housing opportunities through mixed use land use policies, and continued participation in County programs.

San Diego Housing Federation

Sean Wherley, Policy Direction of the San Diego Housing Federal (SDHF), attended the August 1, 2012 City Council meeting and SDHF provided written comments (see attached letter) on the City of Imperial Beach Draft Housing Element. SDHF has three key comments:

1. SDHF supports the City's efforts to reduce parking requirements at mixed-use developments and recommends further reduction for affordable housing developments.
2. SDHF recommends broadening the residential areas that allow accessory units and eliminating the requirement of separate utility hook-ups for accessory units.
3. SDHF recommends incentives for affordable housing be provided automatically rather than as options.

The City of Imperial Beach approved the First Reading of the Zoning Code amendments to promote mixed-use developments in the City on August 1, 2012. Such amendments reduce the commercial parking requirements for mixed use developments, keeping the residential parking requirements for multi-family development at 1.5 parking spaces per residential unit and allow for shared parking (described in detailed in the Housing Element). These residential parking standards are already lower than the State density bonus requirements for affordable housing for units with two or more bedrooms. Parking standards for zero or one-bedroom affordable units will be reduced to one space per unit, pursuant to State density bonus law. If additional incentives are required to enhance project feasibility, the City routinely considers further reductions in parking standards.

Second Units is an ongoing subject of debate in the City of Imperial Beach. As was explained to Mr. Wherley, Imperial Beach is basically a built-out community. There is not a lot of land for new development. Any redevelopment of a neighborhood had the potential to threaten its character. Prior to 1992, the zoning in Imperial Beach provided for greater heights and densities for development. However, development that occurred under those codes was not respectful of existing residential development and raised traffic/parking impact issues. Imperial Beach citizens passed Proposition P in 1992, an initiative that downzoned much of the City and instituted design review requirements to ensure that new development respected existing development. The Proposition P provisions were incorporated into the new General Plan/Local Coastal Program (LCP) that was certified by the Coastal Commission in 1994 and is still in effect currently. A general plan is to reflect the development goals of the community. A responsible community would have its general plan provide for a wide range of housing types, including single-family and multiple-family units. This is reflected in the 1994 General Plan/LCP. During the housing boom, developers took advantage of the allowed density to construct second units. From 2005 to 2010, 79 second units (page H-71) were constructed (1.3 units per month) in the R-3000, R-3000-D, R-2000, and R-1500 Zones. Also, 99 total units (4th Housing Element Table 38) were built from 2000 to 2005 (1.6 per month) or 143 total units (Table H-20) were built from 2000 to 2010 (1.2 units per month). When the housing crash occurred, construction activity fell dramatically. Six units have been constructed over the past 30 months (one per 5 months). The "only 7 units" per year figure cited by Mr. Wherley would actually represent robust construction activity compared to the slowdown that Imperial Beach is experiencing now. Even during the housing boom period, developers did not always fully exploit the density allowed by zoning. There are still underutilized sites where second units can be built. It is not necessary to make zoning amendments to allow additional units that would threaten or eliminate single-family neighborhoods. Table H-6 shows that Imperial Beach has a lower percentage of single-family units than San Diego County and Imperial Beach has a higher percentage of multiple units than San Diego County. These figures demonstrate that the City's existing zoning is not constraining for affordable housing and certainly not exclusionary.

Nevertheless, the City will continue to explore this subject during the planning period of this Housing Element.

Pursuant to the State density bonus law, the City provides a range of incentives (such as expedited review, parking reductions, fee deferrals) for affordable housing development. Such incentives are granted if the applicant can provide a written financial statement detailing the incentives are necessary to make the project financial feasible. Each project may require different incentives and the City withholds the discretion of considering the most feasible and appropriate incentives on a case-by-case basis.

Regional Continuum of Care Council, San Diego Grantmakers Homelessness Working Group

Dolores Diaz, Interim Director for the Regional Continuum of Care Council, attended the August 1, 2012 City Council meeting and spoke in support of comments made by SDHF.

Draft Housing Element Language
Adding the Community Land Trust Model to First Time Homebuyer Options
by
San Diego Community Land Trust

First-time Homebuyer Programs for Low and Moderate Income Households

Cities and counties in California have traditionally enabled low and moderate income households to purchase their first homes using the Mortgage Credit Certificate Program and providing silent second home loans that are re-paid when the home sells. Some cities have also required market-rate homebuilders to sell a percentage of their developments to low & moderate income homeowners. This document proposes to add an additional program that cities can use to meet their home ownership goals: the **Community Land Trust** model of home ownership.

How a Community Land Trust Works

A community land trust is a nonprofit organization formed to hold title to land to preserve its long-term availability for affordable housing and other community uses. A land trust typically receives public or private donations of land or uses government subsidies to purchase land on which housing can be built.¹ The homes are sold to lower-income families, but the CLT retains ownership of the land and provides long-term ground leases to homebuyers. The CLT also retains a long-term option to repurchase the homes at a formula-driven price when homeowners later decide to move.

The “classic” CLT balances the multiple interests of homeowners, neighborhood residents, and the city as a whole in serving as the steward for an expanding stock of permanently affordable, owner-occupied housing. Homeowners leasing and living on the CLT’s land (leaseholder representatives), residents of the CLT’s service area (general representatives), and individuals representing the public interest (which may include municipal officials) each make up a third of a typical board of directors. This tripartite structure ensures that different land-based interests will be heard, with no single set of interests allowed to dominate.

On an operational level, CLTs take on a range of responsibilities for developing and stewarding their lands. Some focus on creating only homeownership units, while others take advantage of the model’s flexibility to develop rental housing, mobile home parks, commercial space, and other community facilities. Most CLTs initiate and oversee development projects with their own staff, but others confine their efforts to assembling land and preserving the affordability of any buildings located upon it.

In their capacity as stewards, CLTs provide the oversight necessary to ensure that subsidized units remain affordable, that occupants are income-eligible, and that units are kept in good repair. Because they retain permanent ownership of the land under housing and other structural improvements, CLTs are closely connected to the homes and to the households that live in them. And as the landowner,

¹ See the Lincoln Institute Policy Report “The City-CLT Partnership: Municipal Support for Community Land Trusts”, June 2008, available for download: http://www.lincolinst.edu/pubs/1395_The-City-CLT-Partnership.

the CLT collects a modest monthly ground lease from every homeowner, allowing the CLT to monitor its assets, protect its investment, and support residents who experience financial difficulties.

Although specific stewardship roles differ from one community to the next, nearly every CLT performs the following tasks:

- assembling and managing land;
- ensuring that owner-occupied homes remain affordably priced;
- marketing the homes through a fair and transparent process;
- educating prospective buyers about the rights and responsibilities of owning a resale-restricted home;
- selecting income-eligible buyers for the homes;
- monitoring and enforcing homeowner compliance with contractual controls over the occupancy, subletting, financing, repair, and improvement of their homes;
- verifying that homeowners maintain property insurance and pay all taxes;
- managing resales to ensure that homes are transferred to other income-eligible households for no more than the formula-determined price; and
- intervening in cases of a homeowner's mortgage default.

At least one California City has included this model in their most recent housing element. The City of Petaluma has identified that the Housing Land Trust of Sonoma County will be the primary means that they achieve their home ownership goals.

Proposed Housing Element Policy/Program Language

The following language can be used as a model for each jurisdiction to add to their housing element.

The city shall encourage the use of community land trusts (San Diego Community Land Trust) for first time homebuyers in the following manner:

1. Donate city-owned residential property for the development and/or rehabilitation and sale of homes for first-time homebuyers with a ground lease held by the community land trust.
2. Grant local, state or federal funds designated for first-time homebuyer subsidy to the CLT to acquire homes to be sold to first-time homebuyers with a ground lease held by the community land trust.
3. Encourage market rate developers that have an inclusionary requirement to partner with a community land trust to develop, market and steward the for sale units required by the inclusionary ordinance with a ground lease held by the community land trust.
4. Provide grants or contracts to the community land trust to improve the capacity of the land trust to develop and provide the ongoing stewardship of the land trust properties.
5. Consider contracting with the community land trust to monitor compliance of all outstanding city first-time homebuyer loans and other agreements with long term affordability requirements that are enforceable by the city.



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John
Vice President/Community
Executive Director

July 31, 2012

The Honorable Jim Janney and City Councilmembers
City of Imperial Beach
825 Imperial Beach Blvd.
Imperial Beach, CA 91932

Dear Mayor Janney and City Councilmembers:

On behalf of the San Diego Housing Federation, I appreciate the opportunity to submit comments in advance of the City Council's public workshop on the City's Draft Fifth Housing Element.

First, we would like to applaud the City's efforts to provide affordable housing within the jurisdiction. During the Fourth Housing Element (from 2005 through 2012), the City added 24 units of affordable housing for very low, low, and moderate income households. That means Imperial Beach achieved 63 percent of its target for those income categories under the Regional Housing Needs Assessment, whereas the region as a whole attained only 21 percent of its target. In addition, we would like to praise the City for its support of the American Legion development, which will create 30 units of affordable housing and be an important community asset for many years.

As you are aware, the need for affordable housing within the City and throughout the region is acute. As a result, we urge the City Council to continue its commitment over the next Housing Element cycle (through 2020) by considering a number of programmatic modifications to the City's Draft Housing Element and City ordinances that can assist the City in further supporting the needs of its lower income residents. We have provided some suggestions for ways to improve upon your good work, as follows:

1. Parking requirements

We support your efforts to reduce parking requirements at mixed-use developments (page H-92) and would recommend those requirements be *further* reduced for affordable housing developments. The City of San Diego recently completed a thorough study of parking demands at affordable housing sites which demonstrated that affordable housing residents typically own fewer vehicles than their market-rate counterparts, and therefore do not need as many parking spaces. Unnecessary parking significantly increases the cost of providing affordable housing and may limit the amount of housing that can be provided on a particular site.

San Diego's Voice for Affordable Housing

2. Accessory units

Accessory units (or "granny flats") are one of the easiest ways to create affordable housing. However, the city currently prohibits such housing from large swaths of single-family areas, and as a result only 7 accessory units are forecast to be built annually in the city. We recommend that the policy be broadened to allow for accessory units in more residential areas.

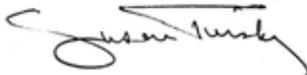
In addition, we would recommend the city's ordinance requiring separate utility hook-ups for accessory units be changed so that an accessory unit may draw from the same water meter or gas/electric meter serving an existing home. Requiring only one utility hook-up per parcel will drop the cost of building accessory units and encourage more residents to build them in the city.

3. Affordable housing incentives

We commend the city for its plans to allow incentives for affordable housing (page H-90). The opportunity for fee deferrals, expedited permits, reduced setbacks, and increased height limits are all enticing. To make them even more attractive, we would recommend that these incentives be automatic for affordable housing developments, as opposed to optional (as is the case under the proposed zoning plan). This would encourage the construction of affordable housing, and help the City of Imperial Beach reach its Regional Housing Needs Assessment goal.

We thank you in advance for your consideration of these requests, and look forward to working with you to increase the supply of affordable housing in the City of Imperial Beach.

Sincerely,



Susan Tinsky
Executive Director

Appendix B: Review of Previous Housing Element

Program #	Program Name	Description	Progress and Continued Appropriateness
Goal #1: Housing Opportunities and Accessibility			
A	CDBG and HOME funds	The City staff will continue to coordinate with the San Diego County Consortium to apply for the funding that is made available through the County CDBG and HOME funds. The City will use these funds to support rehabilitation and redevelopment programs that benefit very low, low and moderate-income households.	<p>Between 2005 and 2011, the City received approximately \$ 858,913.00 in CDBG and \$0 in HOME funds through the Urban County program annually. In the past, the City has used these funds for the Civic Center and Loudon Lane Crosswalk Projects, Fire Station improvements and equipment purchase, pedestrian safety and ADA ramp improvements, and construction and installation of three city parks improvements in low and moderate income neighborhoods.</p> <p>Continued Appropriateness: The City does not receive HOME funds. The use of CDBG funds will be discussed in the Resources section of the Housing Element and incorporated as funding sources for appropriate housing programs. These funding programs are not included in the 2013-2020 Housing Element as a separate housing program.</p>
B	ESG, Farmworker Housing Grant, and CalHOME funds	City staff will increase its coordination with the State HCD staff to apply for the funding that is made available through the Housing and Emergency Shelter Trust Fund Act of 2002, including the Joe Serna Jr. Farmworker Housing Grant Program and the CalHome Program. Further, the City will apply for funding through the loan and grant program directory provided to the City by HCD annually.	<p>Between 2005 and 2011, the City did not receive ESG, Farmworker Housing, or CalHOME funds.</p> <p>Continued Appropriateness: ESG, Farmworker Housing Grants and CalHOME funds are funding sources. The City does not directly receive these funds. These funding programs are removed from the 2013-2020 Housing Element as a separate housing program.</p>

Program #	Program Name	Description	Progress and Continued Appropriateness
C	Redevelopment funds	The City of Imperial Beach Redevelopment Agency will continue to use redevelopment revenues of \$4.1 million in accordance with the Redevelopment Agency's five-year Implementation Plan. The City plans to use this money to purchase deteriorated housing units and finance their improvements, and to provide gap financing for housing projects.	<p>As of October 2011, the City had approximately \$ 780,000 in redevelopment funds available. In the past, the City has used these funds for the rehabilitation of multi- and single-family residential units. As of the writing of this Housing Element, the City's ability to retain its LMIHF is uncertain, pending on the adoption new State legislation.</p> <p>Continued Appropriateness: Redevelopment funds represent an important funding source for the City. Redevelopment funds are incorporated as a funding source for various housing programs in the Housing Element but are not separately identified as a housing program.</p>
D	Project Information Brochure	Prepare a Project Information Brochure outlining City participation and incentives, housing needs from the Housing Element (or other market source), a definition of the state and federal funding for which the City is willing to apply, and other pertinent information. Distribute the brochure to local non-profit and for-profit development groups, and regional agencies.	<p>The City prepared an Affordable Housing Booklet and began distributing it in July 2007. The Booklet is currently available at the Community Development Department.</p> <p>Continued Appropriateness: This action is incorporated in the 2013-2020 Housing Element as part of an overall program to facilitate housing development in the City.</p>
E	Pre-Development Meetings	In order to ensure a timely and efficient planning process the Planning Department will offer pre meetings with developers of proposed affordable projects to strategize about project design, City standards, necessary public improvements, and funding strategies.	<p>City staff continued to offer pre-development meetings with developers.</p> <p>Continued Appropriateness: This ongoing staff function is discussed in the 2013-2020 Housing Element but not included as a separate housing program.</p>

Program #	Program Name	Description	Progress and Continued Appropriateness
F	Homebuyer Assistance Programs	Continue the City's promotion of programs such as the Housing Finance Agency Agency's Down Payment Assistance Program, the County of San Diego's Down Payment and Closing Cost Assistance Program and San Diego Regional Mortgage Credit Certificate Program by providing brochures outlining these programs at public locations.	Between 2005 and 2011, 2 households have purchased homes through various homebuyer assistance programs. Continued Appropriateness: The City will continue to promote housing programs available through the County. This is included in the 2013-2020 Housing Element.
G	Regional Development	Attend the San Diego Association of Governments meetings to track regional development.	City staff continued to participate in regional planning efforts. Continued Appropriateness: This is routine staff function and is not included in the 2013-2020 Housing Element as a separate housing program.
H	Housing Legislation	The City will continue to monitor State and federal legislation pertaining to housing and comment on, support, or oppose proposed changes or additions to existing legislation, as well as supporting new legislation when appropriate.	City staff continued to monitor State and federal legislation pertaining to housing. Continued Appropriateness: This is routine staff function and is not included in the 2013-2020 Housing Element as a separate housing program.
I	Homeless Needs	Meet with San Diego Regional Task Force on Homeless to assess homeless needs and address homelessness that may occur by implementing the goals and priorities addressed in the San Diego Homeless Continuum of Care Plan.	Staff continued to participate in the San Diego Regional Task Force on Homeless and Homeless Continuum of Care. Continued Appropriateness: This is routine staff function and is not included in the 2013-2020 Housing Element as a separate housing program.

Program #	Program Name	Description	Progress and Continued Appropriateness
J	Homeless and Transitional Shelters	Actively support efforts of homeless service providers who establish short-term bed facilities for segments of the homeless population including specialized groups such as the mentally ill and chronically disabled. Identify potential land that can be used for a homeless or transitional shelter should one be needed. Offer incentives to developers such as the waiving of development fees to construct a facility.	<p>No homeless or transitional housing facilities were constructed in Imperial Beach between 2005 and 2011.</p> <p>On August 15, 2012, the City Council adopted Ordinance No. 2012-1130 to amend provisions for the C/MU Zones. Emergency shelters for the homeless are permitted by right in the C/MU1 zone.</p> <p>Continued Appropriateness: The 2013-2020 Housing Element now includes a program to amend the Zoning Ordinance to address the provision of transitional housing and supportive housing.</p>
K	Housing for Special Needs	Investigate incentives and reporting procedures that can be implemented to encourage and monitor the development of housing opportunities for specialized housing needs.	<p>No homeless or transitional housing facilities were constructed in Imperial Beach between 2005 and 2011.</p> <p>Continued Appropriateness: The 2013-2020 Housing Element now includes a program to amend the Zoning Ordinance to address the provision of transitional housing and supportive housing, and other special needs housing.</p>

Program #	Program Name	Description	Progress and Continued Appropriateness
L	Housing Rehabilitation Program	With the adoption of the housing rehabilitation program guidelines, include a grant to very low and low-income senior citizens and very low and low-income disabled persons to improve accessibility and safety.	<p>The City's Clean and Green Program provides qualified very low, low and moderate income single-family homeowners with grants for energy efficient and water conservation improvements. Also, an eligible expense in the program is the installation of accessibility improvements. The program completed 93 projects.</p> <p>Continued Appropriateness: The Housing Clean and Green Program remains an important component of the City's housing services. This program is included in the 2013-2020 Housing Element.</p>
M	Residential Care Facilities	Revise zoning ordinance to allow State licensed group homes, foster homes, residential care facilities, and similar state-licensed facilities with six or fewer occupants, deemed permitted by right in a residential zoning district, pursuant to state and federal law.	<p>The City of Imperial Beach will revise its Zoning Ordinance in 2012. In accordance with State law (CA Health and Safety Code Section 1566 – 1566.8), Imperial Beach treats residential care facilities serving six or fewer persons as a normal residential use and these facilities are permitted by-right within all residential zones.</p> <p>Continued Appropriateness: This program is included in the 2013-2020 Housing Element.</p>
N	Reasonable Accommodations	Regularly monitor the City's ordinances, codes, policies, and procedures to ensure that they comply with the "reasonable accommodation" for disabled provisions.	<p>The City does not currently have specific accommodation procedures for the disabled in its municipal code.</p>
O		Develop and formalize a general process that a person with disabilities will need to go through in order to make a reasonable accommodation request in order to accommodate the needs of persons with disabilities and streamline the permit review process.	<p>Continued Appropriateness: The 2013-2020 Housing Element includes a program to address reasonable accommodation within one year of the Housing Element adoption.</p>

Program #	Program Name	Description	Progress and Continued Appropriateness
P	Farmworker Housing	Work with farm owners and labor providers to determine the number of farmworkers who may be in need of additional housing in the area surrounding Imperial Beach. The resulting report should address: permanent workers, seasonal resident workers, and migrant workers, including unaccompanied migrant workers. In addition, should the report demonstrate a need, the City, in conjunction with local developers, will identify potential sites and/or provide or seek financial assistance to prospective developers of the housing for farm labor through the Joe Serna Farmworker Grant Program.	The City is primarily built out and does not have any significant agricultural productions. The City does not have any zones where agricultural production is a permitted use by right. Continued Appropriateness: This program is not included in the 2013-2020 Housing Element.
Q		Revise the City's Zoning Code to ensure compliance with employee labor housing act, specifically H&S 17021.5 and 17021.6.	

Program #	Program Name	Description	Progress and Continued Appropriateness
R	Single Room Occupancy (SROs)	<p>Institute Zoning Ordinance amendment in accordance with SB2 requirements stating that transitional housing and supportive housing shall be treated as a proposed residential use and subject only to those restrictions applicable to other residential uses of the same type in the same zone and the same type of structure. The City will designate commercial and high density residential as the appropriate zoning district to accommodate emergency shelters by right. The allowance for Single Room Occupancy (SRO's) shall be encouraged and facilitated through identification of potential locations and through city assistance with grant writing for the development of SRO projects.</p>	<p>Currently, the Imperial Beach Zoning Ordinance does not provide for SROs in commercial zones.</p> <p>Continued Appropriateness: The 2013-2020 Housing Element includes a program to address the provision of SRO housing within one year of the adoption of the Housing Element.</p>
S	Manufactured Housing	<p>Institute Zoning Ordinance amendment to include manufactured housing as an approved alternative housing type, as per State of California requirements.</p>	<p>The City already has in its Zoning Ordinance (Chapter 19.68) provisions that reflect State law (Government Code Section 65852.3) regarding manufactured homes permitted in single-family residential zones. However, there have been no manufactured homes constructed in the City between 2005 and 2011.</p> <p>Continued Appropriateness: The 2013-2020 Housing Element will note that this program/objective was accomplished in 1994.</p>

Program #	Program Name	Description	Progress and Continued Appropriateness
T	Section 8 Housing Vouchers	Work with the Housing Authority and use all the influence the City has to obtain more Housing Vouchers for the Housing Authority.	<p>Approximately 415 Imperial Beach residents receive Housing Choice Vouchers through the County's Housing Authority.</p> <p>Continued Appropriateness: The Housing Choice Voucher Program is an important resource for very low income households in Imperial Beach. This program is included in 2013-2020 Housing Element.</p>
Goal #2: Remove Constraints			
U	Permits and Processing Procedures	Monitor average processing times for discretionary development permits on an annual basis and continue to promote a coordinated City review process among affected City departments to reduce delays and processing time.	As part of the 2013-2020 Housing Element update, the City evaluated its current zoning and permit process provisions and identified areas of improvements.
V		Analyze current zoning and permit process provisions and propose new changes during the update to the Zoning Code to further reduce housing costs and average permit processing time. AECOM is currently conducting an analysis that would more clearly identify the criteria under which mixed-use projects that contain residential units in commercial zones could be approved and, thereby, remove an element of uncertainty in its approval process. Upon completion of the study, the City will commit to implementing zoning and permit processing changes as suggested to reduce housing costs and processing times provided that the changes are reasonable.	<p>In addition, the City retained a consultant (AECOM) to implement a Commercial Zoning Review.</p> <p>Continued Appropriateness: The key recommendations of the Commercial Zoning Review have been incorporated into the 2013-2020 Housing Element.</p>

Program #	Program Name	Description	Progress and Continued Appropriateness
W	Affordable Housing Incentives	<p>The City will provide incentives (e.g., density bonus units, fee underwriting, fee deferral, fast-tracking, etc.) to developers for retaining this stock as well as seek the assistance of other affordable housing developers in the rehabilitation and preservation of these units. In addition, for developers utilizing these incentives, the City will establish affordability covenants to ensure the affordability of the project over time. In addition, redevelopment sites that include affordable housing components will be given priority in the fast tracking process to further encourage developers to seek redevelopment opportunities and to make the redevelopment sites more attractive. By making redevelopment more attractive, developers will be more willing to engage in downtown projects which meet other goals of this element.</p>	<p>The City has not yet revised its Zoning Ordinance to reflect State density bonus law. Between 2005 and 2011, no affordable housing units were constructed in Imperial Beach. Specifically, no affordable housing units were constructed as a part of mixed use developments.</p> <p>Continued Appropriateness: The City will continue to offer incentives for affordable housing development. This program is included in the 2013-2020 Housing Element. The City will revise the Zoning Ordinance to include the State density bonus provisions within one year of Housing Element adoption.</p>
X		<p>To facilitate mixed use development on sites included in Appendices E and F, the City will provide relaxed development standards for mixed-use developments (commercial or office uses must be on same site as housing) providing an affordable housing component. To further encourage development of mixed use sites, the City will post inventory or available sites on the City's website, and identify potential financial resources to assist in development (i.e. RDA or CDBG funds). Update the City's existing density bonus ordinance the provisions of SB 1818 (Chapter 928, Statutes of 2004).</p>	

Program #	Program Name	Description	Progress and Continued Appropriateness
Y	Planning Fees	Review current planning fees and where appropriate make changes to reflect the affordability of multifamily development.	<p>Annually, the City reviews its fee schedule to ensure City fees reflect the cost of providing services. To facilitate affordable housing, the City offset the fees with other incentives such as fee underwriting/deferral, financial assistance, density bonus, and fast track processing.</p> <p>Continued Appropriateness: Review of planning fees is a routine task and is not included in the 2013-2020 Housing Element as a separate housing program. However, fee deferral/ underwriting are included as part of the program to facilitate affordable housing and mixed use development through incentives.</p>
Z	Second Dwelling Units	Encourage developers to include second dwelling units as an integral part of their project and to plan for second dwelling units in the design of their projects by providing incentives such as fast-tracking to speed up the review process.	Second units are allowed by-right within the R-3000, R-2000, and R-1500 residential zones. However, the City Council has determined that allowing second units in R1-6,000 and R1-3,800 zones is not in the best interest of the public health, safety, and welfare and adopted findings to preclude second units in those zones.
AA		The City of Imperial Beach will re-examine existing provisions for second units and adopt a new Second Unit Ordinance that satisfies the provisions found under the recently amended Section 65852.2. This new ordinance will determine the zones in which second units are allowed, and the development standards for second units. Monitor the production and affordability of second units on an annual basis.	<p>Between 2005 and 2011, 79 second units were constructed in the City.</p> <p>Continued Appropriateness: Second units are viable affordable housing options in Imperial Beach. The City will continue to facilitate second unit development.</p>

Program #	Program Name	Description	Progress and Continued Appropriateness
BB	Affordable Housing Incentives	Provide incentives to developers of residential projects, when feasible, who agree to provide the specified percentage of units mandated by State law at a cost affordable to very-low and/or low-income households or senior citizens such as waiving certain development fees.	See discussions under Program W. Continued Appropriateness: The 2013-2020 Housing Element includes a program on affordable housing incentives.
CC	Public Awareness	Publish the City's Housing Element and updates, Annual Action Plan and respective notices in all public facilities including City Hall, the community center, and the public library	As required by State law and City policies, these City documents are posted on City website and available at the City Hall. Public notices are posted at all public facilities. Continued Appropriateness: This is a routine function and is not included in the 2013-2020 Housing Element as a separate housing program.
DD	Zoning Ordinance Revisions	Review the appropriateness of reducing, waiving, and/or deferring impact and/or processing fees for units affordable to very low and low income households, including senior housing, and apartment units, and housing for special needs groups, including agricultural employees, emergency/transitional housing, and housing for persons with disabilities, to make the development of such units more financially feasible. The City will commit to waiving and/or deferring impact and/or processing fees for the above noted units if the waiver and/or deferral is appropriate and should be done in order to meet the City housing goals and policies set forth herein.	The City has waived or deferred fees for housing projects since 2005. To facilitate housing development, the City provided parking requirement relief for two projects. Continued Appropriateness: This program offers fee deferral, reduction, or waiver for affordable housing development. This program is included in the 2013-2020 Housing Element as part of the overall program to provide incentives for affordable housing.

Program #	Program Name	Description	Progress and Continued Appropriateness
EE	Flexible Development Standards	Allow flexibility, where appropriate and consider aesthetics, safety public input, etc., in infrastructure and development standards and land use and zoning controls in order to encourage affordable residential development.	<p>The City has approved the modification of development standards for two housing projects since 2005. Typical modifications include: parking requirement relief.</p> <p>Continued Appropriateness: Flexible development standards are included as part of the City's overall program to incentivize affordable and mixed use developments. Provision of flexible development standards is not included in the 2013-2020 Housing Element as a separate housing program.</p>
FF	Annual Monitoring	Annually evaluate whether there are constraints on the development, maintenance and improvement of housing intended for persons with disabilities. The analysis will include a monitoring of existing land use controls, permit and processing procedures and building codes. If any constraints are found in these areas, the City will initiate actions to address these constraints, including removing the constraints or providing reasonable accommodation for housing intended for persons with disabilities.	<p>The City last completed a review of its existing land use controls, permit and processing procedures and building codes concerning housing for persons with disabilities in 2009, as a part of the development of the San Diego Regional AI. The Regional AI identified the City's potential constraints on housing for persons with disabilities and outlines the City's plan to remove and/or mitigate these constraints as necessary. These findings are incorporated in the 2013-2020 Housing Element.</p> <p>Continued Appropriateness: Review of City policies and regulations is a routine staff function. This is not included in the 2013-2020 Housing Element as a separate housing program.</p>

Program #	Program Name	Description	Progress and Continued Appropriateness
Goal #3: Provide and Maintain an Adequate Supply of Sites for the Development of New Affordable Housing			
GG	Vacant Land Inventory	Update the inventory of vacant land on a quarterly basis or as projects are constructed.	<p>The City is primarily built out and because of the recession, housing development in the City has been limited in recent years. As a result, many of the properties identified in the inventory are still available for development.</p> <p>Continued Appropriateness: The 2013-2020 Housing Element includes an updated residential sites inventory.</p>

Program #	Program Name	Description	Progress and Continued Appropriateness
HH	Partnerships with Developers	Partner with a development organization to redevelop parcels as identified in Appendix F to provide multifamily rental opportunities affordable to low or moderate income residents. Furthermore, the City will provide incentives to the developer through the provision of gap financing with the Redevelopment Agency's LMI funds and apply for HOME or CDBG financing through the San Diego County Consortium. In addition, the City will provide other incentives such as fee waivers or deferrals, fast tracking, and provide technical support during the rezone process and the project approval process to ensure that the project goes through the planning process smoothly. The City will solicit three to five potential developers by October 2009 to collaborate in the development of these housing units. City will make contact with developers to identify level of interest and ability to make project happen. It is expected that with the implementation of this program, the City will net 15 units of housing that would be affordable to low-income residents.	<p>Since adoption of the 2005-2012 Housing Element, the housing market in San Diego region has been seriously impacted by the recession. Development interests have been limited not only in the City but in the region as a whole.</p> <p>Continued Appropriateness: The City will continue to partner with developers. This program is included in the 2013-2020 Housing Element.</p>
II		Establish a list of non-profit developers who would be interested in developing affordable housing in the City. Send these providers a development packet including multifamily vacant land inventory, services, and housing incentives.	

Program #	Program Name	Description	Progress and Continued Appropriateness
JJ	Housing Element Review	Annually review the housing element for consistency with the general plan as part of its general plan progress report.	<p>Annually, the City submits report to SANDAG on the City's progress in meeting the RHNA. When the General Plan is amended, appropriate findings are made to ensure internal consistency among all General Plan elements.</p> <p>Continued Appropriateness: This is a routine planning function and is not included in the 2013-2020 Housing Element as a separate housing program.</p>
KK	Mixed Use Development	Encourage development of well planned and designed projects that provides for the development of compatible residential, commercial, industrial, institutional, or public uses within a single project or neighborhood by continuing to provide incentives such as allowing higher building intensities, reduced parking requirements, reduced set-back and yard requirements, allow for a higher building height, and greater floor area ratios in these zones. In addition, the City will work closely with the developer of these projects to expedite processing and permit procedures.	<p>The City is undertaking a review of the commercial zoning for the Palm Avenue/SR-75, Seacoast Drive, Old Palm Avenue, and 13th Street / Imperial Beach Boulevard areas. For these areas, the City is assessing development concepts that will help achieve the community's overall vision for Imperial Beach. Specifically, the City is exploring development regulations for improving the design of commercial and mixed-use projects. The intent of the review is to encourage and facilitate sufficient commercial and retail development to support the City's residents while allowing for well-designed and suitable mixed-use development compatible with maintaining and enhancing Imperial Beach's existing character and quality of life.</p> <p>Continued Appropriateness: Mixed use represents an important tool to provide additional housing in the community. This program is included in the 2013-2020 Housing Element.</p>

Program #	Program Name	Description	Progress and Continued Appropriateness
LL	Large Units	Work with the development community to identify the incentives and programs that will encourage the construction of three and four bedroom rental units.	<p>Since adoption of the 2005-2012 Housing Element, the housing market in the San Diego region has been seriously impacted by the recession. Few housing units have been constructed.</p> <p>Continued Appropriateness: The City will continue to work with developers to include some larger units in rental developments. This program is included in the 2013-2020 Housing Element.</p>
MM	Zoning for Affordable Housing	Monitor the amount of land zoned for both single-family and multi-family development and initiate zone changes to accommodate affordable housing.	<p>The City is conducting a review of commercial zoning to facilitate commercial and mixed use developments. Depending on the outcome of the review, the City may amend its Zoning Ordinance to modify development standards. However, the City does not anticipate rezoning additional land for residential uses.</p> <p>Continued Appropriateness: This program is removed from the 2013-2020 Housing Element.</p>
NN	Downzoning of Properties	Implement the provisions of AB 2292 (Dutra) and prevent the down-zoning of a residential property used to meet the RHNA without a concomitant up-zoning of a comparable property.	<p>The City has not downzoned any properties since the 1994 General Plan/LCP/Zoning.</p> <p>Continued Appropriateness: The City commits to providing adequate sites for its RHNA. The 2013-2020 Housing Element includes programs to address this commitment, including maintaining a sites inventory, monitoring the development trends, and reviewing the development standards of commercial zoning. This program is removed from the 2013-2020 Housing Element as a separate housing program.</p>

Program #	Program Name	Description	Progress and Continued Appropriateness
Goal #4: Preserve, Rehabilitate, and Enhance Existing Housing and Neighborhoods			
OO	Design Review Standards	Continue to monitor new developments for compliance with City design standards. Revise the current Design Review Standards to reflect these goals.	<p>As part of the Commercial Zoning Review, the City will assess also design standards that work to facilitate quality mixed use developments.</p> <p>Continued Appropriateness: This program is incorporated as part of the Commercial Zoning Review effort and is not included in the 2013-2020 Housing Element as a separate housing program.</p>
PP	Coastal Zone Housing Requirements	The City will monitor all demolitions and conversions and ensure that replacement units are provided when needed under the Coastal Zone Housing Requirements.	<p>Of the 18 units demolished from 2005-2011, 15 of them were in the coastal zone. Of the 92 units constructed during this period, 60 of them were in the coastal zone. However, Government Code Section 65590(b)(3) provides that jurisdictions with less than 50 acres of vacant private land within the coastal zone need not provide replacement units in place of demolished units. Imperial Beach has much less than 50 acres of vacant land.</p> <p>Continued Appropriateness: The City will continue to monitor and comply with the coastal housing requirements. This program is included in the 2013-2020 Housing Element.</p>
QQ	Code Enforcement	Enforce existing regulations regarding derelict or abandoned vehicles, outdoor storage, and substandard or illegal buildings and establish regulations to abate weed-filled yards when any of the above is deemed to constitute a health, safety or fire hazard.	<p>The City continued to provide code enforcement services to preserve and improve the City's existing housing stock.</p> <p>Continued Appropriateness: Code Enforcement is a routine City service and is not included in the 2013-2020 Housing Element as a separate housing program.</p>

Program #	Program Name	Description	Progress and Continued Appropriateness
RR	Energy and Water Conservation	Supply energy and water conservation awareness brochures in all public meeting places.	<p>The City has continued to provide information on energy and water conservation at public counters.</p> <p>Continued Appropriateness: This is a routine City service and is not included in the Housing Element as a separate housing program.</p>
SS	Neighborhood Revitalization Strategy	Continue to implement the programs of the Neighborhood Revitalization Strategy of 1998.	<p>This program was disbanded in 2006 by the City Council.</p> <p>Continued Appropriateness: This program is no longer relevant.</p>
TT	Housing Rehabilitation Programs	Apply for and aggressively market CDBG, HOME and Redevelopment single family housing rehabilitation programs to meet the goal of rehabilitating 15 units by 2010.	<p>Since 2005, the City has provided assistance to 93 households for housing rehabilitation through City and County programs.</p> <p>Continued Appropriateness: Housing Rehabilitation Program is included in the 2013-2020 Housing Element.</p>
UU	San Diego Housing Authority's Home Improvement Program for Rental Property	The City will continue to advertise the County of San Diego Housing Authority's Home Improvement Program for Rental Property.	<p>This program is no longer available from the County. The County focuses the use of housing funds on new construction and acquisition/rehabilitation of rental properties.</p> <p>Continued Appropriateness: This program is removed from the 2013-2020 Housing Element.</p>

Program #	Program Name	Description	Progress and Continued Appropriateness
VV	California Housing Partnership Corporation	Continue regular contact with the California Housing Partnership Corporation, the agency that monitors the at-risk units and owner notifications of intent to opt-out. Request to be remained on their mailing or email notification list.	<p>No at-risk affordable housing project was converted to market-rate housing between 2005 and 2011.</p> <p>Continued Appropriateness: The 2013-2020 Housing Element includes a program to monitor and work to preserve the City's affordable housing inventory. The California Housing Partnership Corporation (CHPC) is one of the resources for monitoring the at-risk status of publicly funded programs; CHPC is not included in the Housing Element as a separate housing program.</p>

Program #	Program Name	Description	Progress and Continued Appropriateness
Goal #5: Provide Housing Free from Discrimination			
WW	Fair Housing Laws	Require that all recipients of locally administered housing assistance funds acknowledge their understanding of fair housing law and affirm their commitment to the law.	<p>The City continued to participate in the Urban County's Fair Housing Program. Fair housing services are available to Imperial Beach residents, landlords, and housing professionals through the County's contract (currently with South Bay Community Services). Information about fair housing laws and services are available at public counters. The City's website also provides information of tenant/landlord rights and responsibilities.</p> <p>In 2009, the City participated in the Regional Analysis of Impediments (AI) to Fair Housing Choice coordinated by the County and City of San Diego. The AI examines conditions in the public and private sectors that may impede fair housing choice. Results of the AI have been incorporated into the 2013-2020 Housing Element.</p> <p>Continued Appropriateness: Actively further fair housing is an important community goal. This program is included in the 2013-2020 Housing Element.</p>
XX	Fair Housing Outreach	Acquire and maintain fair housing materials, including all pertinent resource, posters and information available through the Department of Fair Employment and Housing (DFEH) and Housing and Urban Development (HUD) to educate citizens on a variety of fair housing issues. Develop information flyers and brochures that highlight: (1) disability provisions of both federal and state fair housing laws and (2) familial status discrimination. Fair housing materials, brochures and flyers will be distributed at outreach events including school fairs, health fairs, and City sponsored events. Collaborate with service agencies to distribute educational materials.	
YY	Fair Housing Program	The City participates in the County of San Diego Fair Housing Program. All fair housing calls are referred to this organization for follow-up.	

Program #	Program Name	Description	Progress and Continued Appropriateness
Goal #6: Encourage and Enhance Coordination of Housing			
ZZ	Housing Authority Membership	Maintain membership in the Housing Authority to qualify City residents for Housing Choice Voucher - existing housing assistance administered by the San Diego Housing Authority. Provide information on the availability of County programs to qualified residents.	As of November 2011, 415 Imperial Beach households are receiving Housing Choice Vouchers. Continued Appropriateness: The Housing Choice Voucher program is included in the 2013-2020 Housing Element. Maintaining membership with the San Diego County Housing Authority is a requirement to participate in the Housing Choice Voucher program. Therefore, Housing Authority Membership is not included in the 2013-2020 Housing Element as a separate housing program.
AB	Partnership with Non-Profit Housing Organizations	The City will continue to utilize nonprofit housing organizations to provide financial assistance and technical support in the development of affordable housing and the acquisition and rehabilitation of existing multi-family housing. Non-profit organizations include the South Bay Community Services, Sunburst School, Inc-Children's Treatment Center, and Lutheran Social Services of Southern California.	Since 2005, no affordable housing units have been constructed in the City as a result of partnership with nonprofit housing organizations. Continued Appropriateness: The 2013-2020 Housing Element includes a comprehensive program to facilitate affordable housing development, including partnership with nonprofit organizations. This partnership program is not included in the 2013-2020 Housing Element as a separate housing program.

Appendix C: Residential Sites Inventory

Site No.	APN	Address	Owner	Current Use and Potential for Lot Consolidation	Zoning/ GP	Density	Lot Size	Max. Capacity	Realistic Capacity	Type
1	6262500900	667 Palm Ave	Rose A. Vogt 2006 Trust	Marginal chiropractic and acupuncture offices within single story building in poor condition.	C-1/General Commercial	1 du/ 1,000 sf	20,300	20	16	UU
2	6262500200	705 Palm Ave	Parmela Sawhney Revocable Trust	Marginal medical office within one story building in poor condition.	C-1/General Commercial	1 du/ 1,000 sf	34,600	34	27	UU
3	6262821300	766 10th St.	Borgia Family Trust	Dilapidated one story single family unit. (Group of contiguous sites #3, 4, 5, 6, 8, 9, 23 – potential for lot consolidation)	C-1/General Commercial	1 du/ 1,000 sf	7,000	7	5	UU
4	6262822600	730 10th St	Robert J. & Frankie Johnstone	Marginal coin operated self car wash. Minimal improvements in poor condition. (Group of contiguous sites #3, 4, 5, 6, 8, 9, 23 – potential for lot consolidation)	C-1/General Commercial	1 du/ 1,000 sf	14,000	14	11	UU
5	6262822500	740 10th St	Richard Bartel Trust (DCSD)	Marginal salon and computer repair businesses within a single story building in poor condition. Majority of the lot is paved with minimal landscaping. (Group of contiguous sites #3, 4, 5, 6, 8, 9, 23 – potential for lot consolidation)	C-1/General Commercial	1 du/ 1,000 sf	10,500	10	8	UU
6	6262821400	754-760 10th St	Rosalio Castro	Marginal glass sales business within small dilapidated building and outdoor storage. (Group of contiguous sites #3, 4, 5, 6, 8, 9, 23 – potential for lot consolidation)	C-1/General Commercial	1 du/ 1,000 sf	8,750	8	7	UU
	6262821500									
7	6262910500	753 10th St	Paulette Goycochea	Operating towing company. Fabricated metal building with storage/junk on side yard.	C-1/General Commercial	1 du/ 1,000 sf	7,350	7	5	UU
8	6262821900	987 Palm Ave	Rosa Duran	Auto repair and car storage lot. Improvements in poor condition. (Group of contiguous sites #3, 4, 5, 6, 8, 9, 23 – potential for lot consolidation)	C-1/General Commercial	1 du/ 1,000 sf	21,440	21	17	UU
	6262822000									
	6262822100									

Site No.	APN	Address	Owner	Current Use and Potential for Lot Consolidation	Zoning/ GP	Density	Lot Size	Max. Capacity	Realistic Capacity	Type
9	6262820300	975 Palm Ave	John G & Phyllis M. Mason	Two parcels under common ownership. Marginal auto repair in dilapidated single story building and poorly maintained paved car storage lot. (Group of contiguous sites #3, 4, 5, 6, 8, 9, 23 – potential for lot consolidation)	C-1/General Commercial	1 du/ 1,000 sf	8,050	8	6	UU
	6262820400									
10	6261700500	656 Florida St & 1144 Palm Ave	Frankie Mikkelson	Two parcels under common ownership. Marginal hair salon within small single story commercial building in poor condition and a 1960s-era one story single family home in fair condition. (Group of contiguous sites #10, 11, 12, 13 – potential for lot consolidation)	C-1/General Commercial	1 du/ 1,000 sf	12,710	12	10	UU
	6261700800									
11	6261700600	1138 Palm Ave	Hutchins Family Trust	Very small single story marginal property management company within building in fair condition. Most of the lot is gravel parking. (Group of contiguous sites #10, 11, 12, 13 – potential for lot consolidation)	C-1/General Commercial	1 du/ 1,000 sf	5,240	5	4	UU
12	6261700700	1130 Palm Ave	Jean Moinat	Small two-story duplex in poor condition. Debris in yard. Minimal, poorly maintained landscaping. (Group of contiguous sites #10, 11, 12, 13 – potential for lot consolidation)	C-1/General Commercial	1 du/ 1,000 sf	5,580	5	4	UU
13	6261700900	640 Florida St	William & Deborah Blake Family Trust	Very small single story home in poor condition on two adjacent and unmaintained parcels. (Group of contiguous sites #10, 11, 12, 13 – potential for lot consolidation)	C-1/General Commercial	1 du/ 1,000 sf	14,690	14	11	UU
	6261702300									
14	6262301000	1151 Calla Ave	B&P Florence St LLC	Three small single story homes in poor condition. (Group of contiguous sites #14, 15, 16, 24, 25, 70 – potential for lot consolidation)	C-1/General Commercial	1 du/ 1,000 sf	9,240	9	7	UU

Site No.	APN	Address	Owner	Current Use and Potential for Lot Consolidation	Zoning/ GP	Density	Lot Size	Max. Capacity	Realistic Capacity	Type
15	6262301100	605 Florida St	Garcia Socorro Santana Trust	Two small single story homes in poor condition. (Group of contiguous sites #14, 15, 16, 24, 25, 70 – potential for lot consolidation)	C-1/General Commercial	1 du/ 1,000 sf	11,430	11	9	UU
16	6262301200	627 Florida St	Maximino & Shirley Empizo Revocable Trust	Small single story duplex in poor condition. Most of the lot is undeveloped. Adjacent to large vacant lot. (Group of contiguous sites #14, 15, 16, 24, 25, 70 – potential for lot consolidation)	C-1/General Commercial	1 du/ 1,000 sf	11,010	11	9	UU
17	6262911200	1085 Palm Ave	Paulette Goycochea	Dilapidated single story auto repair with moving truck rentals. Most of the lot used for vehicle storage. (Group of 3 contiguous parcels under single ownership)	C-1/General Commercial	1 du/ 1,000 sf	29,670	29	23	UU
	6262911300									
	6262911400									
18	6263020200	1177 Palm Ave	Edward Wedelstedt	Marginal t-shirt imprint company and adult bookstore within single story commercial building in poor condition. (Group of contiguous sites #18, 19, 20, 21 – potential for lot consolidation)	C-1/General Commercial	1 du/ 1,000 sf	9,740	9	7	UU
19	6263021500	744 12th St	Rob Seder	Small fabricated metal structure on mostly paved lot. (Group of contiguous sites #18, 19, 20, 21 – potential for lot consolidation)	C-1/General Commercial	1 du/ 1,000 sf	14,750	14	11	UU
20	6263021600	1185 Palm Ave	Thrifty Oil Co	Operating discount gas station within single story building in fair condition. (Group of contiguous sites #18, 19, 20, 21 – potential for lot consolidation)	C-1/General Commercial	1 du/ 1,000 sf	23,700	23	18	UU
21	6263022000	1155 Palm Ave	Michael & Gale Family Trust	Marginal tattoo parlor within small single story building in poor condition. (Group of contiguous sites #18, 19, 20, 21 – potential for lot consolidation)	C-1/General Commercial	1 du/ 1,000 sf	9,010	9	7	UU
22	6262421000	1288 Palm Ave	ATT	Operating single story concrete block building in fair condition that occupies most of the lot.	C-1/General Commercial	1 du/ 1,000 sf	16,100	16	12	UU
23	6262820100	951 Palm	Sara R. Parsons	Two parcels under common	C-1/General	1 du/	8,050	8	6	UU

Site No.	APN	Address	Owner	Current Use and Potential for Lot Consolidation	Zoning/ GP	Density	Lot Size	Max. Capacity	Realistic Capacity	Type
	6262820200	Ave & 715 Emory		ownership. Operating bar within small single story building in poor condition. Most of the lot is paved parking. (Group of contiguous sites #3, 4, 5, 6, 8, 9, 23 – potential for lot consolidation)	Commercial	1,000 sf				
24	6262300500	1158 Palm Ave	Dolleen Inc	Operating car wash in single story structure with limited improvements and in poor condition. (Group of contiguous sites #14, 15, 16, 24, 25, 70 – potential for lot consolidation)	C-1/General Commercial	1 du/ 1,000 sf	16,100	16	12	UU
25	6262302000	1180 Palm Ave	Imperial Beach Palm LLC	Abandoned fast food restaurant in dilapidated condition. Listed for sale. (Group of contiguous sites #14, 15, 16, 24, 25, 70 – potential for lot consolidation)	C-1/General Commercial	1 du/ 1,000 sf	17,250	17	13	UU
26	6262021600	639 Delaware St	Hanks Family Trust	Small single story dwelling in poor condition. (Group of contiguous sites #26, 27, 28 – potential for lot consolidation)	C-1/General Commercial	1 du/ 1,000 sf	6,170	6	4	UU
27	6262021500	631 Delaware St	Dustin Spencer	Single story dwelling and detached garage in poor condition. (Group of contiguous sites #26, 27, 28 – potential for lot consolidation)	C-1/General Commercial	1 du/ 1,000 sf	7,080	7	5	UU
28	6262021900	740 Palm Ave	Ramon & Marian Castro Trust	Marginal used car sales lot with small single story cottage structure in poor condition. (Group of contiguous sites #26, 27, 28 – potential for lot consolidation)	C-1/General Commercial	1 du/ 1,000 sf	21,700	21	17	UU
29	6262010600	720-30 Palm Ave	George Morgan	Marginal pharmacy and martial arts facility within single story building in poor condition.	C-1/General Commercial	1 du/ 1,000 sf	14,140	14	11	UU
30	6262011100	700-10 Palm Ave	Farida Family Trust	Operating bar and marginal nail salon within single story building in poor condition. (Group of contiguous sites #30, 31 – potential for lot consolidation)	C-1/General Commercial	1 du/ 1,000 sf	6,000	6	4	UU

Site No.	APN	Address	Owner	Current Use and Potential for Lot Consolidation	Zoning/ GP	Density	Lot Size	Max. Capacity	Realistic Capacity	Type
31	6260705800	690 7th St	Lassman Survivors Trust	Marginal taco shop in dilapidated one story building. Poorly maintained parking lot. (Group of contiguous sites #30, 31 – potential for lot consolidation)	C-1/General Commercial	1 du/ 1,000 sf	9,450	9	7	UU
32	6251400800	550 Palm Ave	Dunham & Associates	Abandoned two-story motel. Building boarded up and fencing around property.	C-1/General Commercial	1 du/ 1,000 sf	45,300	45	36	UU
33	6262811000	738 Emory St	Pappas Family Trust	Single story dwelling in poor condition. (Group of contiguous sites #33, 34 – potential for lot consolidation)	C-1/General Commercial	1 du/ 1,000 sf	7,630	7	6	UU
34	6262811600	744 Emory St	Argoud Family Trust	Small single story dwelling in dilapidated condition on unlandscaped lot. (Group of contiguous sites #33, 34 – potential for lot consolidation)	C-1/General Commercial	1 du/ 1,000 sf	11,400	11	9	UU
35	6252012500	201 Palm Ave	Bob Kipperman	Abandoned former real estate office building in dilapidated condition. (Group of contiguous sites #35, 71, 72, 73 – potential for lot consolidation; majority of these sites are vacant)	C-2/Seacoast Commercial	1 du/ 1,500 sf	5,250	3	3	UU
36	6250230100	198-200 Palm Ave	Greg and Elta Neil	Two parcels under common ownership. Operating auto repair within small single story building in fair condition. Most of the lot is gravel parking/storage.	C-2/Seacoast Commercial	1 du/ 1,500 sf	10,300	6	6	UU
	6250230200									
37	6253802700	1080 Seacoast Dr.	William Mundt Trust	Two parcels under common ownership. Two story apartment building in poor condition. Developer approached City about redeveloping before the market downturn.	C-2/Seacoast Commercial	1 du/ 1,500 sf	37,800	25	20	UU
	6253802700									
38	6252010900	285 Palm Ave	Rahimpour Family Trust	Three parcels under single ownership. Operating restaurant. Small one story building in fair condition. Most of the site is a poorly maintained parking lot. (Group of contiguous sites #38, 74 – potential for lot consolidation)	C-2/Seacoast Commercial	1 du/ 1,500 sf	31,470	21	16	UU
	6252011000									
	6252011100									
39	6250140500	134 Palm	John Sanichas	Two parcels under common	C-2/Seacoast	1 du/	15,310	10	8	UU

Site No.	APN	Address	Owner	Current Use and Potential for Lot Consolidation	Zoning/ GP	Density	Lot Size	Max. Capacity	Realistic Capacity	Type
	6250140600	Ave	Family Trust	ownership. Operating realty business in very small one story building in fair condition. Most of the lot is pavement or gravel.	Commercial	1,500 sf				
40	6252732300	855 Seacoast Ave	Snow Family Trust	Small single family unit in fair condition. Most of lot is undeveloped.	C-2/Seacoast Commercial	1 du/ 1,500 sf	4,770	3	2	UU
41	6330311900	1133-1155 13th St	Mary Rahimpour	Two parcels under common ownership. Marginal bar and liquor store in dilapidated condition attached to hair salon in fair condition.	C-3/ Neighborhood Commercial	1du/ 2,000 sf	19,350	9	7	UU
	6330312000									
42	6330222700	1257 Imperial Beach Blvd	Marrero Family Trust	Marginal coin operated self car wash. Minimal improvements in poor condition.	C-3/ Neighborhood Commercial	1du/ 2,000 sf	11,620	5	4	UU
43	6253922000	140 Imperial Beach Blvd	Paula Whalen Trust	Small single family unit in poor condition tucked between two newer multi-family developments.	R-2000/ Residential	1du/ 2,000 sf	4,780	2	2	UU
44	6260212200	730 Basswood Ave	US Financial or Don Rady	Marginal 1970s single story industrial building in poor condition. The City has received an application to convert this site into a duplex. (Group of contiguous sites #44, 45 – potential for lot consolidation)	R-3000-D/ Residential	1 du/ 3,000 sf	8,250	2	2	UU
45	6260212300	716 Basswood Ave	William Barnett Estate	Marginal 1970s single story industrial building in poor condition. Similar in location, size, and condition to 730 Basswood. (Group of contiguous sites #44, 45 – potential for lot consolidation)	R-3000-D/ Residential	1 du/ 3,000 sf	8,480	2	2	UU
46	6260324200	413 Delaware St	Ronald and Deborah Cook	Converted garage (~500SF) in poor condition.	R-3000-D/ Residential	1 du/ 3,000 sf	9,010	3	2	UU
47	6250111600	684-686 Ocean Lane	Ed Johnson and Rose Gravino	Vacant	R-1500/ Residential	1 du/ 1,500 sf	5,720	3	2	VAC

Site No.	APN	Address	Owner	Current Use and Potential for Lot Consolidation	Zoning/ GP	Density	Lot Size	Max. Capacity	Realistic Capacity	Type
48	6250111400	670 Ocean lane	Williams Family Trust	Vacant	R-1500/ Residential	1 du/ 1,500 sf	2,780	1	1	VAC
49	6253302800	812 Ocean Lane	Westport Holding Texas LP	Vacant	R-1500/ Residential	1 du/ 1,500 sf	4,000	2	2	VAC
50	6253300500	908-912 Ocean Lane	William Lindley Trust	Vacant	R-1500/ Residential	1 du/ 1,500 sf	6,000	4	3	VAC
	6253300600									
51	6253400300	986 Ocean lane	Kuan Cheng Chen & Chau Hang Le	Vacant (Group of contiguous sites #51, 52 – potential for lot consolidation)	R-1500/ Residential	1 du/ 1,500 sf	4,500	3	2	VAC
52	6251810400	720 Ocean Lane	Robert Schoepe Trust	Two parcels under common ownership. Vacant (Group of contiguous sites #38, 74 – potential for lot consolidation)	R-1500/ Residential	1 du/ 1,500 sf	6,000	4	3	VAC
	6251810500									
53	6331721600	1485 Holly Ave	Karen Huntington	Vacant	R-2000/ Residential	1 du/ 2,000 sf	12,480	6	5	VAC
54	6330910801	1265 12th St	Solomolto LLC	Vacant	R-3000/ Residential	1 du/ 3,000 sf	9,450	3	3	VAC
55	6331021400	1280 14th St	Cynthia Doop	Vacant	R-3000/ Residential	1 du/ 3,000 sf	6,380	2	2	VAC
56	6260220800	375 Delaware St.	Mario H Cortez	Vacant	R-3000-D/ Residential	1 du/ 3,000 sf	11,200	3	3	VAC
57	6320910200	1113 Loudon Lane	Damon & Jessica Stannard	Vacant	R-1-6000/ Single-Family Residential	1 du/ 6,000 sf	8,800	1	1	VAC
58	6320922100	637 Imperial Beach Blvd	Norman Newton Trust	Vacant	R-1-6000/ Single-Family Residential	1 du/ 6,000 sf	6,050	1	1	VAC
59	6321410900	1255 5th St	Thomas Tee Family Trust	Vacant	R-1-6000/ Single-Family Residential	1 du/ 6,000 sf	4,400	1	1	VAC
60	6321411000	1261 5th St	Thomas Tee Family Trust	Vacant	R-1-6000/ Single-Family Residential	1 du/ 6,000 sf	4,400	1	1	VAC

Site No.	APN	Address	Owner	Current Use and Potential for Lot Consolidation	Zoning/ GP	Density	Lot Size	Max. Capacity	Realistic Capacity	Type
61	6321520700	1225 East Lane	Heidi Shott Trust	Vacant	R-1-6000/ Single-Family Residential	1 du/ 6,000 sf	4,400	1	1	VAC
62	6321520800	1229 East Lane	Heidi Shott Trust	Vacant	R-1-6000/ Single-Family Residential	1 du/ 6,000 sf	4,400	1	1	VAC
63	6321522200	1210 Connecticut St	Heidi Shott Trust	Vacant (Group of contiguous sites #63, 64 – potential for lot consolidation)	R-1-6000/ Single-Family Residential	1 du/ 6,000 sf	2,200	1	1	VAC
64	6321522300	1208 Connecticut St	Heidi Shott Trust	Vacant (Group of contiguous sites #63, 64 – potential for lot consolidation)	R-1-6000/ Single-Family Residential	1 du/ 6,000 sf	2,200	1	1	VAC
65	6321522400	1206 Connecticut St	Heidi Shott Trust	Vacant (Group of contiguous sites #65, 66 – potential for lot consolidation)	R-1-6000/ Single-Family Residential	1 du/ 6,000 sf	4,400	1	1	VAC
66	6262301300	647 Florida St	Rudolph L. & Dorothy L. Baker	Vacant (Group of contiguous sites #65, 66 – potential for lot consolidation)	C-1/General Commercial	1 du/ 1,000 sf	21,500	21	17	VAC
67	6252010200	213 Palm Ave	Kevin Dalton	Vacant (Group of contiguous sites #67, 68, 69– potential for lot consolidation)	C-2/Seacoast Commercial	1 du/ 1,500 sf	5,250	3	2	VAC
68	6252010300	221 Palm Ave	Second Palm Ave LLC	Vacant (Group of contiguous sites #67, 68, 69– potential for lot consolidation)	C-2/Seacoast Commercial	1 du/ 1,500 sf	5,250	3	3	VAC
69	6252010400	225 Palm Ave	Second Palm Ave LLC	Vacant (Group of contiguous sites #67, 68, 69– potential for lot consolidation)	C-2/Seacoast Commercial	1 du/ 1,500 sf	5,250	3	3	VAC
70	6252010700	255 Palm Ave	Rahimpour Family Trust	Vacant (Group of contiguous sites #14, 15, 16, 24, 25, 70 – potential for lot consolidation)	C-2/Seacoast Commercial	1 du/ 1,500 sf	31,470	21	16	VAC
	6252010800									
71	6253301900	75 Date Ave	Gerald/Barbara Farrelly Fam Trust	Vacant (Group of contiguous sites #35, 71, 72, 73 – potential for lot consolidation; majority of these sites are vacant)	C-2/Seacoast Commercial	1 du/ 1,500 sf	2,850	1	1	VAC
72	6253302000	850 Seacoast Dr	Laura Hunt/Harris Family Trust	Vacant (Group of contiguous sites #35, 71, 72, 73 – potential for lot consolidation; majority of these sites are vacant)	C-2/Seacoast Commercial	1 du/ 1,500 sf	2,850	1	1	VAC
73	6252722300	835 Seacoast Dr	Lissoy Family Trust	Vacant (Group of contiguous sites #35, 71, 72, 73 – potential for lot consolidation; majority of these sites are vacant)	C-2/Seacoast Commercial	1 du/ 1,500 sf	9,500	6	6	VAC

Site No.	APN	Address	Owner	Current Use and Potential for Lot Consolidation	Zoning/ GP	Density	Lot Size	Max. Capacity	Realistic Capacity	Type
74	6253512500	Unassigned (NE corner of Seacoast Dr/ Evergreen Ave.)	Howard Land Development LLC	Vacant (Group of contiguous sites #38, 74 – potential for lot consolidation)	C-2/Seacoast Commercial	1 du/ 1,500 sf	4,590	3	2	VAC
75	6253301800	Unassigned (SW corner of Seacoast Dr/ Date Ave.)	SD Vacation Properties	Vacant (Group of contiguous sites #75, 76 – potential for lot consolidation)	C-2/Seacoast Commercial	1 du/ 1,500 sf	2,780	1	1	VAC
76	6330312500	1335 Imperial Beach Blvd	Joseph and Mary Dirienzo Trust	Vacant (Group of contiguous sites #75, 76 – potential for lot consolidation)	C-3/ Neighborhood Commercial	1 du/ 2,000 sf	6,400	3	2	VAC



City of Imperial Beach, California

COMMUNITY DEVELOPMENT DEPARTMENT

825 Imperial Beach Blvd., Imperial Beach, CA 91932 Tel: (619) 628-1356 Fax: (619) 424-4093



NEGATIVE DECLARATION

January 23, 2013

A. PROJECT NAME/PROJECT DESCRIPTION/APPLICANT/PROJECT LOCATION:

Year 2013-2020 Imperial Beach Housing Element (MF 1060): The Housing Element is an integral component of the City's General Plan. The Housing Element addresses existing and future housing needs of all types for persons of all economic groups in the City. The Housing Element is a tool for use by citizens and public officials in understanding and meeting the housing needs in Imperial Beach. It consists of: a review of the previous element's goals, policies, programs, and objectives to ascertain the effectiveness of each of these components, as well as the overall effectiveness of the Housing Element; an assessment of housing needs and an inventory of resources and constraints related to the meeting of these needs; an analysis and program for preserving assisted housing developments; a statement of community goals, quantified objectives, and policies relative to the preservation, improvement and development of housing; and a program which sets forth a schedule of actions that the City is undertaking or intends to undertake, in implementing the policies set forth in the Housing Element.

Coastal Jurisdiction: The City of Imperial Beach is in the California Coastal Zone. However, Public Resources Code Section 30500.1. of the California Coastal Act provides that: "No local coastal program shall be required to include housing policies and programs."

B. ENVIRONMENTAL FINDINGS:

Find: that this Negative Declaration reflects the decision-making body's independent judgment and analysis; that the decision-making body has, pursuant to CEQA Guidelines Section 15074(b), reviewed and considered the information contained in this Negative Declaration and the comments received during the public review period; that revisions in the project plans or proposals made by or agreed to by the project applicant, pursuant to CEQA Guidelines Section 15070(b)(1), would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and that, on the basis of the whole record before the decision-making body (including this Negative Declaration) there is no substantial evidence that the project as proposed, as conditioned, or as revised, will have a significant effect on the environment.

This Negative Declaration (ND) is comprised of this document along with the Environmental Initial Study, which, pursuant to CEQA Guidelines Section 15063(f) may consist of the Environmental Information Form and the Environmental Checklist Form (Appendix G). This ND considered the potential cumulative impacts of the project, and any other past, present and reasonably foreseeable future projects, and it incorporates,

pursuant to CEQA Guidelines Section 15150, the Environmental Impact Report prepared for 1994 Imperial Beach General Plan.

The draft Negative Declaration (ND) was prepared and previously advertised for public review from November 1, 2012 to December 3, 2012 in accordance with the California Environmental Quality Act (CEQA) and the draft ND was routed for state agency review through the Clearinghouse (SCH# 2012111006) from November 1, 2012 to November 30, 2012. No comments were received.

C. MITIGATION MEASURES:

None required.

D. ADOPTION:

This Negative Declaration (SCH#2012111006) was adopted and the afore-mentioned CEQA findings were made by the Imperial Beach City Council on January 23, 2013.

James Nakagawa, AICP
Imperial Beach City Planner

Attachments:

1. Environmental Initial Study/ CEQA Checklist G

**California Environmental Quality Act (CEQA)
Environmental Initial Study**



2013-2020 Imperial Beach Housing Element

Project Title and

File No: Master File 1060. GPA 100060: General Plan Amendment to adopt the 2013-2020 Housing Element

Related File No(s): None

Submittal Date: October 18, 2012

Lead Agency: City of Imperial Beach
Community Development Department
825 Imperial Beach Boulevard
Imperial Beach, CA 91932
Ph (619) 628-1356
FAX (619) 429-9770

Project Contact: Jim Nakagawa, AICP, City Planner
Community Development Department

Project Sponsor: City of Imperial Beach
Community Development Department
825 Imperial Beach Boulevard
Imperial Beach, CA 91932

Project Location: Citywide

The City of Imperial Beach, the "Most Southwesterly City in the Continental United States," is one of eighteen incorporated cities located in San Diego County. The City is bordered on the north by a U.S. Naval Communications Station, which is within the City of Coronado's jurisdiction, and by the southern shore of San Diego Bay; on the east by the City of San Diego; on the south by the U.S./Mexico border; and on the west by the Pacific Ocean. Imperial Beach has an area of approximately 4.5 square miles.

Project Description:

The proposed action is the adoption of the 2013-2020 Housing Element of the General Plan, consistent with California Government Code Section 65583. The purpose of the Housing Element revision is to identify the City's existing and projected housing needs and to establish goals and policies to guide City officials in daily decision making to address these needs. The goal of providing decent, safe, sanitary and affordable housing to current and future residents of

the City is a primary focus of the Element. The Element also emphasizes specific target groups requiring the most urgent attention in the City, such as senior citizens, lower income households and people who are homeless. The Housing Element serves as a policy document for addressing specific issues that may arise in meeting the housing needs of the community.

State Policy and Authorization

The State of California's primary housing goal is the attainment of decent housing and a suitable living environment for every Californian. To implement this goal requires cooperative participation between the government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels. Counties and cities have the responsibility to prepare and implement housing elements that, along with federal and state programs, will support the attainment of State housing goals. Section 65302 of California's Government Code specifies the required components of the General Plan. Section 65583 lists the required contents of the housing element. State law now requires a housing element to be updated approximately every eight years to reflect the community's changing housing needs. The Housing Element of Imperial Beach was last updated in 2009.

Organization of the Housing Element

The City of Imperial Beach Housing Element is comprised of the following major components:

- Introduction (Chapter 1);
- Community Profile (Chapter 2). Discusses population and household characteristics, housing problems, special needs groups, housing stock characteristics, affordable housing and Coastal Zone requirements;
- Housing Constraints (Chapter 3). Analyzes market and governmental constraints, state and federal regulations, infrastructure constraints, and environmental constraints;
- Housing Opportunities and Resources (Chapter 4). Lists future housing needs, financial resources for housing, administrative resources, and opportunities for energy conservation;
- Housing Plan (Chapter 5). Includes a review of accomplishments from the 2005-2010 Housing Element and lists goals and policies, programs, and quantified objectives for the 2010-2020 planning period.

Regional Housing Needs

The State of California Department of Housing and Community Development (HCD) is required by State law to determine the statewide housing need for a projected period of time. In coordination with HCD, local governments and councils of government (e.g., San Diego Association of Governments) are charged with making a determination of the region's existing and projected housing need as a share of the statewide housing need. State law requires that a local housing element include a plan to accommodate the city's "fair share" of the regional housing need. The planning period for the 2013-2020 housing elements of local jurisdictions within the San Diego Association of Governments region is from January 1, 2010 through December 31, 2020.

The San Diego Association of Governments (SANDAG) prepared the Regional Housing Needs Assessment (RHNA) in 2011 to define the housing need allocation for each member local government, including Imperial Beach. As a result of the process, SANDAG determined that the City of Imperial Beach's total construction need is 254 housing units for this planning period. This total construction need is divided by SANDAG into housing construction need by income level. For Imperial Beach, this need was determined to be 63 units of very low income housing,

48 units of low income housing, 45 units of moderate income housing and 98 units of above moderate income housing. The intent of the future needs allocations by income group is to relieve the undue concentration of very low and low income households in a jurisdiction and to help allocate resources in a fair and equitable manner.

From January 1, 2010 through April 2012, 46 dwellings units in Imperial Beach were completed, were under construction, received approval, or were pending approval. The City's remaining housing need, as a result, is 208 units for the planning period of the Housing Element. Of that total, the breakdown by income category is 60 units of very low income housing, 16 units of low income housing, 40 units of moderate income housing and 92 units of above moderate income housing.

The RHNA total construction need figure is based on a number of statistical variables, including household growth, vacancy rates, replacement needs, income distribution and growth forecasts. Consideration of indicators such as the number of low-income households that are overpaying for housing, severe overcrowding, housing tenure, and current vacancy levels are also part of the determination. The allocation of units by income level, which is also termed the "fair share" distribution, is based on the median income level of the County of San Diego and the existing income structure of each city within the County.

The RHNA is not a mandate to construct the remaining 208 housing units. According to the SCAG publication titled *Housing Southern Californians* (June 1999), the targets "...are intended to assure that adequate sites and zoning exists to address anticipated housing demand during the planning period and that market forces are not inhibited in addressing the housing needs of all economic segments of a community."

Housing Element Programs

The Housing Plan (Chapter 5) is the only portion of the project with potential to impact the environment. All other chapters of the Housing Element, including Housing Opportunities and Resources (Chapter 4), which contains the residential sites inventory, provide information and analysis required by statute and do not commit the City to take any action. The Housing Plan includes goals, policies, and programs that are intended to meet the housing needs of the community. Housing Element goals and policies provide direction to:

- Provide a broad range of housing types to meet the needs of existing and future residents;
- Identify and promote adequate sites for future residential development; ensure that housing is maintained and preserved;
- Increase opportunities for homeownership;
- Ensure that existing housing is maintained and preserved; and,
- Promote equal housing opportunity for all.

The broadly-worded goals and policies are intended to guide review of new residential development and allocation of housing-related resources but do not commit the City to take specific action. Programs of the Housing Element identify actions to be taken by the City to facilitate and encourage the provision of housing and related services for all economic segments of Imperial Beach. Some programs are carried over from the 2005-2010 Housing Element and represent actions taken by the City on an ongoing basis, whereas other programs are new to the 2013-2020 update and commit the City to amend the the Zoning Ordinance, in part to comply with changes in State law. Housing programs address five issue areas:

- Housing Conservation and Improvement
- Housing Assistance
- Provision of Adequate Housing Sites
- Removal of Governmental Constraints
- Promotion of Equal Housing Opportunity

The fourteen Housing Element programs are summarized below.

Program 1: Home Repair Program for Owner-Occupied Property

Lower income residents are eligible to receive loans and grants provided by the County of San Diego, Department of Housing and Community Development, for the repair of owner-occupied single-family homes and mobile homes. Deferred loans of up to \$25,000 for single-family homes and up to \$8,000 for mobile homes are available. Grants of up to \$12,000 are available to qualifying mobile home owners. The City will continue to promote the County's Home Repair Program for Owner-Occupied Property to residents and property owners and will monitor and report throughout the planning period.

Program 2: Neighborhood Improvements

The City applies for and receives an annual allocation of CDBG funds from the County of San Diego, Department of Housing and Community Development, through the San Diego Urban County Program. These funds are used to install and upgrade public facilities (i.e., streets, curb, gutter, drainage facilities, and utilities) in lower income neighborhoods. The City will apply annually to the San Diego Urban County Program for CDBG funds and will complete sixteen infrastructure improvement projects that serve lower income neighborhoods by 2020.

Program 3: Clean and Green

The Clean and Green program provides qualified very low, low and moderate income single-family homeowners with grants up to \$30,000 for energy and water efficiency enhancements made to their homes. Accessibility improvements are also eligible under the program. The City will publicize the program and will assist 30 lower and 30 moderate income households by 2020.

Program 4: Conservation of Existing and Future Affordable Units

The City will monitor the status of the 99 federally assisted apartment units in the St. James Plaza development that are at risk of converting to market-rate housing. The City will also ensure that tenants are properly noticed and informed of their rights and that they are eligible to receive Housing Choice Vouchers, if a property owner pursues conversion to market rate. Addition, the City will assist tenants of existing rent-restricted units to obtain Housing Choice Vouchers six months prior to conversion.

Program 5: Coastal Zone Monitoring

All housing in Imperial Beach is located within or near the Coastal Zone. To ensure that the affordable housing stock within the Coastal Zone is protected and is provided as affordable housing, as required by Governmental Code Section 65590, the City will maintain records of existing housing units serving lower and moderate income households in the Coastal Zone areas; track and maintain records of new construction, conversion, and demolition of affordable housing in the Coastal Zone areas, including new construction of affordable housing and replacement of affordable housing in, or within three miles of, the Coastal Zone areas; and enforce applicable affordability covenants.

Program 6: Affordable Housing Incentives

To encourage and facilitate affordable housing development in Imperial Beach, including housing for extremely low income households, the City will provide the following incentives to private developers, along with information regarding the availability of funding through federal and State housing assistance;

- Provide technical assistance to developers regarding City mixed use zoning and density bonus incentives;
- Distribute the Affordable Housing Booklet to affordable housing developers;
- Provide fee underwriting, fee deferral, and/or permit fast-tracking for projects that include housing affordable to lower income households, prioritizing projects that include units affordable to extremely low income households;
- As needed to enhance project feasibility, provide relaxed development standards for mixed use development projects that include an affordable housing component;
- Encourage well-planned and designed mixed use development by allowing higher building intensities, reduced parking requirements, reduced set-back and yard requirements, increased building height, and greater floor/area ratios; and,
- Develop appropriate incentives to encourage the provision of affordable units with three or more bedrooms.

The City will outreach annually to affordable housing developers, continue to provide regulatory and technical assistance, and explore annually various funding opportunities and apply for or support application for affordable housing funds.

Program 7: Housing Choice Vouchers

The County of San Diego, Department of Housing and Community Development, administers the Housing Choice Voucher program on behalf of the City of Imperial Beach. The Housing Choice Voucher program extends rental subsidies to very low income households, including families, seniors, and persons with disabilities. A portion of the Housing Choice Vouchers program is reserved for households with extremely low incomes. The City will continue to promote the Housing Choice Voucher program to residents and property owners and will encourage property owners to accept Housing Choice Vouchers and will work to maintain at least the current level of assistance (i.e., 415 voucher holders) in Imperial Beach.

Program 8: First-Time Homebuyer Programs

Imperial Beach residents are eligible to participate in County and State programs, including the Down Payment and Closing Cost Assistance (DCCA) Program and the Mortgage Credit Certificate (MCC) Program offered by the County of San Diego, and the California Homebuyer's Down Payment Assistance Program (CHDAP) offered by the State. The City will continue to promote the DCCA, MCC, and CHDAP programs to residents and to refer residents to the program agencies.

Program 9: Residential Sites Inventory

Residential development in the city relies primarily on the redevelopment of underutilized properties, particularly along the city's major corridors, where mixed use development is permitted. The City will monitor the status of vacant and underutilized sites and provide information on available sites and development incentives to interested developers and property owners.

Program 10: Mixed Use Development Sites

Recognizing the need to create additional capacity to accommodate the community's housing needs while also expanding the commercial base, the City retained a consultant to review rezoning options. The City implemented the following study recommendations by amending the General Plan, Local Coastal Plan, and the Zoning Ordinance to facilitate redevelopment of underutilized lower-density residential properties with a mix of high-density residential uses above ground-floor commercial uses:

- Redefine the existing base zones and Mixed Use Overlay zones:
 - The areas currently governed by C-1 or R-1500/MU-1 within the Palm Avenue study area will be redefined as "C/MU-1: General Commercial and Mixed Use";
 - The areas currently governed by C-2 or R-1500/MU-2 within the Seacoast Drive and Old Palm Avenue study area will be redefined as "C/MU-2: Seacoast Commercial and Mixed Use"; and
 - The areas currently governed by C-3 within the 13th Street Corridor study area will be redefined as "C/MU-3: Neighborhood Commercial and Mixed Use".
- Remove the CUP requirement for mixed use projects.
- Allow Live/Work units by right within the C/MU districts.
- Allow shared parking within 1,000 feet within a proposed mixed use development. (Current limit is 500 feet.)
- Reduce parking requirements:
 - Within the C/MU zones, vertical mixed-use projects will be eligible for a 25 percent reduction in overall parking requirement;
 - Parking requirements will be waived for commercial uses less than 1,000 square feet; and
 - An additional reduction may be granted with approval of a shared parking plan.
- Simplify the parking ratios for commercial uses. Instead of varying standards, the City will require one space per 500 SF of commercial use proposed within the C/MU-1 and C/MU-3 zones and only one space per 1,000 SF of commercial use proposed within the C/MU-2 zone.

The City adopted the Zoning Ordinance Amendment on August 15, 2012. The City will pursue Local Coastal Plan amendment certification during 2012-2013 and promote mixed use development opportunities to developers and property owners.

Program 11: Lot Consolidation Program

Most vacant and underutilized sites within the city are relatively small legal lots, under one half acre in size. Although consolidation of lots is not prohibited, Section 19.42.070 of the Municipal Code limits the potential density on a combined lot within residential base zones to the maximum yield that would have occurred on each individual lot. This program will eliminate the restriction and include incentives to encourage the owner-initiated merger or consolidation of contiguous properties. The City Council may consider the following incentives: reduction of parking requirement up to a maximum of 20 percent with a finding that adequate parking will be available to serve the project; alternative parking options, including tandem, shared and off-site parking; increase in sign area in mixed use zones up to a maximum of 10 percent; and a graduated density bonus. The City will amend the Zoning Ordinance and promote the program through the dissemination of information.

Program 12: Density Bonus Ordinance

SB1818 and SB435 changed the requirements of State law regarding the mandatory provision of density bonuses, incentives and concessions to affordable housing developers that meet certain criteria. A density bonus up to 35 percent over the otherwise maximum allowable

residential density under the applicable zoning district is available to developers who provide affordable housing as part of their projects. Developers of affordable housing are also entitled to at least one concession or incentive. The City will revise the density bonus provisions of the Zoning Code within one year from adoption of the 2013-2020 Housing Element to comply with current State law. The revised density bonus ordinance will specify the types of regulatory concessions and incentives to be offered. The City will promote use of the density incentives and provide technical assistance to developers.

Program 13: Housing for Homeless, Special Needs, and Extremely Low Income Households

The City will amend the Zoning Ordinance within one year of adoption of the 2013-2020 Housing Element to address the provision of housing opportunities for the homeless and those with special needs:

- **Manufactured Homes** – The Zoning Ordinance will be amended to permit manufactured homes installed on a permanent foundation meeting State and national standards where single-family homes are otherwise permitted.
- **Transitional and Supportive Housing** – The Zoning Ordinance will be amended to specifically define transitional/supportive housing. Transitional housing pursuant to Health and Safety Code Section 50801(i) will be permitted by right where housing is permitted and subject to the same development standards as other housing development. Supportive housing pursuant to Health and Safety Code Section 50675.14(a)(B)(2) will be permitted by right where housing is permitted and subject to the same development standards as other housing development.
- **Single-Room Occupancy Units** – The Zoning Ordinance will be amended to facilitate and encourage the provision of SROs, consistent with State law. SROs will require approval of a SUP in the C-1 zone in conjunction with other multifamily housing or mixed use developments. Criteria that would be used to review SUP applications for SROs pertain to performance standards and are not specific to the proposed use. Potential conditions of approval may include hours of operation, security, loading requirements, and management, and would not serve to constrain the development of such facilities.
- **Reasonable Accommodation for Persons with Disabilities** – Both the federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e., modifications or exceptions) to allow disabled persons an equal opportunity to use and enjoy a dwelling. The City will amend its Zoning Ordinance to establish a ministerial process for requesting and granting reasonable accommodations in the application of the Zoning regulations.
- **Senior Housing** – The Zoning Ordinance currently defines “senior housing development” as a residential project that may exceed the maximum density permitted for families in the zone in which it is located and which is established and maintained for the exclusive use of low-income or moderate-income senior residents. The definition is inconsistent with the Government Code. The city will revise its definition to be consistent with California Civil Code Section 51.3. (Government Code/Civil Code in text of HE Chapter 5, page H-96.)

Program 14: Fair Housing Program

Fair housing is defined as a condition in which individuals of similar income levels in the same housing market have a like range of choice available to them regardless of race, color, ancestry,

national origin, religion, gender/gender identity, sexual orientation, disability/medical condition, marital status, familiar status, or any other arbitrary factor. The City will continue to participate in the County of San Diego Fair Housing Program for outreach and education, as well as tenant/landlord dispute resolution by disseminating information and referring complaints. The City will continue to participate in the Analysis of Impediments to Fair Housing Choice with an update due in 2016.

Quantified Objectives: The City has established the following quantified objectives for the 2013-2020 Housing Element:

Income Group	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction (RHNA, 2010-2020)	30	33	48	45	98	254
Rehabilitation (Clean and Green)	5	5	20	30	-	60
Housing Assistance (Housing Choice Voucher)	215	200	-	-	-	415
Housing Conservation (At-Risk Housing)	45	44	-	-	-	99

General Plan Designation: Not applicable, Citywide

Zoning Designation: Not applicable, Citywide

Surrounding Land Uses: Not applicable, Citywide

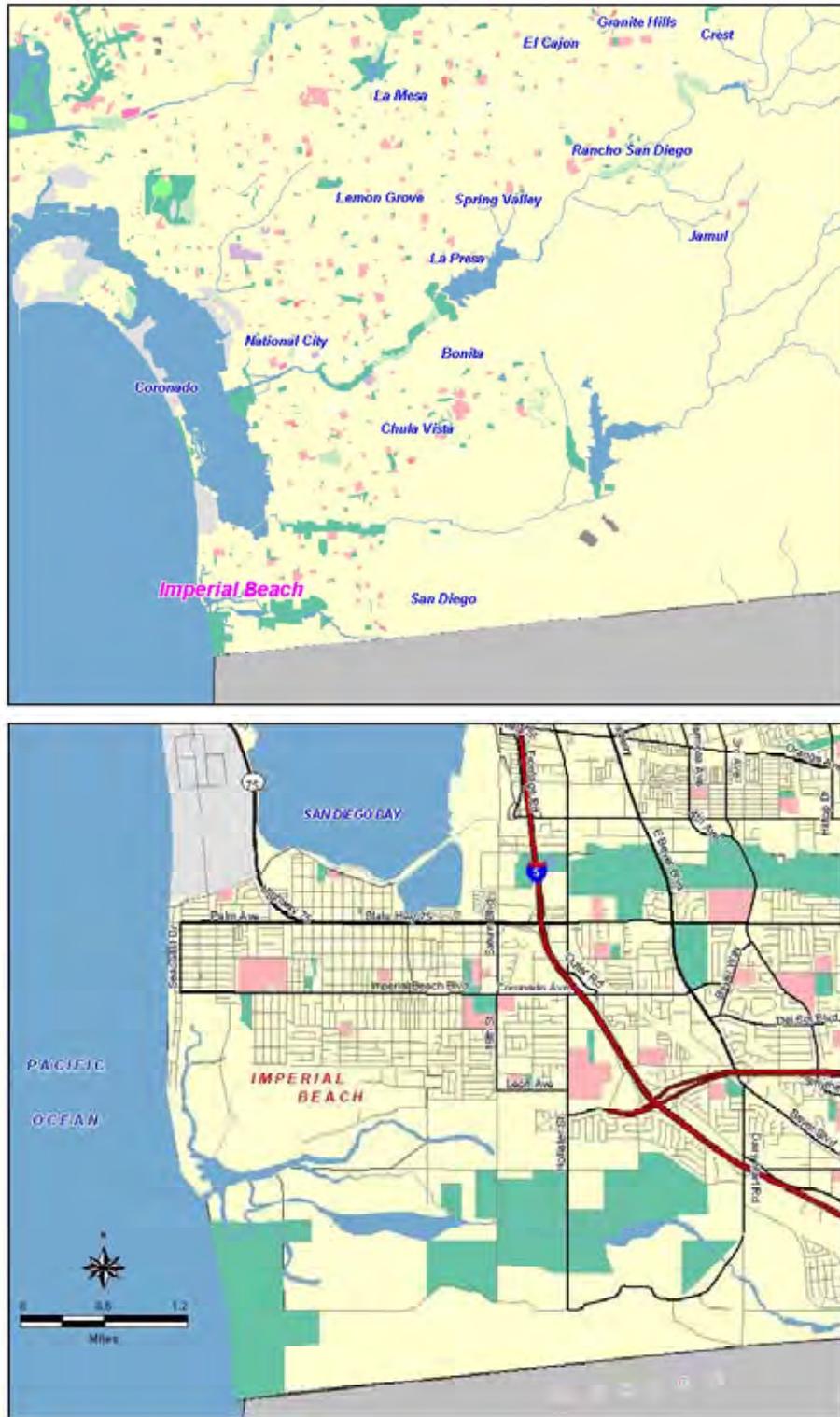
Site Size: Not applicable, Citywide

Assessor's Parcel No: Not applicable, Citywide

Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

City of Imperial Beach – City Council

Figure 1 – VICINITY LOCATION MAP



ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|--|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Noise | <input type="checkbox"/> Mandatory Findings |

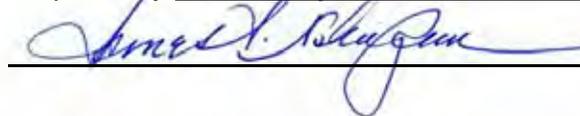
DETERMINATION:

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant impact on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant impact on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on an earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects 1) have been analyzed adequately in an earlier **EIR** or **NEGATIVE DECLARATION** pursuant to applicable standards, and 2) have been avoided or mitigated pursuant to that earlier **EIR** or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Prepared by: Jim Nakagawa, AICP

Department Representative: City Planner



Date: November 1, 2012

ENVIRONMENTAL CHECKLIST:

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
I. AESTHETICS – Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

Comments:

a) The City of Imperial Beach is located along the coast of the Pacific Ocean, with scenic views of the ocean afforded from many areas of the city. In addition, the City's General Plan specifies the Tijuana River Estuary, Naval Outlying landing Field, and the Salt Evaporation Ponds/South San Diego Bay as scenic resources.

The 2013-2020 Housing Element anticipates construction of 254 housing units during the period from 2010 through 2020. The Housing Element does not propose development that is above and beyond what is currently allowed under the General Plan or Zoning. Furthermore, the Housing Element is a policy level document and does not propose specific locations for residential development, so evaluation of the potential impact of development projects on a scenic vista, scenic resources, historic buildings, or the visual character of the City would be speculative. A case-by-case review of future housing projects would be completed to ensure that existing views and aesthetic conditions are preserved and that the projects are consistent with General Plan goals, objectives, and policies. Therefore, adherence to local requirements would limit potential impacts associated with this issue to a level that is less than significant.

b) Other than the beach area described in item 1a, the sites where housing is permitted are urbanized and do not contain rock outcroppings, significant trees, or other scenic resources. Beginning at the northern boundary of Imperial Beach, SR-75 traveling north is an officially designated State Scenic Highway (Caltrans 2010). This designation begins immediately north of the Palm Avenue Study Area. However, no designated historic buildings exist in this area. There, the project impact would be less than significant.

c) The City's Design Review Manual and Design Review Guidelines apply to development adjacent to the major corridors, in the Seacoast Residential Commercial and Seacoast Commercial zones, and all development within the beachfront development project area. Guidelines address the relationship of buildings to their site and surrounding area, visual interest, landscaping, exterior lighting and other considerations. Additional guidelines were adopted with the amendments to the General Plan, Local Coastal Plan, and Zoning Ordinance that are described in Program 10. The requirements will improve the visual character of the area. Therefore, the Housing Element will result in no impact to visual character or quality.

(d) The zoning districts where housing is permitted are built out and highly urbanized with significant existing sources of light and glare. The Housing Element is a policy level document, and the proposed project does not include any site specific designs or proposals that enable an assessment of potential site-specific light and glare impacts that may result with future housing development proposals. However, the City's lighting regulations, which are contained in Chapter 19.56 of the Municipal Code, include requirements for shielding of light sources. For future development of housing, adherence to City standards would limit potential light and glare so that there is no impact.

Mitigation Measures: No mitigation measures will be required.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<p>II. AGRICULTURE AND FOREST RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p>				
<p>a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
<p>c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
<p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
<p>e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Comments:

a) The project is the 2013-2020 Housing Element of the urbanized jurisdiction of Imperial Beach. No lands within the City limits are designated for agricultural use, according to the Imperial Beach General Plan. Pursuant to the Farmland Mapping and Monitoring Program, the project site is designated as Urban and Built Up Land (California Department of Conservation, 2010a). The project would not convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use. The proposed project would result in no impact to agricultural resources.

b) There are no existing agricultural zoning designations for districts where development is considered in the Housing Element. Sites that have potential for development are zoned for residential, commercial or mixed use development. None of the land within the existing City limits or sphere of influence is subject to a Williamson Act contract. The proposed project would result in no impact to agricultural zoning districts or to land that is subject to a Williamson Act contract.

c,d) There are no existing districts in the City that are zoned for forest land or timber land. The sites that are identified in the Housing Element for potential development are zoned for residential, commercial or mixed use development. The proposed project would result in no impact to forest land, timber land, or to forest or timber land zoning districts.

e) The project is the 2013-2020 Housing Element of the urbanized jurisdiction of Imperial Beach. No lands within the City limits are designated for agricultural use or timber land use, according to the Imperial Beach General Plan. There is no farmland or forest land within the zoning districts where development is considered in the Housing Element. The proposed project would result in no impact by the conversion of agricultural or timber land resources.

Mitigation Measures: No mitigation measures will be required.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

Comments:

a, b, c) The climate of Imperial Beach is largely controlled by the strength and position of the semi-permanent high pressure center over the Pacific Ocean. Both the onshore flow of marine air and the nocturnal winds are accompanied by characteristic temperature inversion conditions that further control the rate of air pollution dispersal throughout the air basin. Because coastal areas are well ventilated by fresh breezes during the daytime, they generally do not experience the same frequency of air pollution problems found in some areas east of Imperial Beach. Unhealthy air quality within the San Diego Air Basin (SDAB) southern coastal communities may occur at certain times during the summer in periods of limited localized stagnation. These occur mainly in conjunction with the occasional intrusion of polluted air from the Los Angeles Basin into the County. Localized elevated pollution levels may also occur in calm stable conditions during winter near freeways, shopping centers or other major traffic sources, but such clean air violations are highly localized.

Since 1970, air quality has been regulated at the federal level under the Clean Air Act (CAA). The CAA authorized the U.S. Environmental Protection Agency (EPA) to set National Ambient Air Quality Standards (NAAQS) for air pollutants of nationwide concern. The EPA has established for six criteria air pollutants. These pollutants include ozone (O₃), carbon monoxide (CO), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), suspended particulate matter (PM₁₀), and lead (Pb). PM_{2.5} particulate matter has recently been added to this listing; however, data to document ambient conditions or quantify these emissions do not yet exist. Primary standards for air pollutants were established to protect public health, while secondary standards were established to protect the public welfare by preventing impairment of visibility and damage to vegetation and property.

The federal Clean Air Act required that a plan be prepared for all airsheds that did not meet federal Standards. The San Diego Air Basin (SDAB) violates ozone and carbon monoxide standards, thus necessitating that a plan be developed outlining the stationary and mobile source pollution controls to be undertaken to improve air quality. Independent of any federally required plan, the California Clean Air Act mandates an air quality attainment plan. A year to year five percent air quality improvement standard is currently in effect in California. The State of California Air Resource Board Ambient Air Quality Standards and federal standards are shown in Table 1.

Table 1
National and California Ambient Air Quality Standards

Pollutant	Averaging Time	National		California
		Primary	Secondary	Concentration
Ozone	1 hour	-	Same as primary standard	0.09 ppm (180 mg/m^3)
	8 hour	0.075 ppm (147 mg/m^3)		0.070 ppm (137 mg/m^3)
Respirable particulate matter	24 hour	150 mg/m^3	Same as primary standard	50 mg/m^3
	Annual arithmetic mean	-		20 mg/m^3
Fine particulate matter	24 hour	35 mg/m^3	Same as primary standard	No separate state standard
	Annual arithmetic mean	15 mg/m^3		12 mg/m^3
Carbon monoxide	8 hour	9 ppm (mg/m^3)	None	9.0 ppm (10 mg/m^3)
	1 hour	35 ppm (40 mg/m^3)		20 ppm (23 mg/m^3)
	8 hour (Lake Tahoe)	-	-	6 ppm (7 mg/m^3)
Nitrogen dioxide	Annual arithmetic mean	0.053 ppm (100 mg/m^3)	Same as primary standard	0.030 ppm (57 mg/m^3)
	1 hour	0.100 ppm	None	0.18 ppm (339 mg/m^3)
Sulfur dioxide	Annual arithmetic mean	0.030 ppm (80 mg/m^3)	-	-
	24 hour	0.14 ppm (365 mg/m^3)	-	0.04 ppm (105 mg/m^3)
	3 hour	-	0.5 ppm (1,300 mg/m^3)	-
	1 hour	-	-	0.25 ppm (655 mg/m^3)
Lead	30-day average	-	-	1.5 mg/m^3
	Calendar quarter	1.5 mg/m^3	Same as primary standard	-
	Rolling 3-month average	0.15 mg/m^3		-
Visibility-reducing particles	8 hour	No national standards		Extinction coefficient of 0.23 per kilometer – visibility of 10 miles or more because of particles when relative humidity is less than 70%
Sulfates	24 hour			25 mg/m^3
Hydrogen sulfide	1 hour			0.03 ppm (42 mg/m^3)
Vinyl chloride	24 hour			0.01 ppm (26 mg/m^3)

Notes: mg/m_3 = milligrams per cubic meter; mg/m^3 = micrograms per cubic meter; $PM_{2.5}$ = fine particulate matter with an aerodynamic resistance diameter of 2.5 micrometers or less; PM_{10} = respirable particulate matter with an aerodynamic resistance diameter of 10 micrometers or less; ppm = parts per million

The Housing Element is a policy level document and therefore does not include specific development proposals. Implementation of General Plan FEIR mitigation measures will reduce the air emission impacts. Implementation of Housing Element Program 13, which may facilitate introduction of manufactured housing, transitional and supportive housing, and single room occupancy uses, will not result in air quality impacts or inconsistency with the AQMP, as these facilities, with approval as applicable of a Special Use Permit (SUP), are generally consistent

with the residential, commercial, and manufacturing districts within which they will be allowed. Future development anticipated under the Housing Element is required to comply with the Land Use Element of the General Plan and the Zoning Ordinance. The Housing Element also includes a program required by State law to provide density bonuses and concessions for certain eligible projects. Developers are currently entitled under State law to these density bonuses and other incentives/concessions. As such, adopting the 2013-2020 Housing Element, which includes a program that provides a timeline for adopting a future Zoning Ordinance revision to comply with State density bonus law, is anticipated to have a *de minimis* effect on air quality. Each future residential development project will be reviewed to ensure consistency with federal, State, and local air quality standards and consistent with the goals, policies, and City standards intended to protect air quality, including the General Plan Air Quality Management Plan.

Because the additional development described in the Housing Element is consistent with the total build out projected in the General Plan Land Use Element, the conclusion of the General Plan EIR applies to the Housing Element update. The Housing Element update anticipates the need for 254 housing units in the City for the eleven-year period from January 1, 2010 through December 31, 2020. The Housing Element is a policy level document and therefore does not include specific development proposals. Future development anticipated under the Housing Element shall comply with the density and intensity standards outlined in the Land Use Element and the City's Zoning Ordinance. The City is diligent in its efforts to ensure that each future project is carefully reviewed to ensure consistency with federal, State, and local air quality standards and is consistent with the goals, policies, and standards established within the other General Plan elements that are intended to protect air quality. Therefore, a case-by-case review of future housing projects would be necessary to ensure that air quality is protected and that the projects are consistent with all General Plan goals, objectives, and policies. Adherence to such standards and guidelines would reduce potential impacts related to this issue to a level that is less than significant.

d) In April 2005, the California Environmental Protection Agency (EPA) and the California Air Resources Board (ARB) published the document "Air Quality and Land Use Handbook: A Community Health Perspective." The informational guide provides recommendations for evaluating potential health effects of siting sensitive land uses near high traffic freeways and urban roads. Specifically, the handbook recommends siting new sensitive land uses a minimum of 500 feet of freeways and urban roads with more than 100,000 vehicles per day. There are no sites on which housing is permitted within the City of Imperial Beach that are within 500 feet from a freeway or urban road with more than 100,000 vehicles per day. The daily number of vehicles on SR-75 within the City of Imperial Beach is less than 50,000. Therefore, impacts on sensitive receptors would be less than significant.

e) The 2013-2020 Housing Element anticipates the development of 254 housing units but would not facilitate the introduction of typical odor producing land uses, such as a sewer treatment plant or industrial uses involving noxious chemicals. Rather, the Element anticipates development of housing in areas where housing already exists and would not expose people to a substantial objectionable odor source. Therefore, the impact related to objectionable odors would be less than significant.

Mitigation Measures: No mitigation measures will be required.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES – Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Comments:

Imperial Beach includes both a large urbanized area and an area that is undeveloped. Approximately two-thirds of the area within the city is presently developed with buildings, paved roadways, parking lots, and sidewalks. Future development of housing is limited to the developed area. There is no available habitat that supports sensitive species in the area, and little natural vegetation remains. The domestic vegetation consists of landscaping, mainly ornamental trees, some street trees, shrubbery, and a variety of ground covers. Due to the urbanized nature of this portion of the City, significant wildlife habitats do not exist. The wildlife types that do exist in the developed area are those that have adapted to, or are compatible with, urbanization and that do not need to compete with humans for survival.

The remaining area, which is undeveloped, is occupied by the Tijuana River National Estuarine Research Reserve, which includes the Tijuana Slough National Wildlife Refuge and Border Field State Park. The Tijuana River Estuary is located to the south of the developed area of the city. This portion remains in a more natural state, and the native vegetation and wildlife that exist are abundant, life-supporting, and in some cases unique. The Reserve contains a highly

variable system that may be described as “intermittent estuary,” a riparian habitat. The estuary supports a variety of natural plant and animal communities that are adapted to withstand the variable salinities that occur when sea and fresh waters mix. It provides habitat for a variety of rare and endangered species. In February 1986, a management plan was adopted for the estuary with protection of the resources and improvements to the overall health of the ecosystem as its highest priorities.

Vegetation presently found in the estuary includes batis, salt grass, shoregrass, pickleweed, san verbena, sea lavender, suaeda, alkali health, and sea rocket. Wildlife presently found in the Estuary include great blue heron, double crested cormorant, American avocet, long-billed curlew, marbled bodwit, northern harrier, willet, dowitcher, black-bellied plover, western sandpiper, dunlin, light-footed clapper rail, Western snowy plover, California least tern, least Bell's verio, and black-necked stilt.

a) The 2013-2020 Housing Element anticipates the development of 254 housing units in the City during the eleven year period from 2010-2020. The Housing Element does not propose development that is above and beyond what is currently allowed under the General Plan or Zoning. It includes no policy or program to extend development to the undeveloped area of the City, where housing is not currently permitted. The Imperial Beach General Plan and accompanying Land Use Diagram have been developed with resource protection policies and limit residential development to that area which has already been developed. Amending the City of Imperial Beach General Plan with the 2013-2020 Housing Element would not result in any significant impacts on protected species, because implementation of the goals, policies, and actions included in the Housing Element must be consistent with State and federal laws and General Plan goals and policies, which are intended to protect biological resources, including protected species. **(Conservation and Open Space Element)**

b) The 2013-2020 Housing Element includes no policy or program to extend development to the undeveloped area of the city, where housing is not currently permitted. The Imperial Beach General Plan and accompanying Land Use Diagram have been developed with resource protection policies and limit residential development to that area which has already been developed. Further, the City's Jurisdictional Urban Runoff Management Program (JURMP) and Municipal Code Chapter 8.30, Urban Runoff Management and Discharge Control, require best management practices to reduce the potential for polluted runoff during construction and operation of new development and would avoid any substantial indirect effects on nearby habitat associated with the Tijuana River Estuary or ocean shoreline. Amending the City of Imperial Beach General Plan with the 2013-2020 Housing Element would not result in any significant impacts on a riparian habitat or other sensitive natural community, because implementation of the goals, policies, and actions included in the Housing Element must be consistent with State and federal laws, General Plan goals and policies, and Municipal Code Chapter 8.30 which are intended to protect biological resources, including riparian habitats and sensitive natural communities. **(Conservation and Open Space Element)**

c) The 2013-2020 Housing Element includes no policy or program to extend development to the undeveloped area of the city, where housing is not currently permitted. The Imperial Beach General Plan and accompanying Land Use Diagram have been developed with resource protection policies and limit residential development to that area which has already been developed. Further, the City's Jurisdictional Urban Runoff Management Program (JURMP) and Municipal Code Chapter 8.30, Urban Runoff Management and Discharge Control, require best management practices to reduce the potential for polluted runoff during construction and operation of new development and would avoid any substantial indirect effects on nearby

habitat associated with the Tijuana River Estuary or ocean shoreline. Amending the City of Imperial Beach General Plan with the 2013-2020 Housing Element would not result in any significant impacts on a federally protected wetland as defined by Section 404 of the Clean Water Act, because implementation of the goals, policies, and actions included in the Housing Element must be consistent with State and federal laws and General Plan goals and policies, which are intended to protect biological resources, including wetlands. **(Conservation and Open Space Element)**

d) The 2013-2020 Housing Element includes no policy or program to extend development to the undeveloped area of the city, where housing is not currently permitted. The Imperial Beach General Plan and accompanying Land Use Diagram have been developed with resource protection policies and limit residential development to that area which has already been developed. Amending the City of Imperial Beach General Plan with the 2013-2020 Housing Element would not result in any impacts on a federally protected wetland as defined by Section 404 of the Clean Water Act, because implementation of the goals, policies, and actions included in the Housing Element must be consistent with State and federal laws and General Plan goals and policies, which are intended to protect biological resources, including wildlife corridors and nursery sites. **(Conservation and Open Space Element)**

e) The 2013-2020 Housing Element includes no policy or program to extend development to the undeveloped area of the city, where housing is not currently permitted. The Imperial Beach General Plan and accompanying Land Use Diagram limit residential development to that area which has already been developed. Biological resources within the developed area would generally only include the existing landscaping that was planted to enhance the area visually. Any proposed landscaping and/or design plan amendments would be consistent with local policies, such as tree preservation. Therefore, amending the City of Imperial Beach General Plan with the 2013-2020 Housing Element would not conflict with local protections of biological resources and would have no impact.

f) The 2013-2020 Housing Element includes no policy or program to extend development to the undeveloped area of the city, where housing is not currently permitted. The Imperial Beach General Plan and accompanying Land Use Diagram limit residential development to that area which has already been developed. The developed area is not located within a local, regional, or state habitat conservation plan area. Therefore, the Housing Element would not conflict with the provisions of an adopted habitat conservation plan and would have no impact.

Mitigation Measures: No mitigation measures will be required.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Comments:

(a,b,c,d) Cultural resources are places, structures, or objects that are important for scientific, historic, and/or religious reasons to cultures, communities, groups, or individuals. Cultural resources include historic and prehistoric archaeological sites, architectural remains, engineering structures, and artifacts that provide evidence of past human activity. They also include places, resources, or items of importance in the traditions of societies and religions.

The majority of the area within the City of Imperial Beach city limits, the project area, is developed with residential and commercial uses, with a few vacant lots within the urbanized area. In contrast, the southern portion of the City includes Ream Field, the Tijuana River National Estuarine Research Reserve, the Tijuana Slough National Wildlife Refuge, and Border Field State Park. Though archaeological investigation of the South Bay region began in the 1920s, field work within Imperial Beach has been limited largely to research associated with the preparation of environmental impact reports. As in much of the Coastal Zone, historic development of the South Bay region has seriously degraded the quantity and quality of archaeological sites.

The sequence of human occupation of coastal southern California begins in the Paleoindian period (11,500 – 8,500 years before present [B.P.]). The following period, the Archaic (8,500-300 B.P.) is traditionally seen as encompassing both a coastal and an inland focus, with the coastal Archaic represented by the shell middens of the La Jolla complex and the inland Archaic represented by the Pauma complex. The Late Prehistoric period (1,300 – 200 B.P.) is marked by the appearance of small projectile points indicating the use of the bow and arrow, the common use of ceramics, and the replacement of inhumations with cremations. Relatively few prehistoric sites have been recorded in the Imperial Beach area. The low density of recorded sites is probably due to the minimal amount of research rather than to low intensity of prehistoric activity in the region. The prehistoric sites that have been identified in a search of records range in age from San Dieguito to the Late Prehistoric. La Jolla sites appear to be the most common in the area.

Nine sites have been identified within the City limits of Imperial Beach. Three of the sites are north of Highway 75, while the remaining six sites are in the Ream Field/Estuary/Border Field

State Park area. The number of sites is relatively small, but they may be considered in conjunction with the archaeological record for the whole South Bay region. Together they indicate more or less continuous intensive use of the area from B.C. 10,000 years into the historic period.

CEQA Guidelines Section 15064.5 defines historic resources as any object, building, structure, site, area, place, record, manuscript, or other resource listed or determined to be eligible for listing by the State Historical Resources Commission, a local register of historic resources, or the lead agency. Generally, a resource is considered to be "historically significant" if it meets of the following criteria:

- Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- Is associated with the lives of important persons in the past;
- Embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or,
- Has yielded, or may be likely to yield, information important in prehistory or history.

The 2010-2020 Housing Element anticipates the development of 254 housing units in the City. The Housing Element does not propose development that is above and beyond what is currently allowed under the General Plan or Zoning. Furthermore, the Housing Element contains policies and programs, rather than specific development projects. Without specific information on the location, type, and design of new residential development, discussion of potential impacts to archaeological and historical resources would be speculative.

Environmental review of proposed new residential development projects would permit analysis of potential impacts to archaeological and/or historic resources. A case-by-case environmental review of future housing projects would be necessary to ensure consistency with State, federal, and all General Plan goals, objectives, and policies. Adherence to applicable City, County, State, and federal standards and guidelines related to the protection/preservation of cultural resources, as well as the requirements mandated in the environmental review of individual projects, would limit the potential for impacts related to cultural resources to a level that is less than significant.

Mitigation Measures: No mitigation measures will be required.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS – Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems, where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Comments:

ai,aii) No earthquake fault zone, as delineated by the Alquist-Priolo Earthquake Fault Zoning Map, is located within the City of Imperial Beach (California Department of Conservation, 2010b). Available data identify three major regional zones of faulting within the San Diego region. (1) The San Jacinto fault zone, located in the eastern part of the County, is considered to be a major active branch of the San Andreas fault system, with a maximum probable earthquake from this fault between 7.5 and 7.8 on the Richter scale. (2) The Elsinore fault zone paralleling the San Jacinto fault zone is the largest known active fault in the county of San Diego. The fault is approximately 135 miles long. The area of most probable activity is between Lake Elsinore and Vallecito Valley, a distance of approximately 60 miles. The maximum probably earthquake magnitude from this fault is 7.6. (3) The Rose Canyon fault zone, paralleling the Pacific coastline, is considered the possible southeasterly extension of the Newport-Inglewood fault zone, which was the source of the 1933 Long Beach earthquake. The Safety Element of the Imperial Beach General Plan states that the La Nacion Fault is the fault closest to the City and is located two miles east.

Ground shaking is the oscillation or vibration of earth materials resulting from an earthquake. Ground shaking is the most commonly experience earthquake phenomenon, because tremors may be felt tens or hundreds of miles from the earthquake epicenter. The entire Southern California region is subject to strong seismic ground shaking due to the numerous faults that traverse the area. Ground shaking hazards are most likely to occur in areas of Imperial Beach underlain by loose, water-saturated, unconsolidated materials commonly referred to as deposits. The Safety Element of the Imperial Beach states that much of the City lies upon deposits that are poorly consolidated or unconsolidated aggregates of silt, sand, and gravel, resulting in a potential for damage to structures that are located on this material.

Assuming that no known faults lie within Imperial Beach and that the nearest fault is the LaNacion, located two miles east of the city, it is reasonable to predict that any damage from future earthquakes would be due to local ground shaking originating from more distant sources. The severity of effects and the type of ground shaking depends on several factors including: (1) earthquake magnitude and duration; (2) distance from the earthquake's epicenter; (3) local subsurface conditions; and (4) type of materials used for construction.

Amending the City of Imperial Beach General Plan with the 2013-2020 Housing Element would not result in any significant geological impacts, because actions to implement the goals, policies, and actions included in the Housing Element must be consistent with the goals, policies, and standards established in the other elements of the General Plan that are intended to protect the safety of the community. Furthermore, all new housing development and rehabilitation that might result from Housing Element implementation would be required to be consistent with existing State and local building codes, including the California Building Code (CBC), which are designed to ensure that new construction does not expose people to significant geological impacts. Therefore, any impacts of the project that are associated with the rupture of an earthquake fault or with ground shaking would be less than significant.

a-iii,a-iv,c) Liquefaction is a process by which water-saturated materials (including soil, sediment, and certain types of volcanic deposits) lose strength and may fail during strong ground shaking. Liquefaction is defined as "the transformation of a granular material from a solid state into a liquefied state as a consequence of increased pore-water pressure." Liquefaction potential depends upon mainly on factors such as soil type, relative density, and the intensity and duration of ground shaking. According to the Safety Element of the Impact Beach General Plan, due to the structure of the soils and the high water table within the City limits, liquefaction poses the biggest threat of serious damage in the event of moderate or major seismic activity.

Landslide can occur with or without an earthquake. Slope failures can be attributed to the type of material, structural properties of that material, steepness of the slope, water, vegetation type, and proximity to areas of active erosion. Since the terrain of Imperial Beach is generally flat, landslides generally cannot be considered a significant hazard. However, small cliffs within Border Field State Park and at the south of Seacoast Drive do exist. Limited landslides may occur in these areas during an earthquake of sufficient magnitude. Housing, however, is not permitted south of Seacoast Drive, and the Housing Element contains no policy to extend housing to the area.

The 2013-2020 Housing Element identifies the need for construction of 254 housing units. The Housing Element does not propose development that is above and beyond what is currently allowed under the General Plan or Zoning. In the absence of specific information concerning the

location and type of these additional units, discussion of liquefaction, landslide, and other related hazards in relation to new residential development projects would be speculative. However, new residential development within the city would be designed and constructed to meet the most current seismic safety standards for liquefaction that are included in the 2010 California Building Code (CBC) and/or standards established by the City of Imperial Beach. Therefore, a case-by-case review of future housing projects and programs would be necessary to ensure consistency with State, federal, and all General Plan goals, objectives, and policies. Adherence to these requirements would limit potential liquefaction, landslide, and other related impacts to a level that is less than significant.

b) The 2010-2020 Housing Element anticipates the development of 254 housing units in the City. The development would require earth-moving activities, which expose soils and increase the potential for erosion or loss of topsoil. The susceptibility of soils to erosion varies depending on the location, base material, topography, surrounding environment (e.g., natural cover or paved surfaces), and the level of ground disturbance activities. It is possible that unstable soil conditions may exist within the developed area where housing is permitted and could cause damage through lateral spreading, subsidence, liquefaction or collapse. However, unstable soil conditions would be controlled through proper engineering and adherence to required building standards, such as the California Building Code (CBC). In the absence of information concerning the actual locations of future development, however, discussion concerning erosion or the loss of topsoil for potential development is speculative. Furthermore, the Housing Element does not propose development that is above and beyond what is currently allowed under the General Plan or Zoning.

Adherence to the standards of the existing building code (CBC) and compliance with the National Pollution Discharge Elimination System (NPDES) permit and Storm Water Pollution Prevention Plan (SWPPP) requirements, as well as implementation of best management practices, would limit impacts related to soil erosion to a level that is less than significant.

d) Expansive soils have the potential for shrinking and swelling with changes in moisture content, which can cause damage to overlying structures. The amount and type of clay in the soil influences the changes. Expansive soils are a common feature and problem throughout Southern California. It is possible expansive soils as defined in the California Building Code (CBC) may exist within the developed area where housing is permitted. However, unstable soil conditions would be controlled through proper engineering and adherence to required building standards, such as the CBC. The presence or absence of expansive soils is therefore not considered a critical factor in overall land use planning. In the absence of information concerning the actual locations of future development, discussion concerning erosion or the loss of topsoil for potential development is speculative.

New residential development within the City would be designed and constructed to meet the most current standards included in the California Building Code. Implementation of the related City of Imperial Beach General Plan policies and environmental review would limit any potential impacts of expansive soils to a level that is less than significant.

e) The 2013-2020 Housing Element contains policies and programs rather than specific projects. In addition, future residential development in the City would utilize local sewer systems. Adherence to applicable City standards related to the placement, construction, and suitability of the sewage disposal system would result in no impact.

Mitigation Measures: No mitigation measures will be required.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
XII. GREENHOUSE GAS EMISSIONS— Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Comments:

(a) The 2013-2020 Housing Element anticipates the development of 254 housing units in the City. However, the Housing Element does not propose development that is above and beyond what is currently allowed under the General Plan or Zoning.

The majority of the residential development anticipated in the Housing Element will occur in the commercial/mixed use areas where the City has recently completed the General Plan/LCP and Commercial Zoning Amendments. The Environmental Impact Report (EIR) conducted for the General Plan/LCP and Commercial Zoning Amendments assumes 1,842 additional units and 155,000 square feet of commercial uses, and 22,856 daily trips by buildout in 2030. Based on a linear projection of growth, the EIR evaluates a scenario of approximately 740 additional units (92 units per year) by 2020 (end of the 2013-2020 Housing Element planning period), significantly above the 254 units anticipated in the Housing Element. GHG emissions estimated for 2020 based on this level of growth are below the threshold of significance established by the South Coast Air Quality Management District (SCAQMD).

Operational Green House Gas (GHG) Emissions

Emission Source	2020 MT CO ₂ e
Area Source	580
Energy	3,564
Transportation	6,611
Solid Waste	436
Water & Waste Water	408
Total Emissions	11,599
Population	1,932
Employment	154
Service Employment (Population + Employment)	2,086
CO ₂ e per Capital	6.0
CO ₂ e per Service Population	5.6
SCAQMD Service Population Threshold	6.6
Exceeding Threshold?	NO
Source: Imperial Beach General Plan/LCP and Commercial Zoning Amendments Project PEIR, 7/18/2012, AECOM. CO ₂ e = Carbon Dioxide Equivalent	

The project's contribution to the cumulative impact of global warming is not significant because the calculated project emissions are negligible and the project is consistent with and furthers implementation of GHG reduction strategies under AB 32 and other state regulations. The impact will be less than significant.

(b) The California Climate Action Team (CAT) and the California Air Resources Board (ARB) have developed programs and measures to achieve the GHG reduction targets under AB 32 and Executive Order S-3-05. These include the CAT's 2006 "Report to Governor Schwarzenegger and the Legislature," ARB's "Expanded List of Early Action Measures to Reduce Greenhouse Gas Emissions in California," and ARB's "Climate Change Proposed Scoping Plan: a framework for change." The reports identify strategies to reduce California's emissions to the levels proposed in Executive Order S-3-05 and AB 32. The following analysis includes a discussion of the extent to which the 2013-2020 Housing Element complies with applicable strategies to help California reach the GHG emission reduction targets.

- *Vehicle Climate Change Standards:* AB 1493 (Pavley) required the state to develop and adopt regulations that achieve the maximum feasible and cost-effective reduction of climate change emissions emitted by passenger vehicles and light duty trucks. Regulations were adopted by the ARB in September 2004. The vehicles from the Project will be in compliance with any vehicle standards that the ARB adopts.
- *Building Energy Efficiency Standards in Place and in Progress:* Public Resources Code 25402 authorizes the Energy Commission to adopt and periodically update its building energy efficiency standards (that apply to newly constructed buildings and additions to and alterations to existing buildings). Future residential buildings will be required to comply with the updated Title 24 standards for building construction including exterior lighting requirements.
- *Energy Efficiency:* Maximize energy efficiency building and appliance standards, and pursue additional efficiency efforts. Reductions could be achieved through enhancements to existing programs such as increased incentives and even more stringent building codes and appliance efficiency standards. Green buildings offer a comprehensive approach to reducing greenhouse gas emissions that cross-cut multiple sectors including Energy, Water, Waste, and Transportation. As described above, future residential buildings will be required to comply with the updated Title 24 standards for building construction including exterior lighting requirements.
- *Appliance Energy Efficiency Standards in Place and in Progress:* Public Resources Code 25402 authorizes the Energy Commission to adopt and periodically update its appliance energy efficiency standards (that apply to devices and equipment using energy that are sold or offered for sale in California). Appliances that are purchased for future individual dwellings will be consistent with existing energy efficiency standards and will include energy efficient heating and cooling systems, appliances and equipment, and control systems.
- *Measures to Improve Transportation Energy Efficiency:* Builds on current efforts to provide a framework for expanded and new initiatives including incentives, tools, and information that advance cleaner transportation and reduce climate change emissions. The 2013-2020 Housing Element promotes development of a wide range of housing types affordable to all economic segments of the community, including mixed-use housing types to facilitate smart growth and reduction in automobile trips, vehicle miles traveled, and associated energy

consumption. (See Housing Element Policy 2.2; Program 10). This policy and program will complement other measures to improve transportation emergency efficiency.

- *Smart Land Use and Intelligent Transportation Systems (ITS)*: Smart land use strategies encourage jobs/housing proximity, promote transit-oriented development, and encourage high-density residential/commercial development along transit corridors. ITS is the application of advanced technology systems and management strategies to improve operational efficiency of transportation systems and movement of people, goods and services. As described above, the 2008-2014 Housing Element promotes development of a wide range of housing types affordable to all economic segments of the community, including mixed-use housing types in proximity to transportation corridors. (See Housing Element Policy 2.2).
- *Water Use Efficiency*: Approximately 19% of all electricity, 30% of all natural gas, and 88 million gallons of diesel are used to convey, treat, distribute and use water and wastewater. Increasing the efficiency of water transport and reducing water use will reduce greenhouse gas emissions. Future residential developments will be required to incorporate water-conservation measures, including water efficient fixtures and appliances, water-efficient landscaping and design, the use of water efficient irrigation systems and devices, and will employ water conservation measures required by the City of Imperial Beach Water Efficient Landscape Regulations (Chapter 16.12 of the Municipal Code).
- *Waste reduction and recycling*: Reduce amount of waste generated by projects and increase recycling of products. Future residential development facilitated by the proposed project will be required to comply with all applicable standards and regulations related to solid waste, including local regulations requiring recycling/deconstruction of existing buildings and materials (e.g., Chapters 8.36 and 8.38 of the Municipal Code).

Based on the foregoing analysis, the 2013-2020 Housing Element will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. No impact will occur.

Mitigation Measures: No mitigation measures will be required.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
VIII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

Comments:

a) The 2013-2020 Housing Element anticipates development of 254 residential units. However, the Housing Element does not propose any growth that is above and beyond what is currently allowed under the General Plan or Zoning. Furthermore, because the Housing Element is a policy level document, it does not include site specific proposals that enable assessment of potential site specific hazardous impacts or transportation-related and disposal-related hazardous materials impacts from future housing development proposals. However, residential land use is not generally associated with the release of hazardous materials. Furthermore, to ensure that development of housing on specific sites does not result in potentially significant hazards or expose people to potential health hazards, future projects would be reviewed for consistency with State, federal, and local requirements and guidelines.

b) The 2013-2020 Housing Element anticipates development of 254 residential units. However, the Housing Element does not propose any growth that is above and beyond what is currently allowed under the General Plan or Zoning. Also, because the Housing Element is a policy level document, it does not include site specific proposals that enable assessment of potential reasonably foreseeable upset and accident conditions involving the release of hazardous materials. However, residential land use and the development of housing are not generally associated with the release of hazardous materials. All hazardous materials handling, transport, use, and disposal is regulated through State and federal law. To ensure that development of housing on specific sites does not result in potentially significant hazards or expose people to potential health hazards, future projects would be reviewed for consistency with State, federal, and local regulations and guidelines

(c) Residential units constructed through implementation of the 2013-2020 Housing Element may be located within one-quarter mile of an existing or planned school; however, construction and occupancy of residential land uses are not typically associated with significant hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or waste. The Housing Element contains policies and programs rather than specific projects. In the absence of specific information regarding the location and type of new residential units, discussion of potential impacts to existing or planned schools would be speculative. An analysis of potential impacts would be conducted during the environmental review of specific residential developments. Adherence to applicable City, State, and/or federal regulations related to the transport, use, storage or disposal of hazardous materials will ensure that impacts related to this issue are less than significant.

(d) As much of the City's future capacity for residential development relies on redevelopment of underutilized commercial sites, there is possibility that future housing could be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. In the absence of specific information regarding the location and type of residential units, however, a residential site cannot be identified as being located in or near an area identified as a hazardous materials site. Uniformly applied procedures established by the County Department of Environmental Health that are related to the identification and remediation of soil contamination would avoid any public health impacts associated with potential soil contamination by previous activities on development sites. Adherence to applicable City, State, and/or federal regulations regarding remediation of hazardous materials sites on a case-by-case basis will ensure that impacts related to this issue are less than significant.

e,f) The Naval Outlying Landing Field, a military airport, is located within the City of Imperial Beach. The facility is used primarily for helicopter operations and helicopter pilot training. No Airport Land Use Plan (ALUP) has been adopted for the facility (San Diego County Regional Airport Authority, 2011). No private airstrip is within the vicinity of residential development in Imperial Beach. The nearest public or private general aviation use airport is Brown Field, eight miles away at Otay Mesa. The San Diego International Airport is 11.5 miles from the City of Imperial Beach. San Diego International Airport offers commercial and passenger travel.

The 2013-2020 Housing Element contains policies and programs rather than specific projects. Future development proposals would be analyzed to determine whether a residential development site would be located within an ALUP and whether such development would create a safety hazard for persons residing in the new residential development. Review of potential impacts related to this issue would be conducted during the environmental review of

specific residential developments. Adherence to applicable City, State, and/or federal regulations would limit potential hazards to a level that is less than significant.

g) The City of Imperial Beach does not have an adopted emergency response plan or emergency evacuation plan, so the 2013-2020 Housing Element would have no impact.

h) The 2013-2020 Housing Element is a policy level document and therefore does not contain specific projects. However, upon construction of housing anticipated in the Housing Element, new housing could occur on undeveloped or underutilized sites, some of which may be located adjacent to areas with a significant risk for property damage or injury resulting from wildland fires. The proximity of natural vegetation to urban uses would increase the potential for wildland fire impacts. Proposed new residential development would be evaluated to determine the exposure of people and structures to a significant risk of loss due to wildland fires. New development would adhere to applicable and appropriate standards and regulations of responsible fire authorities, thereby limiting potential wildland fire impacts to a level that is less than significant.

Mitigation Measures: No mitigation measures will be required.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
IX. HYDROLOGY AND WATER QUALITY – Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

Comments:

a,f) The 2013-2020 Housing Element anticipates development of 254 residential units. Construction of these units, which would occur only within the developed area of Imperial Beach, would like not likely result in substantial additional impervious surface area. Increased traffic in the area, associated with the development, would generate additional pollutants on the roadways and in paved parking areas. These auto-related pollutants, such as oil, gasoline, or other chemicals associated with vehicle operation could accumulate in surface water runoff. Additional sources of wastewater pollution could result from increased commercial development, such as gas stations or other facilities that could generate polluted non-point

source runoff. Construction activities associated with new development and redevelopment could also result in increased runoff.

The City's JURMP and Municipal Code Chapter 8.30, Urban Runoff Management and Discharge Control, require best management practices to reduce the potential for polluted runoff during construction and operation of new development and would avoid any substantial adverse indirect effects on nearby habitat associated with the Tijuana River Estuary or ocean shoreline.

In addition, under Section 402 of the Clean Water Act, the Regional Water Quality Control Board (RWQCB) issues NPDES permits to regulate waste discharges to "waters of the nation." Waters of the nation include rivers, lakes, and their tributary waters. Waste discharges include discharges of stormwater and construction project discharges. A construction project resulting in the disturbance of one or more acres requires a NPDES ground construction permit. Construction project proponents are required to prepare a Stormwater Pollution Prevention Plan (SWPPP).

The 2013-2020 Housing Element is a policy level document and therefore does not contain specific projects. Future development anticipated in the Housing Element would be subject to the City's environmental review process; therefore, future residential development would be evaluated on an individual bases for potential violation of water quality standards or waste discharge requirements. Implementation of Best Management Practices (BMPs) as specified by the City's JURMP and NPDES permit, as well as Municipal Code chapter 8.30, would ensure that any potential impacts associated with this issue would be limited to level that is less than significant.

b) The 2013-2020 Housing Element is a policy level document and therefore does not contain specific projects. The Housing Element indicates that sufficient water exists to accommodate the Regional Housing Needs Allocation of 254 units. The development that is anticipated in the Housing Element may result in additional demand on the water supply, but water supply would continue to be supplied by the imported water system rather than local groundwater. The new construction would be limited to areas that are currently developed with urban uses, so the project would not result in substantial new areas of impervious surfaces that could interfere with groundwater recharge. Therefore, the impacts of the Housing Element would be less than significant and mitigation measures are not required.

c,d,e) Because the Housing Element is a policy level document, the Element does not include any site specific designs or proposals that would enable an assessment of potential site specific stormwater runoff and drainage pattern impacts that may result with future housing development proposals. A case-by-case environmental review of future housing projects would be completed to ensure the safety of the future communities, and that future projects are consistent with all General Plan goals, objectives, and policies and the City's JURMP and Municipal Code Chapter 8.30. Adherence to such requirements would reduce potential impacts associated with this issue to a level that is less than significant.

g,h) The Tijuana River Valley is subject to floods of great magnitude, because the valley is the drainage way for the largest of the watershed basins in San Diego County. The drainage basin covers an area of 17,000 square miles, only 27 percent of which lies within the United States. The river crosses the border at a point five miles inland from the Pacific Ocean and flows through the Tijuana River Valley. At the point where the river approaches the Imperial Beach City limits, the waterway becomes an estuary.

Most of the identified 100-year floodplain encompasses the estuary. This area has been designated as open space, due in part to the estuary’s location in a floodplain and in part to the natural habitat of the area. No sites that are zoned to permit housing within the 100-year flood hazard area, as shown in figure S-1 of the General Plan Safety Element. Therefore, there is no impact concerning the 100-year flood hazard area.

i) The area of Imperial Beach where housing may be located is generally bounded on three sides by bodies of water: the Pacific Ocean to the west, the San Diego Bay to the north, and the Tijuana River Estuary to the south. Sea level rise studies due to climate change/global warming are being conducted for lands near San Diego Bay, the Pacific Ocean, and the Tijuana River Valley. However, most of these studies have not been completed nor have the extent of the impacts been assessed and, therefore, no adaptation policies or regulations have yet been adopted to address sea level rise. Unless a tsunami occurs (as discussed in item j below), these bodies of water do not typically produce flooding effects. Housing is not permitted within the 100-year flood hazard area. Some areas where housing is permitted are located downstream of the Rodriguez dam, and flooding in the area could result from failure of such facilities. However, there is a warning system established between the Mexican Government and the San Diego County Office of Emergency Services in the event of dam failure. Therefore, any impact would be less than significant.

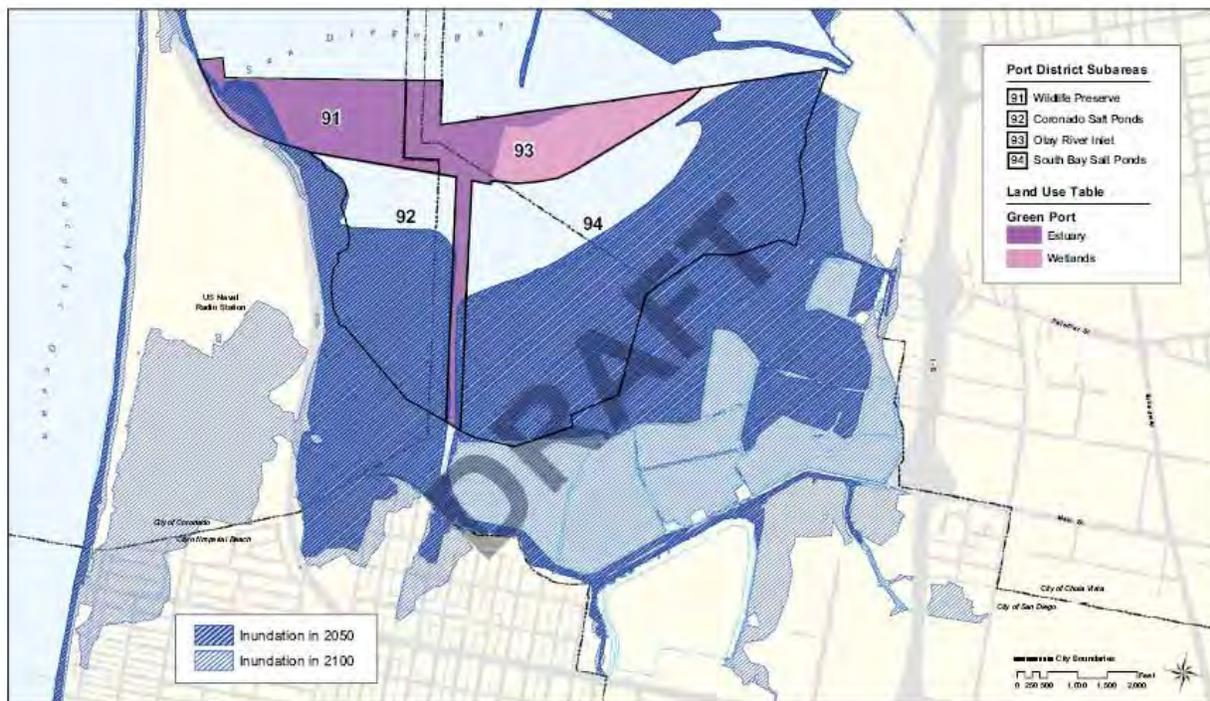
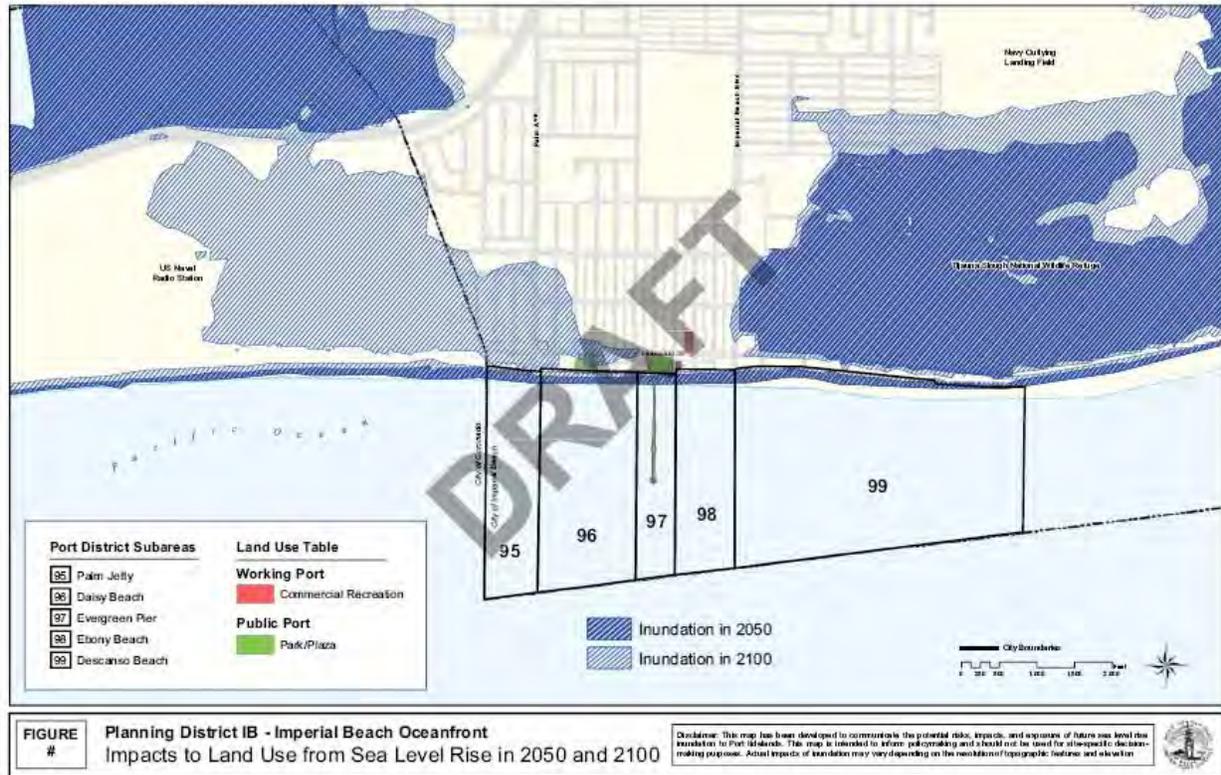


FIGURE # Planning District 9 - South Bay Saltlands
 Impacts to Land Use from Sea Level Rise in 2050 and 2100

Disclaimer: This map has been developed to communicate the potential risks, impacts, and exposure of future sea level rise inundation to that lands. This map is intended to inform policymaking and should not be used for site-specific decision-making purposes. Actual impacts of inundation may vary depending on the resolution of topographic features and elevation.



DAM INUNDATION AREAS

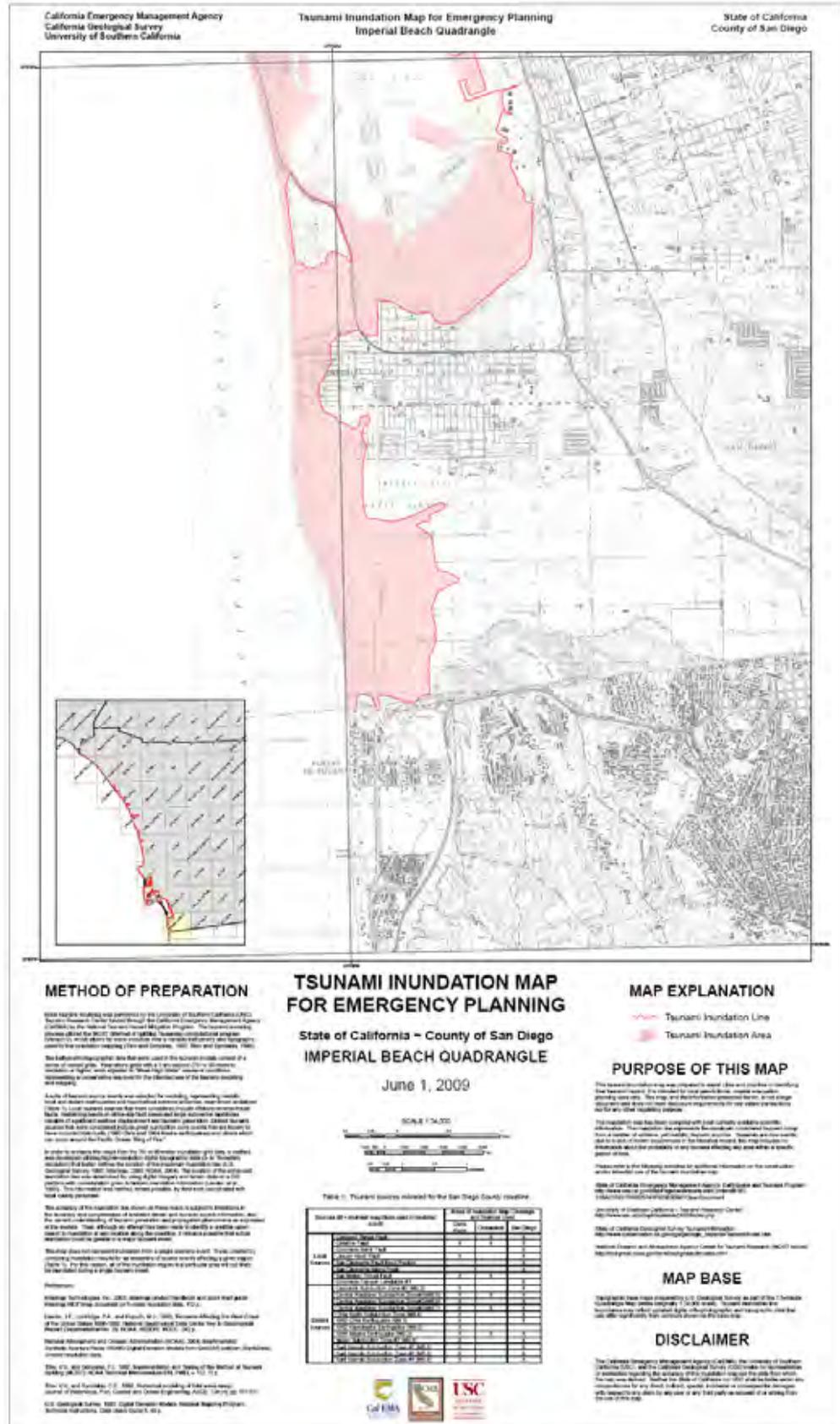
FIGURE 2.8-7

j) A tsunami is a sea wave generated by a submarine earthquake, landslide, or volcanic action. While the possibility of a major tsunami from either of the latter two events is considered extremely remote for Imperial Beach, a tsunami caused by a submarine earthquake is considered possible. Submarine earthquakes are common around the edges of the Pacific Ocean, as well in in other areas. Therefore, all of the Pacific Coastal areas are subject to this potential hazard to some degree.

Though most of Imperial Beach lies within the category of low lying shoreline, predicting the likelihood or magnitude of a major tsunami would not be possible. Generally experts agree that although possible, a damaging tsunami on the Southern California coast, either locally or distantly generated, is highly improbable with current sea levels. Evacuation signs have been posted in Imperial Beach for those areas that could be impacted by a tsunami.

Because the 2013-2020 Housing is a policy document, the Element does not include any site specific designs or proposals that would enable an assessment of potential site specific impacts resulting from seiches and mudslides that may result with future housing development proposals. Therefore, a case-by-case review of future housing projects would be carried out to ensure the safety of the future communities, and that future projects are consistent with all General Plan goals, objectives, and policies. Adherence to such requirement would limit potential impacts associated with this issue to a level that is less than significant.

Mitigation Measures: No mitigation measures will be required.



Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
X. LAND USE AND PLANNING – Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Comments:

a,b) The proposed action consists of amending the City's General Plan to adopt the 2013-2020 Housing Element. The Housing Element residential sites inventory will not affect any parcel that is not already urbanized or designated for urbanization. The Housing Element also includes programs that acknowledge requirements of State law pertaining to transitional housing, supportive housing, single room occupancies (SROs), and density bonuses for affordable and senior housing. The programs establish a timeframe for adopting future revisions to the Zoning Ordinance to achieve compliance with applicable State laws. Transitional and supportive housing are residential uses are generally consistent and compatible with other allowable residential uses in the City. Transitional and supportive housing facilities will be permitted by right and subject to the same development standards as other housing development. SROs will be permitted in the C-1 zone district with approval of an SUP. SRO facilities are comparable to commercial transient occupancy facilities and are therefore generally compatible with commercial uses. The City will also amend the Zoning Ordinance to implement requirements of SB 1818 and SB 435 regarding the provision of density bonuses and other concessions/incentives for certain eligible projects that include affordable and senior housing. As the project will not physically divide an established community, does not encourage new land uses that are incompatible with existing land uses, and does not conflict any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect, no impact will result.

(c) The 2013-2020 Housing Element includes no policy or program to extend development to the undeveloped area of the city, where housing is not currently permitted. The Imperial Beach General Plan and accompanying Land Use Diagram limit residential development to that area which has already been developed. The developed area is not located within a local, regional, or state habitat conservation plan area or natural community conservation plan area. Therefore, the Housing Element would not conflict with the provisions of an adopted habitat conservation plan or natural community conservation plan.

Mitigation Measures: No mitigation measures will be required.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
XI. MINERAL RESOURCES – Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Comments:

a,b) The Imperial Beach General Plan and accompanying Land Use Diagram limit residential development to that area which has already been developed, and there are no mineral extraction operations within the developed area. No portion of the developed portion of the City is delineated as a mineral resource recovery site in the General Plan or other applicable planning document or land use plan. The 2013-2020 Housing Element includes no policy or program to extend development to the undeveloped area of the City, where housing is not currently permitted. Therefore, the Housing Element would not result in loss of availability of a known mineral resource that would be of value or of a locally important mineral resource recovery site.

Mitigation Measures: No mitigation measures will be required.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
XII. NOISE – Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

Comments:

a) Noise consists of any sound that may produce physiological or psychological damage and/or interfere with communication, work, rest, recreation, and sleep. Noise impacts can be described in three categories. The first is audible impacts that refer to increases in noise levels noticeable to humans. Audible increases in noise levels generally refer to a change of 3.0 decibels (dB) or greater, because this level has been found to be barely perceptible in exterior environments. The second category, potentially audible, refers to a change in the noise level between 1.0 and 3.0 dB. This range of noise levels has been found to be noticeable only in laboratory environments. The last category is changes in noise level of less than 1.0 dB, which are inaudible to the human ear. Only audible changes in existing ambient or background noise levels are considered potentially significant.

The 2013-2020 Housing Element anticipates development of 254 housing units. Typically, housing units are not associated with unacceptable noise levels, which would exceed City standards. Development of underutilized properties would be similar in nature to the existing urban uses and not expected to generate substantial new noise sources. However, additional traffic associated with new and revitalized development could cause an increase in noise levels, potentially in excess of applicable noise standards as defined in the Imperial Beach General Plan Noise Element, Figure N-3. In addition, mixed residential and commercial land uses could result in noise impacts to residents.

However, the Housing Element is a policy level document and does not identify the location and type of development, so determination of potential impacts would be speculative. Case-by-case

review of specific housing projects would be necessary to ensure that future residents are not exposed to unacceptable noise levels and that the projects are consistent with all General Plan goals, objectives and policies, and the City's Noise Ordinance, Municipal Code Chapter 8.32. Adherence to such requirements would limit potential impacts associated with this issue to a level that is less than significant.

b) The construction of new residential uses, as anticipated in the 2013-2020 Housing Element, would require the use of earthmoving vehicles and construction equipment. The operation of this equipment would temporarily increase the potential for groundborne vibration and/or noise. This construction activity is expected to be typical of urban development and would not create excessive groundborne vibration or groundborne noise levels. Potential groundborne noise/vibration impacts resulting from construction of additional residential units envisioned by the Housing Element would be short-term. As part of the environmental review of future residential development, short-term noise and vibration would be evaluated. Construction activities associated with new residential development would be required to comply with applicable City standards regarding the generation of ground vibration or groundborne noise. Adherence to these standards would limit impacts associated with construction noise and vibration to a level that is less than significant.

c) The 2013-2020 Housing Element anticipates construction of 254 new housing units. The development of new residential uses typically increases the traffic volumes in the vicinity of new development. Because traffic noise is a primary contributor to the local noise environment, any increase in traffic resulting from the development of new residential uses would be expected to increase local noise levels proportionally. However, the Housing Element does not propose any growth that is above and beyond what is currently allowed under the General Plan or Zoning.

An analysis of potential impacts associated with permanent increases in ambient noise levels brought about through implementation of the Housing Element would be conducted as part of the environmental review required for individual residential projects. In addition, adherence to applicable City and/or State noise standards would limit potential impacts related to this issue to a level that is less than significant.

d) The 2013-2020 Housing Element anticipates construction of 254 new housing units. Development of new residential uses would require the modification of individual project sites, installation of utilities, and construction of structures. Noise generated from grading and construction equipment, as well as noise generated from workers' vehicles, would contribute to a temporary increase in ambient noise levels in the vicinity of development project sites. However, the Housing Element does not propose any growth that is above and beyond what is currently allowed under the General Plan or Zoning.

Analysis of potential impacts associated with temporary increases in ambient noise levels brought about through implementation of the Housing Element would be conducted as part of the environmental review of individual residential developments. Adherence to applicable City and/or State noise standards, including the City's Noise Ordinance, would limit potential impacts related to short term construction noise to a level that is less than significant.

e,f) The noise contours for the Naval Outlying Landing Field, Ream Field, have been updated with the release of the Air Installation Compatible Use Zones (AICUZ) Update for Naval Air Station North Island and Naval Outlying Landing Field Imperial Beach, California received on April 3, 2012. This study is still under review by the San Diego County Airport Land Use Commission and has not yet been approved. The updated AICUZ study shows a much reduced

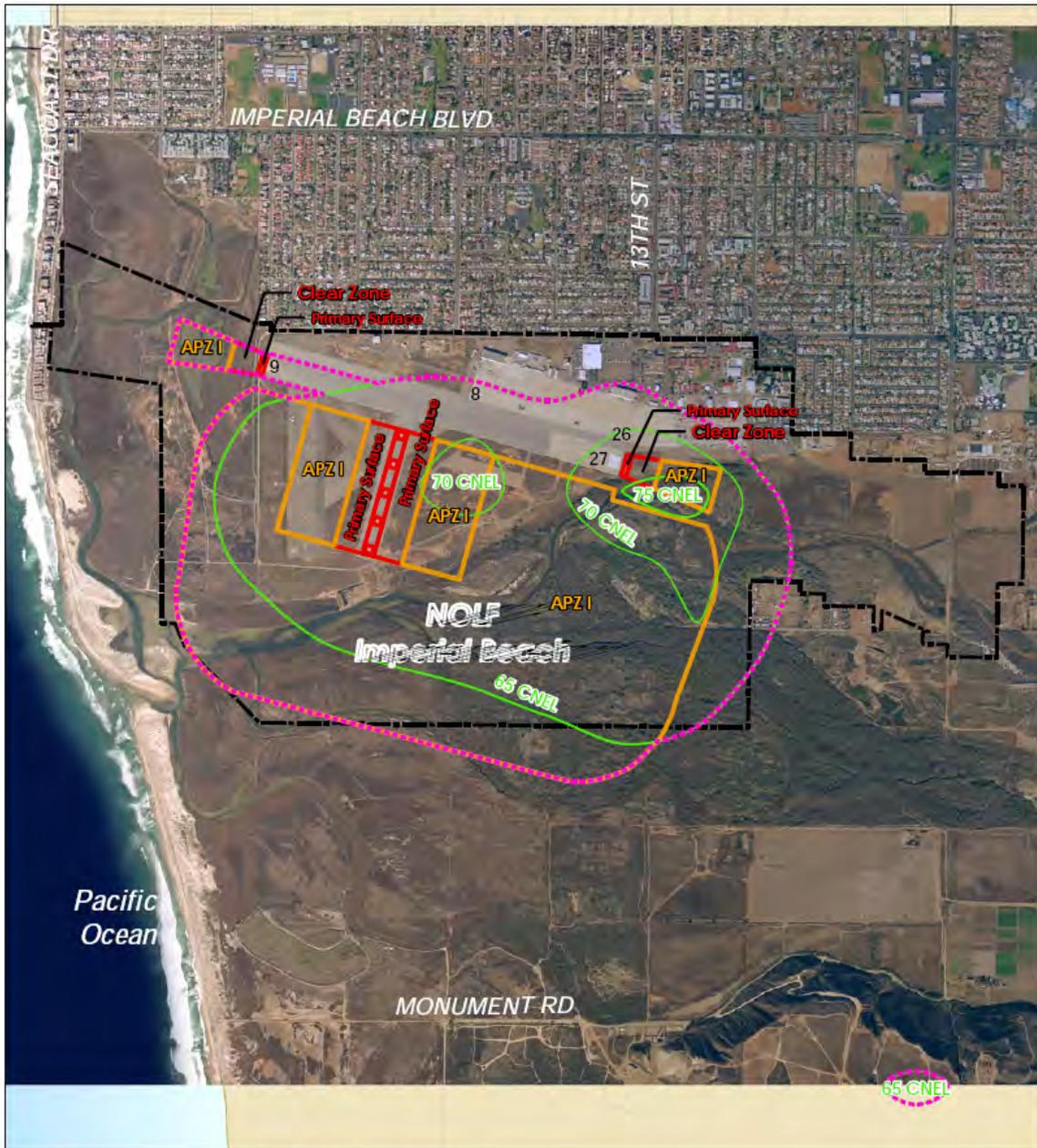
noise footprint compared to the older 1989 AICUZ such that no residential areas are being impacted by noise contours of 65 CNEL or greater.

Implementation of the proposed Housing Element would not change Ream Field noise patterns. Future noise conflicts would require additional coordination with the Navy to encourage air traffic patterns and times of operation that minimize such impacts.

In addition, future residential development anticipated in the 2013-2020 Housing Element would be individually evaluated to identify how such development potentially would be impacted by airport-related noise. Compliance with applicable City, State, and/or federal noise standards would limit potential impacts related to this issue to a level that is less than significant.

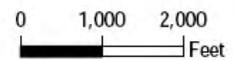
Mitigation Measures: No mitigation measures will be required.

LAND USE COMPATIBILITY ANALYSIS



- CNEL — Clear Zone Installation Boundary
- APZ I — Primary Surface AICUZ Footprint Outline

Figure 6-2
NOLF Imperial Beach
AICUZ Footprint



Aerial depiction is for planning purposes, specific real estate decisions should be confirmed by normal surveying.
Source: Wyle Labs Noise Study, 2010 (Contours), NAVFAC SW, 2006 (Aerial), and The Onyx Group (APZs).

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
XIII. POPULATION – Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Comments:

a) The 2013-2020 Housing Element will not induce substantial population growth in Imperial Beach directly by proposing new homes or indirectly through extension of roads or other infrastructure. However, the project is intended to facilitate and encourage the production of housing. The San Diego Association of Governments (SANDAG) adopted the Regional Housing Needs Assessment (RHNA) in 2011, defining Imperial Beach's "fair share" of the regional housing need for the period from 2010 through 2020. As a result of this process, SANDAG has determined that the City's total construction need is 254 housing units for this planning period. The RHNA is not a mandate to construct housing units, but the Housing Element must demonstrate adequate capacity to accommodate these housing units during the 2013-2020 period. The residential sites inventory (Housing Element, Chapter 4) is based on the potential densities that are permitted under the existing General Plan land use designations and zoning districts. The inventory does not include any parcel that is not already urbanized or designated for urbanization, and meets the minimum mandatory requirements of State law. All of the residential sites are located within City limits and, more specifically, in the developed area of the city on land that is already served by the necessary infrastructure for residential development, or on land that can have the necessary infrastructure systems extended. For these reasons, adoption and implementation of the Housing Element would not be expected to induce substantial growth that would require significant new infrastructure. Although the project would indirectly induce population growth in Imperial Beach, this growth is consistent with State and regional planning efforts and therefore is not substantial. The impact will be less than significant.

b,c) The Housing Element is intended to facilitate and encourage redevelopment of specific sites, including some sites with existing commercial and lower density residential uses, with higher density residential uses. However, the Housing Element does not propose any growth that is above and beyond what is currently allowed under the General Plan or Zoning. Future construction would likely result in demolition of existing buildings, including residential units. That construction activity has the potential to eliminate existing units and temporarily displace residents. With the construction of new and denser residential development, however, it is likely that any demolished housing units would be replaced within the area, providing units with the potential to accommodate residents who were displaced.

Therefore, the project has the potential to facilitate an increase in the supply of housing in Imperial Beach. No net displacement of housing or people would occur.

Mitigation Measures: No mitigation measures will be required.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
XIV. PUBLIC SERVICES				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

Comments:

a,b) Residential development that is anticipated by the 2013-2020 Housing Element would be served the Imperial Beach Fire Department and the San Diego County Sheriff's Department. The development of 254 housing units that is set forth in the Housing Element would increase the need for fire protection services and police protection services in the City. However, the Housing Element does not propose any growth that is above and beyond what is currently allowed under the General Plan or Zoning.

Furthermore, the Housing Element contains goals, policies, and programs rather than specific projects. Future development that is anticipated in the Housing Element may require improvements to existing facilities or increases in staff and equipment for the Fire Department and the Sheriff's Department, but in the absence of specific development projects discussion of future resource requirements is speculative. Through the City's environmental review process, future development would be evaluated on an individual basis for potential impacts related to the provision of fire protection and police protection services. Without specific details regarding each development, the adequacy of fire protection and police protection is impossible to determine with precision. These needs would be addressed and met as each development is proposed and constructed. Therefore, impact to fire protection and police protection would be less than significant.

c) Public school education for students in preschool and kindergarten through sixth grade in Imperial Beach is provided by the South Bay Union School District. The Sweetwater Union High School District serves students in grades seven through twelve. Currently, eight public schools are located within the City limits. The Housing Element anticipates development of 254 housing units from 2010 through 2020, though it includes no proposals for specific development projects. The development of new housing would be accommodated for anticipated population growth, thereby increasing the demand on public schools. Additional facilities and staff may be necessary to meet the higher demand. Payment of the School Facilities Mitigation Fee has

been deemed by the State legislature to be full and complete mitigation of the impacts of a development project on the provision of adequate school facilities. The environmental assessment of each individual development project would require, at a minimum, the Standard Facilities Mitigation Fee, which insures that the development project would not result in a significant impact under CEQA, in accordance with Senate Bill 50, in effect since 1998. Therefore, the 2013-2020 Housing Element would result in no impact to the provision of schools.

d) The City of Imperial Beach owns and maintains approximately 14.74 acres of park land in four sites, including sports, park, Ream Park, Triangle Park, and Marino Vista Park. The 2013-2020 Housing Element anticipates development of 254 housing units from 2010 through 2020. The Housing Element contains goals, policies, and programs rather than specific development projects. Future development that is anticipated in the Housing Element would increase the demand for parkland in the city. All future residential development would be reviewed to ensure consistency with the Imperial Beach General Plan and all applicable City ordinances. Adherence to these measures would limit impacts associated with this issue to a level that is less than significant.

Mitigation Measures: No mitigation measures will be required.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
XV. RECREATION				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

Comments:

a,b) The City of Imperial Beach owns and maintains approximately 14.74 acres of park land in four sites, including sports, park, Ream Park, Triangle Park, and Marino Vista Park. The 2013-2020 Housing Element anticipates development of 254 housing units from 2010 through 2020. However, the Housing Element does not propose any growth that is above and beyond what is currently allowed under the General Plan or Zoning. The Housing Element contains goals, policies, and programs rather than specific development projects. Future development that is anticipated in the Housing Element would increase the demand for access to parkland, including neighborhood and regional parks and other recreational facilities. In increase in demand could result in substantial physical deterioration of a facility or require the construction or expansion of facilities. However, because no specific development projects are included in approval of the Housing Element, discussion of potential impacts would be speculative. Nevertheless, all future residential development would be reviewed to ensure consistency with the Imperial Beach General Plan and all applicable City ordinances. Adherence to these measures would limit impacts associated with this issue to a level that is less than significant.

Parks and recreation facilities planning efforts is based on growth projections of the General Plan and therefore related impacts were analyzed in the General Plan FEIR. Impacts of future residential development will be evaluated on a case-by-case basis as specific projects are proposed. Adherence to parks and recreation standards of the General Plan and mitigation measures of the General Plan FEIR will ensure that impacts will be less than significant.

Mitigation Measures: No mitigation measures will be required.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
XVI. TRANSPORTATION/TRAFFIC – Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

Comments:

a,b) The 2013-2020 Housing identifies an assigned growth need of 254 housing units. However, the Housing Element does not propose any growth that is above and beyond what is currently allowed under the General Plan or Zoning. Because the Housing Element is a policy-level document, the Element does not include site specific proposals that would enable an assessment of potential site specific transportation impacts that could result future housing development proposals. All future residential development shall be reviewed to ensure consistency with all regional and local transportation plans and policies, the Imperial Beach General Plan, and all applicable City ordinances. In addition, all proposals, both private and

public, to development new residential units shall be subject to a project-specific environmental analysis. (CONFIRM) Adherence to such requirements would reduce potential impacts associated with this issue to a level that is less than significant.

c) Development that is anticipated in the 2013-2020 Housing Element involves 254 housing units on vacant and underutilized throughout the urbanized area of the city. The anticipated level of development would not result in any changes to air traffic patterns nor would the anticipated level of development result in any substantial safety risks related to aircraft traffic. Therefore, the proposed project would have no impact on air traffic patterns.

d) The 2013-2020 Housing identifies an assigned growth need of 254 housing units from 2010 through 2020. However, the Housing Element does not propose any growth that is above and beyond what is currently allowed under the General Plan or Zoning. Because the Housing Element is a policy-level document, the Element does not include site specific proposals that would enable an assessment of the locations of potential traffic improvements that may be required. Further, the Housing Element includes no redesign of any existing transportation facilities. However, any necessary traffic improvements associated with actual development projects would not substantially increase hazards to motorists, pedestrians or bicyclists. Through the City's environmental review process, future development projects would be evaluated for potential safety impacts. Where necessary, appropriate mitigation measures would be required to reduce potential impacts to a level that is less than significant. Therefore, any impacts related to design or incompatible uses would be less than significant.

e) The 2013-2020 Housing anticipates construction of 254 housing units from 2010 through 2020 but is programmatic in nature and does not involve physical development. Future residential projects would be required to conform to traffic and safety regulations that specify adequate emergency access measures. Without specific details regarding possible future development projects, discussion of emergency access for new development is speculative. Future development projects would be evaluated to determine adequacy of emergency access prior to approval. There, impacts related to emergency access would be less than significant.

f) Several forms of alternative transportation are available in the city of Imperial Beach: bus services, bicycle pathways, and sidewalks. The existing transit services in Imperial Beach would not be modified or altered by the Housing Element, which identifies an assigned growth need of 254 housing units. Because the Housing Element is a policy-level document, the Element does not include site specific proposals that would enable an assessment of potential conflicts with adopted policies supporting alternative transportation. Specific future residential development shall be reviewed to ensure consistency with all local policies concerning alternative transportation. An increase in general demand on the public transportation system, however, would not conflict with local transit, bicycle, or pedestrian policies such as those in the Imperial Beach General Plan Circulation Element. Adherence to such requirements would limit potential impacts associated with this issue to a level that is less than significant.

Mitigation Measures: No mitigation measures will be required.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
XVII. UTILITIES AND SERVICE SYSTEMS – Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

Comments:

a,e) The Imperial Beach Sewer Division is responsible for the operation, maintenance, and rehabilitation of the City's 11 pump stations and 50 miles of sewer collection system, which convey the city's wastewater to the City of San Diego Metropolitan Sewage system for treatment. The Housing Element anticipates development of 254 housing units. While development of the housing units would increase demand for wastewater treatment services, they would not cause Regional Water Quality Control Board wastewater treatment requirements or the treatment capacity of existing facilities to be exceeded. Therefore, impacts to wastewater treatment would be less than significant.

b) The city's water supply is provided by the City of San Diego Public Utilities Department, and wastewater from the city is conveyed to the City of San Diego Metropolitan Sewage system for treatment. The Housing Element anticipates development of 254 housing units. While development of the housing units would increase demand for water and for wastewater treatment services, this demand would not be sufficient to require expansion of existing facilities. Therefore, the impact to water and wastewater treatment facilities would be less than significant.

c) Substantial additional stormwater would not result with construction of 254 residential units, as anticipated by the Housing Element, because the area where housing is permitted is already

developed with urban uses. New development within the area would likely result in minimal additional impervious surface. Thus, such development would not necessitate new or expanded stormwater drainage facilities to handle increased volumes of runoff. Therefore, the impact of construction of new or expanded stormwater drainage facilities would be less than significant.

d) Imperial Beach is supplied with potable water from the Otay Water Treatment Plant, operated by the City of San Diego Public Utilities Department. In December 2010, the plant completed upgrades to meet more stringent upcoming water quality regulations. The plant has a treatment capacity of 31 million gallons per day (MGD). Construction of the 254 housing units that are anticipated in the Housing Element would not cause the demand for water supply to exceed existing supplies and require new or expanded entitlements and resources. Therefore, the impact on water supplies would be less than significant.

f,g) The 2013-2020 anticipates development of 254 residential units, which would generate additional volumes of solid waste relative to the level currently generated. Solid waste disposal for Imperial Beach is currently provided at the Otay Landfill. The Otay Landfill Solid Waste Facility has an estimated remaining capacity of approximately 33,000,000 cubic yards and estimated closure date of April 2021.

Further, generation of the additional solid waste would not conflict with federal, state, or local statutes related to solid waste. All future development with the city shall comply with applicable elements of the California Solid Waste Reuse and Recycling Access Act 1991. Solid waste collection is a "demand-responsive" service, and current service levels can be expanded and funded through user fees without difficulty. Future waste disposal needs cannot be determined without site locations and specific project details. Future development would coordinate with a certified waste hauler to develop curbside collection of recyclable materials within the city. Therefore, the impact to landfill capacity and federal, state, and local statutes and regulations would be less than significant.

Mitigation Measures: No mitigation measures will be required.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
XIX. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Comments:

a,b,c) The Housing Element is an eight-year policy document established to address the State's housing goal of attaining a decent home and suitable living environment for every resident. The Housing Element itself does not provide for additional growth in the community, but rather works within the framework of the General Plan, which establishes the type and intensity of future residential development permitted in the City. Policies and programs included within the Housing Element are intended to facilitate and encourage the provision of housing for all economic segments of the community, consistent with State law and therefore the project could hasten residential development on sites already designated for residential use by the General Plan. As explained in the preceding analysis, the project does not have the potential to significantly degrade the quality of the environment nor will it contribute to cumulatively considerable impacts. The project has no direct potential for cumulative impacts. However, future residential projects could contribute to cumulative impacts and these potential indirect impacts were anticipated and analyzed in the CEQA documents prepared for the General Plan and Zoning Ordinance. Therefore, the project's indirect contribution to cumulative impacts is not anticipated to be considerable. Furthermore, the City's design review process and permit and code requirements will be applied to each specific development project and no aspect of the 2013-2020 Housing Element has been found to have potential to result in environmental effects that could cause substantial direct or indirect adverse effects on humans. All potential impacts have been considered for all environmental categories contained in this section, and no significant impacts have been identified.

Mitigation Measures: No mitigation measures will be required.

EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier FEIR or Negative Declaration (Section 15063(c)(3)(D)).

The following documents were used for this analysis:

- 1) City of Imperial Beach General Plan, 1994
- 2) City of Imperial Beach General Plan, Final Environmental Impact Report (SCH# 94031055), December 1994.
- 3) General Plan/Local Coastal Program Amendment and Commercial Zoning Amendments, Final Environmental Impact Report (SCH# 2011041048), August 2012.
- 4) City of Imperial Beach Draft 2013-2020 Housing Element of the General Plan
- 5) AICUZ Study Update for Naval Air Station North Island and Naval Outlying Landing Field Imperial Beach, California (Final Submission 2011)
- 6) Tsunami Inundation Map for Emergency Planning, Imperial Beach Quadrangle, California Emergency Management Agency, June 1, 2009
- 7) Draft Impacts to Land Use from Sea Level Rise in 2050 and 2100 – Planning District IB, Port of San Diego, March 2012
- 8) Dam Inundation Areas, San Diego County General Plan Update FEIR, August 2011

Checklist References

All documents listed above are on file and may be reviewed at:

City of Imperial Beach
Community Development Department
825 Imperial Beach Boulevard
Imperial Beach, CA 91932
(619) 628-1356



**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: GARY BROWN, CITY MANAGER *GB*
MEETING DATE: JANUARY 23, 2013
ORIGINATING DEPT.: PUBLIC WORKS *HAD*
SUBJECT: PAVEMENT MANAGEMENT PLAN UPDATE

BACKGROUND: On June 18, 2008 City Council received a Pavement Management Report on the condition of the City's streets conducted by IMS Infrastructure Management Services, a consultant awarded a contract for this study in December 2007. IMS carried out a detailed pavement condition survey for the City of Imperial Beach utilizing the Laser Road Surface Tester for pavement condition testing and the Dynaflect for deflection condition testing. Through this effort IMS Pavement Management System presented their pavement condition determination study.

All City streets and improved alleys were included in the survey. The streets and alleys were each provided a composite pavement condition value between 0 and 100. The scoring was evaluated as follows:

100-85	Excellent
85-80	Very Good
80-70	Good
70-60	Fair
60-40	Poor
40-below	Very Poor

Attachment 1 provides the IMS Pavement Priority condition report from the highest score to the lowest score.

Since that study, many of the streets listed with low scores have been repaired as part of City CIP street overlay and associated ADA compliance improvements. Essentially 5 years has transpired since the last survey was initiated. Due to the improvements made and the lapse of 5 years, staff determined it was time to re-evaluate or validate the condition of the remaining City streets. In July 2012, City Staff directed the City Engineer, (Atkins North American) to review the IMS study and provide an update to the street condition analysis and to report on what streets were considered to have the highest priority for improvements within the budget available. The cost for this review was \$12,195. The Atkins North American update is provided in attachment 2 of this report. The City Engineer's priority list of streets needing an overlay along with their engineer's estimate is listed below:

Priority	Street	From/To	Repair type	Repair cost
1	Palm Avenue	3 rd St. to S.R. 75	Grind & Overlay	\$ 1,245,935.93
2	12 th Street	Oneonta Ave to Holly Avenue	Grind & Overlay	\$ 63,428.63
3	Granger Avenue	Grove Ave. to Imperial Beach Blvd.	Grind & Overlay	\$ 270,116.93
4	Imperial Beach Blvd.	8 th St. to 9 th St.	Grind & Overlay south lane, east bound	\$ 32,855.31
5	Iris Avenue	Alley to Connecticut St.	Grind & Overlay	\$ 288,556.45
6	Ebony Avenue	Ocean Ln to 2 nd Street	Grind & Overlay	\$ 168,332.78
7	Elm Avenue	2 nd St. to Seacoast Dr.	Grind & Overlay	\$ 141,383.78
8	Elm Avenue	4 th St. to Connecticut St.	Grind & Overlay	\$ 483,827.50
9	Oneonta Avenue	10 th Street to Adelfa Court	Grind & Overlay	\$ 267,198.75
10	Grove Avenue	California St. to 5 th Street	Grind & Overlay	\$ 88,338.90

Attachment 3 provides a listing of the IMS street scoring along with the report of the improvements made by street since the 2008 IMS report.

DISCUSSION: Priority 1 in the table above, Palm Avenue 3rd St. to S.R. 75 is funded for repair as part of the Eco Bikeway CIP project recently awarded to Western Rim Constructors, Inc. for construction. However the section between 7th Street and S.R. 75 is not included in the Eco Bikeway CIP project and is not currently funded.

Through this staff report to City Council, it is staff's intent to get direction from City Council on the next street contract to design and construct. There is approximately \$1,000,000 of TRANSNET funds available for the next project or approximately \$700,000 for construction on one or more of the priority 2 through 10 projects listed above.

- Staff proposes to defer work on Elm Avenue (4th Street to Connecticut Street) for one year to engage the South Bay Union School District, Sweetwater Union School District and local residents on options for creating a more student and neighborhood accommodating area along these blocks of Elm Avenue.
- Staff proposes to defer work on Palm Avenue between 7th Street and S.R. 75 until the status of the redevelopment of the 9th and Palm Shopping Center is resolved. As currently designed, this section of Palm Avenue will be reconstructed and rerouted. Thus it would seem prudent to hold off improvements here until that redevelopment project has matured for fully.
- Staff proposes the next TRANSNET funded street project include the following priority streets:

1.	12th Street	Oneonta Ave to Holly Avenue	\$ 63,428.63
2.	Granger Avenue	Grove Ave. to Imperial Beach Blvd.	\$ 270,116.93
3.	Oneonta Avenue	10th Street to Adelfa Court	\$ 267,198.75
4.	Grove Avenue	California St. to 5th Street	\$ 88,338.90

TOTAL CONSTRUCTION COST 689,083.21

ENVIRONMENTAL DETERMINATION:

Project is exempt from CEQA pursuant to CEQA Guidelines Section 15302(c): Replace or Reconstruction of Existing Utility Systems and Facilities. Not a project as defined by CEQA.

FISCAL IMPACT:

Revenue from TRANSNET \$1,000,000

Expenditures:

• Design and Construction Administration (estimate)	\$250,000
• Construction (estimate)	\$700,000
• Administration (estimate)	\$ 50,000
Total Expenditures	\$1,000,000

Additional expenditure:

• Gas Tax - pavement management study	\$ 12,195
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DEPARTMENT RECOMMENDATION:

1. Receive this report.
2. Discuss priority street options including the deferral of Elm Avenue (4th to Connecticut) to engage schools and neighbors on possible modifications to make this street more student and neighborhood accommodating.
3. Direct staff to proceed with the design for construction of selected streets for the next street overlay project.

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.

Attachments:

1. IMS Pavement Priority Condition Report
2. Atkins – Update to Assessment of Pavement Conditions
3. City of Imperial Beach Street Assessment

Pavement Management Report – Guide to Print-outs

PAVEMENT PRIORITY REPORT

General The Pavement Priority Report is a list of all the processed streets in order by rank from highest to lowest. When the pavement condition is calculated for each test section, an average is also calculated for each street group. A street that contains 10 blocks or test sections, for example, will be reported in the priority report as one line. The block range, street name and limits will reflect the full 10 blocks.

Ranking The Rank of a street is based on the average pavement condition of the sections within the street weighted by the area of each section. But the rank also reflects a slight penalty for the amount of non-uniformity within the street.

Rank Categorization In the left-most column of the report is listed the range of rank or rank group. These groups represent the relative general remaining life of the street within the group. A definition of each group is listed in the Priority Definitions Chart.

"Some maintenance" means that routine crack sealing and repair of minor distress areas should be performed on a regular basis. These definitions provide some direction for the non-engineer and general public.

Section Categorization The right side of the pavement priority report displays a column showing total number of sections within each street. It also displays a distribution of these sections over the same categories as the rank categorization. The section distribution can be used to roughly define the types of rehabilitation that might be expected on the listed number of sections in each category. The general description of each group is listed in the Priority Definition Chart.

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Management Services

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Number of Sections by Groupings

Zone	Strt.	Blks.	Street	From	To	Total Rank	Pavement Condition Data					
							100-85	84-80	79-70	69-60	59-40	39-10
100-85												
001	0293	001-001	THORN ST	CAROLINA ST	WEST END	96	1		1			
001	0017	001-005	10TH ST	GROVE AV	IRIS AV	95	5		5			
001	0213	001-004	CAROLINA ST	PALM (SB) AV	ELM AV	95	4		4			
001	0258	001-002	FLORENCE ST	GROVE AV	IMPERIAL BEACH	95	2		2			
001	0260	001-003	FLORIDA ST	IMPERIAL BEACH	GROVE AV	95	3		3			
001	0272	001-003	HOLLY AV	09TH ST	CONNECTICUT ST	95	3		3			
001	0202	001-001	BEVERLY AV	10TH ST	09TH ST	94	1		1			
001	0210	001-002	CALLA AV	SILVER STRAND B	SEACOAST DR	94	2		2			
001	0219	001-002	CITRUS AV	SEACOAST DR	SILVER STRAND B	94	2		2			
001	0020	001-010	11TH ST	IMPERIAL BEACH	CHERRY AV	93	10		10			
001	0023	001-003	12TH ST	IMPERIAL BEACH	ELM AV	93	3		3			
001	0252	001-001	ESSEX ST	GROVE AV	FERN AV	93	1		1			
001	0267	001-002	HEMLOCK AV	CONNECTICUT ST	08TH ST	93	2		2			
001	0292	001-001	SPRUCE ST	05TH ST	EAST END	93	1		1			
001	0211	001-002	CARNATION AV	SILVER STRAND B	SEACOAST DR	92	2		2			
001	0230	001-001	DELAWARE ST	IRIS AV	HEMLOCK AV	92	1		1			
001	0237	001-001	DONAX AV	CAROLINA ST	WEST END	92	1		1			
001	0238	001-001	DOWNING ST	GROVE AV	09TH ST	92	1		1			
001	0251	001-007	ENCINA AV	09TH ST	07TH ST	92	7		7			
001	0015	001-007	08TH ST	BOULEVARD AV	PALM (SB) AV	91	7		6	1		
001	0208	002-014	CALLA AV	ALLEY	07TH ST	91	13		13			
001	0223	001-003	CORVINA AV	PALM (SB) AV	CALLA AV	91	3		3			
001	0224	001-018	CYPRESS AV	07TH ST	13TH (SB) ST	91	20		19	1		
001	0233	001-011	DELAWARE ST	BOULEVARD AV	ELM AV	91	11		10	1		
001	0235	006-006	DONAX AV	ALLEY	09TH ST	91	1		1			
001	0241	001-002	EBONY AV	OCEAN LN	SEACOAST DR	91	2		2			
001	0217	001-005	CHERRY AV	07TH ST	EAST END	90	5		5			
001	0249	001-001	EMORY ST	FERN AV	GROVE AV	90	1		1			
001	0259	001-008	FLORIDA ST	BOULEVARD AV	IMPERIAL BEACH	90	8		8			
001	0269	001-002	HEMLOCK AV	13TH (SB) ST	15TH (SB) ST	90	2		2			
001	0275	001-001	IRIS AV	WEST END	DELAWARE ST	90	1		1			
001	0288	001-004	SEACOAST DR	CARNATION AV	PALM (SB) AV	90	4		3	1		
001	0028	001-001	ADMIRALTY WY	SEACOAST DR	OCEAN LN	89	1		1			
001	0208	001-001	CALLA AV	13TH (SB) ST	ALLEY	89	1		1			
001	0221	001-001	CORTEZ AV	SEACOAST DR	OCEAN LN	89	1		1			
001	0257	001-001	FLORENCE ST	IMPERIAL BEACH	EBONY AV	89	1		1			
001	0022	001-003	12TH ST	IMPERIAL BEACH	GROVE AV	88	3		3			
001	0226	001-005	DAHLIA AV	04TH ST	ALLEY	88	5		3		2	
001	0263	001-008	GROVE AV	WEST END	13TH (SB) ST	88	8		8			
001	0024	001-003	13TH (SB) ST	NORTH END	PALM (SB) AV	87	3		3			
001	0214	001-002	CASPIAN WY	04TH ST	03RD ST	87	2		2			
001	0264	001-007	GROVE AV	13TH (SB) ST	15TH (SB) ST	87	14		12	2		
001	0276	001-001	IRIS AV	08TH ST	DELAWARE ST	87	1		1			
001	0012	001-001	08TH ST	GROVE AV	DELAWARE ST	86	1		1			
001	0024	004-015	13TH (SB) ST	PALM (SB) AV	IRIS AV	86	24		18	5		1
001	0005	001-004	05TH ST	IRIS AV	IMPERIAL BEACH	85	4		3		1	
001	0011	001-002	08TH ST	ONEONTA AV	IRIS AV	85	2		1	1		
001	0018	001-010	10TH ST	NORTH END	IMPERIAL BEACH	85	10		6	3	1	

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Zone	Strt.	Blks.	Street	From	To	Rank	Total Secs.	Number of Sections by Groupings Pavement Condition Data						
								100-85	84-80	79-70	69-60	59-40	39-10	
001	0204	001-001	BONITO AV	ALABAMA ST	EAST LN <i>en d</i>	69	1					1		
001	0218	001-003	CITRUS AV	RAINBOW DR	ALABAMA ST	69	3				2	1		
001	0239	001-004	EAST LN	IMPERIAL BEACH	IRIS AV	69	4	1	1	1			1	
001	0248	001-011	ELM AV	ENCINA AV	OCEAN LN	69	11	4		3	3	1		
001	0266	001-008	GROVE AV	CONNECTICUT ST	10TH ST	69	8	2	2	2			2	
001	0270	001-002	HICKORY CT	HOLLY AV	HOLLY AV	69	2			1	1			
001	0206	001-002	BOULEVARD AV	07TH ST	08TH ST	68	2			1	1			
001	0284	001-003	ONEONTA AV	ADELFA CT	10TH ST	68	3			2			1	
001	0229	001-001	DATE AV	CORVINA AV	OCEAN LN	67	6	2		1	3			
001	0241	003-005	EBONY AV	SEACOAST DR	04TH ST	67	3	1		1	1			
001	0246	001-005	ELKWOOD AV	04TH ST	OCEAN LN	67	5		1	3	1			
001	0255	001-009	FERN AV	ALLEY	CONNECTICUT ST	67	9	1	1	4	2	1		
001	0287	001-004	RAINBOW DR	PALM (SB) AV	SR-75	66	8		2	4	1	1		
001	0291	001-004	SILVER STRAND B	PALM (SB) AV	US NAVAL STATIO	66	8			1	7			
001	0001	010-018	02ND ST	ALLEY	IMPERIAL BEACH	65	9		1	2	6			
001	0207	001-004	CALIFORNIA ST	IMPERIAL BEACH	IRIS AV	65	4	1		2			1	
001	0281	001-002	OCEAN LN	DATE AV	ALLEY - <i>PLAZA</i>	65	2				1	1		
001	0289	001-017	SEACOAST DR	PALM (SB) AV	IMPERIAL BEACH	65	34	6		6	16	6		
001	0203	001-002	BONITO AV	CORVINA AV	RAINBOW DR	64	2				2			
001	0262	001-004	GRANGER ST	GROVE AV	NORTH END	64	4		1	1	2			
001	0008	001-002	07TH ST	IMPERIAL BEACH	GROVE AV	63	2				1	1		
001	0209	001-007	CALLA AV	RAINBOW DR	03RD ST	62	7	1	1	2	2	1		
001	0282	001-003	OCEAN LN	ELDER AV	EBONY AV	62	3				3			
001	0279	001-004	LOUDEN LN	IRIS AV	IMPERIAL BEACH	61	4	2			1	1		
001	0227	001-002	DAHLIA AV	05TH ST	CAROLINA ST	60	2				1	1		
001	0232	001-003	DELAWARE ST	IMPERIAL BEACH	ENCINA AV	60	3	2					1	
001	0236	001-004	DONAX AV	SEACOAST DR	04TH ST	60	4	1		1	1	1		

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001	0274	001-008	IRIS AV	CONNECTICUT ST	05TH ST	59	8		1	1	3	3		
001	0265	001-009	GROVE AV	CONNECTICUT ST	ALLEY	58	9	2		2	2	3		
001	0016	001-023	09TH ST	SOUTH END	NORTH END	56	32	8	4	2	3	12	3	
001	0228	001-004	DAISY AV	CORVINA AV	SEACOAST DR	53	4	1			1	2		
001	0006	001-003	05TH ST	ELM AV	PALM (SB) AV	52	3				1	2		
001	0268	001-003	HEMLOCK AV	WEST END	ADELFA CT	52	3		1		1	1		
001	0199	001-001	ARRIBA AVNDA	EAST LN	09TH ST	51	1					1		
001	0001	001-009	02ND ST	PALM (SB) AV	ALLEY	50	9			2	1	6		
001	0247	001-022	ELM AV	CITY LIMIT	07TH ST	50	22	5		1	3	11	2	
001	0242	001-016	ELDER AV	CITY LIMIT	09TH ST	49	16	4	2		2	5	3	
001	0285	001-014	PALM (SB) AV	DELAWARE ST	ALLEY	48	27		4	7	2	4	10	
001	0002	001-021	03RD ST	CASPIAN WY	NORTH END	46	39	1	3	2	4	27	2	
001	0231	001-002	DELAWARE ST	GROVE AV	IMPERIAL BEACH	46	2					2		
001	0009	001-003	07TH ST	ENCINA AV	IMPERIAL BEACH	45	3			1		2		
001	0027	001-001	ADELFA CT	HEMLOCK AV	ONEONTA AV	44	1					1		
001	0244	001-006	ELDER AV	04TH ST	OCEAN LN	44	6	2				3	1	
001	0290	001-006	SEACOAST DR	IMPERIAL BEACH	ALLEY	43	6				1	3	2	

IMPERIAL BEACH, CA
Tested Priority Listing

Number of Sections by Groupings

Total Pavement Condition Data

Line	Strt.	Blks.	Street	From	To	Total Rank	Secs.	Pavement Condition Data								
								100-85	84-80	79-70	69-60	59-40	39-10			
39-10																
001	0286	001-001	PALM (SB) AV	DELAWARE ST	EAST END	39	1									1
						Total	73	862								

Pavement Management Report – Guide to Print-outs

PAVEMENT CONDITION REPORT

Data Calculation Pavement condition data is calculated using different kinds of equipment. The Dynaflect is used for calculating deflection data. This machine applies a load on the pavement and the deflection of the pavement is measured by five sensors spaced at equal distances to each other. This sensor data is then processed to obtain various condition numbers which are shown in I. Pavement Condition Detailed Report and II. Pavement Condition Overview Report.

The surface of the pavement is typically tested using the Laser Road Surface Tester (RST). This device consists of various sensors and lasers specialized for collecting data related to surface distress. This data is augmented by subjective analysis. Data on cracking, rutting, roughness (ride quality) and environment is calculated during the surface condition survey. This data is then processed to produce various condition numbers, which are shown in the Pavement Condition Reports.



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September 20, 2012

Mr. Hank Levien
Public Works Director
City of Imperial Beach,
Public Works Department
495 10th Street
Imperial Beach, CA 91932

Subject: Revised Draft - Update to Assessment of Pavement Conditions

Dear Mr. Levien,

Atkins visually inspected the pavement conditions of City streets, not currently a part of the Capital Improvement Program (CIP). The site inspections took place in August of this year. Photographs and comments from the site inspection have been recorded into a spreadsheet and are provided as an attachment to this letter. The spreadsheet is broken down by street segment as provided by the City with observation notes and pictures taken by street. ADT was not measured and observed frequency was our opinion based on field notes.

The City's streets are generally in good condition with a few streets and some spot locations in need of repair. This letter will document Atkins recommendations on street maintenance within the City. The recommendations have been developed based on visual inspection, Pavement Condition Index (PCI) from the Pavement Management Report dated June 6, 2008 prepared by IMS, and observed frequency of use.

Asphaltic Concrete (AC) roadways have an aggressive depreciation serviceability curve as described by the National Center for Asphalt Technology, shown below in Figure 1.

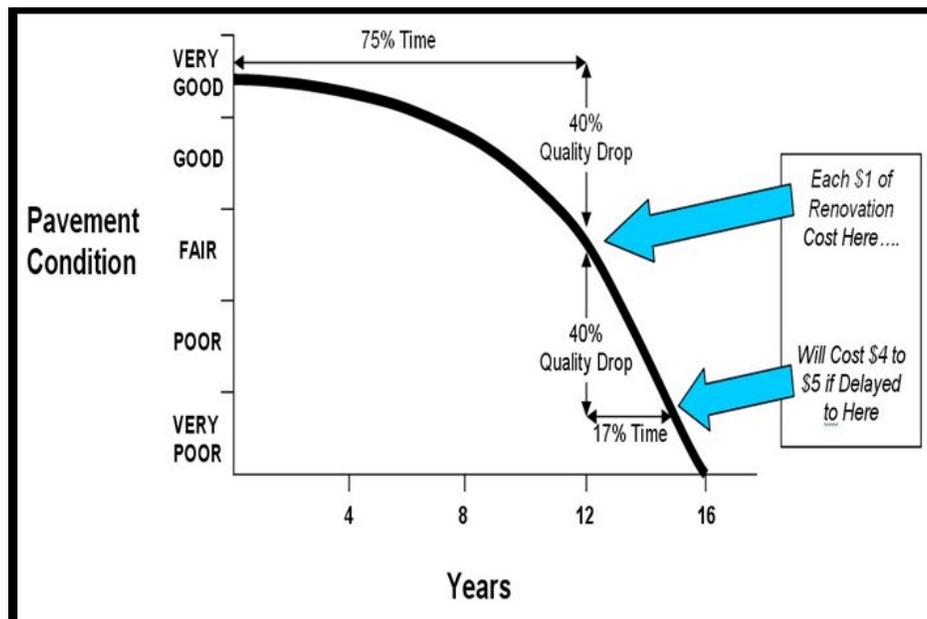


Figure 1: Pavement Deterioration/ Rehabilitation Relationship

The following photographs provide an example of street conditions seen during the investigation:

Great Condition



Elm Ave and 10th St intersection facing east

Good Condition



Carnation Ave and Cypress Ave intersection facing east

Point Repair Needed



1026 Imperial Beach Blvd facing south

Poor Condition



369 Daisy Ave facing south

The recommendations have been organized in the following categories:

- Transnet Funding
- Additional Funding
- Slurry Seal Program

Transnet Funding

Because of the requirements put in the bond language, Transnet funds must be used on overlays of streets and cannot be used for slurry sealing or completing spot repairs.

Streets recommended for overlay had the following characteristics in common; an advanced state of deterioration, a low PCI. Table 1 identifies the streets and repairs recommended for Overlay and thus would be eligible for Transnet funding. There are a number of these streets that have lower usage that could be used to assist in the prioritization.

Table 1. Transnet/Overlay Recommendations

Street	From / To	Repair Type	Cost
Palm Ave	3 rd St / SR-75	Grind and overlay entire street	\$ 1,245,935.93
12 th St	Oneonta Ave / Holly Ave	Grind and overlay entire street	\$ 63,428.63
Granger Ave	Grove Ave / Imperial Beach	Grind and overlay entire street	\$ 270,116.93
Imperial Beach	8 th St / 9 th St	Grind and overlay south lane, eastbound	\$ 32,855.31
Iris Ave	Alley / Connecticut St	Grind and overlay entire street	\$ 288,556.45
Ebony Ave	Ocean Ln / 2 nd St	Grind and overlay entire street	\$ 168,332.78
Elm Ave	2 nd St / Seacoast Dr	Grind and overlay entire street	\$ 141,383.78
Elm Ave	4 th St / Connecticut St	Grind and overlay	\$ 483,827.50
Oneonta Ave	10 th St / Adelfa Ct	Grind and overlay entire street	\$ 267,198.75
Grove Ave	California St / 5 th St	Grind and overlay entire street	\$ 88,338.90

Calculations of costs were based on street lengths and widths provided by the City. Atkins did not measure roadway widths or lengths. Soft costs were determined to be 30% based on 7% for design, 8% for programming and construction administration and a 15% contingency factor. Unit costs were obtained utilizing recent bid awards in San Diego County from eBid board.

It is recommended that future Transnet funds be allocated to improving the remaining portions of Imperial Beach Boulevard. Improvements to Imperial Beach Boulevard are generally needed in specific spot locations and should be done one lane width at a time because deterioration is tending to occur within individual lanes, not across the full roadway width. Some deterioration could be fixed by a point repair. However, it may not be aesthetically desirable to have several point repairs or lane repairs along Imperial Beach Boulevard and it may desirable to wait until the street deteriorated further until at least half lane streets are repaved. Atkins recommends utilizing Transnet funding to repair Imperial Beach Boulevard due to the heavy volumes of traffic

it receives. This could of course be phased over a number of years and could be done blocks at a time.

Additional Funding

During the investigation Atkins identified streets and spot locations that warrant repair but are not eligible for Transnet funding, because they are not full overlay projects. These repairs should be made if and when additional funding sources are available.

Streets recommended for Additional funding had the following characteristics in common; they were in a state of deterioration and have a low to moderate PCI. Iris Street between Connecticut and 5th Streets has been identified in poor condition and recommended for overlay. However, it is rarely used and has no frontage parcels and some spot repairs could be completed to phase the improvements rather than committing Transnet dollars for overlaying the street.

The estimated cost of the Additional funding category projects is \$470,000. Exhibit B provides a detailed breakdown of the locations, type(s) of repair and estimated costs.

Slurry Seal Program

During the investigation Atkins noted that a large number of streets were in fair to good condition. Proper and routine maintenance of pavement can significantly extend the lifespan as described by the National Center for Asphalt Technology, shown below in Figure 2.

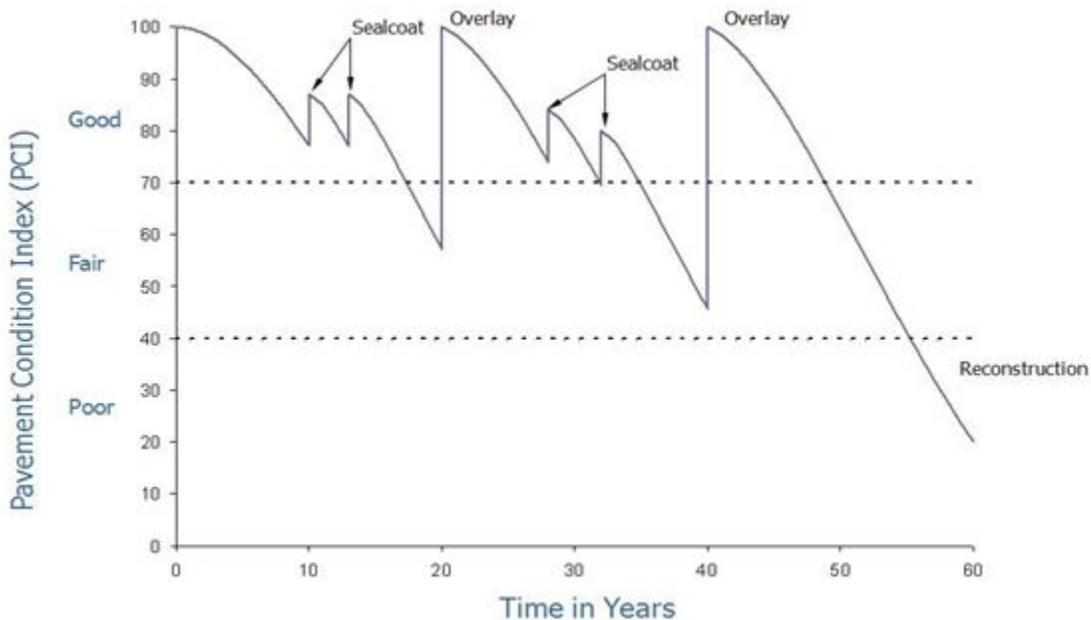


Figure 2: Pavement Maintenance/Life Span Relationship

Update to Assessment of Pavement Conditions
September 19, 2012
Page 5 of 22

Slurry Seal is one of the most versatile pavement preservation treatments available. It is extremely cost effective and extends the life of the existing pavement by protecting it from oxidation and deterioration from weather conditions, the sun's ultraviolet rays, and traffic wear. Atkins recommends that the City implement a Slurry Seal Program to keep the City streets serviceable and minimize overall pavement replacement costs. Based on the current conditions of the City streets Atkins recommends the program be annualized over 10-years with a cost of \$250,000 per year in today's dollars. By implementing the program the City will potentially save \$10 million over the next 20-years. We recognize in difficult economic times this may not be possible, but we felt it was important to include as a recommendation in this report.

Summary

The City's streets are generally in good condition with a few streets and some spot locations in need of repair. It is recommended that Transnet funding be utilized to repair the streets identified in Table 1 and that a Slurry Seal Program be implemented to maintain the serviceability of the streets. If and when additional funding is identified, provide repairs to the streets identified in Exhibit A.

If you have any questions, please contact myself at 858.514.1007 or Sean McCarty at 858.514.1067. Thank you for the opportunity to provide these services.

Respectfully submitted,



Carmen C. Kasner, PE
Group Manager, Engineering

Exhibit A – Photographs

Palm Ave (3rd St to Delaware St)



Roughing on north lane by point repairs in front of 674 facing southeast heading westbound



Alligator cracking and pitting on patch repair in front of driveway adjacent to 363 facing northwest heading eastbound

12th St (Oneonta Ave to Holly Ave)



Longitudinal and latitudinal cracking, alligator cracking and point repairs failing at Oneonta Ave intersection



Cracking and roughing throughout the street facing north towards Holly Ave

Granger (Grove Ave to Imperial Beach)



Alligator cracking and raveling in front of 1267 facing south towards Grove Ave



Alligator cracking around patch repair in front of 1284 facing south towards Grove Ave

Imperial Beach (8th St to 9th St)



Depression in front of Imperial Beach Civic Center facing west



Lane cracking in front of Civic Center facing northwest

Iris (Alley to Connecticut St)



Cracking throughout Iris facing west



Cracking at the intersection of Loudon facing west

Ebony (Ocean Ln to 2nd St)



Rough road at the intersection of Seacoast facing north



Rough road in front of 108 facing north

Elm (2nd St to Seacoast Dr)



Cracking at center with spawling and roughing in front of 186 facing south



Roughing and raveling at center near Seacoast Dr facing southwest

Elm (2nd St to Seacoast Dr)



Cracking throughout the center of Elm in front of 120 facing west

Elm (5th to Connecticut)



Alligator cracking in front of 608 facing east



Alligator cracking and spawling on Elm Ave

Elm (5th St to Connecticut St)



Cracking at intersection on Connecticut St facing east

Oneonta (10th St to Adelfa Ct)



Pot hole with alligator cracking in front of 1015 facing northeast



Cracking in front of 1100 facing north

Grove (California St to 5th St)



Two longitudinal cracks extending throughout the street with cracks propagating in front of 546

Exhibit B – Additional Funding Recommendations

Street	From / To	Repair Type Area (sq ft)			Misc. (Pot hole, patch, etc.)	Total Area (sq ft)	Cost
		Crack	Alligator	Root			
05 TH ST	GROVE AV / FERN AV		3,100			3,100	\$ 31,000.00
07 TH ST	IMPERIAL BEACH / ENCINA AV				400	400	\$ 4,000.00
08 TH ST	ELDER AV / ENCINA AV	220				220	\$ 2,200.00
09 TH ST	SEA VIEW DR / ARRIBA AVNDA	200				200	\$ 2,000.00
09 TH ST	ONEONTA AV / HOLLY AV		200			200	\$ 5,000.00
09 TH ST	PALM (SB) AV / CALLA AV		200			200	\$ 2,000.00
09 TH ST	ALLEY / CYPRESS AV				180	180	\$ 1,800.00
09 TH ST	SEA PARK DR / SEA VIEW DR	80				80	\$ 800.00
09 TH ST	SOUTH END / SEA PARK DR	80				80	\$ 800.00
10 TH ST	ELDER AV / EBONY AV	1,000				1,000	\$ 10,000.00
10 TH ST	EBONY AV / IMPERIAL BEACH		235			235	\$ 2,350.00
10 TH ST	PALM (SB) AV / DONAX AV	180				180	\$ 1,800.00
11 TH ST	IMPERIAL BEACH / FERN AV	80	130			210	\$ 2,100.00
11 TH ST	HEMLOCK AV / IRIS AV	50				50	\$ 500.00
12 TH ST	EBONY AV / ELDER AV	70				70	\$ 700.00
13 TH (SB) ST	GROVE AV / FERN AV	600				600	\$ 6,000.00
13 TH (SB) ST	ELDER AV / EBONY AV	600				600	\$ 6,000.00
13 TH (SB) ST	FERN AV / GROVE AV	600				600	\$ 6,000.00
13 TH (SB) ST	ELM AV / ELDER AV	500				500	\$ 5,000.00
13 TH (SB) ST	GROVE AV / HOLLY AV	400	100			500	\$ 5,000.00
13 TH (SB) ST	ALLEY / FERN AV	400				400	\$ 4,000.00
13 TH (SB) ST	HOLLY AV / HEMLOCK AV	400				400	\$ 4,000.00
13 TH (SB) ST	DONAX AV / ELM AV	200	100		25	325	\$ 3,250.00
13 TH (SB) ST	IRIS AV / HEMLOCK AV	200			25	225	\$ 2,250.00
13 TH (SB) ST	IMPERIAL BEACH / ALLEY	200				200	\$ 2,000.00
14 TH ST	FERN AV / GROVE AV	100	200			300	\$ 3,000.00
15 TH (SB) ST	HEMLOCK AV / HOLLY AV	800	100			900	\$ 9,000.00
15 TH (SB) ST	JASON LN / HEMLOCK AV	250	250			500	\$ 5,000.00



15 TH (SB) ST	IRIS AV / JASON LN	300	25	325	\$ 3,250.00
15 TH (SB) ST	HOLLY AV / GROVE AV	250		250	\$ 2,500.00
ARRIBA AV	EAST LN / 09 TH ST	350	25	375	\$ 3,750.00
BEVERLY AV	10 TH ST / 09 TH ST	100		100	\$ 1,000.00
BOULEVARD AV	12 TH ST / FLORIDA ST		400	400	\$ 4,000.00
CALIFORNIA ST	ONEONTA AV / IRIS AV	100		100	\$ 1,000.00
CALLA AV	CORVINA AV / 04 TH ST	200		200	\$ 2,000.00
CALLA AV	ALLEY / ALABAMA ST	80		80	\$ 800.00
CALLA AV	ALLEY / FLORENCE ST		75	75	\$ 750.00
CALLA AV	ALABAMA ST / 03 RD ST	70		70	\$ 700.00
CALLA AV	ALLEY / 12 TH ST		50	50	\$ 500.00
CALLA AV	10 TH ST / EMORY ST		25	25	\$ 250.00
CHERRY AV	08 TH ST / EAST END		800	800	\$ 8,000.00
CITRUS AV	DS@660W RAINBOW / CORVINA AV	200	540	740	\$ 7,400.00
DAISY AV	2 ND ST / 4 TH ST		400	400	\$ 4,000.00
DATE AV	03 RD ST / 02 ND ST		1,000	1,000	\$ 10,000.00
DATE AV	04 TH ST / 03 RD ST		100	100	\$ 1,000.00
DELAWARE ST	ELKWOOD AV / ELDER AV		25	25	\$ 250.00
DELAWARE ST	CHERRY AV / CYPRESS AV		20	20	\$ 200.00
DONAX AV	FLORIDA ST / 12 TH ST	150	1,800	1,950	\$ 19,500.00
DONAX AV	12 TH ST / ALLEY	300	500	800	\$ 8,000.00
DONAX AV	EMORY ST / ALLEY		750	750	\$ 7,500.00
DONAX AV	10 TH ST / ALLEY	300		300	\$ 3,000.00
DONAX AV	ALLEY / 10 TH ST	200		200	\$ 2,000.00
DONAX AV	11 TH ST / ALLEY		50	50	\$ 500.00
DONAX AV	ALLEY / 11 TH ST		50	50	\$ 500.00
DONAX AV	08 TH ST / ALLEY		50	50	\$ 500.00
EAST LN	GROVE AV / ONEONTA AV	1,000		1,000	\$ 10,000.00
EAST LN	ONEONTA AV / IRIS AV	500		500	\$ 5,000.00
EBONY AV	FLORIDA ST / ALLEY	100	250	350	\$ 3,500.00
EBONY AV	EMORY ST / ALLEY	200		200	\$ 2,000.00
EBONY AV	SEACOAST DR / 02 ND ST	100	50	150	\$ 1,500.00
EBONY AV	OCEAN LN / ALLEY	150		150	\$ 1,500.00
EBONY AV	ALLEY / 10 TH ST	100		100	\$ 1,000.00
EBONY AV	10 TH ST / ALLEY		330	330	\$ 2,277.00



EBONY AV	13 TH (SB) ST / ALLEY	100		100	\$ 1,000.00
ELDER AV	07 TH ST / ALLEY	500		500	\$ 5,000.00
ELDER AV	FLORIDA ST / ALLEY	150		150	\$ 1,500.00
ELDER AV	CONNECTICUT ST / ALLEY	50	50	100	\$ 1,000.00
ELKWOOD AV	03 RD ST / 02 ND ST	500		500	\$ 5,000.00
ELKWOOD AV	04 TH ST / 03 RD ST	200		200	\$ 2,000.00
ELKWOOD AV	08 TH ST / ALLEY		100	100	\$ 1,000.00
ELKWOOD AV	07 TH ST / ALLEY			25	\$ 250.00
ELM AV	03 RD ST / 02 ND ST	300		300	\$ 3,000.00
EMORY ST	EBONY AV / ELDER AV	1,000	400	1,400	\$ 14,000.00
EMORY ST	DONAX AV / PALM (SB) AV	200		200	\$ 2,000.00
EMORY ST	ELDER AV / ELM AV		100	50	\$ 1,500.00
EMORY ST	ELM AV / DONAX AV	100		100	\$ 1,000.00
EMORY ST	FERN AV / IMPERIAL BEACH		100	100	\$ 1,000.00
EVERGREEN AV	02 ND ST / SEACOAST DR	1,000		25	\$ 10,250.00
EVERGREEN AV	03 RD ST / 02 ND ST	1,000		1,000	\$ 10,000.00
FERN AV	11 TH ST / 10 TH ST		600	600	\$ 6,000.00
FERN AV	10 TH ST / ESSEX ST	200	300	500	\$ 5,000.00
FERN AV	ALLEY / 11 TH ST	200	50	250	\$ 2,500.00
FERN AV	ALLEY / FLORENCE ST	100	100	50	\$ 2,500.00
FERN AV	ALLEY / FLORIDA ST	200	25	225	\$ 2,250.00
FERN AV	ESSEX ST / EMORY ST	200		200	\$ 2,000.00
FERN AV	12 TH ST / ALLEY	200		200	\$ 2,000.00
FLORENCE ST	DONAX AV / ELM AV	1,000		100	\$ 11,000.00
FLORIDA ST	BOULEVARD AV / CYPRESS AV		200	200	\$ 2,000.00
GROVE AV	CONNECTICUT ST / 07 TH ST		100	100	\$ 2,000.00
GROVE AV	LOUDEN LN / ALLEY	200		200	\$ 2,000.00
GROVE AV	DELAWARE ST / 08 TH ST	100		100	\$ 1,000.00
GROVE AV	EMORY ST / ESSEX ST			75	\$ 750.00
HEMLOCK AV	14 TH ST / 15 TH (SB) ST	50	25	75	\$ 750.00
HOLLY AV	15 TH (SB) ST / 14 TH ST	100		100	\$ 1,000.00
HOLLY AV	13 TH (SB) ST / 12 TH ST			25	\$ 250.00
HOLLY AV	12 TH ST / 11 TH ST			25	\$ 250.00
IMPERIAL BEACH	EAST LN / ALLEY	750		750	\$ 7,500.00



IMPERIAL BEACH	ALLEY / LOUDEN LN	500		500	\$ 5,000.00
IMPERIAL BEACH	10 TH ST / 11 TH ST	500		500	\$ 5,000.00
IMPERIAL BEACH	ALLEY / EAST LN	200	200	400	\$ 4,000.00
IMPERIAL BEACH	08 TH ST / 09 TH ST	200	50	300	\$ 3,000.00
IMPERIAL BEACH	IVY LN / 10 TH ST	100	200	300	\$ 3,000.00
IMPERIAL BEACH	13 TH (SB) ST / ALLEY		200	200	\$ 2,000.00
IMPERIAL BEACH	11 TH ST / FLORIDA ST	200		200	\$ 2,000.00
IMPERIAL BEACH	FLORIDA ST	200		200	\$ 2,000.00
IMPERIAL BEACH	12 TH ST / 12 TH ST	100	50	200	\$ 2,000.00
IMPERIAL BEACH	ALLEY / 08 TH ST	200		200	\$ 2,000.00
IMPERIAL BEACH	EMORY ST / IVY LN	100	100	200	\$ 2,000.00
IMPERIAL BEACH	FLORENCE ST / ALLEY		150	150	\$ 1,500.00
IMPERIAL BEACH	FLORIDA ST / FLORIDA ST	150		150	\$ 1,500.00
IMPERIAL BEACH	FLORIDA ST / 11 TH ST	150		150	\$ 1,500.00
IMPERIAL BEACH	ALLEY / FLORENCE ST		150	150	\$ 1,500.00
IMPERIAL BEACH	ALLEY / 13 TH (SB) ST	100		100	\$ 1,000.00
IMPERIAL BEACH	ALLEY / 12 TH ST	50	50	100	\$ 1,000.00
IMPERIAL BEACH	10TH ST / IVY LN	100		100	\$ 1,000.00
IMPERIAL BEACH	CONNECTICUT ST / ALLEY	100		100	\$ 1,000.00
IMPERIAL BEACH	03 RD ST / 02 ND ST	100		100	\$ 1,000.00
IMPERIAL BEACH	13 TH (SB) ST / ALLEY	100		100	\$ 1,000.00
IMPERIAL BEACH	ALLEY / EMORY ST		100	100	\$ 1,000.00
IMPERIAL BEACH	EMORY ST / ALLEY		100	100	\$ 1,000.00
IMPERIAL BEACH	ALLEY / FLORENCE ST		50	50	\$ 500.00
IMPERIAL BEACH	12 TH ST / 12 TH ST	50		50	\$ 500.00
IMPERIAL BEACH	12 TH ST / ALLEY	50		50	\$ 500.00
IMPERIAL BEACH	ALLEY / FLORIDA ST	50		50	\$ 500.00
IMPERIAL BEACH	11 TH ST / 10 TH ST	50		50	\$ 500.00
IMPERIAL BEACH	IVY LN / EMORY ST		50	50	\$ 500.00
IMPERIAL BEACH	08 TH ST / DELAWARE ST	50		50	\$ 500.00
IMPERIAL BEACH	ALLEY / DELAWARE ST	50		50	\$ 500.00
IMPERIAL BEACH	ALLEY / CONNECTICUT ST	50		50	\$ 500.00
IMPERIAL BEACH	ALLEY / GEORGIA ST		50	50	\$ 500.00
IMPERIAL BEACH	07 TH ST / 07 TH ST	50		50	\$ 500.00
IMPERIAL BEACH	07 TH ST / ALLEY	50		50	\$ 500.00
IMPERIAL BEACH	ALLEY / DELAWARE ST	50		50	\$ 500.00
IMPERIAL BEACH	LOUDEN LN / ALLEY	50		50	\$ 500.00



IMPERIAL BEACH	ALLEY / 13 TH (SB) ST		50	50	\$ 500.00
IRIS AV	11 TH ST / 13 TH (SB) ST			200	\$ 2,000.00
IRIS AV	CONNECTICUT ST / ALLEY	200		200	\$ 2,000.00
IRIS AV	ALLEY / EAST LN	200		200	\$ 2,000.00
IRIS AV	EAST LN / ALLEY	200		200	\$ 2,000.00
IRIS AV	ALLEY / LOUDEN LN	200		200	\$ 2,000.00
IRIS AV	LOUDEN LN / ALLEY	200		200	\$ 2,000.00
IRIS AV	ALLEY / CALIFORNIA ST	200		200	\$ 2,000.00
IRIS AV	CALIFORNIA ST / ALLEY	200		200	\$ 2,000.00
IRIS AV	ALLEY / 05 TH ST	200		200	\$ 2,000.00
IRIS AV	14 TH ST / 13 TH (SB) ST	200		200	\$ 2,000.00
IRIS AV	14 TH ST / 15 TH (SB) ST	200		200	\$ 2,000.00
IRIS AV	10 TH ST / 11 TH ST	200		200	\$ 2,000.00
N IMPERIAL BEACH	ALLEY / LOUDEN LN	150		150	\$ 1,500.00
N IMPERIAL BEACH	EAST LN / ALLEY	100		100	\$ 1,000.00
N IMPERIAL BEACH	CONNECTICUT ST / ALLEY	100		100	\$ 1,000.00
N IMPERIAL BEACH	ALLEY / CONNECTICUT		50	50	\$ 500.00
N IMPERIAL BEACH	02 ND ST / 03 RD ST		50	50	\$ 500.00
N IMPERIAL BEACH	05 TH ST / ALLEY	50		50	\$ 500.00
ONEONTA AV	10 TH ST / 11 TH ST			200	\$ 5,000.00
ONEONTA AV	12 TH ST / 11 TH ST	500		500	\$ 5,000.00
RAINBOW DR	BONITO AV / CITRUS AV	1,000		1,000	\$ 10,000.00
RAINBOW DR	CALLA AV / BONITO AV		500	500	\$ 5,000.00
RAINBOW DR	BONITO AV / CALLA AV		500	500	\$ 5,000.00
RAINBOW DR	CITRUS AV / BONITO AV		250	250	\$ 2,500.00
S IMPERIAL BEACH	14TH ST / GEOGIA ST		100	100	\$ 1,000.00
SPRUCE ST	05 TH ST / EAST END			50	\$ 500.00
Total				46,845	\$468,927.00

CITY OF IMPERIAL BEACH STREET ASSESSMENT CONDITIONS
June 6, 2008

street	frombk	to bk	lengthbk	Inwidth	class	ptype	pavcon	PCIP project	Complete	Inspection Comments	Inspection Day	Photos	Repair type	Point Repair if needed
PALM (SB) AV	04TH ST	ALABAMA ST	466	30	COL	2	29	Eco Bikeway 7th & Seacoast S05-104 (Overlay)	N			436		
09TH ST	ENCINA AV	ELDER AV	397	28	RES	2	30	Street Improvements Phase 4/5 S11-105 (Overlay)	Y					
PALM (SB) AV	ALABAMA ST	03RD ST	177	30	COL	2	30	Eco Bikeway 7th & Seacoast S05-104 (Overlay)	N					
03RD ST	IMPERIAL BEACH	ALLEY	154	37	RES	2	31	RTIP FY 10-11 Street Improvements S11-101 (Overlay)	Y					
PALM (SB) AV	PRIVATE	CORVINA AV	203	30	COL	2	33	Eco Bikeway 7th & Seacoast S05-104 (Overlay)	N			430,431		
PALM (SB) AV	ALLEY	CAROLINA ST	164	30	COL	2	34	Eco Bikeway 7th & Seacoast S05-104 (Overlay)	N			422		
PALM (SB) AV	CORVINA AV	04TH ST	285	30	COL	2	34	Eco Bikeway 7th & Seacoast S05-104 (Overlay)	N			430,431		
PALM (SB) AV	DELAWARE ST	07TH ST	285	31	COL	2	34	Eco Bikeway 7th & Seacoast S05-104 (Overlay)	N			429-430		
09TH ST	EBONY AV	IMPERIAL BEACH	344	28	RES	2	35	Street Improvements Phase 4/5 S11-105 (Overlay)	Y					
PALM (SB) AV	05TH ST	PRIVATE	420	30	COL	2	35	Eco Bikeway 7th & Seacoast S05-104 (Overlay)	N					
PALM (SB) AV	CAROLINA ST	RAINBOW DR	518	30	COL	2	35	Eco Bikeway 7th & Seacoast S05-104 (Overlay)	N					
03RD ST	DAHLIA AV	PALM (SB) AV	269	19	RES	2	36	Street Improvements Phase 3A S04-108 (Overlay) 12-7-09	Y					
09TH ST	ELDER AV	EBONY AV	577	28	RES	2	36	Street Improvements Phase 4/5 S11-105 (Overlay)	Y					
ELDER AV	ALLEY	02ND ST	167	30	RES	2	36	RTIP FY 09-10 Street Improvements S10-101 (Overlay) 8-8-11	Y					
DONAX AV	GEORGIA ST	CITY LIMIT	230	37	RES	2	37	Street Improvements Phase 4/5 S11-105 (Overlay)	Y					
ELDER AV	13TH (SB) ST	ALLEY	374	32	RES	2	37	RTIP FY 09-10 Street Improvements S10-101 (Overlay) 8-8-11	Y					
ELDER AV	GEORGIA ST	ALLEY	190	32	RES	2	37	RTIP FY 09-10 Street Improvements S10-101 (Overlay) 8-8-11	Y					
ELM AV	ALLEY	DELAWARE ST	194	37	RES	2	37	Street Improvements Phase 4/5 S11-105 (Overlay)	Y					
PALM (SB) AV	07TH ST	ALLEY	190	30	COL	2	37	Eco Bikeway 7th & Seacoast S05-104 (Overlay)	N			423-426, 428		
SEACOAST DR	ENCANTO AV	ALLEY	994	20	RES	2	38	South Seacoast Overlay S08-101 7-22-08	Y					
ELDER AV	ALLEY	FLORENCE ST	233	32	RES	2	39	RTIP FY 09-10 Street Improvements S10-101 (Overlay) 8-8-11	Y					

CITY OF IMPERIAL BEACH STREET ASSESSMENT CONDITIONS
June 6, 2008

street	frombk	to bk	lengthbk	Inwidth	class	ptype	pavcon	PCIP project	Complete	Inspection Comments	Inspection Day	Photos	Repair type	Point Repair if needed
ELM AV	FLORENCE ST	ALLEY	190	37	RES	2	39	Street Improvements Phase 4/5 S11-105 (Overlay)	Y					
PALM (SB) AV	RAINBOW DR	05TH ST	469	30	COL	2	39	Eco Bikeway 7th & Seacoast S05-104 (Overlay)	N					
PALM (SB) AV	DELAWARE ST	EAST END	328	20	COL	2	39	Planned with Construction of Shopping Center at 9th & Palm	N					
SEACOAST DR	CORTEZ AV	DESCANSO AV	548	20	RES	2	39	South Seacoast Overlay S08-101 7-22-08	Y					
03RD ST	EBONY AV	ALLEY	134	19	RES	2	40	RTIP FY 10-11 Street Improvements S11-101 (Overlay)	Y					
03RD ST	ELDER AV	ALLEY	131	19	RES	2	40	RTIP FY 10-11 Street Improvements S11-101 (Overlay)	Y					
03RD ST	EVERGREEN AV	ALLEY	131	19	RES	2	40	RTIP FY 10-11 Street Improvements S11-101 (Overlay)	Y					
ELDER AV	03RD ST	ALLEY	492	30	RES	2	40	RTIP FY 09-10 Street Improvements S10-101 (Overlay) 8-8-11	Y					
ELDER AV	ALLEY	10TH ST	184	32	RES	2	41	RTIP FY 09-10 Street Improvements S10-101 (Overlay) 8-8-11	Y					
ELM AV	ALLEY	08TH ST	180	37	RES	2	41	Street Improvements Phase 4/5 S11-105 (Overlay)	Y					
07TH ST	ELKWOOD AV	IMPERIAL BEACH	410	24	RES	2	42			long, aligating ravel, high priority	1	0922-0926	M	
GROVE AV	ALLEY	05TH ST	144	33	COL	2	42			2 sided long cracking	3	2060-2062	CR-SB	Pt
DELAWARE ST	IMPERIAL BEACH	ELKWOOD AV	423	24	RES	2	42			fair condition, not heavily traveled	3	1944-1945	SA	
03RD ST	ALLEY	ELDER AV	131	19	RES	2	42	RTIP FY 10-11 Street Improvements S11-101 (Overlay)	Y					
PALM (SB) AV	SILVER STRAND B	02ND ST	361	30	COL	2	42	Old Palm Ave R04-201 Overlay 9-16-09	Y					
03RD ST	ALLEY	DAISY AV	134	19	RES	2	43	Street Improvements Phase 3A S04-108 (Overlay) 12-7-09	Y					
03RD ST	ALLEY	EBONY AV	131	19	RES	2	43	RTIP FY 10-11 Street Improvements S11-101 (Overlay)	Y					
03RD ST	ELKWOOD AV	ALLEY	125	19	RES	2	43	RTIP FY 10-11 Street Improvements S11-101 (Overlay)	Y					
ELM AV	ALLEY	FLORENCE ST	190	37	RES	2	43	Street Improvements Phase 4/5 S11-105 (Overlay)	Y					
GEORGIA ST	FERN AV	ALLEY	489	33	RES	2	43	Street Improvements Phase 4/5 S11-105 (Overlay)	Y					
07TH ST	ELDER AV	ELKWOOD AV	433	23	RES	2	44			poor condition, deep aligator cracking on large portions of steet	1	0917-0921	O	

CITY OF IMPERIAL BEACH STREET ASSESSMENT CONDITIONS
June 6, 2008

street	frombk	tobk	lengthbk	lnwidth	class	ptype	pavcon	PCIP project	Complete	Inspection Comments	Inspection Day	Photos	Repair type	Point Repair if needed
GROVE AV	CALIFORNIA ST	ALLEY	148	33	COL	2	44			long cracking 2 sided, intersection long alligator cracks	3	2058-2059	CR-SB	Allig., Pt
ELM AV	13TH (SB) ST	ALLEY	197	37	RES	2	44	Street Improvements Phase 4/5 S11-105 (Overlay)	Y	P	2	1410	SB	
03RD ST	ALLEY	EVERGREEN AV	134	19	RES	2	44	RTIP FY 10-11 Street Improvements S11-101 (Overlay)	Y					
03RD ST	ELM AV	ALLEY	125	19	RES	2	44	RTIP FY 10-11 Street Improvements S11-101 (Overlay)	Y					
ADELFA CT	HEMLOCK AV	ONEONTA AV	243	32	RES	2	44	RTIP FY 10-11 Street Improvements S11-101 (Overlay)	Y					
ELM AV	ALLEY	EMORY ST	194	37	RES	2	44	Street Improvements Phase 4/5 S11-105 (Overlay)	Y					
02ND ST	ALLEY	DATE AV	134	37	RES	4	45	Street Improvements Phase 3A S04-108 (Overlay) 12-7-09	Y					
03RD ST	ALLEY	EBONY AV	134	19	RES	2	45	RTIP FY 10-11 Street Improvements S11-101 (Overlay)	Y					
03RD ST	ALLEY	ELKWOOD AV	131	19	RES	2	45	RTIP FY 10-11 Street Improvements S11-101 (Overlay)	Y					
03RD ST	DAHLIA AV	DONAX AV	262	19	RES	2	45	Street Improvements Phase 3A S04-108 (Overlay) 12-7-09	Y					
03RD ST	DATE AV	ALLEY	131	19	RES	2	45	Street Improvements Phase 3A S04-108 (Overlay) 12-7-09	Y					
03RD ST	DONAX AV	ALLEY	131	19	RES	2	45	Street Improvements Phase 3A S04-108 (Overlay) 12-7-09	Y					
03RD ST	DONAX AV	DAHLIA AV	262	19	RES	2	45	Street Improvements Phase 3A S04-108 (Overlay) 12-7-09	Y					
03RD ST	EBONY AV	ALLEY	128	19	RES	2	45	RTIP FY 10-11 Street Improvements S11-101 (Overlay)	Y					
DELAWARE ST	08TH ST	IMPERIAL BEACH	380	36	RES	2	45	RTIP FY 09-10 Street Improvements S10-101 (Overlay) 8-8-11	Y					
ELDER AV	04TH ST	03RD ST	699	30	RES	2	45	Street Improvements Phase 4/5 S11-105 (Overlay)	Y					
ELM AV	DELAWARE ST	ALLEY	190	37	RES	2	45	Street Improvements Phase 4/5 S11-105 (Overlay)	Y					
SEACOAST DR	DESCANSO AV	ENCANTO AV	643	20	RES	2	45	South Seacoast Overlay S08-101 7-22-08	Y					
DAISY AV	03RD ST	02ND ST	656	35	RES	2	46			long cracking, rough condition, no gutters	2	1212-1214	O	
02ND ST	ALLEY	DAISY AV	134	37	RES	4	46	Street Improvements Phase 3A S04-108 (Overlay) 12-7-09	Y					
02ND ST	DATE AV	ALLEY	128	37	RES	4	46	Street Improvements Phase 3A S04-108 (Overlay) 12-7-09	Y					

CITY OF IMPERIAL BEACH STREET ASSESSMENT CONDITIONS
June 6, 2008

street	frombk	to bk	lengthbk	Inwidth	class	ptype	pavcon	PCIP project	Complete	Inspection Comments	Inspection Day	Photos	Repair type	Point Repair if needed
03RD ST	ALLEY	DATE AV	134	19	RES	2	46	Street Improvements Phase 3A S04-108 (Overlay) 12-7-09	Y					
03RD ST	ALLEY	DONAX AV	131	19	RES	2	46	Street Improvements Phase 3A S04-108 (Overlay) 12-7-09	Y					
03RD ST	ALLEY	ELKWOOD AV	128	19	RES	2	46	RTIP FY 10-11 Street Improvements S11-101 (Overlay)	Y					
03RD ST	ALLEY	ELM AV	138	19	RES	2	46	RTIP FY 10-11 Street Improvements S11-101 (Overlay)	Y					
03RD ST	ALLEY	IMPERIAL BEACH	141	19	RES	2	46	RTIP FY 10-11 Street Improvements S11-101 (Overlay)	Y					
03RD ST	DAISY AV	ALLEY	125	19	RES	2	46	Street Improvements Phase 3A S04-108 (Overlay) 12-7-09	Y					
03RD ST	DAISY AV	ALLEY	131	19	RES	2	46	Street Improvements Phase 3A S04-108 (Overlay) 12-7-09	Y					
09TH ST	DOWNING ST	FERN AV	298	30	RES	2	46	Street Improvements Phase 4/5 S11-105 (Overlay)	Y					
09TH ST	EBONY AV	ELDER AV	581	28	RES	2	46	Street Improvements Phase 4/5 S11-105 (Overlay)	Y					
DELAWARE ST	GROVE AV	08TH ST	768	36	RES	2	46	RTIP FY 09-10 Street Improvements S10-101 (Overlay) 8-8-11	Y					
DONAX AV	02ND ST	03RD ST	659	30	RES	2	46	Street Improvements Phase 4/5 S11-105 (Overlay)	Y					
ELDER AV	ALLEY	11TH ST	190	32	RES	2	46	RTIP FY 09-10 Street Improvements S10-101 (Overlay) 8-8-11	Y					
ELDER AV	ALLEY	13TH (SB) ST	187	32	RES	2	46	RTIP FY 09-10 Street Improvements S10-101 (Overlay) 8-8-11	Y					
ELM AV	08TH ST	ALLEY	187	37	RES	2	46	Street Improvements Phase 4/5 S11-105 (Overlay)	Y					
ELM AV	ALLEY	07TH ST	174	37	RES	2	46	Street Improvements Phase 4/5 S11-105 (Overlay)	Y					
ELM AV	EMORY ST	ALLEY	200	37	RES	2	46	Street Improvements Phase 4/5 S11-105 (Overlay)	Y					
LOUDEN LN	GROVE AV	FERN AV	659	33	RES	2	46	Street Improvements Phase 4/5 S11-105 (Overlay)	Y					
02ND ST	DONAX AV	ALLEY	131	37	RES	4	47	Street Improvements Phase 3A S04-108 (Overlay) 12-7-09	Y					
03RD ST	ALLEY	DAISY AV	131	19	RES	2	47	Street Improvements Phase 3A S04-108 (Overlay) 12-7-09	Y					
03RD ST	PALM (SB) AV	DAHLIA AV	279	19	RES	2	47	Street Improvements Phase 3A S04-108 (Overlay) 12-7-09	Y					
02ND ST	DAHLIA AV	DONAX AV	262	37	RES	4	48	Street Improvements Phase 3A S04-108 (Overlay) 12-7-09	Y					

CITY OF IMPERIAL BEACH STREET ASSESSMENT CONDITIONS
June 6, 2008

street	frombk	tobk	lengthbk	Inwidth	class	ptype	pavcon	PCIP project	Complete	Inspection Comments	Inspection Day	Photos	Repair type	Point Repair if needed
02ND ST	DAISY AV	ALLEY	128	37	RES	4	48	Street Improvements Phase 3A S04-108 (Overlay) 12-7-09	Y					
09TH ST	IMPERIAL BEACH	DOWNING ST	358	30	RES	2	48	Street Improvements Phase 4/5 S11-105 (Overlay)	Y					
CALLA AV	DS@660W 05TH ST	CORVINA AV	253	33	RES	2	48	Street Improvements Phase 4/5 S11-105 (Overlay)	Y					
ELDER AV	CITY LIMIT	GEORGIA ST	184	35	RES	2	48	RTIP FY 09-10 Street Improvements S10-101 (Overlay) 8-8-11	Y					
HEMLOCK AV	11TH ST	ADELFA CT	991	33	RES	2	48	RTIP FY 10-11 Street Improvements S11-101 (Overlay)	Y					
IRIS AV	ALLEY	LOUDEN LN	154	37	COL	2	49			spider cracks at int. of Iris, long and lat cracking	3	2011-2012	CR-SA	Pt
09TH ST	ELM AV	ENCINA AV	180	31	RES	2	49	Street Improvements Phase 4/5 S11-105 (Overlay)	Y					
CALIFORNIA ST	FERN AV	GROVE AV	656	33	RES	2	50			GC	3	1990-1991	SB	
05TH ST	SPRUCE ST	DAHLIA AV	571	37	RES	2	50	Dahlia & 5th Street Overlay S05-106 8-25-09	Y					
07TH ST	PALM (SB) AV	SR 75	203	49	RES	2	50							
ELDER AV	FLORENCE ST	12TH ST	154	32	RES	2	50	RTIP FY 09-10 Street Improvements S10-101 (Overlay) 8-8-11	Y					
PALM (SB) AV	03RD ST	SILVER STRAND B	305	30	COL	2	50	Old Palm Ave R04-201 Overlay 9-16-09	Y					
DAISY AV	04TH ST	03RD ST	682	35	RES	2	51			allig cracking, patch repairs failing (369), 3rd intersection allig	2	1208-1211	M	
ARRIBA AV	EAST End	09TH ST	367	34	RES	2	51			depression at cross gutter, long cracking w/ alligator and lat cracks	3	2170-2175	CR-SA	Allig., Pt
GROVE AV	ALLEY	CALIFORNIA ST	148	33	COL	2	51			GC minor cracks	3	2055	CR-SB	Pt
RAINBOW DR	BONITO AV	CITRUS AV	256	24	COL	2	51			minor cracking, diagonal trench heave	2	1298	SB	Pt
ELDER AV	02ND ST	SEACOAST DR	666	32	RES	2	51	RTIP FY 09-10 Street Improvements S10-101 (Overlay) 8-8-11	Y					
ELM AV	12TH ST	ALLEY	200	37	RES	2	51	Street Improvements Phase 4/5 S11-105 (Overlay)	Y					
ELM AV	ALLEY	12TH ST	180	37	RES	2	51	Street Improvements Phase 4/5 S11-105 (Overlay)	Y					
ONEONTA AV	ADELFA CT	12TH ST	210	33	RES	2	51					1016,1019-1021		
PALM (SB) AV	07TH ST	DELAWARE ST	367	31	COL	2	51	Planned with Construction of Shopping Center at 9th & Palm	N			438		

CITY OF IMPERIAL BEACH STREET ASSESSMENT CONDITIONS
June 6, 2008

street	frombk	to bk	lengthbk	Inwidth	class	ptype	pavcon	PCIP project	Complete	Inspection Comments	Inspection Day	Photos	Repair type	Point Repair if needed
FERN AV	05TH ST	ALLEY	148	33	RES	2	52	Street Improvements Phase 4/5 S11-105 (Overlay)	Y					
SEACOAST DR	ELM AV	ALLEY	125	20	RES	2	52	Street Improvements Phase 3B S04 (Overlay)	Y					
09TH ST	ELDER AV	ENCINA AV	394	28	RES	2	54	Street Improvements Phase 4/5 S11-105 (Overlay)	Y					
09TH ST	ENCINA AV	ELM AV	184	31	RES	2	54	Street Improvements Phase 4/5 S11-105 (Overlay)	Y					
SEACOAST DR	EVERGREEN AV	ALLEY	134	20	RES	2	54	Street Improvements Phase 3B S04 (Overlay)	Y					
IMPERIAL BEACH	12TH ST	12TH ST	82	31	ART	2	55			pt repair failing, w/ long crack	3	1737-1740	CR-SB	Pt
07TH ST	GROVE AV	GROVE AV	112	37	RES	2	55			fair condition, raveling near intersection, (10x20 long crack repair)	1	0930-0935	SA	Align, Pt.
05TH ST	ELM AV	SPRUCE ST	554	37	RES	2	55	Dahlia & 5th Street Overlay S05-106 8-25-09	Y					
09TH ST	ELM AV	DONAX AV	584	30	RES	2	55	Street Improvements Phase 4/5 S11-105 (Overlay)	Y					
SEACOAST DR	ALLEY	DATE AV	131	20	RES	2	55	Street Improvements Phase 3B S04 (Overlay)	N					
IRIS AV	LOUDEN LN	ALLEY	167	37	COL	2	56			spider cracks at int. of Iris, long and lat cracking	3	2013-2014	CR-SA	Pt
09TH ST	DONAX AV	ELM AV	581	30	RES	2	56	Street Improvements Phase 4/5 S11-105 (Overlay)	Y					
DAHLIA AV	DS@660E 05TH ST	CAROLINA ST	659	37	RES	2	56	Dahlia & 5th St Overlay S08-106 8-25-09	Y					
SEACOAST DR	ELM AV	ALLEY	131	20	RES	2	56	Street Improvements Phase 3B S04 (Overlay)	Y					
IRIS AV	EAST LN	ALLEY	148	37	COL	2	57			spider cracks at int. of Iris, long and lat cracking	3	2008-2010	CR-SA	Pt
OCEAN LN	ELM AV	ALLEY	128	20	RES	4	57			CL cracking	2	1179	CR-SB	Pt
ELM AV	ALLEY	OCEAN LN	79	35	RES	2	57	Port		GC, minor roughing	2	1179	SB	
03RD ST	PALM (SB) AV	CALLA AV	695	38	RES	2	58			trench cracking near Palm intersection, long, allig. cracking, ok slope	2	1258-1262	CR-SA	Align, Pt
GROVE AV	DELAWARE ST	08TH ST	269	36	COL	2	58			good condition T-shaped alligator cracking at Delaware	1	941	CR-SB	P
09TH ST	CALLA AV	ALLEY	180	36	RES	2	58			good condition	1	901	SB	
03RD ST	ELKWOOD AV	ALLEY	131	19	RES	2	58	RTIP FY 10-11 Street Improvements S11-101 (Overlay)	Y					

CITY OF IMPERIAL BEACH STREET ASSESSMENT CONDITIONS
June 6, 2008

street	frombk	to bk	lengthbk	Inwidth	class	ptype	pavcon	PCIP project	Complete	Inspection Comments	Inspection Day	Photos	Repair type	Point Repair if needed
09TH ST	ALLEY	PALM (SB) AV	279	30	RES	2	58	Street Improvements Phase 4/5 S11-105 (Overlay)	Y					
ELM AV	ALLEY	FLORIDA ST	184	37	RES	2	58	Street Improvements Phase 4/5 S11-105 (Overlay)	Y					
GROVE AV	07TH ST	DELAWARE ST	249	36	COL	2	58							
PALM (SB) AV	CAROLINA ST	ALLEY	167	30	COL	2	58	Eco Bikeway 7th & Seacoast S05-104 (Overlay)	N					
SEACOAST DR	IMPERIAL BEACH	ADMIRALTY WY	380	20	RES	2	58	South Seacoast Overlay S08-101 7-22-08	Y					
SEACOAST DR	ELKWOOD AV	ALLEY	121	20	RES	2	58	Street Improvements Phase 3B S04 (Overlay)	Y					
ONEONTA AV	CALIFORNIA ST	ALLEY	148	37	RES	2	59			alligator at cross gutter int. of CA, lat cracking	3	2030-2031	O	
09TH ST	PALM (SB) AV	CALLA AV	581	36	RES	2	59			good condition, aligator at dwy trench and intersection cross gutter	1	0897-0899	SB	Align
09TH ST	DONAX AV	ALLEY	298	30	RES	2	59	Street Improvements Phase 4/5 S11-105 (Overlay)	Y					
EAST LN	FERN AV	GROVE AV	659	35	RES	2	59	Street Improvements Phase 4/5 S11-105 (Overlay)	Y					
SEACOAST DR	ADMIRALTY WY	BEACH AV	544	20	RES	2	59	South Seacoast Overlay S08-101 7-22-08	Y					
SEACOAST DR	ALLEY	IMPERIAL BEACH	138	20	RES	2	59	Street Improvements Phase 3B S04 (Overlay)	Y					
GRANGER ST	GROVE AV	FERN AV	653	33	RES	2	60			Needs repairs; roughing, spawling, aligators	1	1090-1104	M	Align., Pt
GROVE AV	LOUDEN LN	ALLEY	141	33	COL	2	60			cracking (long and lat) from SWR MH	3	2054	CR-SB	Pt
ELM AV	SEACOAST DR	OCEAN LN	125	35	RES	2	60	Port		GC	2	1176-1178	SB	
BOULEVARD AV	07TH ST	DELAWARE ST	364	20	RES	2	60	Street Improvements Phase 1 S04-105 12/12/05	Y					
CALLA AV	05TH ST	DS@660W 05TH ST	659	33	RES	2	60	Street Improvements Phase 4/5 S11-105 (Overlay)	Y					
ELDER AV	12TH ST	ALLEY	187	35	RES	2	60	RTIP FY 09-10 Street Improvements S10-101 (Overlay) 8-8-11	Y					
ELM AV	09TH ST	ALLEY	197	37	RES	2	60	Street Improvements Phase 4/5 S11-105 (Overlay)	Y					
SEACOAST DR	ALLEY	EBONY AV	125	20	RES	2	60	Street Improvements Phase 3B S04 (Overlay)	N					
SEACOAST DR	ALLEY	EVERGREEN AV	134	20	RES	2	60	Street Improvements Phase 3B S04 (Overlay)	N					

CITY OF IMPERIAL BEACH STREET ASSESSMENT CONDITIONS
June 6, 2008

street	frombk	to bk	lengthbk	Inwidth	class	ptype	pavcon	PCIP project	Complete	Inspection Comments	Inspection Day	Photos	Repair type	Point Repair if needed
ELKWOOD AV	03RD ST	02ND ST	656	31	RES	2	61			spider cracking, minor depressions throughout	2	1132-1136	M	
03RD ST	CALLA AV	NORTH END	449	38	RES	2	61			ok condition, cracking and scaling at cross gutters, cross gutter cracked	2	1263-1265	O	
IMPERIAL BEACH	12TH ST	ALLEY	95	31	ART	2	61			long cracking at travel lane	3	1788	CR-SB	Pt
OCEAN LN	ELKWOOD AV	ALLEY	128	20	RES	2	61			GC	2	1143	SA	
09TH ST	ALLEY	DONAX AV	305	30	RES	2	61	Street Improvements Phase 4/5 S11-105 (Overlay)	Y					
EBONY AV	03RD ST	04TH ST	705	30	RES	2	61							
DATE AV	03RD ST	02ND ST	659	32	RES	2	62			2nd int allig., GC, minor roughing, 3rd int. roughing	2	1183-1187	M	
IRIS AV	CALIFORNIA ST	ALLEY	141	37	COL	2	62			spider cracks at int. of Iris, long and lat cracking	3	2018-2020	CR-SA	Pt
IMPERIAL BEACH	12TH ST	12TH ST	92	31	ART	2	62			SWR crack at int.	3	1786-1787	CR-SB	Pt
IMPERIAL BEACH	FLORIDA ST	FLORIDA ST	138	31	ART	2	62			long cracks at lane divider	3	1790-1792	CR-SB	Pt
03RD ST	ALLEY	DATE AV	118	19	RES	2	62	Street Improvements Phase 3A S04-108 (Overlay) 12-7-09	Y					
SILVER STRAND B	CALLA AV	CITRUS AV	243	25	COL	2	62	Street Improvements Phase 3A S04-108 (Overlay) 12-7-09	Y					
BONITO AV	DS@660E CORVINA	RAINBOW DR	394	33	RES	2	63			no gutters, minor cracks (G&E)	2	1305	CR-SA	Pt
HICKORY CT	DS@660W HOLLY A	HOLLY AV	590	33	RES	2	63			lat. cracking, alligator near 726 cross gutter	3	No pics	CR-SB	Allig., Pt
02ND ST	ELKWOOD AV	ALLEY	128	37	RES	2	63	Street Improvements Phase 3A S04-108 (Overlay) 12-7-09	Y					
03RD ST	DATE AV	ALLEY	134	19	RES	2	63	Street Improvements Phase 3A S04-108 (Overlay) 12-7-09	Y					
07TH ST	SILVER STRAND	ALLEY	194	37	RES	2	63			edge alligators at driveway	1	0827-0830		
DATE AV	ALLEY	OCEAN LN	112	32	RES	2	63			closed due to construction	2			
LOUDEN LN	FERN AV	IMPERIAL BEACH	666	37	RES	2	63	Street Improvements Phase 4/5 S11-105 (Overlay)	N					
OCEAN LN	ELDER AV	ELKWOOD AV	243	20	RES	2	63			inaccessble due to construction	2			
SEACOAST DR	BEACH AV	CORTEZ AV	544	20	RES	2	63	South Seacoast Overlay S08-101 7-22-08	Y					

CITY OF IMPERIAL BEACH STREET ASSESSMENT CONDITIONS
June 6, 2008

street	frombk	tobk	lengthbk	Inwidth	class	ptype	pavcon	PCIP project	Complete	Inspection Comments	Inspection Day	Photos	Repair type	Point Repair if needed
SEACOAST DR	ALLEY	EBONY AV	128	20	RES	2	63	Street Improvements Phase 3B S04 (Overlay)	Y					
SEACOAST DR	ELDER AV	ALLEY	138	20	RES	2	63	Street Improvements Phase 3B S04 (Overlay)	Y					
SILVER STRAND B	CITRUS AV	PALM (SB) AV	246	25	COL	2	63	Street Improvements Phase 3A S04-108 (Overlay) 12-7-09	Y					
CITRUS AV	DS@660W RAINBOW	CORVINA AV	410	32	RES	2	64			allig. and minor cracking after 492, long cracking from gutter end	2	1301-1303	O	
ONEONTA AV	ALLEY	CALIFORNIA ST	148	37	RES	2	64			long cracks at California int., GC	3	2025-2026, 2028-2029	O	
ONEONTA AV	LOUDEN LN	ALLEY	141	37	RES	2	64			alligator at int. of Louden, lat trench cracking	3	2034-2036	O	
BONITO AV	CORVINA AV	DS@660E CORVINA	659	33	RES	2	64			no gutters, minor cracks (G&E)	2	1305	CR-SA	Pt
DATE AV	04TH ST	03RD ST	672	32	RES	2	64			trench failure at 377, ok condition	2	1188-1189, 1191-1193	CR-SA	Pt
IMPERIAL BEACH	FLORIDA ST	12TH ST	249	31	ART	2	64			GC, minor roughing, alligator near inlet, cracking before alley	3	1734-1736	CR-SB	Allig., Pt
07TH ST	IMPERIAL BEACH	GROVE AV	1053	36	RES	2	64			been sealed, Aligator cracking in front of 1130 (5'x40' repair needed.)	1	0927-0930	SA	Align
DONAX AV	SEACOAST DR	ALLEY	121	30	RES	2	64			GC	2	1220, 1222	SB	
RAINBOW DR	CALLA AV	BONITO AV	256	24	COL	2	64			minor cracking, trench repairs	2	1292-1296, 1297	SB	Pt
02ND ST	ALLEY	ELKWOOD AV	134	37	RES	2	64	Street Improvements Phase 3A S04-108 (Overlay) 12-7-09	Y					
02ND ST	ALLEY	IMPERIAL BEACH	115	37	RES	2	64	Street Improvements Phase 3A S04-108 (Overlay) 12-7-09	Y					
02ND ST	ELDER AV	ALLEY	125	37	RES	2	64	Street Improvements Phase 3A S04-108 (Overlay) 12-7-09	Y					
09TH ST	IMPERIAL BEACH	EBONY AV	351	28	RES	2	64	Street Improvements Phase 4/5 S11-105 (Overlay)	Y					
14TH ST	HEMLOCK AV	IRIS AV	440	33	RES	2	64	RTIP FY 09-10 Street Improvements S10-101 (Overlay) 8-8-11	Y					
14TH ST	HOLLY AV	HEMLOCK AV	420	33	RES	2	64	RTIP FY 09-10 Street Improvements S10-101 (Overlay) 8-8-11	Y					
ELDER AV	10TH ST	ALLEY	190	32	RES	2	64	RTIP FY 09-10 Street Improvements S10-101 (Overlay) 8-8-11	Y					
ELM AV	ALLEY	09TH ST	177	37	RES	2	64	Street Improvements Phase 4/5 S11-105 (Overlay)	Y					
SEACOAST DR	ALLEY	ELDER AV	121	20	RES	2	64	Street Improvements Phase 3B S04 (Overlay)	Y					

CITY OF IMPERIAL BEACH STREET ASSESSMENT CONDITIONS
June 6, 2008

street	frombk	tobk	lengthbk	lnwidth	class	ptype	pavcon	PCIP project	Complete	Inspection Comments	Inspection Day	Photos	Repair type	Point Repair if needed
SEACOAST DR	DATE AV	ALLEY	131	20	RES	2	64	Street Improvements Phase 3B S04 (Overlay)	Y					
ONEONTA AV	ALLEY	LOUDEN LN	154	37	RES	2	65			trench cracking, lat and long cracking	3	2032-2033	O	
IRIS AV	ALLEY	CALIFORNIA ST	128	37	COL	2	65			spider cracks at int. of Iris, long and lat cracking	3	2015-2017	CR-SA	Pt
FERN AV	EMORY ST	EMORY ST	131	33	RES	2	65			GC long cracking over trench	3	2073-2074	CR-SB	Pt
DONAX AV	ALLEY	11TH ST	187	37	RES	2	65			allig. near 11th, GC	2	1389, 1388	SA	Allig.
DAISY AV	02ND ST	SEACOAST DR	636	35	RES	2	65			GC	2	1215, 1217, 1219	SB	
FERN AV	EAST LN	ALLEY	148	33	RES	2	65			GC, minor roughing	3	2066	SB	
02ND ST	ALLEY	EBONY AV	141	37	RES	2	65	Street Improvements Phase 3A S04-108 (Overlay) 12-7-09	Y					
02ND ST	EBONY AV	ALLEY	125	37	RES	2	65	Street Improvements Phase 3A S04-108 (Overlay) 12-7-09	Y					
05TH ST	DAHLIA AV	PALM (SB) AV	167	37	RES	2	65	Dahlia & 5th St Overlay S08-106 8-25-09	Y					
ELM AV	10TH ST	ALLEY	177	37	RES	2	65	Street Improvements Phase 4/5 S11-105 (Overlay)	Y					
SEACOAST DR	ALLEY	ELDER AV	131	20	RES	2	65	Street Improvements Phase 3B S04 (Overlay)	Y					
SEACOAST DR	ALLEY	ELKWOOD AV	144	20	RES	2	65	Street Improvements Phase 3B S04 (Overlay)	Y					
SILVER STRAND B	CARNATION AV	CALLA AV	253	25	COL	2	65	Street Improvements Phase 3A S04-108 (Overlay) 12-7-09	Y					
ELM AV	CAROLINA ST	05TH ST	991	38	RES	2	66			cracking, alligators around 522, minor cracking throughout, alligators at 606	2	1340-1343	O	
ONEONTA AV	ALLEY	EAST LN	148	37	RES	2	66			spider cracks at lat East, lat trench cracks	3	2037-2039	O	
EMORY ST	ELM AV	DONAX AV	581	37	RES	2	66			long crack at CL, alligator cracking at East, damage near 834	3	1913-1916	CR-SA	Allig., Pt
FERN AV	EMORY ST	ALLEY	66	33	RES	2	66			GC long cracking over trench	3	2071	CR-SB	Pt
OCEAN LN	ALLEY	EBONY AV	118	20	RES	2	66			GC	2	1143	SA	
CALLA AV	RAINBOW DR	05TH ST	121	33	RES	2	66	Street Improvements Phase 4/5 S11-105 (Overlay)	Y					
ONEONTA AV	05TH ST	ALLEY	148	37	RES	2	66							

CITY OF IMPERIAL BEACH STREET ASSESSMENT CONDITIONS
June 6, 2008

street	frombk	to bk	lengthbk	lnwidth	class	ptype	pavcon	PCIP project	Complete	Inspection Comments	Inspection Day	Photos	Repair type	Point Repair if needed
SEACOAST DR	DATE AV	ALLEY	134	20	RES	2	66	Street Improvements Phase 3B S04 (Overlay)	Y					
08TH ST	ENCINA AV	ELM AV	174	40	RES	2	67			CL long crack, major roughing	3	1924-1925	O	
FLORENCE ST	NORTH END	CYPRESS AV	161	37	RES	2	67			cracks, allig., worn	2	1463-1466	CR-SA	Allig., Pt
EBONY AV	10TH ST	ALLEY	184	33	RES	2	67			lateral damage and allig. at 10th st. int., rough wear	2	1428	SA	Allig., Pt
09TH ST	ALLEY	CYPRESS AV	397	36	RES	2	67			good condition, 30'x6' dip on shoulder near 556	1	0902-0903	SB	Pt
ELKWOOD AV	08TH ST	ALLEY	108	20	RES	2	67			alligator cracking	3	1962-1963	SB	Allig.
HEMLOCK AV	10TH ST	11TH ST	669	33	RES	2	67	RTIP FY 10-11 Street Improvements S11-101 (Overlay)	Y					
PALM (SB) AV	ALLEY	07TH ST	190	30	COL	2	67	Eco Bikeway 7th & Seacoast S05-104 (Overlay)	N					
SEACOAST DR	ALLEY	ELM AV	138	20	RES	2	67	Street Improvements Phase 3B S04 (Overlay)	Y					
SEACOAST DR	ALLEY	EVERGREEN AV	134	20	RES	2	67	Street Improvements Phase 3B S04 (Overlay)	Y					
SEACOAST DR	EBONY AV	ALLEY	141	20	RES	2	67	Street Improvements Phase 3B S04 (Overlay)	Y					
ELM AV	02ND ST	SEACOAST DR	663	37	RES	2	68			spider cracking, roughing near intersection of Seacoast	2	1166-1170, 1172-1174	O	
OCEAN LN	DATE AV	ELM AV	249	20	RES	4	68			GC	2	1179	CR-SB	Pt
10TH ST	NORTH END	FERN AV	125	20	RES	4	68							
14TH ST	GROVE AV	HOLLY AV	495	33	RES	2	68	RTIP FY 09-10 Street Improvements S10-101 (Overlay) 8-8-11	Y					
SEACOAST DR	EVERGREEN AV	ALLEY	128	20	RES	2	68	Street Improvements Phase 3B S04 (Overlay)	Y					
SILVER STRAND B	CALLA AV	CARNATION AV	253	25	COL	2	68	Street Improvements Phase 3A S04-108 (Overlay) 12-7-09	Y					
SILVER STRAND B	CITRUS AV	CALLA AV	256	25	COL	2	68	Street Improvements Phase 3A S04-108 (Overlay) 12-7-09	Y					
SILVER STRAND B	US NAVAL STATION	CARNATION AV	262	25	COL	2	68	Street Improvements Phase 3A S04-108 (Overlay) 12-7-09	Y					
IRIS AV	11TH ST	13TH (SB) ST	1312	37	COL	2	69			40x5 depression @ 1233, alligator @ 1256, long. cracking and spawling	1	981-989	O	
BONITO AV	ALABAMA ST	EAST END	561	33	RES	2	69			no gutters, minor cracks, repairs failing	2	1306-1308	CR-SA	Pt

CITY OF IMPERIAL BEACH STREET ASSESSMENT CONDITIONS
June 6, 2008

street	frombk	to bk	lengthbk	lnwidth	class	ptype	pavcon	PCIP project	Complete	Inspection Comments	Inspection Day	Photos	Repair type	Point Repair if needed
IRIS AV	ALLEY	05TH ST	154	37	COL	2	69			spider cracks at int. of Iris, long and lat cracking	3	2021-2023	CR-SA	Pt
FERN AV	ESSEX ST	EMORY ST	128	33	RES	2	69			GC long cracking over trench	3	2075	CR-SB	Pt
GROVE AV	ALLEY	EAST LN	138	33	COL	2	69			minor long crack	3	2050	CR-SB	Pt
W IMPERIAL BEACH	11TH ST	11TH ST	171	31	ART	2	69			int. cracking, depressions at gutter per MH	3	1722-1723	CR-SB	Pt
ELKWOOD AV	DELAWARE ST	ALLEY	105	20	RES	2	69			GC	3	1965	SB	
N 13TH (SB) ST	IRIS AV	IRIS AV	118	30	COL	2	69			GC	3	No pics	SB	
RAINBOW DR	CITRUS AV	PALM (SB) AV	154	24	COL	2	69			minor cracks	2	1298	SB	Pt
02ND ST	PALM (SB) AV	DAHLIA AV	256	37	RES	4	69	Street Improvements Phase 3A S04-108 (Overlay) 12-7-09	Y					
03RD ST	ELM AV	ALLEY	144	19	RES	2	69	Street Improvements Phase 3A S04-108 (Overlay) 12-7-09	Y					
DAHLIA AV	05TH ST	DS@660E 05TH ST	295	37	RES	2	69	Dahlia & 5th St Overlay S08-106 8-25-09	Y					
FERN AV	ALLEY	LOUDEN LN	148	33	RES	2	69	Street Improvements Phase 4/5 S11-105 (Overlay)	Y					
PALM (SB) AV	02ND ST	SEACOAST DR	666	30	COL	2	69	Old Palm Ave R04-201 Overlay 9-16-09	Y			432-434		
PALM (SB) AV	PRIVATE	05TH ST	407	30	COL	2	69	Eco Bikeway 7th & Seacoast S05-104 (Overlay)	N					
SEACOAST DR	ALLEY	ELKWOOD AV	131	20	RES	2	69	Street Improvements Phase 3B S04 (Overlay)	Y					
SEACOAST DR	ALLEY	ELM AV	128	20	RES	2	69	Street Improvements Phase 3B S04 (Overlay)	Y					
SEACOAST DR	EBONY AV	ALLEY	131	20	RES	2	69	Street Improvements Phase 3B S04 (Overlay)	Y					
SILVER STRAND B	CARNATION AV	US NAVAL STATION	266	25	COL	2	69	Street Improvements Phase 3A S04-108 (Overlay) 12-7-09	Y					
EMORY ST	DONAX AV	PALM (SB) AV	515	37	RES	2	70			CL long cracking from intersection to 757	3	1918, 1920-1921	CR-SA	Pt
FERN AV	ALLEY	09TH ST	161	33	RES	2	70			GC long cracking over trench	3	2070	CR-SB	Pt
IMPERIAL BEACH	ALLEY	FLORIDA ST	256	31	ART	2	70			long cracks at lane divider	3	1789	CR-SB	Pt
02ND ST	ALLEY	ELDER AV	134	37	RES	2	70	Street Improvements Phase 3A S04-108 (Overlay) 12-7-09	Y					

CITY OF IMPERIAL BEACH STREET ASSESSMENT CONDITIONS
June 6, 2008

street	frombk	to bk	lengthbk	Inwidth	class	ptype	pavcon	PCIP project	Complete	Inspection Comments	Inspection Day	Photos	Repair type	Point Repair if needed
FERN AV	ALLEY	EAST LN	148	33	RES	2	70	Street Improvements Phase 4/5 S11-105 (Overlay)	Y					
FERN AV	CALIFORNIA ST	ALLEY	148	33	RES	2	70	Street Improvements Phase 4/5 S11-105 (Overlay)	Y					
PALM (SB) AV	05TH ST	RAINBOW DR	476	30	COL	2	70	Eco Bikeway 7th & Seacoast S05-104 (Overlay)	N					
SEACOAST DR	ELDER AV	ALLEY	134	20	RES	2	70	Street Improvements Phase 3B S04 (Overlay)	Y					
12TH ST	CALLA AV	CYPRESS AV	581	37	RES	2	71			minor allig. at Cypress, long cracking, lateral depressions N of 587	2	1469-1471	CR-SA	Pt
FERN AV	10TH ST	ESSEX ST	318	33	RES	2	71			pot hole and depression near MH 1004, alligator cracking	3	2076, 2080	CR-SB	Allig., Pt
ELKWOOD AV	ALLEY	DELAWARE ST	102	20	RES	2	71			GC	3	1964	SB	
07TH ST	ALLEY	PALM (SB) AV	279	43	RES	2	71		N					
CORONADO (SB)	GRANGER ST	15TH (SB) ST	341	32	ART	2	71							
DAHLIA AV	SEACOAST DR	ALLEY	190	33	RES	2	71							
DATE AV	SEACOAST DR	ALLEY	128	32	RES	2	71	Seacoast Inn	N					
EAST LN	IMPERIAL BEACH	FERN AV	676	35	RES	2	71	Street Improvements Phase 4/5 S11-105 (Overlay)	Y					
EBONY AV	02ND ST	03RD ST	659	30	RES	2	71	Street Improvements Phase 3A S04-108 (Overlay) 12-7-09						
SEACOAST DR	ELKWOOD AV	ALLEY	131	20	RES	2	71	Street Improvements Phase 3B S04 (Overlay)	Y					
ONEONTA AV	EAST LN	ALLEY	154	37	RES	2	72			lat trench cracks, spider cracking at int of Alley	3	2040-2042	O	
ONEONTA AV	ALLEY	CONNECTICUT ST	148	37	RES	2	72			lat trench cracks, spider cracking at int of Alley	3	2043	O	
IMPERIAL BEACH	FLORIDA ST	11TH ST	207	31	ART	2	72			long cracks at lane divider	3	1793-1794	CR-SB	Pt
IMPERIAL BEACH	FLORIDA ST	FLORIDA ST	125	31	ART	2	72			long lane crack, long lane crack, int. crack, alligator at bus stop	3	1729-1733	CR-SB	Allig., Pt
CITRUS AV	RAINBOW DR	DS@660W RAINBOW	659	32	RES	2	72			GC	2	1304	SA	
15TH (SB) ST	HOLLY AV	GROVE AV	492	45	RES	2	72			large street repairs, may need full width seal	1	960, 961	SB	
IMPERIAL BEACH	GEORGIA ST	14TH ST	305	31	ART	2	72			GC	3	1755-1757	SB	

CITY OF IMPERIAL BEACH STREET ASSESSMENT CONDITIONS
June 6, 2008

street	frombk	tobk	lengthbk	Inwidth	class	ptype	pavcon	PCIP project	Complete	Inspection Comments	Inspection Day	Photos	Repair type	Point Repair if needed
ALABAMA ST	CITRUS AV	PALM (SB) AV	148	32	RES	2	72		Y					
PALM (SB) AV	SILVER STRAND B	03RD ST	318	30	COL	2	72	Old Palm Ave R04-201 Overlay 9-16-09	Y					
PALM (SB) AV	RAINBOW DR	CAROLINA ST	515	30	COL	2	72	Eco Bikeway 7th & Seacoast S05-104 (Overlay)	N					
RAINBOW DR	CALLA AV	SR-75	105	24	COL	2	72							
CITRUS AV	CORVINA AV	ALABAMA ST	728	32	RES	2	73			GC, fixed cracks sealed	2	1300	O	
BASSWOOD AV	ALLEY	DELAWARE ST	187	37	RES	2	73			good, minor alligator At intersection	1	856	CR-SB	Pt
EMORY ST	ELDER AV	ELM AV	581	37	RES	2	73			alligator cracks at 920, damaged pt. repair at 949, pt repair cracking at 930	3	1908-1912	CR-SB	Allig., Pt
HICKORY CT	HOLLY AV	DS@660W HOLLY A	659	33	RES	2	73			minor cracks, lat. cracking at west end	3	No pics	CR-SB	Pt
IMPERIAL BEACH	ALLEY	12TH ST	108	31	ART	2	73			trench repair failure w/ minor long crack	3	1781-1785	CR-SB	Pt
ONEONTA AV	11TH ST	10TH ST	640	33	RES	2	73			some alligators with long. and lat. cross cracking		1000-1005	SA	Allig., Pt
ONEONTA AV	12TH ST	11TH ST	777	33	RES	2	73			some alligators with long. and lat. cross cracking	1	1007-1015	SA	Allig., Pt
08TH ST	ELM AV	DONAX AV	581	36	RES	2	73			GC, gutters paved over	3	1926-1929	SB	
CALIFORNIA ST	IMPERIAL BEACH	FERN AV	682	37	RES	2	73			GC	3	1992-1993	SB	
DAHLIA AV	ALLEY	SEACOAST DR	138	33	RES	2	73			GC	2	1239	SB	
ELM AV	CORVINA AV	04TH ST	495	37	RES	2	73			GC	2	1337-1338	SB	
03RD ST	EVERGREEN AV	ALLEY	128	19	RES	2	73	RTIP FY 10-11 Street Improvements S11-101 (Overlay)	Y					
07TH ST	DONAX AV	ALLEY	295	33	RES	2	73			poor cracking	1	905		
07TH ST	ALLEY	CALLA AV	194	37	RES	2	73							
07TH ST	ALLEY	CYPRESS AV	390	37	RES	2	73							
07TH ST	CALLA AV	ALLEY	177	37	RES	2	73							
07TH ST	ELM AV	DONAX AV	587	33	RES	2	73	Street Improvements Phase 4/5 S11-105 (Overlay)	Y	poor cracking	1			

CITY OF IMPERIAL BEACH STREET ASSESSMENT CONDITIONS
June 6, 2008

street	frombk	to bk	lengthbk	Inwidth	class	ptype	pavcon	PCIP project	Complete	Inspection Comments	Inspection Day	Photos	Repair type	Point Repair if needed
09TH ST	PALM (SB) AV	ALLEY	298	30	RES	2	73	Street Improvements Phase 4/5 S11-105 (Overlay)	Y					
PALM (SB) AV	03RD ST	ALABAMA ST	180	30	COL	2	73	Eco Bikeway 7th & Seacoast S05-104 (Overlay)	N					
SEACOAST DR	ALLEY	DAISY AV	134	20	RES	2	73	Street Improvements Phase 3B S04 (Overlay)	Y					
SEACOAST DR	ALLEY	DATE AV	128	20	RES	2	73	Street Improvements Phase 3B S04 (Overlay)	N					
SEACOAST DR	DAISY AV	DONAX AV	259	20	RES	2	73	Street Improvements Phase 3B S04 (Overlay)	N					
SEACOAST DR	IMPERIAL BEACH	ALLEY	154	20	RES	2	73	Street Improvements Phase 3B S04 (Overlay)	N					
SILVER STRAND B	PALM (SB) AV	CITRUS AV	253	25	COL	2	73	Street Improvements Phase 3A S04-108 (Overlay) 12-7-09	Y					
ELKWOOD AV	SEACOAST DR	ALLEY	663	32	RES	2	74	Port		minor cracks, GC	2	1140	CR-SA	Pt
EVERGREEN AV	03RD ST	02ND ST	663	32	RES	2	74			Spider cracking, throughout	2	1147-1150	CR-SA	Pt
05TH ST	CHERRY AV	CYPRESS AV	243	34	RES	2	74			GC	2	1280	SB	
ELM AV	05TH ST	CORVINA AV	335	38	RES	2	74			GC	2	1338-1339	SB	
FERN AV	ALLEY	05TH ST	131	33	RES	2	74			P, just done	3	2064-2065	SC	
02ND ST	EVERGREEN AV	ALLEY	131	37	RES	2	74	Street Improvements Phase 3A S04-108 (Overlay) 12-7-09	Y					
DESCANSO AV	SEACOAST DR	OCEAN LN	134	32	RES	2	74	Port						
07TH ST	ENCINA AV	ELDER AV	430	23	RES	2	75			poor condition, long crack in center and several point repairs needed.	1	0906-0917	M	
GROVE AV	CONNECTICUT ST	07TH ST	230	33	COL	2	75			GC cracks and pot holes at Conn.	3	2044, 2047	CR-SB	Allig., Pt
ELKWOOD AV	ALLEY	CONNECTICUT ST	102	20	RES	2	75			GC	3	1968	SB	
BOULEVARD AV	DELAWARE ST	08TH ST	410	20	RES	2	75			Great	1	855	SC	
ALABAMA ST	CALLA AV	BONITO AV	236	32	RES	2	75							
IRIS AV	ALLEY	EAST LN	144	37	COL	2	76			minor cracking	3	2007	CR-SA	Pt
EMORY ST	EBONY AV	ELDER AV	581	37	RES	2	76			trench cracking, damage at inlet, long near 1022, allig. cracks near inlet	3	1896-1905	CR-SB	Allig., Pt

CITY OF IMPERIAL BEACH STREET ASSESSMENT CONDITIONS
June 6, 2008

street	frombk	to bk	lengthbk	lnwidth	class	ptype	pavcon	PCIP project	Complete	Inspection Comments	Inspection Day	Photos	Repair type	Point Repair if needed
HOLLY AV	13TH (SB) ST	12TH ST	571	33	RES	2	76			Root at 1201, minor cracking, scuffs on eastbound curb at 13th	1	1044-1045, 1047-1049	CR-SB	Root, Pt
IMPERIAL BEACH	11TH ST	10TH ST	380	31	ART	2	76			int long cracking and long crack near int., minor cracking near 1031	3	1798-1803	CR-SB	Pt
GROVE AV	EAST LN	ALLEY	148	33	COL	2	76			GC	3	2052	SB	
FLORENCE ST	ELM AV	ELDER AV	554	37	RES	2	76			P	2	No pics	SC	
IRIS AV	13TH (SB) ST	14TH ST	600	37	COL	2	76							
CALLA AV	ALLEY	ALABAMA ST	407	33	RES	2	77			crack propagating 324	2	1268	CR-SA	Pt
ELKWOOD AV	04TH ST	03RD ST	702	30	RES	2	77			ok condition, minor pitted condition, minor long cracking	2	1131	CR-SA	Pt
DONAX AV	ALLEY	10TH ST	187	37	RES	2	77			long cracking into spider around MH and alley	2	1392	CR-SB	Pt
IRIS AV	14TH ST	13TH (SB) ST	587	33	COL	2	77			long. cracks, roughing	1	979-980	CR-SB	Pt
DONAX AV	ALLEY	02ND ST	522	30	RES	2	77			GC	2	1223, 1224-1226	SB	
ELM AV	CONNECTICUT ST	CAROLINA ST	148	40	RES	2	77			pot hole and allig. at Conn. int., GC	2	1344-1345	SB	Allig., Pt
02ND ST	ALLEY	ELM AV	134	37	RES	4	77	Street Improvements Phase 3A S04-108 (Overlay) 12-7-09	Y					
02ND ST	ELM AV	ALLEY	131	37	RES	4	77	Street Improvements Phase 3A S04-108 (Overlay) 12-7-09	Y					
07TH ST	ALLEY	BOULEVARD AV	161	37	RES	2	77							
CYPRESS AV	05TH ST	CARNATION AV	640	37	RES	2	77							
FERN AV	LOUDEN LN	ALLEY	144	33	RES	2	77	Street Improvements Phase 4/5 S11-105 (Overlay)	Y					
OCEAN LN	PALM (SB) AV	OCEAN LN	587	20	RES	4	77							
05TH ST	FERN AV	IMPERIAL BEACH	669	37	RES	2	78			Long and alligator cracking, pot hole near 1187	3	1969-1971, 1973	O	
CALLA AV	ALABAMA ST	03RD ST	167	33	RES	2	78			GC, minor CL crack	2	1266-1267	CR-SA	Pt
ELKWOOD AV	02ND ST	SEACOAST DR	89	31	RES	2	78			GC, int. missing top layer of AC. Construction?	2	1137-1139	CR-SA	Pt
09TH ST	GROVE AV	GROVE AV	125	60	RES	2	78			GC minor cracks/ alligator just before S Grove	3	2144	CR-SB	Allig., Pt

CITY OF IMPERIAL BEACH STREET ASSESSMENT CONDITIONS
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street	frombk	tobk	lengthbk	Inwidth	class	ptype	pavcon	PCIP project	Complete	Inspection Comments	Inspection Day	Photos	Repair type	Point Repair if needed
11TH ST	IMPERIAL BEACH	FERN AV	640	34	RES	2	78			cracking prior to int. at Fern, cracking at pt. repairs, GC	3	2112-2119	CR-SB	Pt
GRANGER ST	FERN AV	IMPERIAL BEACH	636	33	RES	2	78			Needs repairs; roughing, spawling, aligators	1	1078, 1080-1083, 1086-1089	CR-SB	Alig., Pt
IMPERIAL BEACH	13TH (SB) ST	ALLEY	190	31	ART	2	78			int. cracking, alligator near entrance to pizza	3	1770-1772	CR-SB	Allig., Pt
IMPERIAL BEACH	ALLEY	FLORENCE ST	184	31	ART	2	78			alligator in front of alley	3	1773-1776	CR-SB	Allig., Pt
IMPERIAL BEACH	CONNECTICUT ST	ALLEY	154	31	ART	2	78			int. seam, minor lane crack	3	1833-1835	CR-SB	Pt
IMPERIAL BEACH	11TH ST	FLORIDA ST	194	31	ART	2	78			long lane crack	3	1724-1728	CR-SB	Pt
IMPERIAL BEACH	13TH (SB) ST	ALLEY	200	31	ART	2	78			int. seam, ok	3	1748-1749	CR-SB	Pt
ELDER AV	ALLEY	DELAWARE ST	112	20	RES	2	78			GC	3	1956-1958	SA	
RAINBOW DR	SR-75	CALLA AV	144	24	COL	2	78			GC	2	1291	SA	
CORVINA AV	DAISY AV	DONAX AV	436	35	RES	2	78			GC, minor roughing	2	1205, 1207	SB	Pt
GROVE AV	09TH ST	EMORY ST	246	33	COL	2	78			cracking	1	943, 945-947	SB	P
03RD ST	ALLEY	ELM AV	134	19	RES	2	78	Street Improvements Phase 3A S04-108 (Overlay) 12-7-09	Y					
ALABAMA ST	BONITO AV	CITRUS AV	259	32	RES	2	78							
IRIS AV	15TH (SB) ST	14TH ST	663	33	COL	2	78							
PALM (SB) AV	02ND ST	SILVER STRAND B	348	30	COL	2	78	Old Palm Ave R04-201 Overlay 9-16-09	Y			435		
PALM (SB) AV	SEACOAST DR	ALLEY	161	47	COL	2	78	Old Palm Ave R04-201 Overlay 9-16-09	Y					
RAINBOW DR	PALM (SB) AV	CITRUS AV	154	24	COL	2	78							
12TH ST	HOLLY AV	ONEONTA AV	207	35	RES	2	79			cracking and roughing	1	1016,1018-1021	M	Alig., Pt
10TH ST	ELDER AV	EBONY AV	581	37	RES	2	79			GC, long crack with lateral cracks associated and manhole crack	3	1887, 1889	CR-SA	Pt
15TH (SB) ST	HEMLOCK AV	HOLLY AV	423	45	RES	2	79				1	963-965	CR-SB	Pt
HOLLY AV	11TH ST	10TH ST	669	33	RES	2	79			Good overall. Minor roughing and spawling	1	1030-1036	CR-SB	Alig., Pt

CITY OF IMPERIAL BEACH STREET ASSESSMENT CONDITIONS
June 6, 2008

street	frombk	to bk	lengthbk	lnwidth	class	ptype	pavcon	PCIP project	Complete	Inspection Comments	Inspection Day	Photos	Repair type	Point Repair if needed
IMPERIAL BEACH	ALLEY	13TH (SB) ST	190	31	ART	2	79			long crack along median, GC	3	1766-1769	CR-SB	Pt
IMPERIAL BEACH	FLORENCE ST	ALLEY	194	31	ART	2	79			crack at int., alligator just W of alley	3	1777-1780	CR-SB	Allig., Pt
IRIS AV	14TH ST	15TH (SB) ST	656	33	COL	2	79			long. crack crossing trench, bad trench	1	977-978	CR-SB	Pt
04TH ST	CARNATION AV	CHERRY AV	380	34	RES	2	79			GC	2	1283-1284	SB	
04TH ST	ELM AV	EVERGREEN AV	269	34	RES	2	79			no gutter, GC	2	1315	SB	
04TH ST	EVERGREEN AV	ELDER AV	262	34	RES	2	79			no gutter, GC	2	1316	SB	
04TH ST	ELKWOOD AV	EBONY AV	262	34	RES	2	79			no gutter, GC	2	1318	SB	
CALIFORNIA ST	GROVE AV	ONEONTA AV	663	33	RES	2	79			GC, lat crack at 1354	3	1988-1989	SB	Pt
ELKWOOD AV	ALLEY	07TH ST	108	20	RES	2	79			GC	3	1966	SB	
GROVE AV	ALLEY	LOUDEN LN	154	33	COL	2	79			GC	3	2053	SB	
IMPERIAL BEACH	ALLEY	13TH (SB) ST	164	31	ART	2	79			ok	3	1749	SB	Pt
DONAX AV	ALLEY	GEORGIA ST	194	37	RES	2	79			P	2	1376-1377	SC	
ELM AV	FLORIDA ST	11TH ST	384	37	RES	2	79			under construction	2			
10TH ST	EBONY AV	IMPERIAL BEACH	308	37	RES	2	80			fixed gas main pot hole, allig. just west of Imperial Beach	3	1890-1893	CR-SA	Allig.
ELKWOOD AV	ALLEY	OCEAN LN	89	32	RES	2	80	Port		minor cracks, GC	2	1140	CR-SA	Pt
IRIS AV	CONNECTICUT ST	ALLEY	118	37	COL	2	80			cracking near int.	3	2005	CR-SA	Pt
09TH ST	SEA VIEW DR	ARRIBA AVNDA	315	60	RES	2	80			long cracking	3	2163, 2165	CR-SB	Pt
ELDER AV	DELAWARE ST	ALLEY	105	20	RES	2	80			GC, minor roughing	3	1959-1960	SA	
04TH ST	DAISY AV	DATE AV	266	34	RES	2	80			GC	2	1312	SB	
04TH ST	ELDER AV	ELKWOOD AV	266	34	RES	2	80			no gutter, GC, minor CL crack at 968	2	1317	SB	
13TH (SB) ST	IRIS AV	IRIS AV	161	30	COL	2	80			GC	3	No pics	SB	

CITY OF IMPERIAL BEACH STREET ASSESSMENT CONDITIONS
June 6, 2008

street	frombk	to bk	lengthbk	lnwidth	class	ptype	pavcon	PCIP project	Complete	Inspection Comments	Inspection Day	Photos	Repair type	Point Repair if needed
CHERRY AV	04TH ST	05TH ST	617	34	RES	2	80			GC	2	1281-1282	SB	
03RD ST	ALLEY	ELDER AV	134	19	RES	2	80	RTIP FY 10-11 Street Improvements S11-101 (Overlay)	Y					
03RD ST	ALLEY	EVERGREEN AV	131	19	RES	2	80	RTIP FY 10-11 Street Improvements S11-101 (Overlay)	Y					
03RD ST	ELDER AV	ALLEY	128	19	RES	2	80	RTIP FY 10-11 Street Improvements S11-101 (Overlay)	Y					
07TH ST	CYPRESS AV	CHERRY AV	587	37	RES	2	80							
CONNECTICUT ST	ELKWOOD AV	ELDER AV	426	18	COL	2	80							
CONNECTICUT ST	ELKWOOD AV	IMPERIAL BEACH	436	18	COL	2	80							
CONNECTICUT ST	ELM AV	ELDER AV	440	18	COL	2	80							
EVERGREEN AV	04TH ST	03RD ST	686	32	RES	2	80	Street Improvements Phase 4/5 S11-105 (Overlay)			2			
CALLA AV	04TH ST	ALLEY	157	33	RES	2	81			minor long crack, ok	2	no pics	CR-SA	Pt
EVERGREEN AV	02ND ST	SEACOAST DR	636	32	RES	2	81			damaged parking shoulder at 124, long cracking, minor cracking, ok condition	2	1145-1146	CR-SA	Pt
09TH ST	SEA PARK DR	SEA VIEW DR	118	60	RES	2	81			long cracking	3	2166-2167	CR-SB	Pt
IMPERIAL BEACH	ALLEY	FLORENCE ST	203	31	ART	2	81			cross gutter damage w/ alligator adj	3	1741-1745	CR-SB	Allig., Pt
S IMPERIAL BEACH	14TH ST	GEORGIA ST	285	31	ART	2	81			crack from CL to Georgia int. S	3	1758-1763	CR-SB	Allig., Pt
IMPERIAL BEACH	EMORY ST	ALLEY	190	31	ART	2	81			GC minor spot repair failure	3	1704-1707	CR-SC	Pt
ELDER AV	ALLEY	08TH ST	95	20	RES	2	81			GC, minor roughing	3	1961	SA	
15TH (SB) ST	GROVE AV	FERN AV	672	45	RES	2	81			long. cracks starting at cross gutter	1	956-959	SB	CR
DONAX AV	ALLEY	08TH ST	184	35	RES	2	81			GC	2	1398-1399	SB	
DONAX AV	DELAWARE ST	ALLEY	197	35	RES	2	81			GC	2	1403	SB	
GROVE AV	13TH (SB) ST	ALLEY	187	16	COL	2	81			good	1	1110	SB	
IMPERIAL BEACH	ALLEY	09TH ST	184	31	ART	2	81			GC	3	1813-1816	SB	SB

CITY OF IMPERIAL BEACH STREET ASSESSMENT CONDITIONS
June 6, 2008

street	frombk	tobk	lengthbk	lnwidth	class	ptype	pavcon	PCIP project	Complete	Inspection Comments	Inspection Day	Photos	Repair type	Point Repair if needed
IMPERIAL BEACH	FLORENCE ST	ALLEY	194	31	ART	2	81			GC	3	1746-1747	SB	
RAINBOW DR	BONITO AV	CALLA AV	246	24	COL	2	81			damaged AC near electric vault, minor cracks	2	1297	SB	Pt
BEACH AV	SEACOAST DR	OCEAN LN	125	12	RES	2	81	Port						
CONNECTICUT ST	ELDER AV	ELKWOOD AV	426	18	COL	2	81							
CORONADO (SB)	15TH (SB) ST	GRANGER ST	348	32	ART	2	81							
FERN AV	ALLEY	CALIFORNIA ST	148	33	RES	2	81							
PALM (SB) AV	04TH ST	CORVINA AV	285	30	COL	2	81	Eco Bikeway 7th & Seacoast S05-104 (Overlay)	N					
IMPERIAL BEACH	09TH ST	08TH ST	699	31	ART	2	82			lat crack and depression at circle center, depression near fire dept.	3	1817-1822	M	Pt
08TH ST	ELDER AV	ENCINA AV	420	33	RES	2	82			GC, long cracking from 919 to Elder on N side	3	1937-1940	CR-SA	Pt
10TH ST	PALM (SB) AV	DONAX AV	508	48	RES	2	82			CL crack near Palm, W R/W not impaired, ok condition	2	1879	CR-SA	
BOULEVARD AV	12TH ST	FLORIDA ST	387	20	RES	2	82			Allig. at Florida, long cracking, GC	2	1508-1509	CR-SA	Allig., Pt
FLORENCE ST	PALM (SB) AV	DONAX AV	518	60	RES	2	82			minor cracking	2	1453-1455	CR-SA	Pt
04TH ST	DATE AV	ELM AV	269	34	RES	2	82			cracked cross gutters, GC	2	1313-1314	CR-SB	Pt
09TH ST	GROVE AV	FERN AV	538	60	RES	2	82			GC minor cracks	3	2136-2142	CR-SB	Pt
CHERRY AV	11TH ST	ALLEY	190	52	RES	2	82			GC, minor long cracks	2	1510	CR-SB	Pt
EAST LN	GROVE AV	ONEONTA AV	653	35	RES	2	82			GC, long crack at E gutter 1321 to int.	3	2003-2004	CR-SB	Pt
EBONY AV	09TH ST	EMORY ST	348	33	RES	2	82			cracked pavement near electrical MH, minor cracking	2	1422-1423	CR-SB	Pt
ELDER AV	FLORIDA ST	ALLEY	197	35	RES	2	82			long trench cracking (N)	2	1415	CR-SB	Pt
IMPERIAL BEACH	IVY LN	EMORY ST	262	31	ART	2	82			Minor crack, could be tree root at 989, GC minor cracks	3	1808-1812	CR-SB	Pt
IMPERIAL BEACH	EMORY ST	IVY LN	262	31	ART	2	82			alligator/spider cracking	3	1708	CR-SC	Allig., Pt
IMPERIAL BEACH	IVY LN	10TH ST	115	31	ART	2	82			alligator/spider cracking	3	1709-1712	CR-SC	Allig., Pt

CITY OF IMPERIAL BEACH STREET ASSESSMENT CONDITIONS
June 6, 2008

street	frombk	tobk	lengthbk	Inwidth	class	ptype	pavcon	PCIP project	Complete	Inspection Comments	Inspection Day	Photos	Repair type	Point Repair if needed
07TH ST	ENCINA AV	ELM AV	154	34	RES	2	82			fair condition	1	909	SB	
08TH ST	HEMLOCK AV	IRIS AV	305	33	RES	2	82			GC	3	No pics	SB	
CARNATION AV	CYPRESS AV	05TH ST	623	35	RES	2	82			GC	2	1287-1288	SB	
CHERRY AV	ALLEY	10TH ST	154	52	RES	2	82			GC	2	1510	SB	
CORVINA AV	DATE AV	DAISY AV	269	35	RES	2	82			GC	2	1203-1204	SB	
DELAWARE ST	BOULEVARD AV	ALLEY	161	35	RES	2	82			good condition minor root intrusion near Boulevard	1	853	SB	Root
EMORY ST	FERN AV	IMPERIAL BEACH	643	37	RES	2	82			GC, alligator just S of IB int.	3	2131-2135	SB	Allig.
IMPERIAL BEACH	09TH ST	ALLEY	194	31	ART	2	82			Altered crown at lane change not CL	3	1697-1698	SB	Pt
02ND ST	ALLEY	EVERGREEN AV	131	37	RES	2	82	Street Improvements Phase 3A S04-108 (Overlay) 12-7-09	Y					
08TH ST	BOULEVARD AV	BASSWOOD AV	157	38	RES	2	82							
EBONY AV	ALLEY	11TH ST	190	33	RES	2	82			rough wear	2	1429		
GEORGIA ST	ALLEY	IMPERIAL BEACH	177	33	RES	2	82	Street Improvements Phase 4/5 S11-105 (Overlay)	Y					
GROVE AV	ALLEY	14TH ST	177	16	COL	2	82			good	1	1105-1110		
PALM (SB) AV	SEACOAST DR	02ND ST	659	30	COL	2	82	Old Palm Ave R04-201 Overlay 9-16-09	Y			432-434		
PALM (SB) AV	ALABAMA ST	04TH ST	472	30	COL	2	82	Eco Bikeway 7th & Seacoast S05-104 (Overlay)	N					
PALM (SB) AV	CORVINA AV	PRIVATE	203	30	COL	2	82	Eco Bikeway 7th & Seacoast S05-104 (Overlay)	N			430,431		
SEACOAST DR	CARNATION AV	ALLEY	43	20	RES	2	82							
08TH ST	ELKWOOD AV	ELDER AV	436	33	RES	2	83			GC, lots of cracks	3	1941-1942	O	
13TH (SB) ST	IMPERIAL BEACH	ALLEY	200	30	COL	2	83			line cracks from int. to alley	3	No pics	CR-SB	Pt
FERN AV	11TH ST	10TH ST	495	33	RES	2	83			GC long cracking over trench	3	2081-2083	CR-SB	Allig., Pt
IMPERIAL BEACH	11TH ST	11TH ST	187	31	ART	2	83			GC, minor long crack	3	1795-1797	CR-SB	Pt

CITY OF IMPERIAL BEACH STREET ASSESSMENT CONDITIONS
June 6, 2008

street	frombk	to bk	lengthbk	Inwidth	class	ptype	pavcon	PCIP project	Complete	Inspection Comments	Inspection Day	Photos	Repair type	Point Repair if needed
IMPERIAL BEACH	10TH ST	IVY LN	118	31	ART	2	83			Ivy crack int. W, GC , minor cracks	3	1804-1807	CR-SB	Pt
IMPERIAL BEACH	ALLEY	DELAWARE ST	108	31	ART	2	83			minor long cracking prior to W, GC	3	1823-1826	CR-SB	Pt
IMPERIAL BEACH	10TH ST	11TH ST	380	31	ART	2	83			cracking in front of 1029, lateral to long, long lane cracking prior to 11th, ok	3	1713-1721	CR-SB	Pt
04TH ST	PALM (SB) AV	DAHLIA AV	249	34	RES	2	83			GC , cracks sealed	2	1309	SB	
DONAX AV	09TH ST	ALLEY	190	37	RES	2	83			GC	2	1397	SB	
DONAX AV	ALLEY	DELAWARE ST	190	35	RES	2	83			GC	2	1402	SB	
GROVE AV	DOWNING ST	09TH ST	233	36	COL	2	83			Great 4 long cracks	1		SB	P
GROVE AV	08TH ST	DOWNING ST	266	36	COL	2	83			Great	1	942	SC	P
09TH ST	DOWNING ST	IMPERIAL BEACH	351	30	RES	2	83	Street Improvements Phase 4/5 S11-105 (Overlay)	Y					
CORONADO (SB)	GRANGER ST	14TH ST	328	32	ART	2	83							
IMPERIAL BEACH	SEACOAST DR	WEST END	144	61	ART	2	84			Int. alligators, deconvolve pavement poured over	3	1614-1616	M	
13TH (SB) ST	FERN AV	GROVE AV	663	30	COL	2	84			cracks at cross gutter, lane cracks	3	No pics	CR-SB	Pt
13TH (SB) ST	GROVE AV	HOLLY AV	492	30	COL	2	84			Alligator at cross gutter, lane cracks	3	No pics	CR-SB	Allig., Pt
HEMLOCK AV	WEST END	10TH ST	325	33	RES	2	84			Minor pitting, good condition	1	994, 996-999	CR-SB	Pt
N IMPERIAL BEACH	EAST LN	ALLEY	144	31	ART	2	84			30' long crack at shoulder edge, just before alley, GC	3	1660-1663	CR-SB	Pt
IMPERIAL BEACH	08TH ST	09TH ST	676	31	ART	2	84			of library, minor cracks adjacent, cracks just north of lane divider, gutter	3	1684-1696	CR-SC	Pt
IMPERIAL BEACH	ALLEY	EMORY ST	194	31	ART	2	84			long cracking S rt lane, no drainage to low pt of Emory	3	1699-1703	CR-SC	Allig., Pt
10TH ST	DONAX AV	ELM AV	574	37	RES	2	84			Roughing at Donax int., GC	3	1880-1883	SA	Pt
CYPRESS AV	07TH ST	ALLEY	171	37	RES	2	84			fair, alligator at cross gutter and minor longitudinal crack	1	0877-0879	SA	Alig
ELDER AV	EMORY ST	ALLEY	190	32	RES	2	84			rough, GC	2	1419	SA	
04TH ST	EBONY AV	IMPERIAL BEACH	246	34	RES	2	84			no gutter, GC, minor cracking	2	1320	SB	

CITY OF IMPERIAL BEACH STREET ASSESSMENT CONDITIONS
June 6, 2008

street	frombk	tobk	lengthbk	lnwidth	class	ptype	pavcon	PCIP project	Complete	Inspection Comments	Inspection Day	Photos	Repair type	Point Repair if needed
13TH (SB) ST	HEMLOCK AV	IRIS AV	358	30	COL	2	84			GC	3	No pics	SB	
EBONY AV	13TH (SB) ST	ALLEY	197	32	RES	2	84			GC, rough wear, allig. at SWR MH	2	1443-1445	SB	Allig.
IMPERIAL BEACH	GEORGIA ST	ALLEY	194	31	ART	2	84			GC	3	1764-1765	SB	
IMPERIAL BEACH	ALLEY	04TH ST	380	31	ART	2	84			GC, minor roughing	3	1852-1854	SB	
N IMPERIAL BEACH	ALLEY	07TH ST	79	31	ART	2	84			GC, minor roughing	3	1668-1669	SB	Pt
RAINBOW DR	CITRUS AV	BONITO AV	253	24	COL	2	84			minor cracking, diagonal trench heave	2	1298-1299	SB	Pt
CONNECTICUT ST	GROVE AV	FERN AV	397	18	COL	2	84							
CONNECTICUT ST	HEMLOCK AV	ONEONTA AV	246	19	COL	2	84							
CONNECTICUT ST	IMPERIAL BEACH	ELKWOOD AV	456	18	COL	2	84							
FERN AV	13TH (SB) ST	ALLEY	164	33	RES	2	84							
GRANGER ST	IMPERIAL BEACH	EBOE ST	203	33	RES	2	84							
ELDER AV	CONNECTICUT ST	ALLEY	105	20	RES	2	85			Crack at gutter, GC	3	1951	CR-SA	Pt
13TH (SB) ST	HOLLY AV	HEMLOCK AV	423	30	COL	2	85			start stop lane cracks	3	No pics	CR-SB	Pt
GROVE AV	CONNECTICUT ST	ALLEY	128	33	COL	2	85			lat cracks	3	2048-2049	CR-SB	Pt
IMPERIAL BEACH	ALLEY	CONNECTICUT ST	154	31	ART	2	85			spider cracks	3	1830-1832	CR-SB	Pt
IMPERIAL BEACH	ALLEY	GEORGIA ST	180	31	ART	2	85			minor alligator near gutter and adj to median	3	1750-1754	CR-SB	Allig., Pt
N IMPERIAL BEACH	04TH ST	04TH ST	243	31	ART	2	85			lat cracking in front of 349 w/ minor long, GC	3	1635-1638	CR-SB	Pt
CALLA AV	ALLEY	FLORIDA ST	190	36	RES	2	85			minor pitting, GC	2	1365	SB	
GROVE AV	EMORY ST	ESSEX ST	262	33	COL	2	85			minor cracks. Could slurry now. Root repair 5x15 961	1	948,950	SB	P
IMPERIAL BEACH	07TH ST	07TH ST	26	31	ART	2	85			GC	3	1828-1829	SB	
IMPERIAL BEACH	CALIFORNIA ST	ALLEY	154	31	ART	2	85			GC, minor roughing	3	1848	SB	

CITY OF IMPERIAL BEACH STREET ASSESSMENT CONDITIONS
June 6, 2008

street	frombk	tobk	lengthbk	lnwidth	class	ptype	pavcon	PCIP project	Complete	Inspection Comments	Inspection Day	Photos	Repair type	Point Repair if needed
IMPERIAL BEACH	ALLEY	05TH ST	148	31	ART	2	85			GC, minor roughing	3	1849	SB	
N IMPERIAL BEACH	SEACOAST DR	02ND ST	659	61	ART	2	85			GC, very minor roughing	3	1617-1619	SB	SC
N IMPERIAL BEACH	ALLEY	05TH ST	148	31	ART	2	85			GC	3	1643-1644	SB	
DATE AV	02ND ST	SEACOAST DR	666	32	RES	2	85			GC	2	1180-1182	SC	
12TH ST	IMPERIAL BEACH	ALLEY	144	38	RES	2	85							
CONNECTICUT ST	GROVE AV	GROVE AV	269	18	COL	2	85							
CONNECTICUT ST	ONEONTA AV	HOLLY AV	276	19	COL	2	85							
ELDER AV	SEACOAST DR	ALLEY	98	32	RES	2	85			inaccessble due to construction	2			
GROVE AV	12TH ST	FLORENCE ST	331	33	COL	2	85							
IMPERIAL BEACH	EAST LN	ALLEY	154	31	ART	2	86			lane cracking	3	1839-1840	O	
EBONY AV	SEACOAST DR	02ND ST	666	33	RES	2	86			done properly, Ok condition; rough, pitted, minor long cracking	2	1130	CR-SA	Pt
EBONY AV	EMORY ST	ALLEY	194	33	RES	2	86			long crack at CL	2	1424-1425	CR-SA	Pt
ELM AV	ALLEY	13TH (SB) ST	184	37	RES	2	86			GC, lateral crack near 13th	2	1409	CR-SA	Pt
09TH ST	SOUTH END	SEA PARK DR	79	60	RES	2	86			long cracking	3	2168-2169	CR-SB	Pt
13TH (SB) ST	ALLEY	FERN AV	472	30	COL	2	86			line cracks from int. to alley	3	No pics	CR-SB	Pt
FERN AV	FLORENCE ST	ALLEY	164	33	RES	2	86			minor long cracking at trench	3	2093-2094	CR-SB	Pt
IMPERIAL BEACH	08TH ST	DELAWARE ST	118	31	ART	2	86			minor crack, GC	3	1823	CR-SB	Pt
IMPERIAL BEACH	03RD ST	02ND ST	659	31	ART	2	86			int. seam crack, GC, minor roughing	3	1865-1866, 1868-1871	CR-SB	Pt
N IMPERIAL BEACH	CONNECTICUT ST	ALLEY	115	31	ART	2	86			cracking at int., GC, except int.	3	1666-1667	CR-SB	Pt
ELDER AV	ALLEY	09TH ST	161	32	RES	2	86			rough, GC	2	1420	SA	
03RD ST	CASPIAN WY	IMPERIAL BEACH	371	25	RES	2	86			GC	2	1322-1323	SB	

CITY OF IMPERIAL BEACH STREET ASSESSMENT CONDITIONS
June 6, 2008

street	frombk	tobk	lengthbk	Inwidth	class	ptype	pavcon	PCIP project	Complete	Inspection Comments	Inspection Day	Photos	Repair type	Point Repair if needed
04TH ST	DONAX AV	DAISY AV	266	34	RES	2	86			GC, cracks sealed	2	1311	SB	
08TH ST	GROVE AV	DELAWARE ST	994	33	RES	2	86			GC	3	2180-2187	SB	
13TH (SB) ST	ALLEY	IMPERIAL BEACH	177	30	COL	2	86			GC	3	No pics	SB	
13TH (SB) ST	EBONY AV	IMPERIAL BEACH	348	31	COL	2	86			GC	3	No pics	SB	
DONAX AV	08TH ST	ALLEY	184	35	RES	2	86			GC, root intrusion SE corner of 8th and Donax	2	1400-1401	SB	Pt, Root
EMORY ST	IMPERIAL BEACH	EBONY AV	354	37	RES	2	86			GC	3	1894-1895	SB	
FLORIDA ST	CALLA AV	PALM (SB) AV	574	42	RES	2	86			GC	2	1499-1501	SB	
IMPERIAL BEACH	07TH ST	ALLEY	105	31	ART	2	86			GC	3	1829	SB	
IMPERIAL BEACH	ALLEY	CALIFORNIA ST	144	31	ART	2	86			GC	3	1847	SB	
IRIS AV	10TH ST	11TH ST	663	37	COL	2	86			damage/roughing at cross gutter	1	990-991	SB	Pt
N IMPERIAL BEACH	ALLEY	CONNECTICUT ST	121	31	ART	2	86			alligator at edge of inlet	3	1664-1665	SB	Allig., Pt
N IMPERIAL BEACH	02ND ST	03RD ST	682	31	ART	2	86			minor root intrusion on 246, overall GC, very minor roughing	3	1620-1625	SB	Pt, Root
N IMPERIAL BEACH	03RD ST	04TH ST	702	31	ART	2	86			part of improvement, are you removing unnecessary ramp (inhibits gutter flow)?	3	1626-1634	SB	
ELDER AV	ALLEY	OCEAN LN	49	32	RES	2	86			inaccessble due to construction	2			
DONAX AV	FLORIDA ST	12TH ST	380	37	RES	2	87			allig. cracking near 12, long crack	2	1385-1386	O	
IMPERIAL BEACH	ALLEY	LOUDEN LN	144	31	ART	2	87			lane cracking	3	1841-1844	O	
FLORENCE ST	DONAX AV	ELM AV	581	37	RES	2	87			870 patch fail, trench cracks, 854 depression, 837 minor cracking	2	1449-1452	CR-SA	Pt
13TH (SB) ST	ELM AV	ELDER AV	577	31	COL	2	87			cracking at cross gutter	3	No pics	CR-SB	Pt
IMPERIAL BEACH	ALLEY	EAST LN	154	31	ART	2	87			trench repair wrong, cracking before East	3	1836-1838	CR-SB	Pt
N IMPERIAL BEACH	ALLEY	LOUDEN LN	148	31	ART	2	87			long crack ±70' W of crosswalk, GC	3	1653-1655	CR-SB	
N IMPERIAL BEACH	ALLEY	EAST LN	138	31	ART	2	87			GC, S East minor cracking by pop out, minor trench failure just W of int.	3	1658-1659	CR-SB	Pt

CITY OF IMPERIAL BEACH STREET ASSESSMENT CONDITIONS
June 6, 2008

street	frombk	to bk	lengthbk	Inwidth	class	ptype	pavcon	PCIP project	Complete	Inspection Comments	Inspection Day	Photos	Repair type	Point Repair if needed
IMPERIAL BEACH	07TH ST	07TH ST	49	31	ART	2	87			long crack 20'±, ok	3	1670	CR-SC	Pt
IMPERIAL BEACH	07TH ST	ALLEY	59	31	ART	2	87			depression w/ cracking just E of alley, ok condition	3	1671	CR-SC	Pt
IMPERIAL BEACH	ALLEY	DELAWARE ST	112	31	ART	2	87			depression w/ cracking just E of alley, ok condition	3	1672-1674	CR-SC	Pt
IMPERIAL BEACH	DELAWARE ST	ALLEY	105	31	ART	2	87			minor cracking in travel lanes	3	1675-1676	CR-SC	Pt
IMPERIAL BEACH	ALLEY	08TH ST	125	31	ART	2	87			depression/cracking, improper cross gutter trench (fair)	3	1677-1683	CR-SC	Pt
N IMPERIAL BEACH	04TH ST	ALLEY	397	31	ART	2	87			cracking near gas valves, GC	3	1639-1642	CR-SC	Pt
N IMPERIAL BEACH	CALIFORNIA ST	ALLEY	154	31	ART	2	87			cracks near ped ramp, GC	3	1650-1652	CR-SC	Pt
DELAWARE ST	ELKWOOD AV	ELDER AV	426	24	RES	2	87			root intru., at 1035, GC	3	1946-1948	SA	Root
04TH ST	DAHLIA AV	DONAX AV	262	34	RES	2	87			GC, cracks sealed	2	1310	SB	
08TH ST	ONEONTA AV	HEMLOCK AV	239	33	RES	2	87			GC	3	No pics	SB	
09TH ST	BEVERLY AV	GROVE AV	262	60	RES	2	87			2 long alligator cracks	3	2147-2153	SB	Allig.
11TH ST	FERN AV	GROVE AV	672	34	RES	2	87			GC	3	2120-2121	SB	
13TH (SB) ST	FERN AV	ALLEY	492	30	COL	2	87			trench depression, GC	3	No pics	SB	Pt
13TH (SB) ST	IMPERIAL BEACH	EBONY AV	351	31	COL	2	87			GC	3	No pics	SB	
13TH (SB) ST	ELM AV	DONAX AV	574	31	COL	2	87			GC	3	No pics	SB	
13TH (SB) ST	CALLA AV	PALM (SB) AV	590	57	COL	2	87			GC	3	No pics	SB	
13TH (SB) ST	NORTH END	CYPRESS AV	167	37	COL	2	87			GC	3	No pics	SB	
DELAWARE ST	ALLEY	DONAX AV	305	33	RES	2	87			GC, gutters paved over	3	1934	SB	
ELDER AV	11TH ST	ALLEY	187	32	RES	2	87			P	2	1416	SB	
FLORIDA ST	BOULEVARD AV	CYPRESS AV	400	37	RES	2	87			534, spawling at CL, GC	2	1504-1505, 1507-1508	SB	Pt
GROVE AV	05TH ST	ALLEY	157	33	COL	2	87			GC	3	2063	SB	

CITY OF IMPERIAL BEACH STREET ASSESSMENT CONDITIONS
June 6, 2008

street	frombk	tobk	lengthbk	Inwidth	class	ptype	pavcon	PCIP project	Complete	Inspection Comments	Inspection Day	Photos	Repair type	Point Repair if needed
IMPERIAL BEACH	DELAWARE ST	ALLEY	108	31	ART	2	87			GC	3	1824-1826	SB	
IMPERIAL BEACH	ALLEY	07TH ST	105	31	ART	2	87			GC	3	1827	SB	
IMPERIAL BEACH	05TH ST	ALLEY	154	31	ART	2	87			GC, minor roughing	3	1850-1851	SB	
IMPERIAL BEACH	04TH ST	04TH ST	246	31	ART	2	87			GC, minor roughing	3	1855-1859	SB	
IMPERIAL BEACH	04TH ST	03RD ST	731	31	ART	2	87			GC, minor roughing	3	1860-1864	SB	
IMPERIAL BEACH	02ND ST	SEACOAST DR	663	31	ART	2	87			GC, minor roughing	3	1872-1878	SB	
IRIS AV	08TH ST	DELAWARE ST	410	37	COL	2	87			GC	3	No pics	SB	
N IMPERIAL BEACH	05TH ST	ALLEY	148	31	ART	2	87			cracking from alley w/ ±40' along gutter, lat trench cracking, GC	3	1645-1648	SB	Pt
N IMPERIAL BEACH	ALLEY	CALIFORNIA ST	148	31	ART	2	87			GC	3	1649	SB	
S 13TH (SB) ST	PALM (SB) AV	DONAX AV	587	31	COL	2	87			GC	3	No pics	SB	
CHERRY AV	ALLEY	DELAWARE ST	190	37	RES	2	87			Great	1	0864-0865	SC	
11TH ST	CALLA AV	ALLEY	177	38	RES	2	87							
BASSWOOD AV	08TH ST	ALLEY	174	37	RES	2	87							
CASPIAN WY	04TH ST	EL CENTRO ST	443	36	RES	2	87							
CASPIAN WY	EL CENTRO ST	03RD ST	505	39	RES	2	87							
CONNECTICUT ST	FERN AV	IMPERIAL BEACH	682	18	COL	2	87							
CONNECTICUT ST	HOLLY AV	GROVE AV	374	18	COL	2	87							
CONNECTICUT ST	IRIS AV	HEMLOCK AV	403	20	COL	2	87							
CONNECTICUT ST	ELDER AV	ELM AV	440	18	COL	2	87							
GROVE AV	ALLEY	13TH (SB) ST	164	16	COL	2	87							
LOUDEN LN	ONEONTA AV	GROVE AV	666	33	RES	2	87							

CITY OF IMPERIAL BEACH STREET ASSESSMENT CONDITIONS
June 6, 2008

street	frombk	to bk	lengthbk	Inwidth	class	ptype	pavcon	PCIP project	Complete	Inspection Comments	Inspection Day	Photos	Repair type	Point Repair if needed
CALLA AV	CORVINA AV	04TH ST	216	33	RES	2	88			long cracking at CL, ok	2	1269-1270	CR-SA	Pt
EBONY AV	FLORIDA ST	ALLEY	190	33	RES	2	88			lateral crack near Florida, long crack w/ some spiders near MH	2	1433-1436	CR-SA	Pt
CALIFORNIA ST	ONEONTA AV	IRIS AV	640	33	RES	2	88			long crack from 1410 to int., GC	3	1984-1987	CR-SB	Pt
EBONY AV	OCEAN LN	ALLEY	66	33	RES	4	88			GC, minor long. crack, slight roughing	2	1123-1125	CR-SB	Pt
HEMLOCK AV	13TH (SB) ST	14TH ST	653	37	RES	2	88			Poor patch job	1	1065-1068	CR-SB	Pt
ELDER AV	07TH ST	ALLEY	102	20	RES	2	88			GC, alligator at int.	3	1955	SA	Allig.
13TH (SB) ST	IRIS AV	HEMLOCK AV	285	30	COL	2	88			long crack at Iris, Hemlock pot hole at cross gutter	3	No pics	SB	Pt
13TH (SB) ST	HEMLOCK AV	HOLLY AV	423	30	COL	2	88			GC	3	No pics	SB	
13TH (SB) ST	DONAX AV	PALM (SB) AV	574	31	COL	2	88			GC	3	No pics	SB	
DONAX AV	07TH ST	ALLEY	167	35	RES	2	88			GC	2	1405	SB	
IMPERIAL BEACH	LOUDEN LN	ALLEY	154	31	ART	2	88			roughing minor, GC	3	1845-1846	SB	Pt
N IMPERIAL BEACH	LOUDEN LN	ALLEY	154	31	ART	2	88			GC	3	1656-1657	SB	
ONEONTA AV	CONNECTICUT ST	DS@660E CONNECT	659	43	RES	2	88			GC	3	No pics	SB	
12TH ST	FERN AV	GROVE AV	656	34	RES	2	88							
EBONY AV	12TH ST	ALLEY	184	42	RES	2	88			GC	2	1438		
EBONY AV	ALLEY	13TH (SB) ST	187	42	RES	2	88			GC	2	1442		
GROVE AV	ALLEY	GEORGIA ST	171	16	COL	2	88							
GROVE AV	ALLEY	GEORGIA ST	161	16	COL	2	88							
GROVE AV	ALLEY	GRANGER ST	167	16	COL	2	88							
GROVE AV	GEORGIA ST	ALLEY	190	16	COL	2	88							
ELM AV	03RD ST	02ND ST	659	37	RES	2	89			cracks, roughing, need repair	2	1157-1165	O	

CITY OF IMPERIAL BEACH STREET ASSESSMENT CONDITIONS
June 6, 2008

street	frombk	tobk	lengthbk	Inwidth	class	ptype	pavcon	PCIP project	Complete	Inspection Comments	Inspection Day	Photos	Repair type	Point Repair if needed
04TH ST	IMPERIAL BEACH	CASPIAN WY	361	26	RES	2	89			long. cracking on east near 113	2	1321	CR-SB	Pt
13TH (SB) ST	GROVE AV	FERN AV	659	30	COL	2	89			Long and lat. crack, GC	3	No pics	CR-SB	Pt
13TH (SB) ST	ELDER AV	EBONY AV	584	31	COL	2	89			GC start,stop lane cracks	3	No pics	CR-SB	Pt
EAST LN	ONEONTA AV	IRIS AV	643	35	RES	2	89			Spider crack at int. of Iris, GC	3	2000-2002	CR-SB	Pt
EBONY AV	ALLEY	GEORGIA ST	167	32	RES	2	89			minor cracking adjacent to cross gutter, cross gutter cracking	2	1446, 1448	CR-SB	Pt
FLORIDA ST	PALM (SB) AV	DONAX AV	590	37	RES	2	89			minor long. cracks, gutter/AC damage, GC	2	1496-1498	CR-SB	Pt
HOLLY AV	10TH ST	09TH ST	636	37	RES	2	89			Good overall. Minor roughing and spawling	1	1022-1023, 1025-1027, 1029	CR-SB	Align., Pt
CYPRESS AV	08TH ST	ALLEY	184	37	RES	2	89			good, minor surface wear	1	880	SA	
CYPRESS AV	12TH ST	ALLEY	180	37	RES	2	89			good, minor lon crack	1	893	SA	
EBONY AV	ALLEY	10TH ST	190	33	RES	2	89			GC	2	1426	SA	
ELDER AV	ALLEY	EMORY ST	187	32	RES	2	89			rough, GC	2	1418	SA	
ELM AV	CITY LIMIT	GEORGIA ST	190	37	RES	2	89			GC	2	1413-1414	SA	
05TH ST	CARNATION AV	CALLA AV	335	35	RES	2	89			Calla gutter paved over, GC	2	277 (1271-1276 is on Calla from Corvina to 5th	SB	
13TH (SB) ST	ELDER AV	ELM AV	577	31	COL	2	89			GC	3	No pics	SB	
ADMIRATTY WY	SEACOAST DR	OCEAN LN	134	32	RES	2	89			GC, minor roughing w/ crack fixed	2	1121-1122	SB	Pt
ELDER AV	ALLEY	FLORIDA ST	190	35	RES	2	89			P	2	1416	SB	
CALLA AV	13TH (SB) ST	ALLEY	157	36	RES	4	89			GC	2	1372-1375	SC	
07TH ST	BASSWOOD AV	ALLEY	148	37	RES	2	89							
CONNECTICUT ST	HEMLOCK AV	IRIS AV	426	20	COL	2	89							
CORTEZ AV	SEACOAST DR	OCEAN LN	138	32	RES	2	89							
EBONY AV	ALLEY	12TH ST	194	33	RES	2	89			GC	2	1437		

CITY OF IMPERIAL BEACH STREET ASSESSMENT CONDITIONS
June 6, 2008

street	frombk	tobk	lengthbk	Inwidth	class	ptype	pavcon	PCIP project	Complete	Inspection Comments	Inspection Day	Photos	Repair type	Point Repair if needed
FLORENCE ST	IMPERIAL BEACH	EBONY AV	305	37	RES	2	89							
GROVE AV	15TH (SB) ST	GRANGER ST	331	16	COL	2	89							
GROVE AV	GEORGIA ST	ALLEY	148	16	COL	2	89							
GROVE AV	GRANGER ST	15TH (SB) ST	328	16	COL	2	89							
ELM AV	04TH ST	03RD ST	715	37	RES	2	90			GC, minor cracks at trenches	2	1152, 1156	CR-SB	Pt
FERN AV	FLORIDA ST	ALLEY	161	33	RES	2	90			GC, major roughing	3	2086	CR-SB	Pt
LOUDEN LN	IRIS AV	ONEONTA AV	617	33	RES	2	90			GC minor crack	3	1998-1999	CR-SB	Pt
CALLA AV	08TH ST	DELAWARE ST	387	38	RES	2	90			int. cracks at Delaware, GC	2	1353-1354	CR-SC	Pt
08TH ST	IMPERIAL BEACH	ELKWOOD AV	420	33	RES	2	90			GC	3	1942-1943	SA	
12TH ST	CYPRESS AV	BOULEVARD AV	279	37	RES	2	90			minor cracking, GC	2	1467-1468	SA	
CYPRESS AV	FLORENCE ST	ALLEY	190	37	RES	2	90			good, minor long crack	1	894	SA	
DELAWARE ST	ELDER AV	ENCINA AV	443	24	RES	2	90			GC	3	1949-1950	SA	
ELM AV	GEORGIA ST	ALLEY	197	37	RES	2	90			GC	2	1411-1412	SA	
05TH ST	CYPRESS AV	CARNATION AV	364	36	RES	2	90			GC	2	1278-1279	SB	
09TH ST	HOLLY AV	BEVERLY AV	131	60	RES	2	90			2 long alligator cracks and 1 at cross gutter	3	2154-2156	SB	Allig.
09TH ST	HOLLY AV	HOLLY AV	112	60	RES	2	90			2 long alligator cracks	3	2156-2157	SB	Allig.
13TH (SB) ST	HOLLY AV	GROVE AV	502	30	COL	2	90			GC	3	No pics	SB	
13TH (SB) ST	CYPRESS AV	CALLA AV	574	55	COL	2	90			GC	3	No pics	SB	
13TH (SB) ST	DONAX AV	ELM AV	581	31	COL	2	90			pothole repair at intersection needs addtl. work, alligator, long crack	3	No pics	SB	Allig., Pt
CALLA AV	FLORIDA ST	ALLEY	187	36	RES	2	90			minor pitting, GC	2	1364	SB	
CARNATION AV	04TH ST	CYPRESS AV	253	35	RES	2	90			GC	2	1286	SB	

CITY OF IMPERIAL BEACH STREET ASSESSMENT CONDITIONS
June 6, 2008

street	frombk	tobk	lengthbk	Inwidth	class	ptype	pavcon	PCIP project	Complete	Inspection Comments	Inspection Day	Photos	Repair type	Point Repair if needed
CORVINA AV	ELM AV	DATE AV	246	35	RES	2	90			GC, minor roughing	2	1201-1202	SB	Pt
DELAWARE ST	ALLEY	BASSWOOD AV	148	35	RES	2	90			good condition, alligator cracking at cross gutter	1	0850-0852	SB	Alig
DONAX AV	13TH (SB) ST	ALLEY	190	37	RES	2	90			P	2	1378-1379	SB	
DONAX AV	ALLEY	12TH ST	197	37	RES	2	90			GC	2	1383	SB	
ELM AV	ALLEY	10TH ST	203	37	RES	2	90			GC	2	1406	SB	
ELM AV	11TH ST	ALLEY	187	37	RES	2	90			GC	2	1408	SB	
FERN AV	ALLEY	CONNECTICUT ST	128	33	RES	2	90			GC, minor roughing	3	2067-2068	SB	
IRIS AV	WEST END	DELAWARE ST	266	37	COL	2	90			GC	3	No pics	SB	
IRIS AV	WEST END	10TH ST	223	33	COL	2	90			good condition	1	992	SB	
SEACOAST DR	CITRUS AV	PALM (SB) AV	256	20	RES	2	90			GC	2	1240-1241	SB	
08TH ST	CALLA AV	ALLEY	187	48	RES	2	90							
09TH ST	FERN AV	DOWNING ST	312	30	RES	2	90	Street Improvements Phase 4/5 S11-105 (Overlay)	Y					
BASSWOOD AV	DELAWARE ST	ALLEY	180	37	RES	2	90							
CONNECTICUT ST	IMPERIAL BEACH	FERN AV	705	18	COL	2	90							
CORVINA AV	PALM (SB) AV	CITRUS AV	144	41	RES	2	90							
EMORY ST	FERN AV	GROVE AV	640	37	RES	2	90							
EMORY ST	PALM (SB) AV	CALLA AV	518	37	RES	2	90							
GROVE AV	14TH ST	ALLEY	164	16	COL	2	90							
GROVE AV	14TH ST	ALLEY	161	16	COL	2	90							
GROVE AV	ALLEY	12TH ST	167	33	COL	2	90							
GROVE AV	FLORENCE ST	ALLEY	161	33	COL	2	90							

CITY OF IMPERIAL BEACH STREET ASSESSMENT CONDITIONS
June 6, 2008

street	frombk	tobk	lengthbk	lnwidth	class	ptype	pavcon	PCIP project	Complete	Inspection Comments	Inspection Day	Photos	Repair type	Point Repair if needed
GROVE AV	GRANGER ST	ALLEY	161	16	COL	2	90							
GROVE AV	WEST END	11TH ST	141	33	COL	2	90							
12TH ST	IMPERIAL BEACH	EBONY AV	318	39	RES	2	91			minor cracking, ok condition	2	1488, 1490-1491	CR-SA	Pt
DONAX AV	EMORY ST	ALLEY	197	37	RES	2	91			allig. cracking near 12, long crack	2	1394	CR-SA	Allig., Pt
05TH ST	GROVE AV	FERN AV	656	37	RES	2	91			minor alligator at 1267 w/ lat. crack, GC	3	1974-1977	CR-SB	Allig., Pt
15TH (SB) ST	IRIS AV	JASON LN	171	45	RES	2	91			damage around sewer manhole, w/ alg cracking	1	971-976	CR-SB	CR, Pt
15TH (SB) ST	JASON LN	HEMLOCK AV	249	45	RES	2	91			long. Cracking and sprawling, poor trench repair/traverse cracking	1	968-970	CR-SB	Alig, Pt
DONAX AV	ALLEY	09TH ST	194	35	RES	2	91			minor cracking, GC	2	1396	CR-SB	Pt
FERN AV	ALLEY	FLORENCE ST	171	33	RES	2	91			Alligator at int. of Florence, trench failure, lat trench cracking	3	2097-2099	CR-SB	Allig., Pt
HOLLY AV	12TH ST	11TH ST	768	33	RES	2	91			depression at cross gutter, patch in front of 1130 before 12th	1	1039-1040, 1042-1043	CR-SB	Pt
10TH ST	ELM AV	ELDER AV	584	37	RES	2	91			GC	3	1884-1886	SA	
CHERRY AV	08TH ST	EAST END	174	37	RES	2	91			Fair, cracking could use a slurry seal	1	0867-0871	SA	
CYPRESS AV	ALLEY	09TH ST	197	37	RES	2	91			good	1	892	SA	
CYPRESS AV	ALLEY	DELAWARE ST	187	37	RES	2	91			fair	1	879	SA	
CYPRESS AV	ALLEY	FLORENCE ST	187	37	RES	2	91			good, minor long crack	1	0894-0895	SA	
CYPRESS AV	DELAWARE ST	ALLEY	187	37	RES	2	91			fair, alligator at cross gutter and minor longitudinal crack	1	See Delaware	SA	Alig
DONAX AV	11TH ST	ALLEY	197	37	RES	2	91			GC	2	1388	SA	
04TH ST	CALLA AV	CARNATION AV	236	34	RES	2	91			GC	2	1285	SB	
08TH ST	DONAX AV	ALLEY	298	36	RES	2	91			GC, gutters paved over	3	1930-1931	SB	
11TH ST	ELM AV	DONAX AV	577	37	RES	2	91			GC, minor roughing	3	1922-1923	SB	
13TH (SB) ST	EBONY AV	ELDER AV	584	31	COL	2	91			GC	3	No pics	SB	

CITY OF IMPERIAL BEACH STREET ASSESSMENT CONDITIONS
June 6, 2008

street	frombk	tobk	lengthbk	lnwidth	class	ptype	pavcon	PCIP project	Complete	Inspection Comments	Inspection Day	Photos	Repair type	Point Repair if needed
15TH (SB) ST	FERN AV	IMPERIAL BEACH	626	45	RES	2	91			good trench repair, street in good condition	1	953	SB	
CALLA AV	FLORENCE ST	ALLEY	190	36	RES	2	91			GC	2	1368	SB	
CARNATION AV	SILVER STRAND B	DS@660W SILVER	659	27	RES	2	91			GC	2	1244-1247	SB	
CYPRESS AV	EMORY ST	ALLEY	197	37	RES	2	91			great	1	883	SB	
DAISY AV	CORVINA AV	04TH ST	525	35	RES	2	91			GC (shot before Covina)	2	1198	SB	
DELAWARE ST	CALLA AV	ALLEY	177	35	RES	2	91			good condition	1	0837-0841	SB	
ELKWOOD AV	07TH ST	ALLEY	102	20	RES	2	91			Roughing near cross gutter, GC	3	1967	SB	Pt
ELM AV	ENCINA AV	ALLEY	72	37	RES	2	91			GC	2		SB	
FLORENCE ST	CYPRESS AV	CALLA AV	584	37	RES	2	91			GC	2	1461-1462	SB	
FLORIDA ST	CYPRESS AV	CALLA AV	577	37	RES	2	91			GC	2	1502-1503	SB	
CHERRY AV	07TH ST	ALLEY	174	37	RES	2	91			Great minor trench repair, no action	1	0861-0862	SC	
CHERRY AV	DELAWARE ST	ALLEY	187	37	RES	2	91			Great	1	863	SC	
DATE AV	CORVINA AV	04TH ST	531	32	RES	2	91			GC	2	1194, 1197	SC	
08TH ST	ALLEY	PALM (SB)	230	36	RES	2	91			does not exist	3			
11TH ST	ALLEY	CYPRESS AV	397	38	RES	2	91							
11TH ST	ELDER AV	ELM AV	584	37	RES	2	91							
11TH ST	PALM (SB) AV	ALLEY	351	38	RES	2	91							
CONNECTICUT ST	GROVE AV	GROVE AV	285	18	COL	2	91							
CONNECTICUT ST	GROVE AV	HOLLY AV	371	18	COL	2	91							
CONNECTICUT ST	HOLLY AV	ONEONTA AV	282	19	COL	2	91							
CONNECTICUT ST	ONEONTA AV	HEMLOCK AV	236	19	COL	2	91							

CITY OF IMPERIAL BEACH STREET ASSESSMENT CONDITIONS
June 6, 2008

street	frombk	to bk	lengthbk	lnwidth	class	ptype	pavcon	PCIP project	Complete	Inspection Comments	Inspection Day	Photos	Repair type	Point Repair if needed
CORVINA AV	BONITO AV	CALLA AV	249	33	RES	2	91							
ENCINA AV	08TH ST	08TH ST	312	24	RES	2	91							
ENCINA AV	08TH ST	ALLEY	112	15	RES	2	91							
ENCINA AV	DELAWARE ST	ALLEY	102	15	RES	2	91							
FERN AV	ALLEY	GEORGIA ST	161	33	RES	2	91							
FLORIDA ST	DONAX AV	ELM AV	574	37	RES	2	91							
GEORGIA ST	ELDER AV	ELM AV	577	37	RES	2	91							
GROVE AV	ALLEY	13TH (SB) ST	161	33	COL	2	91							
GROVE AV	ALLEY	14TH ST	161	16	COL	2	91							
GROVE AV	ALLEY	FLORIDA ST	167	33	COL	2	91							
GROVE AV	FLORIDA ST	ALLEY	174	33	COL	2	91							
SEACOAST DR	DAHLIA AV	DONAX AV	269	20	RES	2	91							
SEACOAST DR	PALM (SB) AV	DAHLIA AV	272	20	RES	2	91							
09TH ST	ONEONTA AV	HOLLY AV	144	60	RES	2	92			GC, int. cracking, alligator cracking, previous point repairs failing	3	2158-2159	M	Pt
14TH ST	FERN AV	GROVE AV	666	33	RES	2	92			1216-1218 minor crack at CL, good condition	1	1111-1115	CR-SB	Pt
FERN AV	ALLEY	FLORIDA ST	171	33	RES	2	92			trench cracking w/ adjacent alligator	3	2087-2089	CR-SB	Allig., Pt
FERN AV	12TH ST	ALLEY	164	33	RES	2	92			minor long cracking at trench	3	2090-2091	CR-SB	Pt
HEMLOCK AV	14TH ST	15TH (SB) ST	646	37	RES	2	92			Good condition, damaged cross gutter.	1	1059-1064	CR-SB	Allig., Pt
HOLLY AV	15TH (SB) ST	14TH ST	626	37	RES	2	92			Good condition. Cross gutter cracking and roughing	1	1055-1057	CR-SB	Pt
CALLA AV	09TH ST	08TH ST	380	40	RES	2	92			int. cross gutter cracking, long crack on south end, GC	2	1355-1356	CR-SC	Pt
12TH ST	DONAX AV	PALM (SB) AV	525	48	RES	2	92			minor pitting, GC	2	1476-1479, 1480	SA	

CITY OF IMPERIAL BEACH STREET ASSESSMENT CONDITIONS
June 6, 2008

street	frombk	tobk	lengthbk	lnwidth	class	ptype	pavcon	PCIP project	Complete	Inspection Comments	Inspection Day	Photos	Repair type	Point Repair if needed
09TH ST	CYPRESS AV	NORTH END	328	36	RES	2	92			good condition, good trench repair, cracking along edge.	1	904	SB	
11TH ST	ONEONTA AV	HEMLOCK AV	236	34	RES	2	92			good	1	1072-1074	SB	
CARNATION AV	DS@660W SILVER	SEACOAST DR	371	27	RES	2	92			GC	2	1243	SB	
CAROLINA ST	PALM (SB) AV	DAHLIA AV	157	37	RES	2	92			good condition minor roughing at cross gutter	2	1324-1325	SB	Pt
CYPRESS AV	ALLEY	EMORY ST	180	37	RES	2	92			great	1	884	SB	
DELAWARE ST	DONAX AV	ELM AV	558	36	RES	2	92			GC, gutters paved over	3	1936	SB	
DELAWARE ST	IRIS AV	HEMLOCK AV	253	33	RES	2	92			GC	3	No pics	SB	
DELAWARE ST	ALLEY	CALLA AV	180	35	RES	2	92			good condition, root intrusion , pitting non-structural trench	1	0833-0836	SB	
DONAX AV	03RD ST	04TH ST	643	32	RES	2	92			GC	2	1229, 1231	SB	
DONAX AV	CAROLINA ST	WEST END	731	32	RES	2	92			roughed finish, GC	2	1331-1332	SB	
DONAX AV	ALLEY	13TH (SB) ST	190	37	RES	2	92			GC	2	1380	SB	
DONAX AV	ALLEY	FLORIDA ST	187	37	RES	2	92			GC	2	1387	SB	
EBONY AV	ALLEY	FLORIDA ST	187	33	RES	2	92			GC	2	1432	SB	
FLORIDA ST	IMPERIAL BEACH	ALLEY	154	37	RES	2	92			GC, minor roughing	3	2109-2110	SB	
GROVE AV	ESSEX ST	10TH ST	141	33	COL	2	92			minor cracks. Could slurry end 124.	1	951	SB	P
08TH ST	CYPRESS AV	ALLEY	403	38	RES	2	92							
CONNECTICUT ST	FERN AV	GROVE AV	374	18	COL	2	92							
CORVINA AV	CITRUS AV	BONITO AV	253	33	RES	2	92							
DOWNING ST	GROVE AV	09TH ST	1063	35	RES	2	92							
ENCINA AV	ALLEY	07TH ST	102	15	RES	2	92							
ENCINA AV	ALLEY	DELAWARE ST	115	15	RES	2	92							

CITY OF IMPERIAL BEACH STREET ASSESSMENT CONDITIONS
June 6, 2008

street	frombk	to bk	lengthbk	Inwidth	class	ptype	pavcon	PCIP project	Complete	Inspection Comments	Inspection Day	Photos	Repair type	Point Repair if needed
FERN AV	GRANGER ST	ALLEY	161	33	RES	2	92							
FLORIDA ST	ELM AV	ELDER AV	587	37	RES	2	92							
GEORGIA ST	DONAX AV	PALM (SB) AV	525	37	RES	2	92							
GROVE AV	11TH ST	ALLEY	167	33	COL	2	92							
SEACOAST DR	DAHLIA AV	PALM (SB) AV	269	20	RES	2	92	Street Improvements Phase 3A S04-108 (Overlay) 12-7-09	Y					
SEACOAST DR	DAISY AV	ALLEY	131	20	RES	2	92	Street Improvements Phase 3A S04-108 (Overlay) 12-7-09	Y					
DONAX AV	12TH ST	ALLEY	187	37	RES	2	93			minor cracks around MH, GC	2	1384	O	
12TH ST	EBONY AV	ELDER AV	581	35	RES	2	93			pitting at int. near Elder, minor cracking, okay condition	2	1484-1487	CR-SA	Pt
CALLA AV	ALLEY	12TH ST	190	36	RES	2	93			cracking at int., GC	2	1367	CR-SB	Pt
12TH ST	PALM (SB) AV	CALLA AV	512	37	RES	2	93			GC	2	1472-1475	SA	
CYPRESS AV	ALLEY	08TH ST	197	37	RES	2	93			fair, trench cracking	1	No pic	SA	
CYPRESS AV	ALLEY	12TH ST	203	37	RES	2	93			good, long crack	1	892	SA	Crack Sea
EBONY AV	ALLEY	SEACOAST DR	95	33	RES	4	93			GC	2	1126-1127	SA	Pt
05TH ST	IRIS AV	ONEONTA AV	636	33	RES	2	93			GC	3	1983	SB	
09TH ST	ARRIBA AVNDA	ONEONTA AV	164	60	RES	2	93			GC	3	2160-2162	SB	
CALLA AV	DELAWARE ST	07TH ST	354	38	RES	2	93			GC	2	1351, 1352	SB	
CALLA AV	10TH ST	EMORY ST	374	40	RES	2	93			depression in front of 965, GC	2	1358-1359	SB	Pt
CALLA AV	ALLEY	11TH ST	194	36	RES	2	93			GC	2	1363	SB	
CALLA AV	12TH ST	ALLEY	187	36	RES	2	93			minor pitting, GC	2	1366	SB	
CYPRESS AV	FLORIDA ST	ALLEY	187	37	RES	2	93			good	1	891	SB	
DELAWARE ST	ALLEY	PALM (SB) AV	276	61	RES	2	93			good condition	1	0831-0832	SB	

CITY OF IMPERIAL BEACH STREET ASSESSMENT CONDITIONS
June 6, 2008

street	frombk	tobk	lengthbk	Inwidth	class	ptype	pavcon	PCIP project	Complete	Inspection Comments	Inspection Day	Photos	Repair type	Point Repair if needed
ESSEX ST	GROVE AV	FERN AV	607	35	RES	2	93			GC, cross gutter cracking	3	2122-2130	SB	
FLORENCE ST	CALLA AV	PALM (SB) AV	522	37	RES	2	93			GC	2	1456-1457, 1460	SB	
GEORGIA ST	GROVE AV	FERN AV	653	33	RES	2	93			Good condition	1	1116-1118	SB	
HEMLOCK AV	CONNECTICUT ST	DELAWARE ST	531	33	RES	2	93			GC	3	No pics	SB	
SPRUCE ST	05TH ST	EAST END	748	33	RES	2	93			Heaving at gutter and int., GC	2	1333-1335	SB	Pt
DELAWARE ST	CHERRY AV	CYPRESS AV	581	35	RES	2	93			Great, root repair needed near Cherry (505) 20'x4'	1	0847-0848	SC	Root
DELAWARE ST	CYPRESS AV	ALLEY	397	35	RES	2	93			great, couple trench long cracks	1	0842-0846	SC	
08TH ST	BASSWOOD AV	CHERRY AV	584	38	RES	2	93							
08TH ST	CHERRY AV	CYPRESS AV	574	38	RES	2	93							
11TH ST	GROVE AV	HOLLY AV	495	34	RES	2	93							
11TH ST	IMPERIAL BEACH	EBONY AV	312	37	RES	2	93							
EBONY AV	11TH ST	ALLEY	194	33	RES	2	93			rough wear	2	1430, 1432		
EBONY AV	ALLEY	FLORENCE ST	194	42	RES	2	93			GC	2	1439		
ENCINA AV	09TH ST	08TH ST	351	24	RES	2	93							
FERN AV	15TH (SB) ST	ALLEY	180	33	RES	2	93							
GEORGIA ST	ELM AV	DONAX AV	574	37	RES	2	93							
SEACOAST DR	ALLEY	CALLA AV	118	20	RES	2	93							
BEVERLY AV	10TH ST	09TH ST	620	33	RES	2	94			GC minor cracks	3	2176-2179	CR-SA	Pt
11TH ST	HEMLOCK AV	IRIS AV	220	34	RES	2	94			good, damaged crosswalk at Iris	1	1075, 1077	CR-SB	Pt
CALLA AV	ALLEY	FLORENCE ST	194	36	RES	2	94			cracking at int., minor cross gutter cracks	2	1369-1371	CR-SB	Pt
FERN AV	ALLEY	11TH ST	167	33	RES	2	94			Alligator at 11th int., long trench cracking	3	2084-2085	CR-SB	Allig., Pt

CITY OF IMPERIAL BEACH STREET ASSESSMENT CONDITIONS
June 6, 2008

street	frombk	tobk	lengthbk	lnwidth	class	ptype	pavcon	PCIP project	Complete	Inspection Comments	Inspection Day	Photos	Repair type	Point Repair if needed
FLORIDA ST	EBONY AV	IMPERIAL BEACH	321	37	RES	2	94			minor lateral cracks south of Ebony, GC	2	1492-1493	CR-SB	Pt
HOLLY AV	14TH ST	13TH (SB) ST	669	37	RES	2	94			Roughing by 14th in front of 139. minor long. cracks	1	1050-1055	CR-SB	Pt
10TH ST	CALLA AV	ALLEY	174	37	RES	2	94			GC	2	No pics (kids)	SA	
CITRUS AV	DS@660E SEACOAST	SILVER STRAND B	400	27	RES	2	94			minor roughing, GC, no gutters	2	1254-1257	SA	Pt
CYPRESS AV	09TH ST	ALLEY	194	37	RES	2	94			Fair, minor crack around inlet	1	881	SA	Pt.
CYPRESS AV	ALLEY	13TH (SB) ST	154	37	RES	2	94			good		896	SA	
ELDER AV	ALLEY	07TH ST	105	20	RES	2	94			GC	3	1953	SA	
11TH ST	HOLLY AV	ONEONTA AV	236	34	RES	2	94			good	1	1070, 1071	SB	
CALLA AV	SILVER STRAND B	DS@660W SILVER	659	27	RES	2	94			GC	2	1248-1251	SB	
CITRUS AV	SEACOAST DR	DS@660E SEACOAST	659	27	RES	2	94			GC	2	1254-1257	SB	
CYPRESS AV	10TH ST	ALLEY	187	37	RES	2	94			good	1	885	SB	
CYPRESS AV	ALLEY	FLORIDA ST	190	37	RES	2	94			good	1	889-0890	SB	
DAHLIA AV	02ND ST	ALLEY	525	33	RES	2	94			GC, minor roughing, no gutters	2	1237-1238	SB	
DAHLIA AV	03RD ST	02ND ST	659	33	RES	2	94			GC	2	1234, 1236	SB	
DELAWARE ST	PALM (SB) AV	ALLEY	249	61	RES	2	94			GC	3	1932-1933	SB	
FLORIDA ST	ELDER AV	EBONY AV	574	37	RES	2	94			GC	2	1494-1495	SB	
HEMLOCK AV	DELAWARE ST	08TH ST	417	33	RES	2	94			GC	3	No pics	SB	
HOLLY AV	09TH ST	HICKORY CT	236	33	RES	2	94			GC	3	No pics	SB	
ONEONTA AV	08TH ST	09TH ST	325	37	RES	2	94			GC	3	No pics	SB	
ONEONTA AV	DS@660E CONNECT	08TH ST	321	43	RES	2	94			GC	3	No pics	SB	
SEACOAST DR	CALLA AV	CITRUS AV	223	20	RES	2	94			GC	2	1242	SB	

CITY OF IMPERIAL BEACH STREET ASSESSMENT CONDITIONS
June 6, 2008

street	frombk	tobk	lengthbk	Inwidth	class	ptype	pavcon	PCIP project	Complete	Inspection Comments	Inspection Day	Photos	Repair type	Point Repair if needed
DELAWARE ST	BASSWOOD AV	CHERRY AV	581	35	RES	2	94			Great	1	0849-0850	SC	
07TH ST	CHERRY AV	BASSWOOD AV	581	37	RES	2	94							
08TH ST	ALLEY	CALLA AV	174	38	RES	2	94							
10TH ST	BEVERLY AV	HOLLY AV	256	34	RES	2	94							
10TH ST	ONEONTA AV	HEMLOCK AV	230	33	RES	2	94							
11TH ST	CYPRESS AV	CHERRY AV	551	38	RES	2	94							
11TH ST	DONAX AV	PALM (SB) AV	515	63	RES	2	94							
11TH ST	EBONY AV	ELDER AV	571	37	RES	2	94							
12TH ST	ALLEY	FERN AV	485	38	RES	2	94							
12TH ST	ELM AV	DONAX AV	577	33	RES	2	94							
14TH ST	IMPERIAL BEACH	FERN AV	643	33	RES	2	94							
EBONY AV	FLORENCE ST	ALLEY	187	42	RES	2	94			GC	2	1441		
FERN AV	14TH ST	ALLEY	164	33	RES	2	94							
FERN AV	ALLEY	13TH (SB) ST	177	33	RES	2	94							
GEORGIA ST	EBONY AV	ELDER AV	584	37	RES	2	94							
SEACOAST DR	DONAX AV	DAISY AV	269	20	RES	2	94							
SEACOAST DR	DONAX AV	DAHLIA AV	266	20	RES	2	94							
DONAX AV	ALLEY	EMORY ST	184	37	RES	2	95			long cracking, GC	2	1395	O	
CAROLINA ST	DAHLIA AV	DONAX AV	256	37	RES	2	95			long crack over WL, GC	2	1316-1327	CR-SB	Pt
DONAX AV	10TH ST	ALLEY	190	37	RES	2	95			long cracking (N) and spider cracking (S), ok condition	2	1390-1391	CR-SB	Pt
10TH ST	NORTH END	CHERRY AV	82	55	RES	2	95			GC	2	No pics (kids)	SA	

CITY OF IMPERIAL BEACH STREET ASSESSMENT CONDITIONS
June 6, 2008

street	frombk	tobk	lengthbk	Inwidth	class	ptype	pavcon	PCIP project	Complete	Inspection Comments	Inspection Day	Photos	Repair type	Point Repair if needed
10TH ST	CHERRY AV	CYPRESS AV	590	37	RES	2	95			GC	2	No pics (kids)	SA	
10TH ST	CYPRESS AV	CALLA AV	574	37	RES	2	95			GC	2	No pics (kids)	SA	
10TH ST	ALLEY	PALM (SB) AV	354	48	RES	2	95			GC	2	No pics (kids)	SA	
CALLA AV	DS@660W SILVER	SEACOAST DR	358	27	RES	2	95			GC	2	1251	SB	
CALLA AV	11TH ST	10TH ST	380	36	RES	2	95			see bump(?) before	2	1360-1362	SB	Pt
CAROLINA ST	DONAX AV	THORN ST	590	37	RES	2	95			GC	2	1328	SB	
CAROLINA ST	THORN ST	ELM AV	272	37	RES	2	95			GC, minor cracking	2	1329	SB	
CYPRESS AV	11TH ST	ALLEY	194	37	RES	2	95			good	1	888	SB	
CYPRESS AV	ALLEY	11TH ST	190	37	RES	2	95			good	1	887	Sb	
DAHLIA AV	04TH ST	03RD ST	630	33	RES	2	95			GC	2	1232-1233	SB	
DONAX AV	FLORENCE ST	ALLEY	184	37	RES	2	95			GC	2	1381	SB	
ELM AV	ALLEY	CONNECTICUT ST	121	37	RES	2	95			GC	2		SB	
FLORIDA ST	FERN AV	GROVE AV	649	33	RES	2	95			GC, minor roughing	3	2100-2103	SB	
HOLLY AV	HICKORY CT	HICKORY CT	804	33	RES	2	95			GC	3	No pics	SB	
HOLLY AV	HICKORY CT	CONNECTICUT ST	236	33	RES	2	95			GC	3	No pics	SB	
CHERRY AV	ALLEY	08TH ST	190	37	RES	2	95			good	1	866	SC	
08TH ST	ALLEY	PALM (SB) AV	144	48	RES	2	95			does not exist	3			
10TH ST	GROVE AV	BEVERLY AV	223	33	RES	2	95							
10TH ST	HOLLY AV	ONEONTA AV	246	34	RES	2	95							
11TH ST	ALLEY	CALLA AV	177	38	RES	2	95							
12TH ST	ELDER AV	ELM AV	577	35	RES	2	95							

CITY OF IMPERIAL BEACH STREET ASSESSMENT CONDITIONS

June 6, 2008

street	frombk	tobk	lengthbk	Inwidth	class	ptype	pavcon	PCIP project	Complete	Inspection Comments	Inspection Day	Photos	Repair type	Point Repair if needed
BASSWOOD AV	ALLEY	07TH ST	177	37	RES	2	95			great		0857-0860		
EMORY ST	ALLEY	CYPRESS AV	400	37	RES	2	95							
EMORY ST	CALLA AV	ALLEY	180	37	RES	2	95							
EMORY ST	CYPRESS AV	NORTH END	456	42	RES	2	95							
ENCINA AV	07TH ST	07TH ST	46	15	RES	2	95							
FERN AV	ALLEY	14TH ST	164	33	RES	2	95							
FERN AV	ALLEY	GRANGER ST	157	33	RES	2	95							
FERN AV	GEORGIA ST	ALLEY	174	33	RES	2	95							
FLORENCE ST	FERN AV	IMPERIAL BEACH	633	37	RES	2	95							
FLORENCE ST	GROVE AV	FERN AV	643	37	RES	2	95							
GEORGIA ST	IMPERIAL BEACH	EBONY AV	358	37	RES	2	95							
05TH ST	ONEONTA AV	GROVE AV	659	33	RES	2	96			GC	3	1978-1980	SB	
CALLA AV	EMORY ST	09TH ST	380	40	RES	2	96			GC	2	1357	SB	
CYPRESS AV	ALLEY	10TH ST	187	37	RES	2	96			good	1	886	SB	
FLORIDA ST	ALLEY	FERN AV	489	37	RES	2	96			GC, minor roughing	3	2104-2108	SB	
THORN ST	CAROLINA ST	WEST END	728	33	RES	2	96			GC	2	1330	SB	
10TH ST	HEMLOCK AV	IRIS AV	220	33	RES	2	96							
FERN AV	ALLEY	12TH ST	171	33	RES	2	96							



**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: GARY BROWN, CITY MANAGER *GB*

MEETING DATE: JANUARY 23, 2013

ORIGINATING DEPT.: PUBLIC WORKS *HAL*

SUBJECT: FOLLOW-UP REPORT TO CITY COUNCIL ON INTERIM DESIGN STANDARD FOR UNIMPROVED ALLEYS

BACKGROUND:

On June 6, 2012, in response to resident inquiries about alley conditions, staff presented a report to City Council on unimproved alleys - (see Attachment 1). At that meeting, staff was directed to further evaluate Option F in Attachment 1 - "Develop a Gravel Improvement Standard." This standard would be an interim design solution installed by adjacent property owners and/or residents until the alleys were subsequently improved to the City Standard - concrete alley per Regional Standard Drawing, San Diego Region as modified by drawings prepared for failed Assessment District 72A (AD-72A). In July 2012, staff directed the newly-hired City Engineer to prepare an interim alley improvement standard for staff to review. The cost for preparation of this Interim Alley Improvement Standard was \$1,810. The City Engineer has completed this "standard" which is ready for City Council review and direction.

DISCUSSION:

The Interim Alley Improvement Standard is provided as Attachment 2 to this staff report. It uses the same profile and survey work included in the failed Alley Assessment District 72A. The interim standard sets a profile of gravel that minimizes water run-off into neighboring residences, allows for drainage within the alley, reduces potholing, reduces vehicle generated dust and provides a base that should have a durable life. It will not permanently prevent pot holes from developing or prevent road surface migration with vehicle traffic use over time. This is a temporary standard that City Council may desire to offer to property owners and residents for a privately-initiated improvement to their adjacent unimproved alley. It is not a cost-free option, however, for the interested property owner or resident. The engineer estimates that in current dollars, the interim improvements for a 20-foot wide alley over a 50-foot property frontage would cost approximately \$5,500 for an aggregate surface. Actual costs may vary considerably depending on the amount of earthwork required, the necessary transitions, and the finish surface type. Additionally there would be costs associated with the construction management of this private work, bond costs and encroachment permit processing and inspections.

Some of the variable cost will come from the amount of work that will be required to make the drainage from the improved area to the unimproved area operate effectively. That is, property owners or residents installing the interim gravel surface would also have to provide grading in the alley beyond their property limits to ensure that any surface water flows from the interim

improved area further down the alley rather than onto adjacent properties.

In comparison to the above-noted costs, the Alley Assessment District 72A alley design was estimated at that time to cost between \$7,700 to \$10,000 per 50-foot alley frontage to the alley centerline (i.e., for a 10-foot wide improvement on either side of the alley). Therefore, the full-width improvements to this standard could cost from \$15,400 to \$20,000 per 50-foot segment of alley.

ENVIRONMENTAL DETERMINATION:

Not a project as defined by CEQA. Any future alley improvements however would be exempt under the California Environmental Quality Act (CEQA) Section 15301 (Existing Facilities).

FISCAL IMPACT:

There should be little or no cost to the City because the cost of installation and inspections is proposed to be borne by the Encroachment Permit Applicant. If the alley deteriorates over time, the property owner or resident will need a new encroachment permit and again bear the expense of the approved improvements.

The estimated cost to the resident / encroachment permit applicant is:

- | | |
|---|----------------------------|
| • Encroachment Permit Application | \$ 150.00 |
| • Engineer's Construction Administration | \$ 600.00 |
| • Construction Bond | \$2,000.00 |
| • Construction | \$5,500.00 |
| ○ TOTAL CONSTRUCTION COST ESTIMATE | \$6,250 (plus bond) |

(NOTE: since this is for the full alley width, this cost would be split 50%-50% between the owners on either side of the alley, thus the individual owner/resident cost would be **\$3,125 plus ½ bond**)

DEPARTMENT RECOMMENDATION:

Given the inherent problems and challenges of the Interim Alley Improvement Standard prepared by the City Engineer, staff is not recommending its adoption. While this design option does provide a lower-cost alternative to the more comprehensive Alley Assessment District 72A design, it falls short of providing a low-maintenance and well-performing design solution. Additionally, although the cost is substantially lower than the Alley Assessment District 72A design, it is likely that very few property owners/residents would seek to improve their alley frontages to this Interim Alley Improvement Standard. This could result in a piece-meal approach which would be more difficult to maintain and could lead to other unforeseen drainage challenges.

If, however, the City Council feels that the Interim Alley Improvement Standard is a reasonable solution to adopt, staff recommends that the City Council:

1. Receive this report.
2. Discuss the issues presented.

3. Direct staff to prepare a resolution or ordinance for the Interim Alley Improvement Standard as presented in Attachment 2

CITY MANAGER'S RECOMMENDATION:

Staff does not recommend the Interim Alley Improvement Standard, but if Council wishes to adopt it, please direct staff to prepare a resolution or ordinance.

Attachments:

1. Staff Report "Report to City Council on Unimproved Alleys" dated June 6, 2012 (Agenda Item 6.5)
2. Alley Encroachment Permit Packet

AGENDA ITEM NO. 6.5



STAFF REPORT
CITY OF IMPERIAL BEACH

2012 JUN -9 AM 8:37
CITY MANAGER &
CITY CLERK OFFICES

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: GARY BROWN, CITY MANAGER
MEETING DATE: JUNE 6, 2012
ORIGINATING DEPT.: COMMUNITY DEVELOPMENT DEPARTMENT
GREGORY WADE, DIRECTOR
SUBJECT: REPORT TO CITY COUNCIL ON UNIMPROVED ALLEYS

BACKGROUND:

Over the years, the City of Imperial Beach has pursued various options to pave unimproved alleys within the City. Prior to adoption of Proposition 218 in November 1996, the City sought to pave unimproved alleys primarily through formation of alley assessment districts which could then be created without approval of adjacent property owners. If, however, a protest was raised by a majority of adjacent property owners, the City Council could not take action on the district for at least one year unless a four-fifths vote determined that health and safety considerations necessitated the improvements. After the expansion of the City's redevelopment project area in 2001, and the subsequent sale of redevelopment bonds in late 2003, the Redevelopment Agency again sought to establish two alley improvement assessment districts. Since this was after adoption of Proposition 218, a majority vote in support of these districts was required by adjacent property owners. Both of these districts failed without the required majority support.

Another way in which alleys have been improved over the years, and a practice which continues today, is to require their improvement as a condition of approval for new development projects adjacent to alleys. Depending upon the nature of the proposed project, permit applicants have been and are now required either to pave the portion of the alley adjacent to the property to be improved or to execute a lien agreement requiring the payment of a "fair share" contribution to be used towards the future improvement of the alley. These lien agreements also require the applicant not to object to the formation of any future alley improvement assessment district.

Section 12.08.085 of the Imperial Beach Municipal Code (IBMC) details the manner in which unpaved alleys are to be improved as follows:

12.08.085 Alley Improvement Required

In the event that an alley contiguous to a property upon which it is contemplated erecting a structure or building or making a condominium conversion is not improved to City standards, the firm or corporation installing or erecting such structure or making such conversion within the City shall improve or guarantee such alley to full width in accordance with the ordinances of the City, and shall secure a permit therefor prior to the issuance of any building permit or condominium conversion clearance, according to

Date: 6/6/12 Item No. 6.5
Last Minute Agenda Information

the following:

- A. For any development for which the adjacent unimproved alley is immediately adjacent to an alley section which is improved to City standards, the developer shall install the alley improvements for the frontage of that development site with that development.
- B. For any development for which the adjacent unimproved alley is not immediately adjacent to an alley section improved to City standards, the developer shall provide or guarantee alley improvements as follows:
 1. For residential development which would result in a one-family dwelling, a duplex or double-detached dwellings, or a triplex on the development site, the developer shall provide a lien contract for the improvement of the alley adjacent to the development site, in lieu of installation of alley improvements at the time of the development.
 2. For residential development which would result in four or more dwelling units in that portion of the City bounded by Seacoast Drive, Imperial Beach Boulevard, Third Street and Donax Avenue, and development which would result in six or more dwelling units elsewhere in the City, the developer shall install alley improvements for the frontage of the development site on the adjacent alley and out to the nearest street connection or nearest improved alley section which connects to a street.
 3. For residential development which would result in fewer than four dwelling units in the area bounded by Seacoast Drive, Imperial Beach Boulevard, Third Street and Donax Avenue, and which would result in fewer than six dwelling units elsewhere in the City, the developer shall provide a lien contract for the improvement of the alley immediately adjacent to the development site in lieu of installation of alley improvements at the time of the development.
 4. For development other than that covered by paragraphs 1 through 3 of this subsection, the developer shall install alley improvements for the frontage of the development site on the adjacent alley and out to the nearest street connection or nearest improved alley section which connects to a street. (Ord. 700 § 2, 1987)

Before the adoption of Proposition 218 in November 1996, the City Council had initiated several successful alley improvement assessment districts within the City. In 1995-1996, however, the City Council initiated the formation of Assessment District 69 for the paving of Ocean Lane, which was then an unimproved alley. A neighboring property owner successfully gathered a majority opposition to this assessment district and, rather than approving the district as necessary for health and safety reasons by a four-fifths vote, the City Council instead elected not to proceed with the assessment district.

In July 2004, the Redevelopment Agency directed staff to initiate plans to improve the remaining unimproved alleys within the City of Imperial Beach with the objective of creating a citywide alley assessment district. Design costs for this effort were funded by Redevelopment Agency bond proceeds. On October 6, 2004, the Redevelopment Agency adopted resolution R-04-54 establishing the City Wide Alley Improvement Project (CIP S04-902) as a capital improvement

program project. The Redevelopment Agency adopted Resolution No. R-04-51 allocating \$500,000 to fund the initial soft costs including engineering, project management, bond counsel, underwriter services, and CIP management costs and in December 2005, the Redevelopment Agency increased the funding for the project to \$700,000.

At that time, there were 51 unimproved alley blocks or partial blocks identified within the City of Imperial Beach. The survey and construction plans were completed for these alley sections. Information bulletins were mailed out to all property owners adjacent to unimproved alleys in November 2005 and three community meetings were held with property owners in March and April 2006.

The alley conditions were characterized in two categories, dirt alleys and deteriorated asphalt alleys. Therefore, the citywide alley assessment district was separated into two separate districts, 72A and 72B. Assessment District 72A consisted of 35 of the 51 unimproved alleys and primarily included the unimproved dirt alleys. Assessment District 72B consisted of the remaining 16 unimproved alleys and included all deteriorated asphalt alleys.

On June 21, 2006, at a City Council public hearing, a report was given by staff, testimony was heard and ballots tabulated for Assessment Districts 72A and 72B with the following results:

Assessment District 72A failed by the following weighted vote results:

YES: \$839,635.72 (49.9%)
NO: \$843,393.45 (50.1%)

Assessment District 72B failed by the following weighted vote results:

YES: \$36,671.15 (3.1%)
NO: \$1,131,376.63 (96.9%)

Given the results of the ballots, the City Council voted to unanimously to reject the formation of both Alley Assessment Districts. Since that time, City staff has relied upon the development permit review process and IBMC 12.08.085 to facilitate the paving of unimproved alleys.

DISCUSSION:

At the City Council meeting on February 15, 2012, two citizens addressed the City Council during public comment regarding unpaved alleys adjacent to their properties within the City. Each citizen had taken it upon themselves to place gravel in the unpaved section of their respective alleys and, therefore, had been subject to a City-issued Notice of Violation (NOV) in one case and contact from the Public Works Department in the other case advising them to remove the illegal placement of gravel within these alleys. Both citizens requested that the City Council allow them to keep the gravel in the alleys to provide a temporary solution to dust and storm water pollution issues they believe result from the unpaved alleys. The City Council directed staff to review this issue and bring the item back at a future City Council meeting.

Following City Council direction, staff met in March of this year to discuss options for the City Council to consider regarding unimproved alleys within the City. In discussing these options, a number of issues must be considered including costs to the City, costs to property owners, liability, storm water pollution impacts and whether to pursue temporary or permanent options, or both. During staff's discussion, therefore, the following options were identified:

Permanent Options:**OPTION A – SELF-INITIATED ASSESSMENT DISTRICT**

This option would involve allowing property owners adjacent to unimproved alleys to initiate an alley improvement assessment district on their own. The requirement to establish a self-initiated assessment district, however, requires that property owners of more than sixty percent (60%) of the frontage of an unimproved alley sign and file a petition with the City Clerk requesting construction of the improvements. Alleys adjacent to successfully formed assessment districts would be improved to the City-designed standards developed in 2005 and would also require a permit from the City as specified in the IBMC. The assessment would likely range from \$7,700 to \$10,000 per property owner and would be funded by the participating property owners. The City could also consider proactively advising property owners of this option along with the process for the formation of such an assessment district.

OPTION B – NO ASSESSMENT DISTRICT – OWNER BUILT

This option would simply allow property owners adjacent to an unimproved alley to improve the alley to City-designed standards at their own cost at any time. The improvements would again be improved to City standards and would have to cover the full width of the alley as specified in the IBMC. A permit would also be required from the City. If the paving a mid-block portion of an alley were proposed, however, City staff would only allow the paving to proceed if it were full-width and it extended out to the nearest street as required under IBMC 12.08.085.B.2 and 4. This would be to ensure that the newly improved alley was properly engineered.

OPTION C – PURSUE ANOTHER ALLEY IMPROVEMENT ASSESSMENT DISTRICT

This option would replicate the effort carried out in 2005-2006 to establish another alley improvement assessment district. Given the narrow margin of defeat of Assessment District 72A noted above, it may be that a newly-proposed assessment district could succeed. If necessary, staff could modify the assessment district boundaries and could also provide a more comprehensive education and outreach program to the affected property owners than was previously implemented. Since the margin of defeat of Assessment District 72A was so narrow, staff believes that active City Council support would be necessary for the district to be successfully formed. It should also be noted that, during the initial assessment district formation, the City Council/Redevelopment Agency voted to pay the South Bay Unified School District's (SBUSD) total assessment of \$164,888.73 to cover the cost to improve the three alley segments adjacent to SBUSD properties. This cost was to be funded through Redevelopment Agency tax increment. Additionally, the City Council voted to pay the City's share of \$5,862.60 to improve the portion of the alley adjacent to Sewer Pump Station No. 9. This cost was to be funded from the Sewer Enterprise Fund at an annual cost of \$379.57. Finally, as was the case in 2005-2006, costs to establish the assessment district would also be incurred by the City. The costs associated with formation of Alley Assessment Districts 72A and 72B in 2005-2006 were \$50,000 for bond counsel and \$20,000 for the district formation. Costs for formation of another alley improvement assessment district today would likely be in this price range.

OPTION D – CURRENT PRACTICE

Currently, alleys are improved pursuant to IBMC 12.08.085 as outlined above. This option, therefore, would simply rely upon the permit application process to address an unimproved alley adjacent to a project site for which an application is submitted. As noted above, this would then result in the paving of some alleys and the execution of an alley lien agreement in others. Once

again, the alleys would have to be improved to the City-designed standards developed in 2005.
Temporary Options:

OPTION E – CITY DESIGN & CONSTRUCT TEMPORARY IMPROVEMENTS

This option would involve the City designing an appropriate, temporary solution to resurface the unimproved alleys. This option would likely mean grading the alleys, filling holes, and surfacing with some material. However, in order to provide a workable improvement and to avoid liability, this would still have to be an engineered solution. In discussing this with the City's contract Engineer, this likely would involve using the same basic design profile developed in 2005, but using a different surface material (such as gravel or decomposed granite). The cost to develop this temporary design is estimated at \$15,000. A skip loader would also be needed to grade the alleys and would cost approximately \$250 per day. Gravel may cost approximately \$25 to \$35 per cubic yard and one yard would cover approximately 100 square feet at three inches deep. At this cost, a typical alley of approximately 10,000 square feet (20' x 500') would require approximately 100 yards of gravel at a cost of \$2,500 to \$3,500. However, the costs for, grading, compaction, etc. would easily more than double this cost. Practical design challenges with the use of gravel would include sloughing as some alleys slope towards the centerline of the alley. Any such temporary surface would require on-going maintenance at an undetermined cost to redistribute the gravel and/or maintain the alley. Undertaking the construction and maintenance of the alleys may subject the City to ongoing maintenance obligations.

OPTION F – DEVELOP A "GRAVEL IMPROVEMENT STANDARD" FOR PRIVATE INSTALLATION

This option would involve initial upfront design costs incurred by the City as discussed in Option D and would then allow and require property owners adjacent to unimproved alleys to improve the alleys to these design standards. The City would require the property owners responsible for the improvements to also maintain them.

OPTION G – STATUS QUO

This option would continue to make it illegal to improve an alley to anything other than the City-designed standards (or a similar design meeting storm water pollution prevention standards). A permit would continue to be required for the improvement of any alley. Installation of temporary improvements would not be permitted and would be subject to code compliance action and abatement (removal) of the non-permitted improvements.

ENVIRONMENTAL IMPACT

There is no environmental impact with this report. Any future alley improvements, however, would be exempt under the California Environmental Quality Act (CEQA) Section 15301 (Existing Facilities).

FISCAL IMPACT:

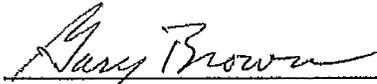
Until direction is provided by the City Council, there would be an undetermined fiscal impact to the City. Design of a temporary alley improvement solution alone would cost approximately \$15,000. If directed to improve the alleys, improvement costs incurred by the City would vary depending upon the option selected. Staff costs would also result in an as-yet undetermined amount.

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council receive the report on options for unimproved alleys and provide direction as needed. Staff further recommends that the City Council select an option or options for which additional information should be gathered such as cost estimates, schedule, etc.

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.



Gary Brown, City Manager

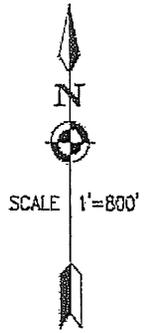
Attachments:

1. Map of Failed Alley Improvement Assessment District 72A
2. Map of Failed Alley Improvement Assessment District 72B
3. Citizen Correspondence & Photos Regarding Unimproved Alleys

FAILED ALLEY IMPROVEMENT ASSESSMENT DISTRICT 72A

Attachment 1

Attachment 1

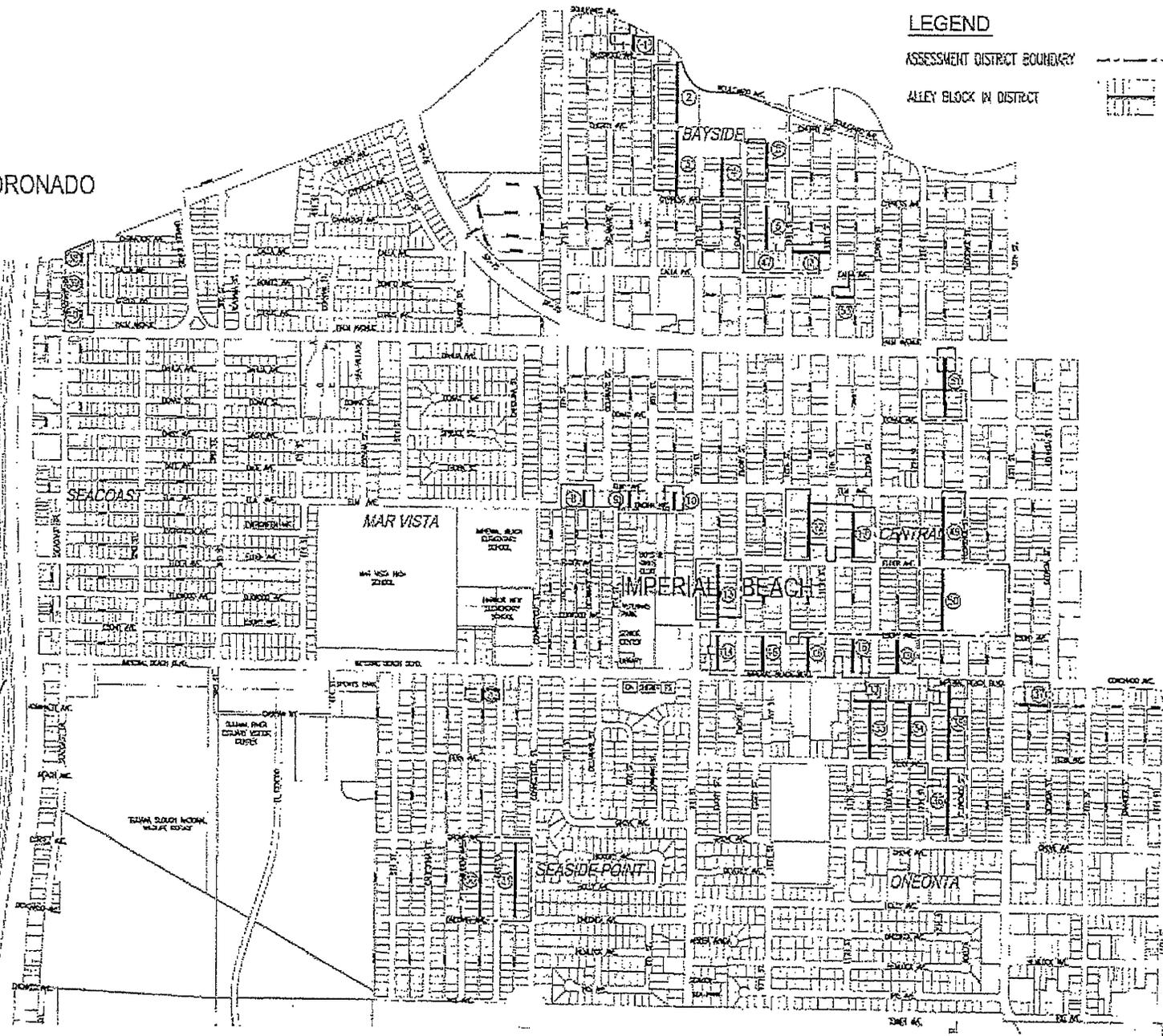


CORONADO

PACIFIC OCEAN

LEGEND

- ASSESSMENT DISTRICT BOUNDARY 
- ALLEY BLOCK IN DISTRICT 

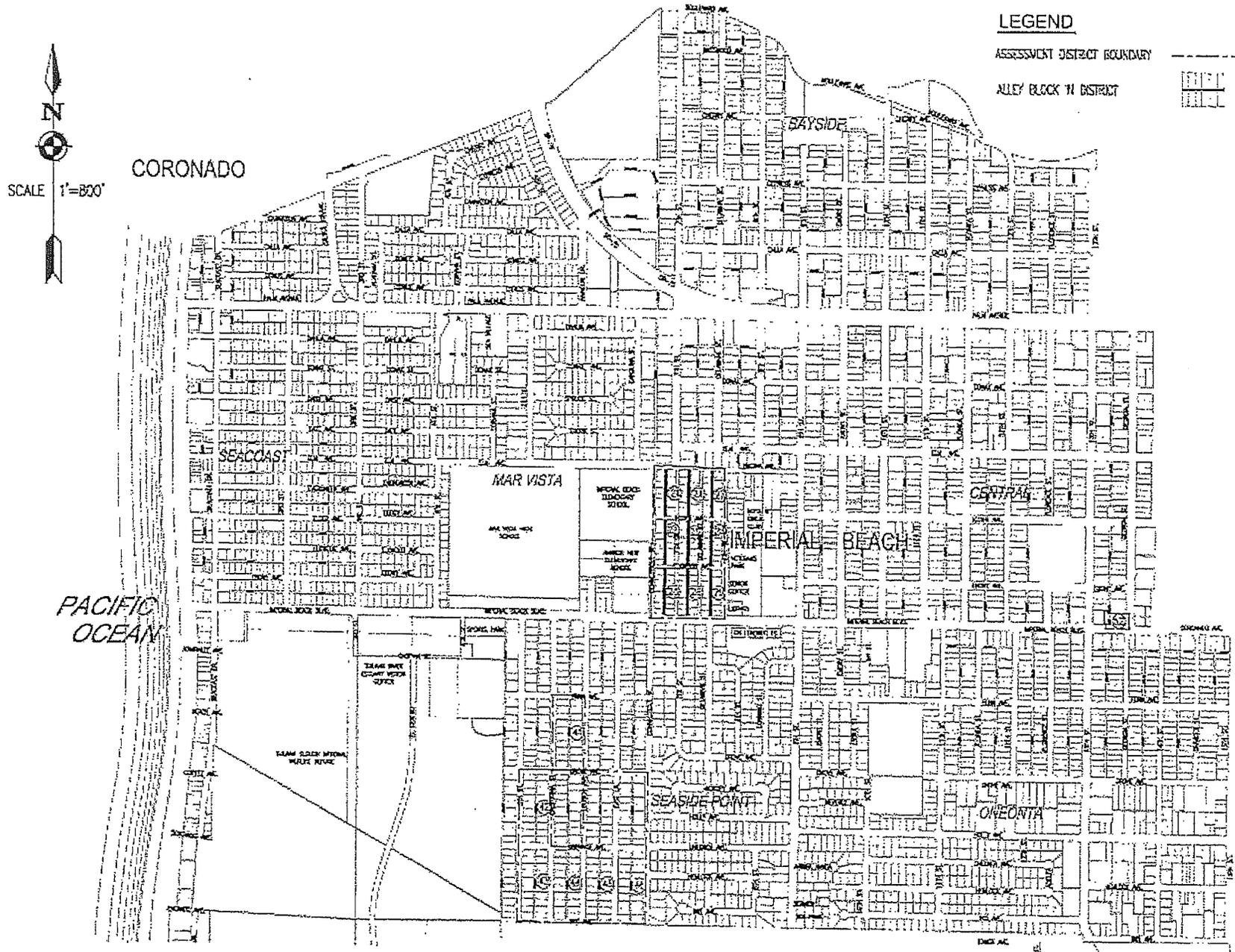


E

FAILED ALLEY IMPROVEMENT ASSESSMENT - DISTRICT 72B

Attachment 2

Attachment 1



00

LAST MINUTE AGENDA INFORMATION II

6/06/12 Regular Meeting

(Agenda Related Writings/Documents provided to a majority of the City Council after distribution of the Agenda Packet for the June 6, 2012 Regular meeting.)

ITEM NO. DESCRIPTION

6.5	REPORT TO CITY COUNCIL ON UNIMPROVED ALLEYS. (0720-08) 1. Attachment 3 of Staff Report
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**To: City of Imperial Beach, Public Works Department,
825 Imperial Beach Blvd, Imperial Beach, CA 91932.**

**With regard to "Notice of Violation" Case #. 12-2014
dated 2/9/2012.**

COPY

Attention: Guy Nelson

I was surprised to receive the above notification stating that I am required to remove gravel placed in the driveway areas of the two new structures on my property and in the alley adjacent to my property. The reason that you provided to remove the gravel is to prevent storm water pollution. In fact, the reason I placed the stated gravel was to prevent storm water pollution caused by the mud that forms in the ruts and potholes in the unpaved and unmaintained alley way. This mud is tracked on the tires of vehicles and then to the paved areas of the roadways and then into the storm drains and ultimately into the San Diego Bay.

In addition to the storm water pollution caused by the mud alley way, the muddy potholes and ruts were causing the alley way to be dangerous to drive on because vehicles were sliding out of control in the mud and being damaged by the potholes.

Date: 6/6/12 Item No. 6.5
Last Minute Agenda Information

I as a Good Samaritan took it upon myself, as my neighbors have done in previous rainy seasons, to fill in the ruts and potholes with a permeable gravel to reduce the storm water pollution and make the alley way safe to drive in again. I was not aware that these actions could be considered in anyway a violation of IBMC 12.04.010 & IBMC 8.30.050.C. However, if I did violate the above IBMC's I apologize and will not consider being a Good Samaritan in the future.

I have contacted every resident that uses the alley way and without exception they are in favor of leaving the gravel in place. I can provide a signed petition from these neighbors if needed.

I, hereby request, that you rescind the above referenced "Notice of Violation," because for me to return the alley way to its city maintained state, will increase the storm water pollution and return the alley way to an unsafe and hazardous public right of way.

Your response to this letter is requested prior to 2/16/2012 so I may properly respond to your notice. My contact number is

Ben Kimmich

Property owner

CC: Mayor Jim Janney

To: City of Imperial Beach

Please find attached a copy of an unofficial petition my neighbors signed in support of leaving the citizen provided gravel in the unmaintained dirt alley north of 9th Street between Cypress and Emory Street. Every neighbor that has access to the alley agrees that the gravel in the alley makes it safer to drive on, reduces mud being tracked onto the streets, and reduces air pollution from the dust.

I have also attached another copy of the Notification of Violation provided to me by the City of Imperial Beach that will require me to remove the gravel, once again creating unsafe driving conditions in the alley, increasing dirt from tires onto the road and causing dust pollution to be returned to unhealthy pre-gravel levels. Copies of the pictures I gave the City Council at an earlier date are also attached.

Thank you for taking the time to look into this.

Ben Kimmich

2012 APR 10 PM 4:34
CITY MANAGER &
CITY CLERK OFFICES

C: greg ✓
Hank ✓
CHRIS ✓
GUY ✓

Leave the gravel in the alley.

Petition addressed to the City of Imperial Beach

Leave the gravel in the alley.

I am a concerned citizen living in a property that is adjacent to the alleyway north of 9th Street between Cypress and Emory street. I support leaving the citizen provided gravel in the city unmaintained alley. The gravel makes the dirt alley safer to drive on and reduces mud onto the street and dust put into the air. To remove the gravel would return the alley to its previous muddy, rutted, and potholed condition.

Sincerely,

Kerstin M Thomas

Cara Hernandez

FEDERICO CHAVEZ

Juliana Ortega

Betha Chavez

[Signature]

Fabian Garcia

Ron Kalluzi

[Signature]



Attachment 1





City of Imperial Beach
Public Works Department
825 Imperial Beach Blvd
Imperial Beach, CA 91932
Tel. (619) 423-8311 / Fax. (619) 429-4861

Case No. 12-2014

NOTICE OF VIOLATION

Case Type Code: SWRE

The City of Imperial Beach is very concerned about eliminating any illegal discharges to the storm water conveyance system. Our storm water system drains directly into the Pacific Ocean, Tijuana River & Estuary, San Diego Bay, and the Otay River. In order to carry out this objective, the City's Storm Water Pollution Prevention Program has made an inspection of this property and the below violations of the Imperial Beach Municipal, Building, Zoning, and State Codes were found. If you have any questions regarding this matter, please contact the Storm Water Pollution Prevention Program at Tel. (619) 424-4095.

Correction of the violation(s) indicted below must be completed by: Correction Date: 02/16/2012 Time: 12:00 pm

IMPORTANT INFORMATION: This notice is a **WARNING NOTICE**. If you fail to correct the violations by the correction date, or re-violate anytime within 18-months, an Administrative Citation may be issued:

1st Administrative Citation - \$100 / 2nd Citation - \$200 / 3rd Citation - \$500 / 4th and Subsequent Citation(s) - \$1000

These civil fines are calculated per violation, per occurrence, and are cumulative. Payment does not excuse correction of the violation(s), nor shall it bar further enforcement action by the City as specified by the Imperial Beach Municipal Code.

Date Notice Issued: 02/09/2012	Date Violation Observed: 02/06/2012	Time of Violation: A.M. / P.M. 11:00 am	Day of Week Monday	Origination Code: CD
Location of Violation (Address): 529 9th St.			Assessor's Parcel Number: 6262412100	
Property Owner's Name: Last First Middle KIMMICH BEN O and GRANT WILSON & KELLY HWJT5%#RICK			Phone No.	
Mailing Address: 6065 ALLEGHANY ST SAN DIEGO CA 92139			City/State: Zip: San Diego CA 92139	
Business or Contractor Name:			Occupant / Recipient Name (if different from owner):	
Title/Relationship to the Violation (i.e. Property Owner, Tenant, Contractor...):				

Code Section(s) Violated	Description of Violation(s) (See Reverse)
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input checked="" type="checkbox"/> IBMC 12.04.010 , Work performed in any public right-of-way -- Permit Required	<input type="checkbox"/> IBMC 8.30.050.A , Illegal discharges.
<input type="checkbox"/> IBMC 12.48.120 , Maintenance of vegetation in public right-of-way by adjacent property owner.	<input type="checkbox"/> IBMC 8.30.050.B , Illegal connection.
<input type="checkbox"/> IBMC 8.36.040 , Solid waste remaining on property and illegal dumping -- Unlawful	<input checked="" type="checkbox"/> IBMC 8.30.050.C , Litter, dumps, stockpiles.
<input type="checkbox"/> IBMC 8.36.160 , Owner or occupant duty to keep sidewalk litter free.	<input type="checkbox"/> IBMC 8.30.160.B , Maintenance of BMP's
<input type="checkbox"/> IBMC 8.30.160.A , Residential, commercial, industrial, municipal dischargers shall maintain BMP's.	<input type="checkbox"/> IBMC 8.30.160.C , Post Construction BMP's

CORRECTIONS REQUIRED:

Gravel was seen placed in the driveway areas of two new structures on your property and in the alley adjacent to your property. This gravel was placed in the public right of way without an encroachment permit. You are required to:

- 1) Remove all gravel that was placed on the site and alley to prevent storm water pollution;
- 2) Obtain an encroachment permit for any work in the public right of way.

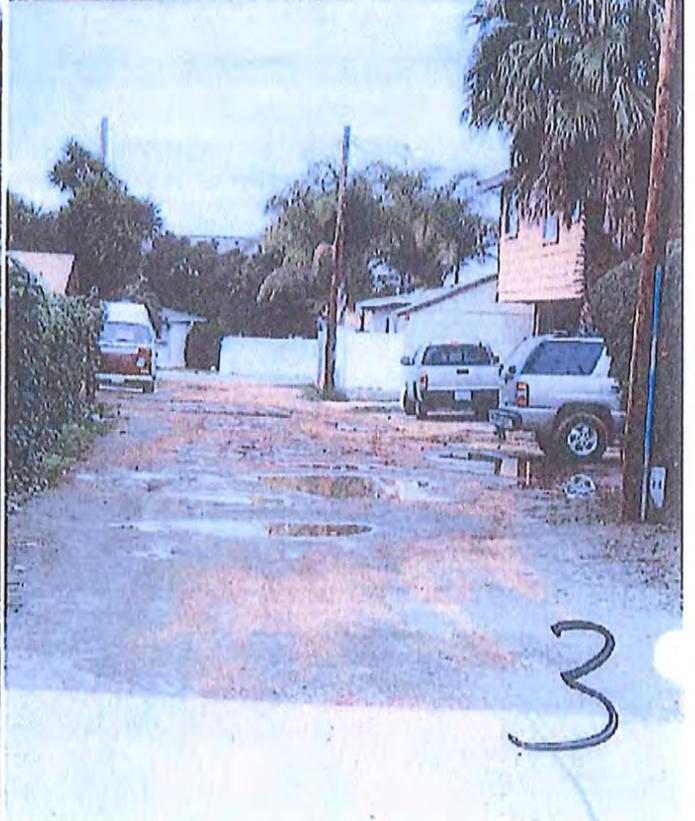
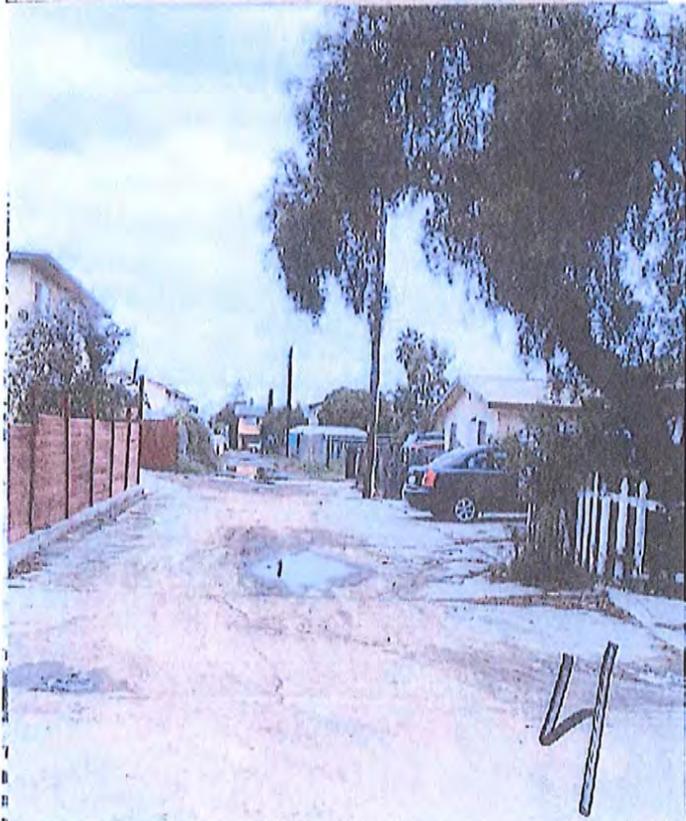
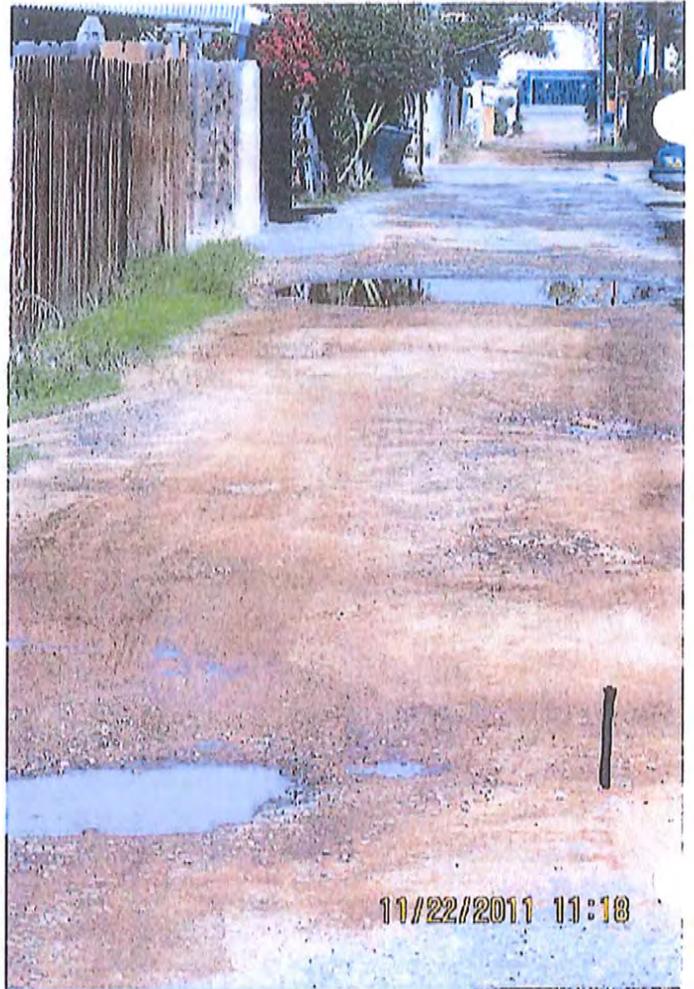
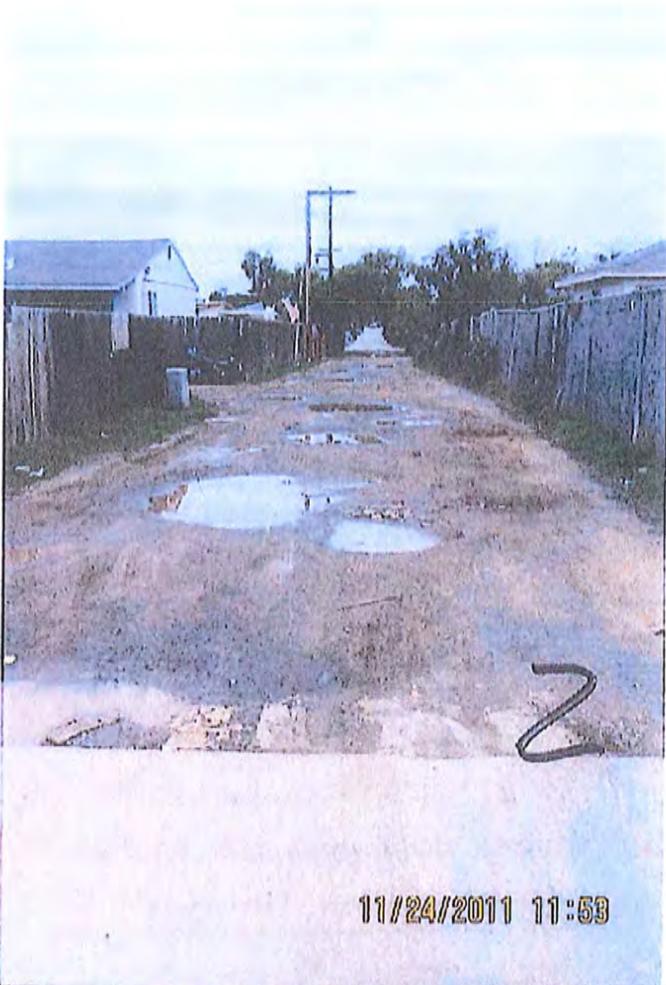
ENFORCEMENT OFFICER: Officer's Name (Print): Guy Nelson	Telephone: (619) 424-4095	Date: 02/09/2012
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<input checked="" type="checkbox"/> Recipient's Signature:	<input checked="" type="checkbox"/> Date:
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(Note: Signing this notice acknowledges receipt only, and is not an admission of guilt.)

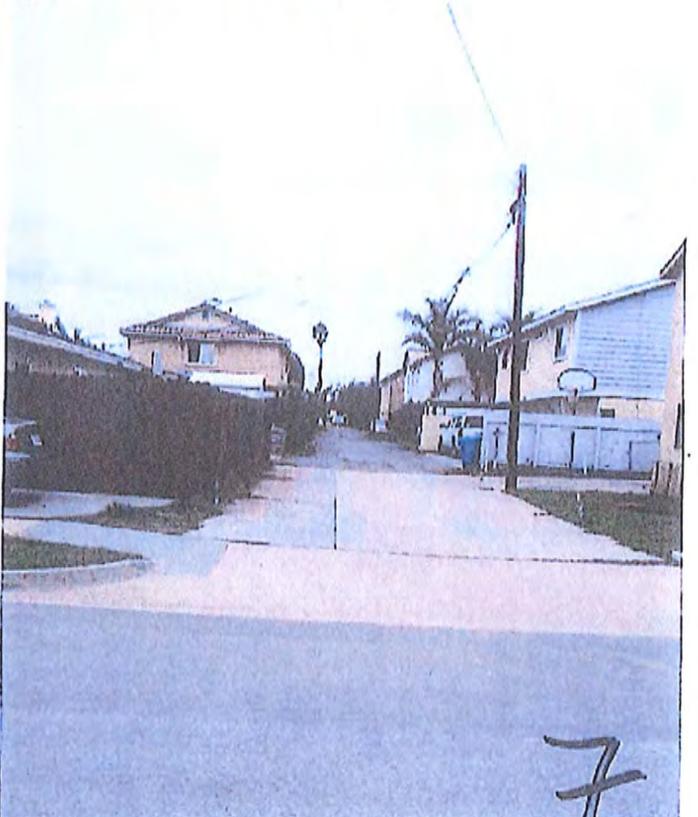
Notice Served: In Person To: _____ Posted on Property By Mail Other _____

SEE REVERSE SIDE FOR ADDITIONAL DETAILS AND INFORMATION



5

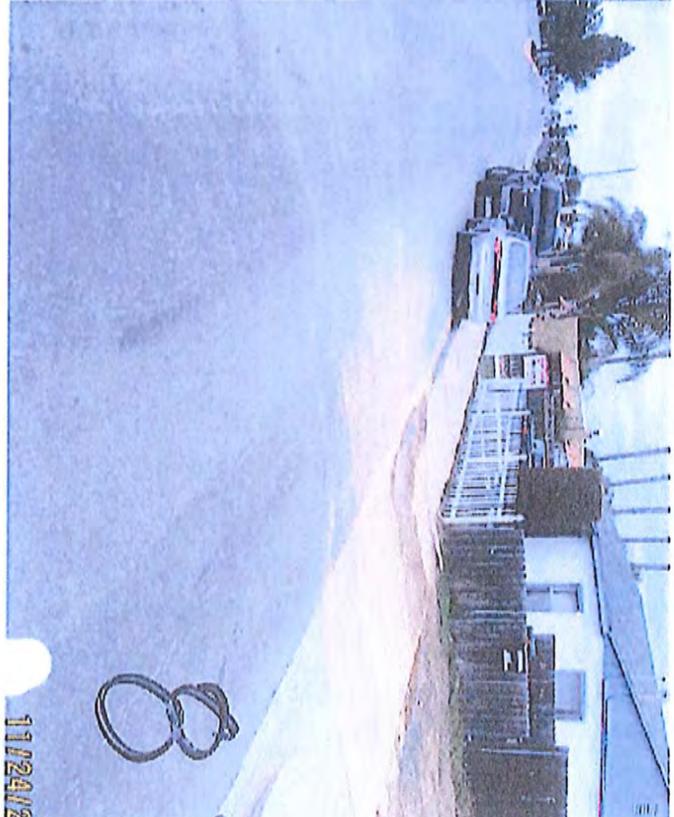
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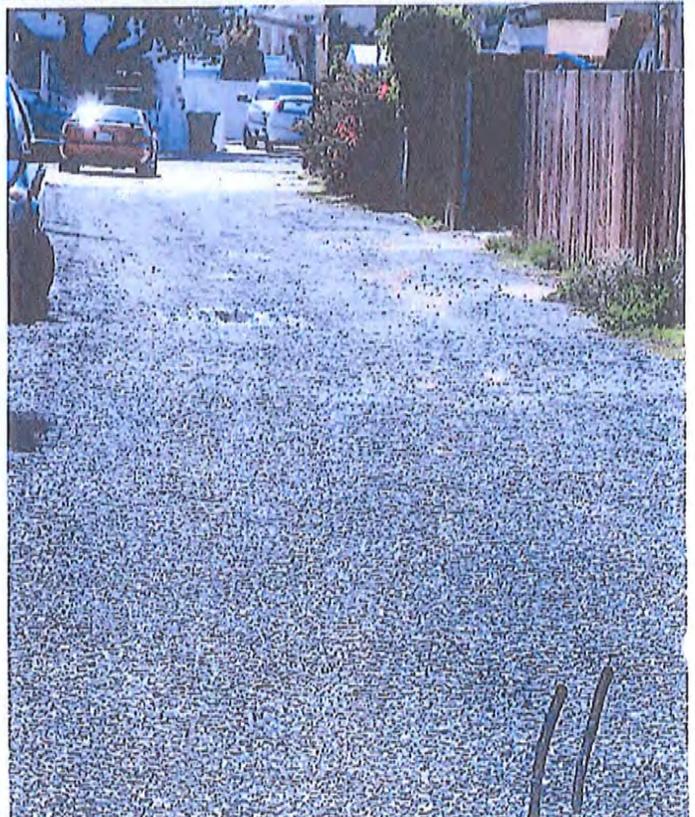
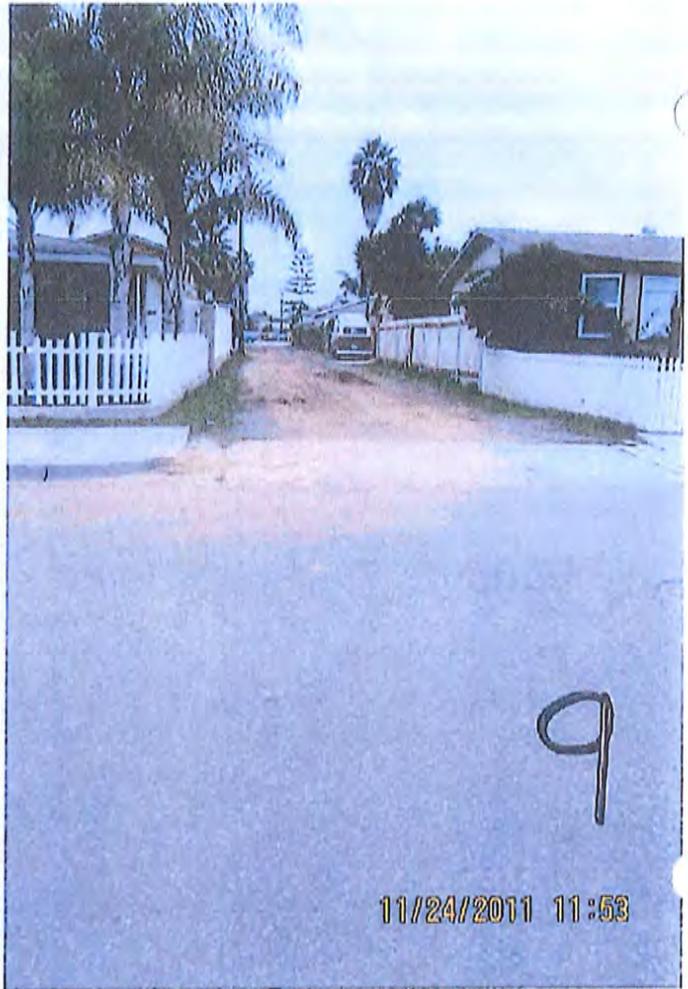
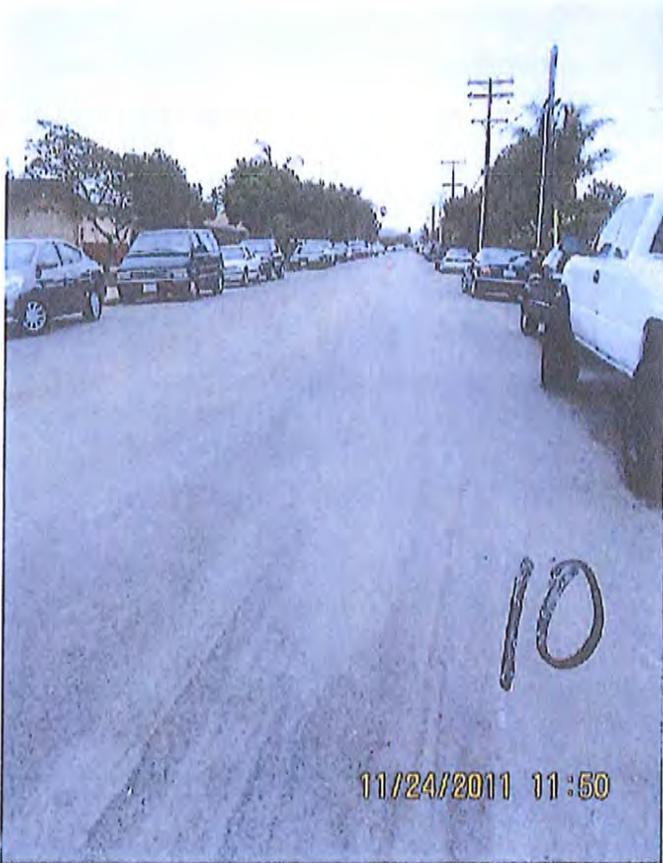
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11/24/2011 11:49



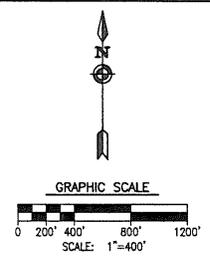
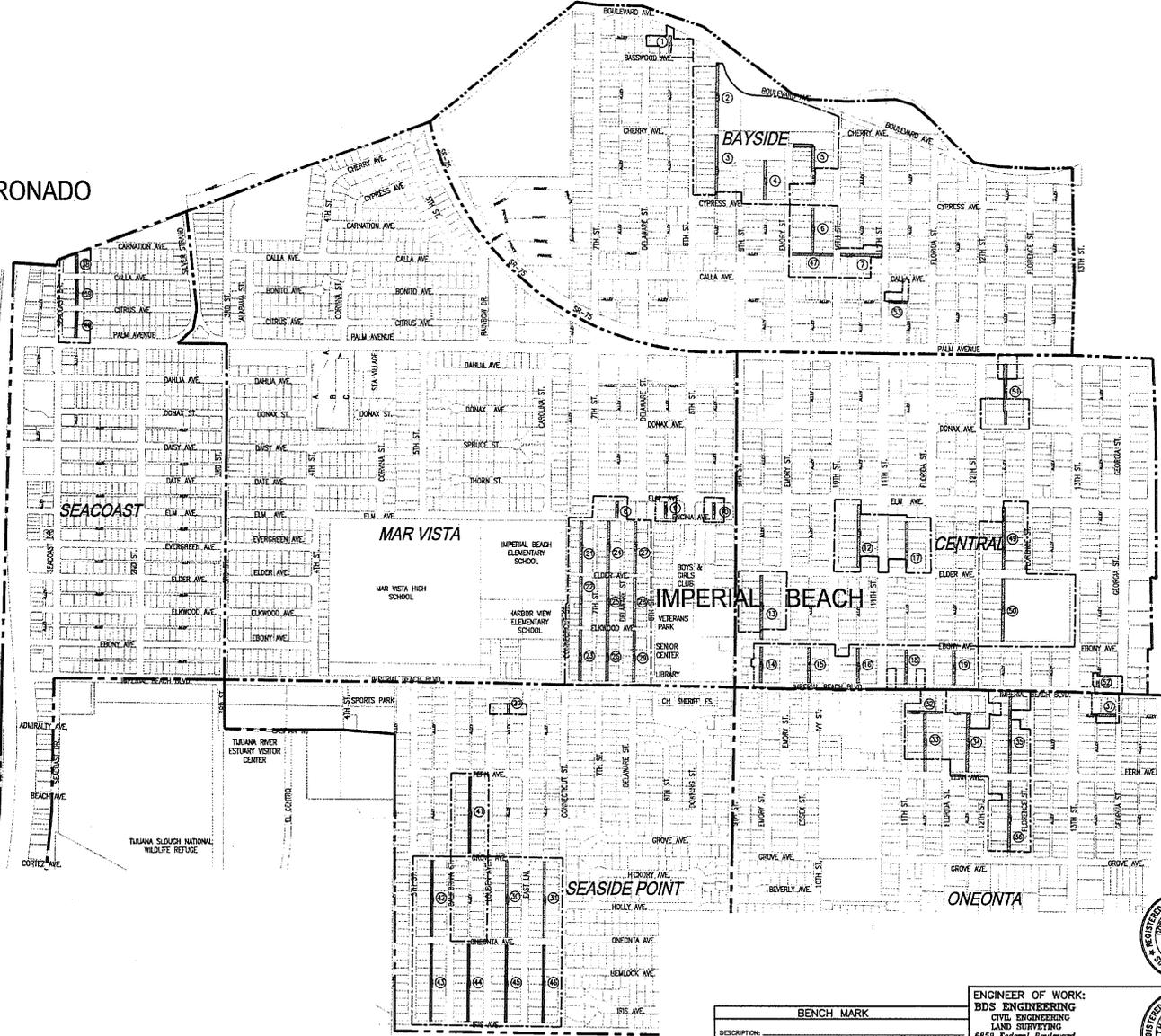
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11/24/12



CORONADO

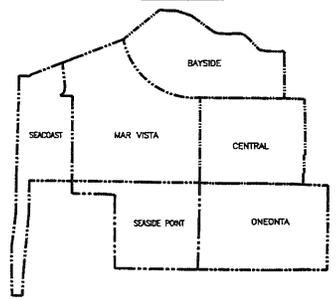
PACIFIC OCEAN



- LEGEND - WORK TO BE DONE**
- ALLEY CONSTRUCTION
 - ASPHALT ALLEYS
 - ALLEY NO.
 - NEIGHBORHOOD BOUNDARY
 - ASSESSMENT DISTRICT BOUNDARY

CITY OF SAN DIEGO

KEY PLAN



2

INDEX PLAN
SCALE: 1"=400'

BENCH MARK

DESCRIPTION: _____

LOCATION: _____

RECORD FROM: _____

ELEVATION: _____ DATUM: M.S.L.

ENGINEER OF WORK:
BDS ENGINEERING
 CIVIL ENGINEERING
 LAND SURVEYING
 8859 Federal Boulevard
 Lemon Grove, California 91945
 (619) 682-4992
 DE. REG. LICENSE(S) 040115/95-214



Thomas A. Jones
 THOMAS A. JONES P.E. 34887 DATE: 04-75
 JOB NO. _____

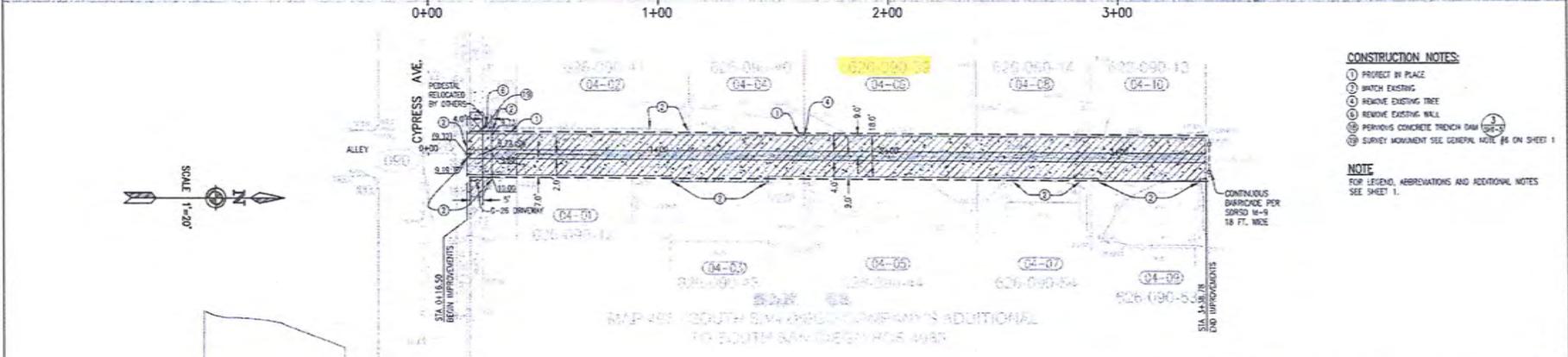
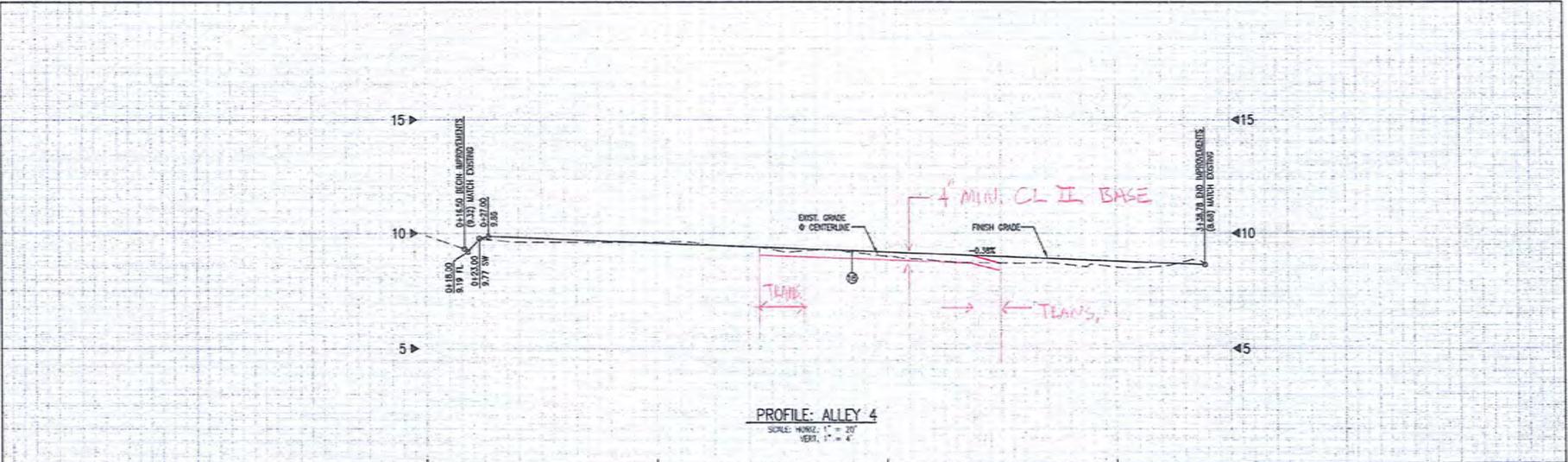
PLANS FOR THE IMPROVEMENT OF:
 ALLEY ASSESSMENT DISTRICT NOS. 72A & 72B

CITY OF IMPERIAL BEACH, CALIFORNIA
 ENGINEERING DEPARTMENT
 SHEET NO. OF 24 SHEETS

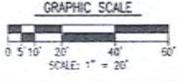
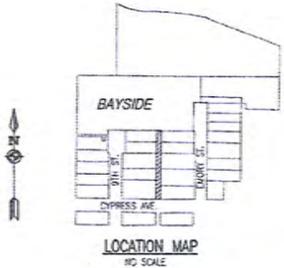
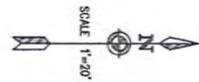
DESCRIPTION	BY	APPROVED BY	DATE	FILED	SECTION NO.
CORRECTION	B.O.S.				

W.C. NO. _____
 W.C. NO. _____
 W.C. NO. _____
 W.C. NO. _____

PL IMPERIAL BEACH 04/05/05 2:40 PM 11/20/05 4:35 PM



- CONSTRUCTION NOTES:**
- 1) PROTECT IN PLACE
 - 2) MATCH EXISTING
 - 3) REMOVE EXISTING TREE
 - 4) REMOVE EXISTING WALL
 - 5) PERVIOUS CONCRETE TRENCH DAM
 - 6) SURVEY MONUMENT SEE GENERAL NOTE #6 ON SHEET 1
- NOTE:**
FOR LEGEND, ABBREVIATIONS AND ADDITIONAL NOTES SEE SHEET 1.



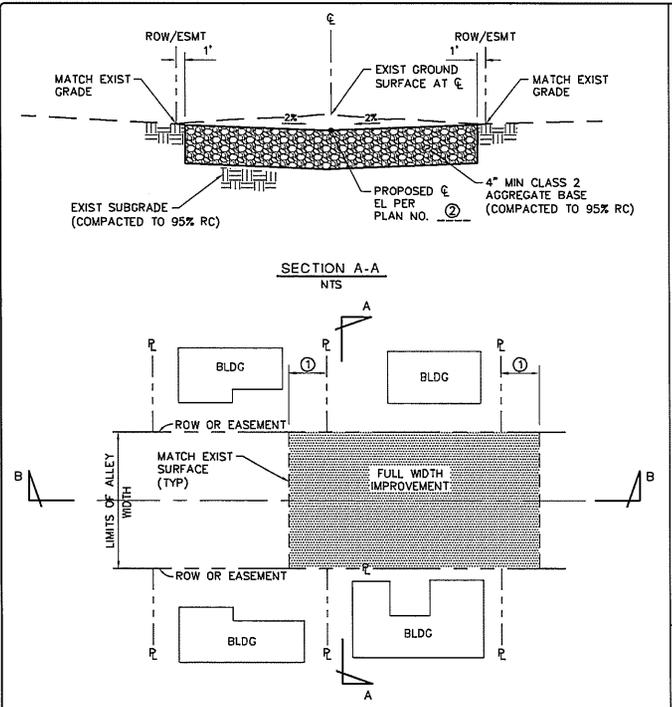
EXAMPLE

BENCH MARK	
DESCRIPTION:	CITY OF IMPERIAL BENCH ON INT. S' CORN. OF SE CORN. ON CYPRESS ST.
LOCATION:	EMORY ST. & CYPRESS ST.
MARKED NAME:	
ELEVATION:	12.58 ON THE M.S.L.

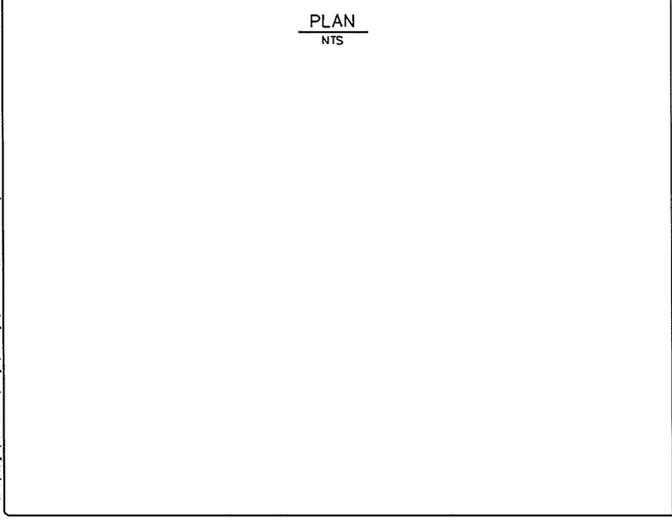
ENGINEER OF WORK:
BIDS ENGINEERING
CIVIL ENGINEERING
LAND SURVEYING
4269 Federal Boulevard
Lawrence, Kansas, California 91947
(619) 542-4392
P.E. No. 44882-CA
Thomas A. Jones
THOMAS A. JONES R.E.C. 34887



PLANS FOR THE IMPROVEMENT OF: ALLEY 4 BETWEEN 9TH ST. & EMORY ST.	
CITY OF IMPERIAL BEACH, CALIFORNIA	NO. 1
DATE: 04-25-20	DATE: 04-25-20
DESIGNED BY: <i>[Signature]</i>	CHECKED BY: <i>[Signature]</i>
DRAWN BY: <i>[Signature]</i>	SCALE: AS SHOWN
DATE: 04-25-20	DATE: 04-25-20

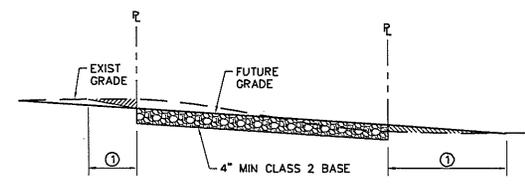
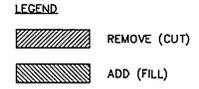


SECTION A-A
NTS



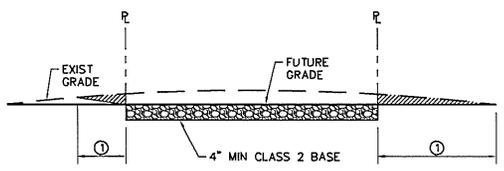
PLAN
NTS

- NOTES:
- ① TRANSITION TO EXISTING GRADE (0.5% MINIMUM, 6% MAXIMUM.
 - ② FUTURE ALLEY IMPROVEMENTS PER PLANS PREPARED BY BDS ENGINEERING. PLANS AVAILABLE AT CITY PLANNING DEPT.



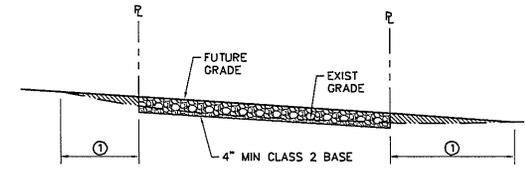
NOTE:
ALL SUBGRADE, CUTS, FILLS AND CLASS 2 BASE SHALL BE COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION PER ASTM D-1557.

PROFILE CASE 2 - TRANSITION ZONE (B)
NTS



NOTE:
ALL SUBGRADE, CUTS, FILLS AND CLASS 2 BASE SHALL BE COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION PER ASTM D-1557.

PROFILE CASE 1 - HIGH POINT (B)
NTS



NOTE:
ALL SUBGRADE, CUTS, FILLS AND CLASS 2 BASE SHALL BE COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION PER ASTM D-1557.

PROFILE CASE 3 - LOW POINT (B)
NTS

RESPONSE



ATKINS
370 CHIN WAGON RD, SUIT 300
SAN DIEGO, CALIFORNIA 92108
TEL: 619-229-7110
FAX: 619-229-7111

CITY OF IMPERIAL BEACH
INTERIM ALLEY IMPROVEMENT STANDARD
IMPERIAL BEACH, CALIFORNIA

DESIGNED BY: CSJ
DRAWN BY: ATKINS

PROJECT NO.
DWG NO.

Plotfile Bpr: 14148 Date: 10-Dec-12-11:53
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**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: GARY BROWN, CITY MANAGER *GB*

MEETING DATE: JANUARY 23, 2013

ORIGINATING DEPT.: PUBLIC WORKS *HCL*

SUBJECT: REPORT ON SEWER SERVICE CHARGE AND CAPACITY FEE STUDY BY CONSULTANT, KARYN KEESE, ATKINS NORTH AMERICAN, INC.

BACKGROUND:

The city owns and operates the City's sewer collection system facilities. The City's sewerage system is funded through an Enterprise Fund. The operations and maintenance of these facilities is paid for through a usage fee (service charge) billed to each sewer customer. This fee is determined based on the water usage (flow) of each customer and the concentration or strength of the waste generated (solids and Biological Oxygen Demand) of the customers.

In addition, when a new customer wants to connect to the sewer system, or when an existing customer wants to increase the amount of flow they are putting into the system, there is a charge. The charge is based on the number of EDU's (Equivalent Dwelling Units) that are being purchased, and represents the proportionate share of the value of the sewer system assets, including pipelines and pump stations.

It is necessary to periodically review the Sewer Service Charge and Capacity Fee that are charged to the sewer system customers. These charges must provide the revenue adequate to cover all system expenses. These expenses are determined based on the following:

- Collection System Expenditures;
- Treatment Expenditures;
- Capital Replacement Costs;
- General Administration Costs; and
- Debt Service

The customer costs must be set equitably for all ratepayers based on their waste characteristics that affect treatment and the cost for operating and maintaining the system.

A rate study is generally performed every 5 years. The last outside consultant study was performed in 2005 by Foresight Consulting. In the last 3 years, the analysis has been performed in house on an individual year basis.

DISCUSSION:

The City contracted the services of Karyn Keese at Atkins North America to perform the analysis for a new Sewer Service Charge and Capacity Fee. The City Council approved the contract on August 1, 2012, in Resolution No. 2012-7239. Ms. Keese has developed a model

that provides a method for updating the current rates, while taking into account the revenue needs of the city.

The current sewer service charge assigns every user to a customer classification to reflect their waste water characteristics. The City has 10 user classifications. Cost of service (rates) is established for each customer classification. However the single family class also has a Base Rate plus the use rate charge. The Base Rate accounts for those fixed costs necessary to operate the system. Staff believes fixed costs exist for all classification groups and as such, this study provides for the inclusion of a base rate for all rate classifications.

There are a number of other items which will affect the sewer finances in the coming years.

For FY 2013-14 and FY 2014-15, Imperial Beach is paying a portion of the cost of replacing the Palm City trunk sewer. This amount was determined based upon the portion of sewage that the city is contributing to the trunk line.

The city of San Diego is currently auditing their financials for the last few years. Part of this process includes a reconciliation of what each contributing city has paid for their sewer billing, which is an estimated amount, with the actual amount based on the measured sewer flow. The difference is refunded or billed to the respective city as necessary. These audits have been completed up through FY 2010-11. The FY 2011-12 audit is yet to be completed. Based upon the past recorded sewage flows, there will be an additional amount owed by Imperial Beach when this audit is completed.

The sewage for the San Diego Metro TAC is treated at the Point Loma Wastewater Treatment facility. This facility currently operates on a waiver from the EPA which allows it to treat the sewage to a Primary level and then release it through the ocean outfall where it disperses. The waiver may be renewed at least one more time. In the event that it is not, then facilities to treat the sewage to a Secondary level will need to be designed and installed at Point Loma. There will be significant additional cost for this which will be borne in part by all of the Metro TAC member agencies. This is likely to become a factor in the next 5-10 years.

The volume based rate currently is calculated on the total water use for each customer. The recommendation with this study is to modify this to percentages of the total potable water usage that is returned to the sewerage system, based on the appropriate billing class:

Residential	
Single Family	75%
Multi-Family	95%
Commercial	
Rest/Bakeries/Mort./Groc.	90%
Small Commercial	90%
Car Wash/Laundries	90%
Public Agency/Institutional	75%
Heavy Commercial	90%
Mixed Use Light	90%
Mixed Use Heavy	90%
Navy	90%

As noted in Section 7 of Attachment 1 (Summary and Conclusions), this study has proposed an update to the sewer rates and capacity fees. This update is based upon the following changes in the rate calculations:

1. Continued use of annual water usage from CALAM with the appropriate rate of return to the sewer system by user class.
2. Updated commercial/industrial user strengths to industry standards
3. Inclusion of a base charge for each user based on the size of the water meter serving the property.
4. Adopt a "pass through" provision in the ordinance to cover expenses not controlled by the enterprise fund, such as increased electrical rates.
5. Adopt Operating Reserve policy and Capital Reserve policy.
6. Annual review of projected revenues to maintain financial stability.
7. Revised definition of multi-family residential customer.
8. METRO Secondary Treatment is not implemented during the period of this analysis.
9. Capacity Fee is full cost recovery.

ENVIRONMENTAL DETERMINATION:

Not a project as defined by CEQA.

FISCAL IMPACT:

Revenue:

- \$39,124 as appropriated with Resolution Nr. 2012-7239, and
- Sewer O&M budget

Expenditures – Sewer Enterprise Fund:

- Consultant Contract \$39,124
- Staff administration \$ 5,000

TOTAL EXPENSES **\$44,124**

DEPARTMENT RECOMMENDATION:

1. Receive this report.
2. Receive presentation from Consultant Karyn Keese.
3. Discuss the report as presented by the Consultant
4. Direct staff to return with the final study report on the February 20, 2013 Council meeting.

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.

Attachments:

1. Consultant Preliminary Sewer Service Charge and Capacity Fee Study – to be provided separately.



**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: GARY BROWN, CITY MANAGER *GB*

MEETING DATE: JANUARY 23, 2013

ORIGINATING DEPT.: PUBLIC WORKS *HAL*

SUBJECT: RESOLUTION NO. 2013-7297 APPROVING CHANGE ORDER NO. 9 TO SOUTHLAND PAVING INC. CONTRACT – TO WIT: STREET IMPROVEMENTS RDA PHASE 4/5 CIP S11-105 AND THE TRANSFER OF \$310,000 FROM STREET IMPROVEMENT RDA PHASE 3B (CIP S04-108) AND FROM UNOBLIGATED STATE GAS TAX MONEY TO STREET IMPROVEMENTS RDA PHASE 4/5 CIP S11-105

BACKGROUND:

On December 7, 2011, City Council adopted Resolution No. 2011-7126 awarding the Street Improvements RDA Phase 4/5 CIP S11-105 to Southland Paving, Inc. for \$3,672,542.00. On March 7, 2012, City Council adopted Resolution No. 2012-7164 awarding Change Order No. 1 which added three additional street sections to the project. On April 17, 2012, the City Manager approved Change Order No. 2 for the deletion of 4 new sewer manholes in the project scope of work. On May 14, 2012, the City Manager approved Change Order No. 3 for the addition of a new MTS bus stop pad on Imperial Beach Blvd west of 13th Street. On August 15, 2012, City Council adopted Resolution No. 2012-7242 approving Change Order No. 4 for replacement of unsuitable soils on Loudon Land, Fern Avenue and East Lane, Change Order No. 5 for replacement of unsuitable soils on 9th Street and Elm Avenue, Change Order No. 6 for the repairs to fencing, increased size of truncated domes and replacement of one storm drain cover, and Change Order No. 7 for the replacement of traffic loops on 9th Street. On September 20, 2012, the City Manager approved Change Order No. 8 for installing asphalt on Sports Park/4th Street new exit.

DISCUSSION:

In reconciling the quantities for the project as the project construction has completed, there are areas where expensed were incurred that were not recognized in the original drawings and scope of work. If approved by City Council, these will constitute Change Order No. 9 and complete the project. These include the following and their added cost impact:

Bid Item	Bid Description	Additional work	Bid price	Billed price	Added cost
Base Bid	Calla, Evergreen, Elder, Fern, 7 th Elm, 9 th , Donax	Roadwork, driveways, alley aprons, fencing, sidewalks, curbs, cross gutters	3,069,306.37	3,284,076.43	214,770.06

City of Imperial Beach Staff Report
 Subject: Approve Change Order No. 9 to Street Improvements
 RDA Phase 4/5 (S11-105)
 Meeting Date: January 23, 2013
 Page 2 of 3

Additive # 1	East Lane	Sidewalk, roadwork, cross gutters, curb & gutter	161,381.43	175,812.69	14,431.26
Additive # 2	Georgia Street	Roadwork, curbs, curb & gutter, driveways, sidewalk	137,083.05	149,520.46	12,437.41
Additive # 3	Florence Avenue	Roadwork, curbs, curb & gutter, sidewalk, cross gutter	72,033.15	77,085.35	5,052.20
Additive # 4	Storm Drain Installation Florence & Elm	Curb & gutter	232,738.00	233,806.00	1,068.00
Change Order # 1	9 th Street	Alley apron, roadwork,	132,129.17	137,860.28	5,731.11
Change Order # 1	Donax Avenue	Curb & gutter, sidewalk, roadwork	84,576.95	87,457.00	2,880.05
Change Order # 1	Louden Lane	Curb & gutter, sidewalk, roadwork,	170,629.20	184,124.94	13,495.74
New work	Various street locations	Roadwork, modified curbs		37,525.49	37,525.49

○ **TOTAL ADJUSTED EXPENSES** **\$307,525.49**

ENVIRONMENTAL DETERMINATION:

Not a project as defined by CEQA. This project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 14302(c): Replacement or Reconstruction of Existing Utility Systems and Facilities.

FISCAL IMPACT:

Revenue:

- Council Approved Cooperative Agreement \$4,070,000.00
- Prop 1B \$ 411,931.47
- TOTAL REVENUE** **\$4,481,931.47**

Expenditures:

- BDS Engineering, Inc. \$ 235,100.00
- Miscellaneous Direct Costs \$ 923.85

• Southland Paving, Inc. original contract	\$3,672,542.00
• Southland Paving, Inc. Change Order # 1	\$ 387,335.32
• Southland Paving, Inc. Change Order # 2	(\$ 45,320.00)
• Southland Paving, Inc. Change Order # 3	\$ 20,964.40
• Southland Paving, Inc. Change Order # 4	\$ 36,617.00
• Southland Paving, Inc. Change Order # 5	\$ 84,043.25
• Southland Paving, Inc. Change Order # 6	\$ 17,500.61
• Southland Paving, Inc. Change Order # 7	\$ 7,315.00
• Southland Paving, Inc. Change Order # 8	\$ 13,959.00
• Estimated City Inspection and Administration	\$ 50,000.00
TOTAL EXPENSES	\$4,480,980.43
• Southland Paving, Inc. Change Order # 9	\$307,525.49

The Council Approved Cooperative Agreement provided \$6,000,000 for street improvements city wide. Street Improvements RDA Phase 3B and Street Improvements RDA Phase 4/5 were to be funded from this Cooperative Agreement appropriation. The total authorized expenditure from the \$6,000,000 Cooperative Agreement funds is \$5,824,695.24 (1,754,695.24 (Street Improvement RDA Phase 3B) plus \$4,070,000 (Street Improvements RDA Phase 4/5)). This leaves \$175,304.76 Cooperative Agreement funds unobligated.

There is an unobligated balance of State Gas Tax revenue that is available for street construction work of at least \$1,000,000. These funds are eligible funds for Change Order # 9.

Proposed Change Order # 9 fund source(s):

- Cooperative Agreement transfer from Street Improvement RDA Phase 3B \$100,000
- Unobligated State Gas Tax \$210,000
- **TOTAL REVENUE TRANSFER \$310,000**

DEPARTMENT RECOMMENDATION:

1. Receive this report.
2. Consider and approve Change Order No. 9.
3. Approve the transfer of additional funds to complete the payment for the additional work incurred in Change Order No. 9

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.

Attachments:

1. Resolution No. 2013-7297

RESOLUTION NO. 2013-7297

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, APPROVING CHANGE ORDER NO. 9 TO SOUTHLAND PAVING INC. CONTRACT – TO WIT: STREET IMPROVEMENTS RDA PHASE 4/5 CIP S11-105 AND THE TRANSFER OF \$310,000 FROM STREET IMPROVEMENT RDA PHASE 3B (CIP S04-108) AND FROM UNOBLIGATED STATE GAS TAX MONEY TO STREET IMPROVEMENTS RDA PHASE 4/5 CIP S11-105

WHEREAS, on December 7, 2011, City Council adopted Resolution No. 2011-7126 awarding the Street Improvements RDA Phase 4/5 CIP S11-105 to Southland Paving, Inc. for \$3,672,542.00; and

WHEREAS, on March 7, 2012, City Council adopted Resolution No. 2012-7164 awarding Change Order No. 1 which added three additional street sections to the project; and

WHEREAS, on April 17, 2012, the City Manager approved Change Order No. 2 for the deletion of 4 new sewer manholes in the project scope of work and on May 14, 2012, the City Manager approved Change Order No. 3 for the addition of a new MTS bus stop pad on Imperial Beach Blvd west of 13th Street; and

WHEREAS, on August 15, 2012, City Council adopted Resolution No. 2012-7242 approving Change Order No. 4 for replacement of unsuitable soils on Loudon Land, Fern Avenue and East Lane; Change Order No. 5 for replacement of unsuitable soils on 9th Street and Elm Avenue; Change Order No. 6 for the repairs to fencing, increased size of truncated domes and replacement of one storm drain cover; and Change Order No. 7 for the replacement of traffic loops on 9th Street; and

WHEREAS, on September 20, 2012, the City Manager approved Change Order No. 8 for installing asphalt on Sports Park/4th Street new exit; and

WHEREAS, in reconciling the quantities for the project as the project construction was completed, there were areas where expenses were incurred that were not recognized in the original drawings and scope of work; and

WHEREAS, the additional expenses incurred totaled \$307,525.49; and

WHEREAS, the Contractor has invoiced the City for these additional expenses - \$307,525.49 - as Change Order No. 9; and

WHEREAS, staff has affirmed that the additional work claimed in Change Order No. 9 were actually performed; and

WHEREAS, there were insufficient funds appropriated in CIP S11-105 to pay for Change Order No. 9; and

WHEREAS, additional funding is available in the Cooperative Agreement (402) account (Street Improvements RDA Phase 3B (S04-108) and the unobligated State Gas Tax account to cover the cost of Change Order No. 9; and

WHEREAS, a transfer of funds to pay for Change Order No. 9 from the Cooperative Agreement (402 Account) and the unobligated State Gas Tax account is recommended as follows:

- Cooperative Agreement (402 Account) in the amount of \$100,000 and
- Unobligated State Gas Tax account in the amount of \$210,000.

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. Change Order No. 9 is approved for payment.
3. Transfer of Cooperative Agreement (402 Account) to CIP S11-105 in the amount of \$100,000 is approved.
4. Transfer of unobligated State Gas Tax revenue to CIP S11-105 in the amount of \$210,000 is approved.
5. City Manager is authorized to sign change Order No. 9 for payment when properly invoiced by the contractor.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 23rd day of January 2013, by the following vote:

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

JAMES C. JANNEY, MAYOR

ATTEST:

JACQUELINE M. HALD, MMC
CITY CLERK



**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: GARY BROWN, CITY MANAGER *GB*

MEETING DATE: JANUARY 23, 2013

ORIGINATING DEPT.: CITY MANAGER

SUBJECT: CONSIDERATION TO ADOPT A MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN SANDAG AND IMPERIAL BEACH REGARDING THE REGIONAL BEACH SAND REPLENISHMENT PROJECT II

BACKGROUND:

The San Diego Association of Governments (SANDAG) completed the placement of approximately 450,000 cubic yards of sand in Imperial Beach on October 4, 2012 as part of the Regional Beach Sand Project II ("RBSP"). After the completion of the sand placement, there were concerns about water ponds formed as a result of seasonal high tides and higher waves that overtopped at the western edge of the beach and flowed across the sand. In response, temporary drainage swales were completed in early January shortly after the highest tide to rapidly dissipate water ponds.

DISCUSSION:

SANDAG has requested that the City of Imperial Beach provide City personnel, equipment and services in the event it is necessary to create swales to alleviate ponding on the beach between approximately Imperial Beach Blvd and Encanto Avenue during the months of January, February, and March of 2013. If the MOU is approved by the City Council, the City would perform the work at the request and direction of SANDAG under SANDAG's permits that were obtained for the RBSP.

ENVIRONMENTAL DETERMINATION:

A Draft Environmental Impact Report/Environmental Assessment (EIR/EA) was prepared for the project and circulated for public review with SANDAG as the state lead agency responsible for compliance with CEQA and the United States Army Corps of Engineers as the federal lead agency responsible for compliance with the National Environmental Policy Act of 1969 (NEPA). The Final EIR was approved by the SANDAG Board of Directors on May 27, 2011. The EIR/EA determined that no long-term significant impacts are expected to occur from implementation of the project for the City of Imperial Beach. Implementation of the activities provided for and described in the proposed MOU would fall within the scope of those assessed in the Final EIR.

FISCAL IMPACT:

SANDAG will pay the City up to a maximum of \$20,000 total for any work done or for equipment

rented by the City. The City will bill SANDAG monthly for these services.

CITY MANAGER'S RECOMMENDATION:

1. Receive this report and presentation at Council meeting.
2. Consider and approve the MOU.

Attachments:

1. Draft MOU to be provide at or prior to the City Council meeting.



AGENDA ITEM NO. 6.4

STAFF REPORT
CITY OF IMPERIAL BEACH

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: GARY BROWN, CITY MANAGER *GB*
MEETING DATE: JANUARY 23, 2013
ORIGINATING DEPT.: ADMINISTRATIVE SERVICES DEPARTMENT *ASD*
SUBJECT: RESOLUTION NO. 2013-7298 AUTHORIZING THE CITY
MANAGER OR HIS DESIGNEE TO ISSUE AN RFP FOR A
CAPITAL CAMPAIGN FEASIBILITY STUDY FOR A NEW
PUBLIC LIBRARY

BACKGROUND:

For several years the County and City have taken preliminary steps toward either a major renovation or a newly constructed County library at the current library location. For example, in November 2010 the County and City funded a due diligence study that reviewed design concepts and refined cost estimates. Based upon the preliminary work, it is preferably to build a new 14,000 square foot library with an approximate cost of \$6M to \$8M. (See attached concept drawing.)

The next step is to assess the feasibility of raising private funds for the construction of the library.

DISCUSSION:

Quite often non-profits, hospitals and universities have capital fund-raising campaigns to build new facilities. Their first step is not to simply go out and try to raise money; rather the first step is to examine the feasibility of raising funds for a particular project or group of projects. The objectives of a feasibility study are:

1. Test basic planning assumptions with potential donors – Find out how potential donors feel about the proposed library.
2. Define potential prospect list – Develop an ideal mix of lead donors, private foundations, direct mail donors, and identify grants, tax credits and federal funding.
3. Ascertain potential support – Provide a realistic estimate for potential campaign success.
4. Identify volunteer leadership.
5. Set a realistic campaign goal – Can we raise the \$6M to \$8M necessary?
6. Determine campaign strategies – Design a proposal for implementation after identifying strengths, weaknesses, and prognosis for success.
7. Develop a fundraising campaign for soliciting individuals.
8. Create a written report / fundraising plan based on the above with a recommendation to pursue one of the following:
 - a. Pursue the campaign at the proposed dollar level.
 - b. Pursue campaign but at a lower dollar level.

- c. Postpone campaign until a more favorable time and define actions leading to a "more favorable time."

We propose issuing an RFP for a consultant to perform the feasibility study. (A draft RFP is attached.)

Further, the County has assembled a steering committee to:

1. Review and finalize the RFP.
2. Review responses to the RFP, interview finalists, and recommend a winning proposal.
3. Act as a working group to work with and guide the consultant's work.
4. Review the consultant's products.
5. Recommend whether to pursue the capital campaign.

Committee members would be the County's Library Director Jose Ponte, Branch Manager June Engel, Adrienne Vargas from the San Diego Foundation, Frank Urtasun from SDGE, and an appointment by the Mayor.

Fund Raising Phase:

If the campaign appears to be feasible, the Committee could also lead the second phase, actual fund raising or recommend another form of leadership group to guide the fundraising as well as select a consultant to work with them. The consultant to work on actual fundraising may or may not be the same as the group which does the feasibility study.

ENVIRONMENTAL DETERMINATION:

Not a project as defined by CEQA.

FISCAL IMPACT:

The study will cost in the range of \$15k to \$25k.

Chairman Cox has offered to fund the study with Neighborhood Reinvestment Program funds.

DEPARTMENT RECOMMENDATION:

Council authorizes the City Manager or his designee to:

1. Issue an RFP for a Capital Campaign Feasibility Study for a new public library,
2. Select a preferred company to conduct the study, and
3. Enter into a contract not to exceed \$25,000 for the study.

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.

Attachments:

1. Resolution No. 2013-7298
2. Draft RFP
3. Imperial Beach Library Conceptual Design

RESOLUTION NO. 2013-7298

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO ISSUE AN RFP FOR A CAPITAL CAMPAIGN FEASIBILITY STUDY FOR A NEW PUBLIC LIBRARY

WHEREAS, City Council believes the people of Imperial Beach will greatly appreciate a new County library and it will be a wonderful enhancement to our community; and

WHEREAS, for several years the County and City have taken preliminary steps toward either a major renovation or a newly constructed County library at the current library location in Imperial Beach; and

WHEREAS, the next step is to assess the feasibility of raising private funds for the construction of the library; and

WHEREAS, staff proposes issuing an RFP for a consultant to perform the capital campaign feasibility study; and

WHEREAS, we sincerely appreciate Chairman Cox's leadership to build a new library; and

WHEREAS, the County has assembled a steering committee to review and finalize the RFP, review responses to the RFP, interview finalists, and recommend a winning proposal, act as a working group to work with and guide the consultant's work and recommend whether to pursue the capital campaign; and

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

Council authorizes the City Manager or his designee to:

1. Issue an RFP for a Capital Campaign Feasibility Study for a new public library,
2. Select a preferred company to conduct the study, and
3. Enter into a contract not to exceed \$25,000 for the study.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 23rd day of January 2013, by the following vote:

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

JAMES C. JANNEY, MAYOR

ATTEST:

JACQUELINE M. HALD, MMC
CITY CLERK



***Request for Proposals/Qualifications
For a Capital Campaign Feasibility Study***

MONTH DAY, 2013

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Exhibit 1

REQUEST FOR PROPOSALS/ QUALIFICATIONS

NOTICE IS HEREBY GIVEN that the City of Imperial Beach, acting by and through its City Council, hereinafter referred to as the "CITY", will receive up to, but not later than **5:00 p.m. on Monday, MONTH DAY, 2013**, sealed PROPOSALS for negotiation and award of a contract concerning **A Capital Campaign Feasibility Study**. The CITY will determine the extent of the service required on a case-by-case basis. The CITY reserves the right to select more than one consultant to fulfill the CITY's service needs.

To be considered, **one original and five copies of PROPOSALS** must be received in the City Manager Office, 825 Imperial Beach Blvd., Imperial Beach, CA 91932, by the time specified above.

Proposals shall be evaluated by a selection committee. The selection committee's evaluations and recommendations shall be forwarded to the City Manager for review. On behalf of the City Manager, the Administrative Services Director shall provide a report of the committee's evaluation and recommendations, along with her recommendation for consultant selection, to the City Council for final approval.

The CITY reserves the right to reject any or all PROPOSALS, or to waive any irregularities or informalities in any qualifications or in the selection process.

Disadvantaged Business Enterprises (DBE), Minority Business Enterprises (MBE) and Women Business Enterprises (WBE) and Veteran Owned Businesses (VOB) are encouraged to participate.

Exhibit 2

INFORMATION FOR RESPONDENTS

1.0 PURPOSE

The CITY is soliciting request for proposals/qualifications from qualified fundraising consultants to conduct a feasibility study toward the development of a new County Library within the City of Imperial Beach. This study, using the project's case statement, will determine how much capital can realistically be raised from donors and in what duration of time. Additionally, should the project move forward after the initial testing phase, the consultant could also be retained to develop a plan outlining the cost of ongoing capital campaign.

The new library will be built on the site of the current County Library located at 810 Imperial Beach Blvd., Imperial Beach, CA. Based on a needs assessment, building program study, and conceptual drawings developed by a local architect, the current estimated fundraising goal is \$6 to \$8 million.

The time frame for the requested services is up to six (6) months.

2.0 AREA OVERVIEW

Imperial Beach, the "Most Southwesterly City in the Continental United States," is one of 18 incorporated cities located within San Diego County. It is bordered on the north by a U.S. Naval Communication Station within the City of Coronado's jurisdiction and the southern shore of San Diego Bay, on the east by the City of San Diego, on the south by the U.S./Mexican border, and on the west by the Pacific Ocean.

The first settlers came to the area known as Imperial Beach in the 1880's. The first subdivision was filed in 1887. Early subdivisions were intended to create a summer retreat beach resort for the residents of the warmer Imperial Valley, hence the name Imperial Beach.

The original use of the military owned land north of Imperial Beach, in 1880, was for a cavalry troop. The troop provided security along the International Border. On Sunday afternoons, the troop paraded for the entertainment of the residents of Imperial Beach. The old parade ground currently serves the youth of Imperial Beach under the jurisdiction of the YMCA.

In the early 1900's came improvement of the wooden sidewalks, a post office, general store, and dance pavilion and adjoining café. The original pier was built in 1909, at the foot of Donax Street to generate electricity for the town from wave action. Since it proved to be inadequate, the machinery was dismantled. The pier remained active, attracting large crowds until it was totally destroyed in a 1948 storm. In 1961, a fact finding committee made up of local citizens submitted to the Imperial Beach City Council a report recommending the construction a new fishing pier. In April 1962, the people of Imperial Beach overwhelmingly approved a bond issue of \$300,000 for construction of a fishing pier. A matching funds grant from State Wildlife Conservation Board added further impetus to the project, which was built at its present site at the foot of Evergreen Avenue.

Imperial Beach was incorporated as a General Law City on July 18, 1956. Imperial Beach is a 4.5 square mile city and a population of 28,002. Its coastal setting and Mediterranean climate provide a unique and attractive living environment. Imperial Beach claims the distinction of being the "Most Southwesterly City - in the continental United States. The City is located in the Southwest corner of San Diego County, 25 minutes away from Lindbergh International Airport in downtown San Diego and only 5 miles from the Mexican Border.

Swim, surf, sunbathe, jog, fish, or spend the day building a sandcastle. This beautiful, sandy beach features some of the best sand in the nation, which explains why it is home to the yearly U.S. Open Sandcastle Competition. It also has a park with picnic, volleyball, and basketball areas and a playground for kids, as well as restrooms and showers. The Imperial Beach Fishing Pier is popular for surf fishing.

Nature lovers will be amazed to find two wildlife sanctuaries and a state park just south of Imperial Beach. The Tijuana Slough National Wildlife Refuge, the Tijuana River National Estuarine Sanctuary, and Border Field State Park all offer great opportunities for hiking and bird watching. A walk to the beach from Border Field State Park is a truly unique experience; it's one of the few untouched beaches in southern California.

Some describe Imperial Beach as quaint, but mostly the town has a rare innocence, and a relaxed atmosphere. "I. B." boasts the temperate, sunny-but cool weather, for which the California coast is famous. With a range in temperature of approximately 50 to 80 degrees, the climate is temperate all-year round. At a gentle pace you can walk the 3.5 miles of the city beach in about an hour. It's likely you will see surfers, and boogie boarders, surf fisherman, and several species of shore birds. Looking south you will see the Plaza De Monumental, Tijuana's famous "Bullring by the Sea" just across the International border with Mexico.

3.0 SUBMISSION AND RFP REVIEW SCHEDULE

The solicitation, receipt and evaluation of submissions, and the selection of the provider of consultant services will conform to the following schedule. (Note: Dates are subject to change.)

2.1 Issue request for proposals	Month Day, 2013
2.2 Questions/clarifications due	Month Day, 2013
2.3 Answers provided by	Month Day, 2013
2.4 Proposals due (at <u>5:00 p.m.</u>)	Month Day, 2013
2.5 Evaluation of proposals	Month Day, 2013
2.6 Interviews conducted with finalists	Month Day, 2013
2.7 Announce decision and send notification	Month Day, 2013
2.8 Begin work	Month Day, 2013

To be considered, **one original and five copies of PROPOSALS** must be received in the City Manager Office, 825 Imperial Beach Blvd., Imperial Beach, CA 91932, by the time specified above.

Copies received by FAX will not be deemed received.

4.0 PREPARATION OF PROPOSALS

All statements of proposals must include **an original and five copies** to be submitted in sealed envelopes bearing on the outside the name of the consultant, address, and the title of the RFP for which the qualifications are submitted. It is the sole responsibility of respondent to ensure that the proposals are received by the City of Imperial Beach in proper time. Any proposals received after the scheduled closing time for receipt will be returned to the consultant unopened. Proposals **may not** be submitted by facsimile, telegraph, electronic mail or any other means other than by personal delivery, United States Mail or other delivery services such as Federal Express or United Parcel Service.

5.0 SELECTION PROCESS

The City's Selection Committee will review submissions that meet the outlined requirements stated herein. The Committee will "short-list" the most qualified firms, utilizing the selection criteria listed below. In the event that the Selection Committee requires an interview, it is mandatory that all principal firms and the designated project manager attend.

SUBMISSION EVALUATION CRITERIA

Submissions received by the City will be evaluated according to the criteria listed below:

- Conformance to the specified RFQ/P format;

- Organization, presentation, and content of the submission;
- Specialized experience of the firm(s), (including principal firms, joint venture-partners, and sub-consultants), considering the types of service required; the complexity of the project; record of performance; and the strength of the key personnel who will be dedicated to the project;
- Proposed tasks and deliverables to accomplish the work in a timely and professional manner; and
- Timeliness of the Project Schedule;
- Ability to meet the insurance requirements as stated in the Terms and Conditions of the RFQ/P unless the City, at its sole discretion, decides to modify or waive the insurance requirements.

Additional questions may be asked of respondents and formal interviews may be conducted as well. Respondents will be notified of any additional required information or interviews after written proposals have been evaluated. The CITY may select more than one consultant depending on the area of expertise of each consultant submitting a PROPOSAL to this RFP.

The CITY reserves the right to reject any and all qualifications submitted; to request clarification of services submitted; to request additional information; and to waive any irregularity in the qualifications and review process.

6.0 SIGNATURE

The proposal documents or any modification must be signed in the name of the consultant and must bear the original signature of the person or persons authorized to sign the proposal.

7.0 MODIFICATIONS

Any modification of any proposals submitted must be in writing and received by the CITY prior to the closing time for proposals. Modifications may not be submitted by facsimile, telegraph, electronic mail or any other means other than by personal delivery, United States Mail or other delivery services such as Federal Express or United Parcel Service. Any proposals or modifications received after the scheduled closing time for receipt of request for proposals will be returned to the consultant unopened.

8.0 WITHDRAWAL OF PROPOSALS

Respondents may withdraw their proposals either personally or by written request at any time prior to the scheduled closing time for receipt of proposals.

9.0 PROHIBITIONS AS SUBCONTRACTORS UNDER COMPETITIVE PROPOSALS

No party submitting a proposals who is permitted to withdraw a proposal shall, for compensation, perform any subcontract or other service for the person or firm to whom the contract is awarded or otherwise benefit, directly or indirectly, from the performance of the project for which the withdrawn proposal was submitted.

10.0 TERMS AND CONDITIONS

Issuance of this RFQ/P does not commit the City to award a contract, to pay any costs incurred in the preparation of a response to this request, or to procure a contract for services. All respondents should note that the execution of any contract pursuant to this RFQ/P is dependent upon the approval of the City.

The City retains the right to reject all submissions. Selection is also dependent upon the negotiation of a mutually acceptable agreement with the successful respondent. Each submission shall be valid for not less than one hundred twenty (120) days from the date of receipt.

11.0 INSURANCE

The firm(s) selected to perform the work described in this RFQ/P will be required to provide evidence of public liability and property damage insurance with limits of not less than \$1 million for injury to, or death of, one or more persons and/or property damage arising out of a single accident or occurrence insuring against all liability of the City of Imperial Beach, selected consultant, its subcontractor(s), and its authorized representatives, arising out of, or in connection with, the performance of work under the contract with the City. Professional liability insurance (errors and omissions) shall be required of said firm in the minimum amount of \$1 million. Said insurance shall be provided at the sole cost and expense of the firm selected, unless the requirement is modified or waived by the City.

12.0 DUE DILIGENCE

The information provided in this RFP/Q, including site description and planning requirements, is to assist respondents with information the City has assembled in this preliminary stage of the project. Any respondent selected will be expected to conduct its own due diligence in these and all matters prior to commencement of its development. The City makes no representations or warranties with respect to these matters.

13.0 CONFLICT OF INTEREST

Please note that California Law makes it illegal for public officials or their employees to participate in the making of a contract in which he or she is financially interested. The law

defines the making of a contract to include responding to Requests for Proposals/Qualifications. The law further defines a public official very broadly to include members of the advisory boards that are not actual parties to the contract. Prospective respondents who are aware of circumstances that could create a conflict of interest if a proposal is submitted are urged to contact the City immediately.

14.0 SCOPE OF SERVICES

The Consultant's Role:

The CITY is seeking a consultant to conduct a capital campaign feasibility study to determine the amount of capital that could reasonably be raised from private-sector donors, philanthropic sources, including foundations. The consultant, in coordination with CITY and County staffs, would:

- Perform a fundraising assessment of the City and County's capability to date.
- Develop a compelling case for future support.
- Identify a donor list comprised of local, regional and national philanthropic donors and foundation prospects.
- Recommend campaign strategies for reaching new and diverse audiences and donors.
- Offer key staff and leadership training in capital campaign solicitation.
- Provide specific recommendations on donor recognition appropriate to this project.
- Assist Council with establishment of Fundraising Subcommittee.
- Assist with early implementation, outreach and communication about the project.
- Conduct a feasibility study (see "Objectives" below).

Other services that the consultant believes may be appropriate or necessary for the successful completion of the project should be identified in the PROPOSAL, but described and listed as proposed additional services. The Consultant will perform these services under the direction of CITY staff.

The expected cost of this contract is in the range of \$15,000 to \$25,000.

Objectives

In addition to the above, the consultant's primary deliverable is a feasibility study outlining the CITY's short- and long-term philanthropic objectives and long-term ability to meet or exceed these objectives. Specifically, the feasibility study should address the following key areas:

Test basic planning assumptions with potential donors. Find out how potential donors feel about the proposed Library. Do potential donors see the Library as important enough to place on their priority giving list?

Define potential prospect list. Develop the optimal funding mix of lead donors, major donors, private foundations, and, if necessary, direct-mail public solicitations. Identify public and private grants, possible tax credit sources, and federal appropriations.

Ascertain potential support. Through ongoing interviews and knowledge of fundraising solicitation capabilities, the consultant will provide a realistic estimate for potential campaign success. The consultant will determine if there are enough donor prospects, and enough prospects at different giving levels, to reach the recommended goal.

Identify volunteer leadership potential. Interview potential campaign leaders and civic, business, cultural, and other community leaders who may be willing to serve on a Fundraising Subcommittee. Identify leadership and their fundraising capabilities. Assess what it will take to recruit volunteer leadership.

Set a realistic campaign goal. Currently the goal has been established as a range between \$6 and \$8M, which is based on current building footprint and concept. Provide an assessment as to whether the goal is set too high or too low.

Determine campaign strategies. Identify strengths, weaknesses, and a prognosis for success/inability to reach recommended goal. Design a proposal for successful implementation.

Develop a fundraising plan for soliciting individual prospects. Information developed in the confidential interviews with the consultant will be used to develop an appropriate solicitation plan, giving level(s) and fundraising schedule (including potential in-kind gifts).

Prepare written report/fundraising plan. The completion of the feasibility study will be a written report that synthesizes the findings from the confidential interviews, and the consultant's recommendations to adhere to one of the following three paths for conducting a successful capital campaign:

1. Proceed with the capital campaign at the proposed dollar level;
2. Proceed, but at a lower dollar level than originally proposed;
3. Postpone the campaign until the City has addressed certain issues (based on findings).

Deliverables

Deliverables may include, but are not limited to, work progress reports, supporting documentation, attending meetings, and making presentations before CITY staff, City Council and County Supervisors. Other deliverables include:

Situation Analysis. Establish foundation of assets, challenges, opportunities and threats related to campaign, based on (e.g.):

- Stakeholder research (interviews, surveys, audience mapping, etc.)
- Materials review

- Infrastructure audit
- Peer competitor review/environmental scan

Case for Support. Develop foundational document and appropriate supporting documents to guide philanthropic strategy for campaign.

Donor Prospect List, Volunteer Leadership Prospect List, Top Prospects for Both. Identify most promising prospects for capital campaign donors and volunteer leadership, based on (e.g.):

- Review existing members/donors/prospects lists
- Conduct strategy/information-sharing workshop
- Wealth screening of current lists
- Research to uncover potential new donors, volunteer leadership
- Feasibility Report & Suggested Campaign Structure
- Test case/messaging, prospects (donor and leadership), campaign scope/gift pyramid with key stakeholders to measure the feasibility of conducting a successful campaign.

PHASE II

Potentially the consultant may be retained under a separate contract to provide the following services, or described as Phase II.

Campaign Plan. Develop a capital campaign plan that includes clarified goals (dollars raised, timeframe, donor distribution); milestones (date specific objectives for dollars raised, plus supporting benchmarks-volunteers recruited, prospects cultivated, solicitations), prioritized donor segments; recommended key cultivation and solicitation strategies and supporting tactics; specifications for campaign tools; budget and timeline; and recommended evaluation methods.

Campaign Implementation ADVICE. Provide strategic advice throughout capital campaign planning, launch, implementation, evaluation, and refinement. Activities may include: driving implementation of the strategy, facilitating the most effective use of staff and volunteer resources, preparing coaching and supporting staff and volunteer solicitors, conducting direct cultivation and solicitation of prospects where appropriate, developing and/or editing proposals, updates and other campaign materials, advising on campaign communication and serving as a strategic partner to the campaign's leadership.

***OPTIONAL:** Campaign Identity & Presentation Tool Templates. Establish brand and visual identity for campaign; or develop campaign tools.

15.0 PROPOSAL REQUIREMENTS

Address the following topics in a 15-page (or less) proposal. Please submit additional information or sample materials where relevant, including case statements, campaign collateral, and training material.

Project Understanding

Project Approach including significant phases and deliverables. (i.e, describe your feasibility study process. Include the duties you perform and those you expect to be done by the client staff or leadership. What information and recommendations will be included in the Feasibility Study Report? What components are included in the campaign plan?)

Project Timeline for feasibility study

Estimate of fees and expenses for feasibility study.

Estimate of fees and expenses for ongoing campaign counsel, should your firm be awarded the feasibility study project.

Firm capabilities:

- How long have you been in business?
- How many capital campaign feasibility studies have you completed?
- Have you ever completed a capital campaign feasibility study for a City and, if so, which one(s)?
- How familiar are you (or your firm) with the City of Imperial Beach and its demographics?
- Describe work you have done with any Imperial Beach or San Diego regional organizations in the past.
- Experience with similar organizations and capital campaign projects
- Experience with feasibility studies and fundraising plans in underserved communities

Project team

Submit biographies or resumes detailing experience with similar projects, raising private funds, working in disadvantaged communities.

References

Complete contact information of three references from the past 3-5 years.

16.0 CITY CONTACT

The City looks forward to receiving a submission from you. If you have any questions regarding this RFQ/P, please contact the Project Manager identified below:

Kathleen VonAchen, Administrative Services Director
City of Imperial Beach
825 Imperial Beach Blvd.
Imperial Beach, CA 91932
(619) 628-1361
kvonachen@cityofib.org

Note: Incomplete submissions, late submissions, or incorrect or false information shall be cause for immediate disqualification.

IMPERIAL BEACH LIBRARY CONCEPTUAL DESIGN



**CITY OF IMPERIAL BEACH
COUNTY OF SAN DIEGO, COUNTY LIBRARY**



**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: GARY BROWN, CITY MANAGER *GB*

MEETING DATE: JANUARY 23, 2013

ORIGINATING DEPT.: COMMUNITY DEVELOPMENT
GREG WADE, ASSISTANT CITY MANAGER/COMMUNITY DEVELOPMENT DIRECTOR *GW*

SUBJECT: ADOPTION OF RESOLUTION NO. 2013-7294 AUTHORIZING THE FILING OF AN APPLICATION FOR FISCAL YEARS 2011-2013 SMART GROWTH INCENTIVE PROGRAM GRANT THROUGH THE SAN DIEGO ASSOCIATION OF GOVERNMENTS AND ACCEPTING THE TERMS OF THE GRANT AGREEMENT

BACKGROUND:

The San Diego Association of Governments (SANDAG) has announced a call for Capitol and Planning Grants applications for Fiscal Years 2011-2013 Smart growth Incentive Program (SGIP) grant applications. All applications must be submitted to SANDAG not later than January 18, 2013 and must include an authorizing resolution from the City Council for each proposed project. Staff is planning to submit a SGIP Planning Grant application for the Palm Avenue Commercial & Mixed-Use Corridor Master Plan to prepare Design and Development drawings and the environmental review document as the next phase of the Palm Avenue Commercial Corridor Master Plan completed in February 2009.

The SGIP funds transportation-related infrastructure improvements and planning efforts that support smart growth development. The program funds two types of grants: Capital Grants and Planning Grants. The goals of the Smart Growth Incentive Grant Program are to encourage comprehensive public infrastructure projects and planning activities that facilitate compact, mixed-use development focused around public transit, and that aim to increase housing and transportation choices. The Smart Growth Incentive Program seeks to fund projects that can serve as models around the region and attract private development. Projects funded by the SGIP must support these goals, and specifically, create great places in the San Diego region.

The SGIP has a total of \$9.6 million available for funding projects with \$7.68 million available for capital projects and \$1.92 million available for non-capital projects that best meet the following objectives:

- Proposed projects should be "ready to go" and serve as catalysts for further smart growth development.

- Implement a comprehensive approach to influence land development by improving the public realm and encouraging private smart growth projects that, in combination, create great places.
- Serve as model examples for smart growth in a variety of settings throughout the region.
- Contribute to the reduction in greenhouse gas emissions by encouraging travel by means of other than single-occupant vehicles. In particular, proposed projects should support public transit usage by improving access to transit and be located in areas served by transit.

DISCUSSION:

The Palm Avenue Commercial & Mixed-Use Corridor Master Plan project proposes to build upon the Palm Avenue Commercial Corridor Master Plan completed in February 2009. Specifically, the project for which this grant application is submitted would involve the hiring of a consultant or consultants to prepare Design and Development Drawings for the entire length of the Palm Avenue/SR-75 corridor that implement the recommendations and proposals contained in the Palm Avenue Commercial Corridor. Another element of the project would be to prepare the required environmental document based upon the Design and Development Drawings sufficient to circulate for public review and approval. The consultant services anticipated for this effort would include civil engineer, landscape architect, planning and environmental planning.

The maximum planning grant award for any one project is \$400,000. There is no match required for the grant application, however, more project evaluation points are awarded to those projects providing matching funds. Staff recommends, therefore, that the City Council authorizes matching funds in the amount of \$50,000 as well as "in-kind" services in the amount of \$45,000 to cover staff expenses contributing to the project. The matching funds (\$50,000) would come from one-time General Fund reserves.

ENVIRONMENTAL DETERMINATION:

The authorization to submit this SGIP Planning Grant Application is not a project as defined by CEQA. If awarded grant funds, a portion will be used to prepare the required environmental document necessary for implementation and construction of the proposed improvements.

FISCAL IMPACT:

Staff authorized a consultant contract with Project Design Consultants (PDC) in the fixed-fee amount of \$3,750 to prepare the grant application. PDC was selected due to their familiarity with the project and the Palm Avenue Commercial Corridor.

The City is requesting the maximum allowable grant amount of \$400,000 for this project and staff is recommending matching funds in the amount of \$50,000 from one-time General Fund Reverses.

DEPARTMENT RECOMMENDATION:

1. Receive this report; and
2. Adopt Resolution No. 2013-7294 authorizing City of Imperial Beach staff to submit an application to SANDAG for Fiscal Years 2011-2013 Smart Growth Incentive Program Planning Grant Funds in the amount of \$400,000 for the Palm Avenue Commercial & Mixed-Use Corridor project and accepting the terms of the Grant Agreement.

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.

Attachments:

1. Resolution No. 2013-7294

RESOLUTION NO. 2013-7294

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, AUTHORIZING THE FILING OF AN APPLICATION FOR SMART GROWTH INCENTIVE GRANT PROGRAM FUNDS THROUGH THE SAN DIEGO ASSOCIATION OF GOVERNMENTS FOR THE PALM AVENUE COMMERCIAL & MIXED-USE CORRIDOR MASTER PLAN, AND ACCEPTING THE TERMS OF THE GRANT AGREEMENT.

WHEREAS, \$9.6 million of *TransNet* funding for capital and planning smart growth incentive program projects is available to local jurisdictions and the County of San Diego from Fiscal Years 2011-2013; and

WHEREAS, the City of Imperial Beach wishes to receive four hundred thousand dollars (\$400,000) in Smart Growth Incentive Grant funds for the following project: Bikeway Village Bayshore Bikeway Access Improvements; and

WHEREAS, the City of Imperial Beach understands that the Smart Growth Incentive Grant Program funding is fixed at the programmed amount, and therefore project cost increases that exceed the grant awarded will be the sole responsibility of the grantee; and

WHEREAS, the City of Imperial Beach agrees to complete the proposed grant project within a timely matter and in compliance with Board Policy No. 035.

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

1. That the City of Imperial Beach staff is authorized to submit an application to the San Diego Association of Governments (SANDAG) for Smart Growth Incentive Planning Grant Program funding in the amount of \$400,000 for the Bikeway Village Bayshore Bikeway Access Improvements.
2. That the City Council commits to providing \$50,000 of matching funds and up to \$45,000 of in-kind contributions (staff expenses) towards the Palm Avenue Commercial & Mixed-Use Corridor Master Plan project.
3. City of Imperial Beach staff is authorized to accept the grant funds, execute the attached grant agreement with SANDAG with no exceptions, and complete the Project.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 23rd day of January 2013, by the following roll call vote:

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

JAMES C. JANNEY, MAYOR

ATTEST:

JACQUELINE M. HALD, MMC
CITY CLERK



STAFF REPORT
CITY OF IMPERIAL BEACH

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: GARY BROWN, CITY MANAGER *GB*

MEETING DATE: JANUARY 23, 2013

ORIGINATING DEPT.: PUBLIC SAFETY *JB*

SUBJECT: ADOPTION OF RESOLUTION 2013-7290 APPROVING A FIVE-YEAR AGREEMENT WITH THE SAN DIEGO COUNTY SHERIFF'S DEPARTMENT FOR THE PROVISION OF GENERAL AND SPECIALIZED LAW ENFORCEMENT AND TRAFFIC SERVICES WITHIN THE CITY OF IMPERIAL BEACH, AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT

BACKGROUND:

Since, 1983 the City Of Imperial Beach has continuously contracted with the San Diego Sheriff's Department for law enforcement services. The Sheriff's Department provides a full range of law enforcement services including patrol, traffic and investigative services. The Imperial Beach Sub-Station employs 24 sworn Sheriff's Deputies assigned to the City. The Sheriff's Department officers preserve the peace, make arrests, prevent unlawful disturbances brought to their attention and investigate public offenses. Annually, the Imperial Beach Sub-station responds to approximately 12,000 calls for service from the public and more than 13,000 Deputy initiated actions.

The most recent contract for law enforcement services expired on June 30, 2012. Prior to its expiration, the nine cities that contract for law enforcement services appointed a committee of representatives from six of the cities to negotiate a new five-year contract. The new five-year contract has finally been fully negotiated and is presented for City Council consideration. If adopted the new contract will be retroactively applied from October 1, 2012, and end on June 30, 2017.

DISCUSSION:

Along with eight other cities in San Diego County, the City of Imperial Beach contracts with the County of San Diego for Law Enforcement services. The other cities are Vista, Del Mar, Encinitas, Solana Beach, Santee, San Marcos, Lemon Grove and Poway. The contract is a joint agreement, taking advantage of common needs and economies of scale that result in a lower cost for law enforcement than having a municipal police department or individually contracting with the County.

While the cost for Sheriff's services in Imperial Beach is significant, so are the benefits. Along with the standard patrol and traffic services, the City also receives the following services:

- ASTREA Helicopter
- Border Crime Suppression Team
- Crime Analysis
- Crime Lab
- Criminal Intelligence
- Internal Affairs
- Domestic Violence Investigative Unit
- Homicide Investigative Unit
- SWAT
- Narcotics Enforcement
- Bomb/Arson Investigative Unit
- Back up coverage for major incidents

Additionally, a federal grant-based program known as Operation Stonegarden conducts regular operations out of the Imperial Beach Substation. This is a mutli-agency, cross jurisdictional effort to combat cross-border crimes.

The City of Imperial Beach could not afford to provide this level of service with its own force, and there are no other agencies who could offer a comparable set of services and programs, nor routine patrol at the cost of the San Diego Sheriff's Department.

Negotiations: In establishing the objectives, there were four main priorities that the Cities all agreed to for the negotiations, a revised cost model, caps on operational costs, fair sharing of retirement cost impact risks and some minor procedural and administrative items. All of the priorities of the negotiating team were achieved in the proposed agreement.

- **Cost Model** – The prior contract utilized a Modified Direct Cost Model, which charged Deputies and Community Service Officers assigned to the station directly, but spread all of their overhead, plus all other positions across the nine cities, based on the number of deputies assigned, including facilities costs. This resulted in cities not being able to receive the full impact of savings if staffing changes needed to be executed.

In year three of the contract, the Direct Cost Model will go into effect. This has two important impacts for the City of Imperial Beach. First it gives the City the ability to directly manage the full impact of position changes that may be required to manage costs or to optimize services to the City. Second, it frees the City of subsidizing higher facility expenses in other Cities via the shared overhead formula in the Modified Direct Cost Model.

- **Operational Cost Caps** – The prior contract included caps of 5% for the first two years, and 5.5% for the final three years, however negotiated impacts for labor contracts were excluded. The cities agreed that the caps should be retained and be modified to better constrain potential increases due to labor negotiations that will be implemented during the contract.

New Operational Cost Caps are included in the agreement. They are as follows:

- Year 1 (FY 12/13) – 0.30% Cap (Based on Fiscal Year 2012/13 Attachment B)
- Year 2 (FY 13/14) – 2.75% Cap
- Year 3 (FY 14/15) – 3.00% Cap
- Year 4 (FY 15/16) – 3.00% Cap
- Year 5 (FY 16/17) – 3.25% Cap

Any and all negotiated impacts are subject to the Operational Cost Caps. This includes salaries and benefits, including any negotiated retirement impacts that increase costs.

- **Fair sharing of risk for Retirement impacts** – The Cities and County agree that Retirement is potentially the greatest risk for elevated costs during the contract, and that the risk should be shared fairly between the County and the Cities.

A fair-share of the risk related to retirement impacts is included in the agreement. Only normal retirement costs are exempt from the Caps. This includes the retirement costs related to the County's retirement system contributions as approved by the Board of Supervisors, the Fiscal Year 2011/12 Employee Pension Offset level paid by the County, Pension Obligation Payments, and Other Post-Employment Benefits. It is estimated that normal retirement costs could be less than 2.5% annually.

Should the County enhance retirement benefits, the contract cities will not have to pay costs directly associated with any such enhancement. If the County increases the Employee Pension Offset amount above the Fiscal Year 2011/12 amount, the contract cities will not have to pay the additional retirement costs associated with the increase.

- **Procedural and Administrative items** – The cities agreed that there was language that needed to be updated to either address current practices or that resulted in cities not having enough of a voice regarding Sheriff changes in operations.

Important changes to the contract language related to operational logistics were included in the agreement. This includes language that allows the City to have the same kinds of rights regarding selection and interaction with the Lieutenant at the Imperial Beach Substation as we did with the Captain when it was a full station. It also includes a shift in language that requires the Sheriff to meet with the City when new programs are being implemented that could impact cost or priorities at the Imperial Beach Sheriff's substation.

Additionally, the contract cities and the County agreed that the increase to costs for the current fiscal year would not begin until October 2012, the time at which the negotiations team and the County arrived at a tentative agreement on the substantive issues in the agreement. This resulted in over \$60,000 in savings from the invoices already sent to the Cities during the first quarter of this fiscal year.

ENVIRONMENTAL DETERMINATION:

Not a project as defined by CEQA.

FISCAL IMPACT:

This is a five-year contract effective October 1, 2012 through June 30, 2017. The change from the final year of the prior contract, and the first year (Fiscal Year 2012/2013) is an increase of \$16,221. This includes the net impacts of the new contract provisions, and staffing and other minor reductions such as elimination of one Community Services Officer and one Captain. This impact is already reflected in the Fiscal Year 2012/13 Adopted Budget, therefore there is no fiscal impact in Fiscal Year 2012/13. Future potential fiscal impacts are as follows, by fiscal year.

Fiscal Year 2012/2013 – Estimated cost of \$5,588,194, an increase of \$ 16,221 over FY 11/12
Fiscal Year 2013/2014 – Estimated cost of \$5,741,869, an increase of \$153,675 over FY 12/13
Fiscal Year 2014/2015 – Estimated cost of \$5,914,125, an increase of \$172,256 over FY 13/14
Fiscal Year 2015/2016 – Estimated cost of \$6,091,549, an increase of \$177,424 over FY 14/15
Fiscal Year 2016/2017 – Estimated cost of \$6,289,525, an increase of \$197,976 over FY 15/16

These estimates reflect the high-end of the possible costs, which during the course of the last contract, were not be realized, and include estimates of the likely retirement impacts, which, if higher, could result in amounts above the stated estimates.

DEPARTMENT RECOMMENDATION:

Staff recommends the City Council adopt Resolution 2013-7290 approving a five-year contract with the San Diego Sheriff's Department for the provision of generalized and specialized law enforcement and traffic services, and authorizing the Mayor to execute the agreement.

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.

Attachments:

1. Resolution No. 2013-7290
2. Agreement Between the City of San Diego and San Diego Sheriff's Department for Generalized and Specialized Law Enforcement and Traffic Services

RESOLUTION NO. 2013-7290

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, APPROVING A FIVE-YEAR AGREEMENT WITH THE SAN DIEGO COUNTY SHERIFF'S DEPARTMENT FOR THE PROVISION OF GENERAL AND SPECIALIZED LAW ENFORCEMENT AND TRAFFIC SERVICES WITHIN THE CITY OF IMPERIAL BEACH, AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT

WHEREAS, the City of Imperial Beach has continuously contracted with the San Diego Sheriff's Department for law enforcement services since 1983; and

WHEREAS, the City of Imperial Beach is satisfied with the arrangement, the level of services, and the positive impact to the community experienced with the Sheriff's services; and

WHEREAS, the prior five-year contract expired on June 30, 2012, and the nine cities contracting for law enforcement with the San Diego Sheriff's Department have completed negotiations for a new five-year contract; and

WHEREAS, the City of Imperial Beach and the San Diego Sheriff's Department both desire to continue the arrangement whereby the Sheriff provides general and specialized law enforcement and traffic services to the City of Imperial Beach.

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

1. Approves the new five-year agreement as attached
2. Authorizes the Mayor to execute said agreement by his signature

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 23rd day of January 2013, by the following vote:

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

JAMES C. JANNEY, MAYOR

ATTEST:

JACQUELINE M. HALD, MMC
CITY CLERK

**AGREEMENT BETWEEN
THE CITY OF IMPERIAL BEACH,
THE COUNTY OF SAN DIEGO, AND
THE SAN DIEGO COUNTY SHERIFF**

**FOR GENERAL AND SPECIALIZED LAW ENFORCEMENT
AND TRAFFIC SERVICES**

This Agreement is between the City of Imperial Beach, a municipal corporation, hereinafter referred to as "CITY" and the County of San Diego, a political subdivision of the State of California, hereinafter referred to as "COUNTY", for services to be provided by the San Diego County Sheriff, hereinafter referred to as "SHERIFF".

RECITALS

WHEREAS, COUNTY through SHERIFF provides public safety services throughout the County of San Diego and is equipped and will do so to the extent and in the manner hereinafter provided; and

WHEREAS, CITY is a municipal corporation of the State of California within the County of San Diego and desires to obtain general and specialized law enforcement and traffic services; and

WHEREAS, Sections 51300-51308, 51350 and sections 54980 et seq. of the California Government Code authorize COUNTY and CITY to contract for performance of Sheriff services within the CITY; and

WHEREAS, COUNTY through SHERIFF currently provides general and specialized law enforcement and traffic services to CITY pursuant to a contract dated December 4, 2007; and

WHEREAS, CITY and COUNTY through SHERIFF desire to enter into a new agreement with provisions concerning the nature and extent of general and specialized law enforcement and traffic services to be provided to CITY and establishing the compensation to be paid therefore; and

WHEREAS, COUNTY acknowledges that CITY requires standards of performance that demonstrate professional excellence both in the execution of duties and in the interpersonal relations with CITY employees and all persons utilizing the services of CITY;

WHEREAS, the Board of Supervisors on January 29, 2013 authorized the Clerk of the Board to accept and execute this Agreement for General and Specialized Law and Traffic Enforcement Services; and

WHEREAS, the City Council for the City of Imperial Beach on January 23, 2013 authorized the Mayor to accept and execute this Agreement for General and Specialized Law and Traffic Enforcement Services; and

NOW THEREFORE, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, COUNTY and CITY jointly intend that CITY will fund and COUNTY will provide a level of general and specialized law enforcement and traffic services, as set forth in this Agreement.

AGREEMENT

I. PURPOSE AND INTENT

The purpose of this Agreement is to satisfy the requirements of California Government Code §§51300-51308, 51350 and 54980, *et seq.* This Agreement supersedes and replaces the December 4, 2007 contract between COUNTY and CITY for the period of July 1, 2007 through June 30, 2012, including all supplements, insofar as that contract relates to provision of general and specialized law enforcement and traffic services to CITY.

II. SCOPE OF SERVICES

COUNTY through SHERIFF shall provide general and specialized law enforcement and traffic services to CITY as follows:

A. Method of Service Delivery

SHERIFF will maintain a Law Enforcement Services Bureau, which will be responsible for performance of COUNTY's obligations under this Agreement.

General and specialized law enforcement and traffic services will be staffed as described in Section IV, Standards of Service. These services shall be provided from SHERIFF's existing stations and other such facilities as COUNTY or the CITY may hereafter acquire.

B. Law Enforcement Services

COUNTY through SHERIFF will provide general and specialized law enforcement and traffic services ("Law Enforcement Services") to CITY as outlined in Attachment B. Law Enforcement Services consist of enforcement of the California

Penal Code, the California Vehicle Code, and pertinent regulatory ordinances as adopted by the City Council of CITY, as well as direct supervision of law enforcement personnel assigned to provide Law Enforcement Services to CITY; all to the extent necessary and appropriate to meet the Standards of Service described in Section IV. Staffing for Law Enforcement Services shall be as provided in Section IV D of this Agreement.

C. Ancillary Services

Services of the SHERIFF's units related to the following services will be provided to CITY as an integral part of the law enforcement services described above and are included in the cost of such services: crime prevention, juvenile intervention, financial crimes, homicide, domestic violence, communication, information technology support, and clerical support. SHERIFF will consult with CITY when new programs are proposed that would increase costs to CITY, and implement them only after discussion with CITY.

D. Regional Services

The following regional services are provided to CITY as needed as an adjunct to the Law Enforcement Services described above at no additional cost: Special Weapons & Tactics (SWAT); Aerial Support to Regional Enforcement Agencies (ASTREA); Bomb/Arson; Search and Rescue; Fire/Rescue helicopter; Crime Lab; and Property and Evidence.

E. Search and Rescue Responsibility

The COUNTY and the CITY agree that some rescues are the responsibility of and will be performed by the SHERIFF while other rescues are the responsibility of and will be performed by the CITY's public safety services. In many instances, rescues

will be conducted in a joint operation involving both the SHERIFF and the CITY's emergency response personnel.

F. Reserve Program

The SHERIFF, in partnership with the CITY, will take active steps to recruit individuals to participate in the Reserve Program.

G. Additional Services

1. General

COUNTY through SHERIFF may provide supplemental Law Enforcement Services or additional related equipment and supplies as requested by CITY. Additional Services not covered under Law Enforcement Services may include, but are not limited to, added patrol or traffic services required for special events such as street fairs, concerts, movie productions and other third party promotions as well as auditing of red light camera programs.

2. Requests

Requests for Additional Services shall be made to SHERIFF by CITY through the SHERIFF's Station Commander or his or her designee and shall be made in writing or, if made in person or by telephone, shall be confirmed in writing by the requestor within forty-eight (48) hours of the request. CITY shall provide SHERIFF with as much advance notice as possible regarding requests for Additional Services.

3. Provision of Additional Services

SHERIFF shall advise CITY promptly and shall confirm in writing if SHERIFF is unable to provide some or all of any requested Additional Services. If SHERIFF is able to provide some or all of the requested Additional Services, SHERIFF shall promptly advise CITY in writing of the

estimated costs of the services. Unless CITY disapproves in writing of an estimate provided by SHERIFF, SHERIFF shall provide such Additional Services to CITY and shall be reimbursed for the actual cost of providing the Additional Services subject to Section V B 2. COUNTY shall delegate the authority to SHERIFF to approve additional services consistent with the intent of this provision.

4. **Identification**

COUNTY and CITY acknowledge and agree that it is impractical to specify in this Agreement each and every category of Additional Services that might be desired by CITY, and that the parties will reasonably cooperate in identifying and addressing such potential Additional Services within the scope of Law Enforcement Services.

H. **Emergencies**

1. **General**

Notwithstanding any other provision of this Agreement, in the event of an emergency occurring within CITY, SHERIFF shall take any and all actions reasonably necessary or appropriate to respond to the emergency, to include appropriate referrals to, and coordination with, other law enforcement agencies.

2. **Temporary Duties**

SHERIFF's personnel assigned to perform services for CITY under this contract ("SHERIFF's contract city personnel") may be required to perform temporary duty outside the scope of this Agreement. For the purpose of this Agreement, "temporary duty" shall include, but not be limited to,

assignments necessitated by a public safety emergency or other exigent circumstances such as might be required under “mutual aid” agreements.

3. Redeployment of Staff

During the period of any public safety emergency or exigent circumstance such as responding to mutual aid requests, SHERIFF’s contract city personnel may be temporarily redeployed for emergency response. If reasonable and practical, SHERIFF shall notify the City Manager for the CITY and discuss the redeployment prior to reassignment. If the public safety emergency or exigent circumstance such as requests for mutual aid demand immediate redeployment, SHERIFF need not notify the City Manager in advance, but shall do so as soon as practical. In the event of a major disaster for which the SHERIFF is reimbursed by FEMA for salary and benefit costs, the SHERIFF shall reimburse CITY (less administrative fee) from which the staff was redeployed.

III. TERM OF AGREEMENT

A. Term

The term of this Agreement shall commence at midnight July 1, 2012, and shall continue in effect through and terminate at midnight on June 30, 2017, subject to the termination provisions in Section III. B. below.

B. Termination

Notwithstanding any other section or provisions of this Agreement, either party hereto may terminate this Agreement by giving a one-year advance written notice of intention to terminate.

IV. STANDARDS OF SERVICE

A. Anticipated Service Outcome

The anticipated outcome of law enforcement services provided by COUNTY through SHERIFF to CITY under this Agreement is the provision of efficient and effective police protection and the performance of all duties as required by law or contract. These duties include patrol, traffic, general and specialized investigations, crime prevention, crime analysis, criminal intelligence, narcotics enforcement, emergency services, licensing, crime lab and communications.

B. Performance Standards

COUNTY through SHERIFF shall provide CITY with qualified personnel to meet the following performance standards and scope of service:

1. General

All SHERIFF personnel who provide general and specialized law enforcement and patrol services to CITY pursuant to this Agreement shall have met the minimum qualifications designated for their specific classification, including a background investigation.

2. Patrol Services

COUNTY through SHERIFF shall provide general law enforcement services via the various options listed in Attachment A of this Agreement. To the extent such staff is provided within CITY, their services, together with all normal ancillary services related thereto, shall primarily provide enforcement of the California Penal Code, the California Vehicle Code, and pertinent regulatory ordinances as adopted by the City Council of CITY.

3. **Traffic Services**

COUNTY through SHERIFF shall provide traffic services via the various options listed in Attachment A. To the extent that such staff is provided within CITY, their services, together with all normal ancillary services related thereto, shall primarily provide enforcement of the California Vehicle Code and pertinent traffic regulatory ordinances as adopted by the City Council of CITY, accident investigations, analysis of traffic related problems of CITY, and cooperate with various CITY departments to obtain solutions to the traffic problems of CITY.

4. **Special Purpose Officers**

COUNTY through SHERIFF shall provide problem solving services via the various Special Purpose Officer options listed in Attachment A of this Agreement. To the extent such staff is provided within CITY, their services, together with all normal ancillary services related thereto, shall primarily be to identify and resolve problems of both a criminal and non-criminal nature for a designated geographic area through investigation, patrol support, coordination of departmental resources and cooperation with various CITY departments.

5. **School Resource Officers**

COUNTY through SHERIFF shall provide school resource services via the various Special Purpose Officer options listed in Attachment A of this Agreement. To the extent such staff is provided within CITY, their services, together with all normal ancillary services related thereto, shall primarily provide enforcement and follow up investigation on school property for violations of the Penal Code of the State of California, the California Vehicle

Code, and the California Education Code and cooperate with school administration, faculty, students, and parents to obtain solutions to problems of the school district.

6. **Community Service Officers**

COUNTY through SHERIFF shall provide community services via the Community Service Officer options listed in Attachment A of this Agreement. To the extent such staff is provided within CITY, their services, together with all normal ancillary services related thereto, shall primarily provide response/information to citizen inquiries, completion of minor reports, fingerprinting, traffic direction, parking enforcement, vehicle abatement, crime prevention education and enforcement of pertinent regulatory ordinances as adopted by the City Council of CITY.

C. **Assignment of Personnel**

1. **Sheriff's Responsibility**

The management, direction, supervision and discipline of SHERIFF personnel, the standards of performance, and all other matters incident to the performance of services, shall be performed by and be the responsibility of COUNTY through SHERIFF in SHERIFF's sole but reasonable judgment and in accordance with the provisions of applicable labor agreements. SHERIFF shall be the appointing authority for all personnel provided to CITY and shall have complete discretion as to the assignment of all individual SHERIFF'S personnel under this Agreement.

2. **Transfers and Selection of Station Commanders**

SHERIFF will consult with CITY prior to reassignment of the station commander serving CITY and CITY will be afforded the opportunity to

interview potential candidates prior to one being selected as the Station Commander of the station serving CITY. SHERIFF will solicit input from CITY when completing Station Commander's performance review.

3. Other Staff Assignments

If CITY has specific concerns regarding the actions of any officer, agent or employee who performs Law Enforcement Services, CITY may address those concerns with the Station Commander serving CITY.

4. Liability for Payment of Wages

CITY shall have no liability for any direct payment of salary, wages, indemnity, or other compensation or benefit to persons engaged in COUNTY's performance of this Agreement.

D. Staffing for Basic Services

COUNTY through SHERIFF shall staff CITY as described in Attachment B in order to provide Law Enforcement Services. SHERIFF shall ensure that adequate numbers of qualified SHERIFF personnel are provided to CITY at all times during the term of this Agreement to meet the Law Enforcement Services, Scope of Services and Standards of Service commitments set forth herein, at no less than the staffing and classification levels established in the most current Attachment B. SHERIFF shall use best efforts to fill CITY funded position vacancies within a reasonable period of time.

E. Changes in Staffing

CITY shall provide COUNTY through SHERIFF thirty days advance notice when requesting changes in staffing. If CITY and SHERIFF agree that changes to the staffing level for Law Enforcement Services are needed and/or agree that staff additions or deletions in CITY are necessary in order to provide adequate levels of

Law Enforcement Services in the succeeding contract year, CITY and COUNTY through SHERIFF shall execute and sign an amendment to Attachment B. COUNTY shall delegate the authority to SHERIFF to sign amendments to Attachment B consistent with the intent of this provision after review and approval by County Counsel. The level of service shall not be changed without the mutual consent of the SHERIFF and CITY.

F. Vehicles, Equipment and Supplies

COUNTY shall provide all supplies, equipment and materials required for performance of the required law enforcement services; except that the CITY shall, at its own expense, supply any special stationery, supplies, notices, or forms which are to be issued in the name of the CITY.

COUNTY agrees to provide the standard equipment for CITY vehicles per Attachment E. All marked vehicles (black & white) will generally be replaced at 100,000 miles. Vans and sedans will generally be replaced at 100,000 miles. Motorcycles will be replaced as needed at COUNTY's discretion.

The name of the city and city seal will be included on the doors of patrol cars if requested by the CITY. The CITY shall provide their CITY decal in the size requested by the SHERIFF.

Subject to written approval of the SHERIFF or his designee, the CITY may purchase equipment deemed necessary to facilitate program implementation or operation. If the COUNTY does not accept ownership of the equipment, the purchase price and all ongoing costs will be the responsibility of the CITY. If the COUNTY accepts in writing the equipment from the CITY, such equipment becomes the property of the COUNTY, and the CITY shall be credited the total cost

for the equipment. Total cost shall mean a value agreed upon between COUNTY and CITY at the time the transfer is made.

G. Asset Ownership

1. Vehicles

Vehicle ownership will be retained by the entity (CITY or COUNTY) that purchased the vehicle and is currently carrying ownership via the vehicle registration.

2. Office Equipment

Office equipment (desks, chairs, computers, etc.) ownership will be retained by the entity (CITY or COUNTY) that purchased the equipment and is currently carrying ownership on the entity's inventory.

3. Safety Equipment

Safety equipment (firearms, uniforms, leather gear, etc.) ownership will be retained by the COUNTY.

4. Facilities

CITY shall retain ownership of facilities that CITY constructed for the purpose of use as a Sheriff's station. SHERIFF's payment to CITY is a lease payment only.

H. ARJIS Membership

For each year that this Agreement is in effect, CITY agrees to maintain its membership in the Automated Regional Justice Information System Joint Powers Agency (ARJIS).

I. Contract Administration

1. County Representative

COUNTY designates SHERIFF or his designee to represent COUNTY in all matters pertaining to the administration of the Agreement.

2. City Representative

CITY designates its City Manager or designee to represent CITY in all matters pertaining to the administration of the Agreement.

3. Meetings between City and Sheriff

SHERIFF or his designee shall be available to confer with the City Manager or designee whenever feasible, practical and not in conflict with mandated duties and responsibilities. SHERIFF and/or Undersheriff and the Assistant Sheriff will meet with the City Managers as a group twice each year to discuss the law enforcement contract. CITY and COUNTY shall provide full cooperation and assistance of its officers, agents, and employees to each other in the performance of this contract.

4. Implementation of New Programs

The COUNTY will discuss the implementation of any new programs with the CITIES. The County will provide the justification and value to CITY for the program and estimates of the cost impact. Such programs, if resulting in additional costs to CITY will only be implemented after discussion with the CITY.

5. Labor Negotiations

The CITY will be requested to provide the SHERIFF with comments and recommendations during labor negotiations. The SHERIFF will review and pass on the CITY's comments to the COUNTY's labor negotiators.

6. **CLETAC**

CITY, along with other cities within San Diego County entering into contracts for law enforcement services similar to this Agreement (“CITIES”) shall maintain a Contract Law Enforcement Technical Advisory Committee (CLETAC). The Law Enforcement Services Bureau Assistant Sheriff, Law Enforcement Commanders and Sheriff's Contracts Manager shall meet with the committee on at least a quarterly basis to review contract administration including contract interpretation, costs, and liability. Additional meetings can be scheduled at the request of either party

J. **Audit and Inspection of Records**

COUNTY agrees that records generated under this contract shall be made available to CITY to audit and examine. CITY agrees that any such audit will be arranged by contacting COUNTY Board of Supervisors or designated representative in writing at least ten working days prior to the commencement of the audit and shall be conducted during normal working hours. CITY through its City Manager shall have access to reports and other documents pertaining to this Agreement including statistical reports on crime rates, traffic incidents and calls for service within CITY.

K. **Reporting Requirements**

CITY will receive monthly reports that provide information with respect to staffing, crime statistics, traffic statistics, programs, patrol activities and Information Led Policing strategies.

V. **COST OF SERVICES/CONSIDERATION**

A. **General**

As full consideration for the satisfactory performance and completion by COUNTY through SHERIFF of the Law Enforcement Services set forth in this Agreement,

CITY shall pay COUNTY for the services agreed to on the basis of invoices and submittals as set forth hereunder.

B. Personnel Costs

1. Law Enforcement Services

The cost of a Law Enforcement Services position includes amounts that compensate COUNTY for all absences due to compensatory time off, bereavement, family, injury, military, and sick leave, holidays, jury duty, leave without pay, related training, and vacation but does not provide coverage or include costs required to maintain coverage for Law Enforcement Services during such absences. If, however, there is an individual absence of more than 30 calendar days, CITY is not required to compensate the COUNTY from the 31st day until the position is staffed. In the event of a vacancy, CITY is not required to compensate the COUNTY from the 1st day of a vacancy until the position is filled.

2. Additional Services

CITY shall compensate COUNTY for Additional Services requested and approved by CITY in accordance with Section II G, based upon the actual costs incurred by SHERIFF to provide those services.

C. Modified Cost Center for Contract Years One and Two

1. Cost Center Development

A Cost Center model including each station showing the direct and overhead costs for both the CITY and COUNTY shall be developed.

2. Direct Costs

CITY shall pay for direct staff and equipment, which includes:

- a) Deputies

- b) Detectives
- c) Sergeants
- d) Community Service Officers
- e) Vehicles
- f) Handheld Radios

3. **Overhead and Station Support Costs**

Overhead and Station Support costs shall consist of:

- a) Lieutenants
- b) Captains
- c) Administrative Secretary I & II
- d) Office Assistants
- e) Property & Evidence Specialists
- f) Sr. Office Assistants
- g) Departmental Aid
- h) Crime Analyst
- i) Communications Center
- j) Reserves
- k) Crime Prevention
- l) Traffic Coordinator
- m) Juvenile Intervention
- n) Family Protection
- o) Financial Crimes
- p) Domestic Violence
- q) Homicide
- r) Supplies

- s) Space
- t) Administrative Support
- u) Financial Services
- v) Personnel
- w) Data Services
- x) County Counsel
- y) County Support Costs
- z) Liability

All CITY overhead and Station Support costs shall be pooled and allocated to all the CITIES based on their number of deputies, detectives, sergeants and community services officers. All deputy, detective and sergeant positions will be allocated the same overhead amount and community service officers will be allocated one half the amount of overhead allocated to a deputy, detective or sergeant. CITY costs will be listed in Attachment C.

4. Allocation Date

The staffing for CITY on May 1st and any requested adjustments shall be used to allocate overhead for the contract year starting the following July 1st.

5. Staff Added After May 1st

For staff added after May 1st, the CITY will only pay the direct cost (Salary, benefits, retirement, vehicle costs, radio and the one time equipment charge) until July 1st of the following year (e.g. 14 months) when they will be included in the new overhead calculation.

6. **Deleted Positions**

If a CITY deletes a position after May 1st they will not have to pay the direct cost but that position will still be included in the overhead calculation until the following July 1st.

D. **Full Cost Center with Direct Space-Contract Years Three, Four & Five**

1. **Cost Center Development**

A Cost Center model including each station showing the direct, station support, space and overhead costs for both the CITY and COUNTY shall be developed.

2. **Direct Costs**

CITY shall pay for direct staff and equipment, which includes:

- a) Deputies
- b) Detectives
- c) Sergeants
- d) Community Service Officers
- e) Vehicles
- f) Handheld Radios

3. **Station Support Costs & Space**

Station Support costs shall include:

- a) Lieutenants
- b) Captains
- c) Administrative Secretary I & II
- d) Office Assistants
- e) Property & Evidence Specialists
- f) Sr. Office Assistants

- g) Departmental Aid
- h) Crime Prevention
- i) Crime Analyst
- j) Supplies
- k) Space

All Station Support costs shall be allocated between the COUNTY and the CITY (or CITIES) occupying the station based on their number of deputies, detectives, sergeants and community services officers in that station. All deputy, detective and sergeant positions shall be allocated the same amount of Station Support Costs and community service officers will be allocated one half the amount of Station Support Costs allocated to a deputy, detective or sergeant.

4. **Overhead Costs**

Overhead costs shall consist of:

- a) Communications Center
- b) Reserves
- c) Traffic Coordinator
- d) Juvenile Intervention
- e) Family Protection
- f) Financial Crimes
- g) Domestic Violence Unit
- h) Homicide
- i) Crime Analysis Administration
- j) Supplies
- k) Administrative Support

- l) Financial Services
- m) Personnel
- n) Data Services
- o) County Counsel
- p) County Support Costs
- q) Liability

All CITY overhead costs shall be allocated to all the CITIES based on their number of deputies, detectives, sergeants and community services officers. All deputy, detective and sergeant positions will be allocated the same overhead amount and community service officers will be allocated one half the amount of overhead allocated to a deputy, detective or sergeant. CITY costs shall be listed in Attachment C.

5. Allocation Date

The staffing of each city on May 1st and any requested adjustments shall be used to allocate Station Support Costs, Space and overhead for the contract year starting the following July 1st.

6. Staff Added After May 1st

For staff added after May 1st, the CITY will only pay the direct cost (Salary, benefits, retirement, vehicle costs and the one time equipment charge) until July 1st of the following year (e.g. 14 months) when they will be included in the new overhead and Station Support Costs and Space calculation.

7. Deleted Positions After May 1st

If a CITY deletes a position after May 1st they will not have to pay the direct cost but that position will still be included in the Station Support

Costs, Space and overhead calculation until the following July 1st

E. Caps

1. Cap for Cost Increase

Cost increases for each city will be capped at 2.75% for contract year two and 3.0% for contract years three and four and 3.25% for contract year five. In any year where the actual cost increase is less than the cap, only the actual costs increases will be charged.

2. Application of Cap

Only staff included in the previous year's overhead calculation and staff added mid-year (prior to May 1st) will be used to determine the cost increase for cap purposes. Any staff being added in the future contract year will not be counted when determining the cost increase for cap purposes for the current year.

3. Exceptions to the Cap

Notwithstanding any other provision of this Agreement, the CITY's cost may increase above the cap if any of the following situations occur:

- a) If any city elects to discontinue its participation in the Contract Law Enforcement Program, all overhead shall be re-spread among the remaining CITIES at the beginning of the next contract year as provided for in the compensation plan Section V above.
- b) If the SHERIFF opens another facility and moves deputies, supervisors or support staff from the station supporting a city, the station overhead will be re-spread among the CITIES at the beginning of the next contract year as provided for in the compensation plan.

c) Facilities occupied only by unincorporated staff will have no cost impact on the CITIES.

d) If a city builds a new station that increases the pooled facility costs, the entire amount of the increase in the CITIES' pool will be responsibility of the city building the facility. This provision only applies to Contract Years One and Two.

F. Retirement Costs

1. Retirement costs are exempt from the cap. Retirement costs will consist of the San Diego County Employee Retirement System contribution approved by the Board of Supervisors, The Fiscal Year 2011-12 Employee Pension Offset paid by the County, Pension Obligation Bond Payments and Other Post-Employment Benefits.
2. If the COUNTY reduces the employees' Pension offset amount but gives wage increases to offset the impact to the employee, only the net wage increase (if any) will be subject to the cap. Net wage increase is the amount that the wage increase exceeds the reduction of the pension offset.

G. Retirement Enhancement

If the COUNTY enhances the retirement benefits to the employees the CITY will not have to pay costs directly associated with that enhancement. Enhancements mandated by state or federal law are exempt from this provision.

H. Pension Offset Enhancement

If the COUNTY increases the Employee Pension Offset amount above the Fiscal Year 2011-12 amount the CITY will not have to pay the additional retirement costs associated with the increase.

I. Rate of Compensation

1. First Year

For the first year of this Agreement, CITY will compensate COUNTY for provision of the Law Enforcement Services in an amount equal to the fiscal year base amount set forth in Attachment B effective 07/01/12. Included in this amount will be a liability cost agreed to by COUNTY and CITY. In addition to the charges for Law Enforcement Services, CITY will compensate COUNTY for Additional Services as set forth in Section V B 2, above. This amount shall be subject to the provisions of section V D, above.

2. Subsequent Years

a. Cost Detail

By April 1st of each year, SHERIFF shall provide CITY with service costs as defined in Attachment A. The cost for services provided by SHERIFF shall be based upon the actual cost of such services as identified in Attachment A. The salaries and benefits shall be based upon the most current payroll and adjusted for any known increases approved by the COUNTY's Board of Supervisors. Included in this amount will be an annual liability cost agreed to by COUNTY and CITY. All other costs will be based on actual costs per the COUNTY auditor's previous fiscal year accounting records.

b. Level of Service

By May 1st of each year, CITY shall determine the level of Law Enforcement Services as defined in Section IV B required within CITY for the upcoming fiscal year (July 1 through June 30). At a minimum, such service shall include the availability of one

continuous twenty-four hour per day patrol unit and one continuously available eight and one-half hour, seven day a week, day traffic unit.

c. Joint Operating and Financial Plan

By July 1st of each year, COUNTY and CITY shall prepare a written Joint Operating and Financial Plan specifying the level of service for the upcoming fiscal year and the total cost for such services as determined in accordance with Section V C and V D, above. This plan, when approved by CITY and the COUNTY through the SHERIFF shall be effective July 1st and shall be made a part of this Agreement as Attachment B.

d. Mandated Costs

CITY shall pay all costs which are mandatory as of the effective date of this contract for any city police force to pay pursuant to state or federal statute or case law, if such costs are not included in the agreed-to costs enumerated in the Joint Operating and Financial Plan. Further, CITY shall pay any mandatory costs that shall become operational during the term of this Agreement.

J. Mid-Year Adjustments to Basic Services

With thirty days advance notice, either party may propose amendments or modifications to this Agreement. Such changes, including any increase or decrease in the level of service, which are mutually agreed upon by and between COUNTY and CITY shall be effective when incorporated in written amendments to this Agreement and approved by both the COUNTY through the SHERIFF and CITY. If CITY and COUNTY through SHERIFF agree to a change in the level of Law Enforcement Services which requires a revision to Attachment B, CITY and

COUNTY through SHERIFF shall execute and sign an amendment to Attachment B. COUNTY shall delegate the authority to SHERIFF to sign amendments to Attachment B consistent with the intent of this provision after review and approval by County Counsel. When CITY opts to increase or reduce service levels thus impacting the base staff count, SHERIFF will reallocate costs in accordance to Section V C and V D, above.

K. Method of Payment, Proportional Payment, Credits

1. Monthly Invoices

COUNTY shall invoice CITY monthly for services received (1/12 of annual costs). CITY, within 30 days from the date of the invoice, shall pay to the County Treasurer, through the SHERIFF at 9621 Ridgehaven Court, San Diego, CA 92123, for costs of the services agreed upon as reflected in the Joint Operating and Financial Plan (Attachment B).

2. Billing for Additional Services

In the event that Additional Services have been agreed to by the parties and provided by SHERIFF to CITY, such services shall be billed in addition to those listed above. CITY agrees to pay the allowable cost of such services so requested. CITY shall not be obligated to pay for any regional services listed in Section II D above. However, in the event that all non-contract cities are charged by COUNTY for any regional service, the COUNTY may reopen negotiations with CITY and, upon agreement of the parties, a charge for such regional service may take effect at any time during the term of this Agreement.

3. **Credits**

a. **Vacancies and Absences**

In the event that a credit is due CITY for vacancies or for absences extending beyond 30 calendar days, SHERIFF will deduct the amount of the credit from the total amount billed. This credit will not be “pooled” among all of the CITIES but will be credited to CITY only, for not having received the contractual service.

b. **Towing Fees**

CITY shall be given credit for towing fees collected under California Vehicle Code section 22850.5.

L. **Booking Fees/Jail Access Fee**

Effective 7/1/07, in lieu of charging CITY booking fees, COUNTY will receive an annual appropriation from the state. COUNTY may charge a “jail access fee” for certain low-level offenses (municipal code violations and misdemeanor violations except driving under the influence, domestic violence offenses, and enforcement of protective orders), for each booking in excess of CITY’s three year average of such bookings (recalculated annually). In the event that the state reduces its annual appropriation, COUNTY may reinstate booking fee in accordance with Government Code 29550-29552.

M. **Distribution of Fines and Forfeitures**

All personnel provided by SHERIFF in the performance of the services of this contract for CITY shall be COUNTY officers and employees, but shall be deemed officers and employees of CITY for the sole purpose of distributing fines and forfeitures pursuant to Penal Code Section 1463.

N. Forfeited Property and Assets

Any property retrieved in CITY by SHERIFF'S personnel such as unclaimed stolen goods or revenue generated by the sale of such property by COUNTY shall be made available to CITY net of allowable expenses, at first option to retain for CITY purposes. Assets seized through the Asset Forfeiture process by SHERIFF's personnel within CITY as a result of self-initiated activities or calls for service shall be shared with CITY according to current Federal Asset Seizure guidelines.

O. Grant Availability

SHERIFF will advise CITY of availability of grant funding to maximize efforts to obtain funds for such things as anti-terrorism activities, programs and training.

P. Availability of Funding

All terms and conditions of this Agreement are subject to the continued appropriations and availability of funds for either party for the performance of the services stated herein.

VI. DEFENSE AND INDEMNIFICATION

A. Indemnification Related to Workers Compensation and Employment Issues

COUNTY shall fully indemnify and hold harmless CITY, its officers, employees and agents, from any claims, losses, fines, expenses (including attorneys' fees and court costs or arbitration costs), costs, damages or liabilities arising from or related to (1) any workers' compensation claim or demand or other workers compensation proceeding arising from or related to, or claimed to arise from or relate to, employment which is brought by an employee of COUNTY or any contract labor provider retained by COUNTY, or (2) any claim, demand, suit or other proceeding arising from or related to, or claimed to arise from or relate to, the status of employment (including without limitation compensation, demotion, promotion,

discipline, termination, hiring, work assignment, transfer, disability, leave or other such matters) which is brought by an employee of COUNTY or any contract labor provider retained by COUNTY. CITY shall fully indemnify and hold harmless COUNTY, its officers, employees and agents, from any claims, losses, fines, expenses (including attorneys' fees and court costs or arbitration costs), costs, damages or liabilities arising from or related to (1) any workers' compensation claim or demand or other workers compensation proceeding arising from or related to, or claimed to arise from or relate to, employment which is brought by an employee of CITY or any contract labor provider retained by CITY, or (2) any claim, demand, suit or other proceeding arising from or related to, or claimed to arise from or relate to, the status of employment (including without limitation compensation, demotion, promotion, discipline, termination, hiring, work assignment, transfer, disability, leave or other such matters) which is brought by an employee of CITY or any contract labor provider retained by CITY.

B. Defense And Indemnity; Acts And Omissions

1. Claims, Actions or Proceedings Arising From Acts or Omissions of COUNTY

COUNTY hereby agrees to defend and indemnify the CITY, its agents, officers and employees, from any claim, action or proceeding against CITY, arising out of the acts or omissions of COUNTY in the performance of this Agreement. At its sole discretion, CITY may participate at its own expense in the defense of any claim, action or proceeding, but such participation shall not relieve COUNTY of any obligation imposed by this Agreement. CITY shall notify COUNTY promptly of any claim, action or proceeding and cooperate fully in the defense.

2. **Claims, Actions or Proceedings Arising From Acts or Omissions of CITY**

CITY hereby agrees to defend and indemnify the COUNTY, its agents, officers and employees, from any claim, action or proceeding against COUNTY, arising out of the acts or omissions of CITY in the performance of this Agreement. At its sole discretion, COUNTY may participate at its own expense in the defense of any claim, action or proceeding, but such participation shall not relieve CITY of any obligation imposed by this Agreement. COUNTY shall notify CITY promptly of any claim, action or proceeding and cooperate fully in the defense.

3. **Claims, Actions or Proceedings Arising From Concurrent Acts or Omissions**

COUNTY hereby agrees to defend itself, and CITY hereby agrees to defend itself, from any claim, action or proceeding arising out of the concurrent acts or omissions of COUNTY and CITY. In such cases, COUNTY and CITY agree to retain their own legal counsel, bear their own defense costs, and waive their right to seek reimbursement of such costs, except as provided in paragraph 5 below (referring to joint defense agreements and reimbursement and/or reallocation).

4. **Limited COUNTY Defense And Indemnification Of CITY; Claims Investigation**

a. **Limited COUNTY Defense And Indemnification Of City**

The COUNTY shall indemnify, defend and hold the CITY harmless where asserted CITY liability is based solely on one or more of the following three circumstances:

- (1) The CITY's contractual relationship with COUNTY under this Agreement;
- (2) The incident giving rise to the claim or suit is alleged to have occurred within the boundaries of CITY and there is no "dangerous condition" allegation against the CITY;
- (3) The conduct alleged to be that of the CITY is, in fact, COUNTY conduct.

b. **Procedure For Determination Of Duty To Defend And Indemnify**

If the COUNTY and/or CITY receive a claim or claims containing a description of circumstances, and/or are served with a complaint containing allegations, that the actions and/or omissions of the COUNTY and CITY in the performance of this Agreement contributed to the injuries and/or damages alleged in the complaint, the COUNTY shall look beyond the mere description of circumstances or allegations to determine whether CITY acts, omissions or dangerous conditions of CITY property may have contributed to the injuries and/or damages alleged in the complaint, notwithstanding the allegations. The COUNTY, consistent with its long standing practice, shall review the information in any COUNTY claims file, including investigative materials of the factual circumstances underlying the complaint's allegations and/or available law enforcement agency incident reports. If the COUNTY review determines that there are no facts supporting any viable theory of liability alleged in the complaint against the CITY, the COUNTY shall defend and indemnify the CITY pursuant to the provisions in

paragraph 4.a above. However, if as a result of the COUNTY review, there appears to be a reasonable basis for concluding that CITY acts, omissions or dangerous conditions of CITY property may have contributed to the injuries and/or damages alleged in the complaint, COUNTY shall, as soon as practicable contact the appropriate CITY representative to discuss COUNTY's findings. If, after the discussion with CITY representative, the COUNTY is convinced that CITY was not involved, the COUNTY shall defend and indemnify the CITY pursuant to the provisions in paragraph A, above. However, if there continues to appear to be a reasonable basis for concluding that CITY acts, omissions or dangerous conditions of CITY property may have contributed to the plaintiff's injuries and/or damages alleged in the complaint, the COUNTY will notify the CITY that the COUNTY, pursuant to the provisions of this Agreement, is not obligated to defend and indemnify CITY under paragraph 4 (a), above. When the COUNTY defends a claim or suit pursuant to paragraph 4(a), above, the CITY shall cooperate with COUNTY in the defense of the action or claim.

5. Joint Defense

Notwithstanding paragraph 4 above, in cases where COUNTY and CITY agree in writing to a joint defense, COUNTY and CITY may appoint joint defense counsel to defend the claim, action or proceeding arising out of the concurrent acts or omissions of CITY and COUNTY. Joint defense counsel shall be selected by mutual agreement of COUNTY and CITY. COUNTY and CITY agree to share the costs of such joint defense and any agreed

settlement in equal amounts, except as follows: COUNTY and CITY further agree that neither party may bind the other to a settlement agreement without the written consent of both COUNTY and CITY. Where a trial verdict or arbitration award, in a joint defense case, allocates or determines the comparative fault of the parties, COUNTY and CITY may seek reimbursement and/or reallocation of defense costs, judgments and awards, consistent with such comparative fault.

VII. GENERAL PROVISIONS

A. Independent Contractor Status

In the performance of services under this Agreement, COUNTY and their respective officers, agents and/or employees shall be deemed independent contractors and not officers, agents or employees of CITY. All such personnel provided by COUNTY under this Agreement are under the direct and exclusive supervision, daily direction, and control of COUNTY and COUNTY assumes full responsibility for the actions of such personnel in the performance of services hereunder.

CITY and COUNTY acknowledge and agree that CITY does not control the manner and means of performing the work of COUNTY's officers, agents or employees who perform Law Enforcement Services, and that CITY does not have the right or authority to hire, discipline or terminate such officers, agents or employees. COUNTY has no authority of any kind to bind CITY, and CITY has no authority to bind COUNTY and/or SHERIFF in any respect whatsoever, nor shall COUNTY or SHERIFF act or attempt to act, or represent itself directly or by implication as an agent of CITY, or in any manner assume or create or attempt to assume or create any obligation on behalf of or in the name of CITY. CITY shall not act or attempt to act, or represent itself directly or by implication as an agent of COUNTY, or in

any manner assume or create or attempt to assume or create any obligation on behalf of or in the name of COUNTY.

B. Notices

Any notice, request, demand or other communication required or permitted hereunder shall be in writing and may be personally delivered or given as of the date of mailing by depositing such notice in the United States mail, first-class postage prepaid and addressed as follows; or to such other place as each party may designate by subsequent written notice to each other:

To COUNTY and SHERIFF:

County of San Diego
Chairperson
San Diego County
Board of Supervisors
1600 Pacific Highway
San Diego, CA 92101

AND

Sheriff
Contracts Manager
PO Box 439062
9621 Ridgehaven Ct
San Diego, CA 92123

To: CITY

City Manager
City of Imperial Beach
825 Imperial Beach Blvd
Imperial Beach, CA 91932

A notice shall be effective on the date of personal delivery if personally delivered before 5:00 p.m. on a business day or otherwise on the first business day following personal delivery; or two (2) business days following the date the notice is postmarked, if mailed; or on the first business day following delivery to the applicable overnight courier, if sent by overnight courier for next business day delivery and otherwise when actually received.

C. Time of the Essence

Time is of the essence of this Agreement. Unless specifically stated to the contrary, all references to days herein shall be deemed to refer to business days, not to include COUNTY holidays.

D. Amendments

With the exception of the modification or amendment of Exhibits as noted in Sections IV E , V C and V D, above, this Agreement may be modified or amended only by a written document signed by all parties, and no oral understanding or agreement shall be binding on the parties. No party shall assign any of its rights or delegate any of its obligations hereunder without the prior written consent of the other parties.

E. Entire Agreement

This Agreement, including all Exhibits hereto, constitute the complete and exclusive statement of agreement between COUNTY and CITY with respect to the subject matter hereof. As such, all prior written and oral understandings are superseded in total by this Agreement.

F. Construction

Each party has had the opportunity to participate in the review of this Agreement and this Agreement will be deemed to have been made and shall be construed, interpreted, governed and enforced pursuant to and in accordance with the laws of the State of California. The headings and captions used in this Agreement are for convenience and ease of reference only and shall not be used to construe, interpret, expand, or limit the terms of the Agreement and shall not be construed against any one party. Each of the Exhibits attached to this Agreement is hereby incorporated into this Agreement by this reference.

G. No Third Party Beneficiaries

This Agreement is intended solely for the benefit of the COUNTY and the CITY. Any benefit to any third party is incidental and does not confer on any third party to this Agreement any rights whatsoever regarding the performance of this Agreement. Any attempt to enforce provisions of this Agreement by third parties is specifically prohibited.

H. Waiver

A waiver by COUNTY of a breach of any of the covenants to be performed by CITY, or a waiver by CITY of a breach of any of the covenants to be performed by COUNTY, shall not be construed as a waiver of any succeeding breach of the same or other covenants, agreements, restrictions, or conditions of this Agreement. In addition, the failure of either party to insist upon strict compliance with any provision of this Agreement shall not be considered a waiver of any right to do so, whether for that breach or any subsequent breach. The acceptance by COUNTY or CITY of either performance or payment shall not be considered a waiver of the other party's preceding breach of this Agreement.

I. Authority to Enter Agreement

COUNTY and CITY each has all requisite power and authority to conduct its respective business and to execute, deliver, and perform the Agreement. Each party warrants that the individuals who have signed this Agreement have the legal power, right, and authority to make this Agreement and to bind each respective party.

J. Cooperation

COUNTY through SHERIFF and CITY will cooperate in good faith to implement this Agreement.

K. Counterparts

This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original, but all of which together shall constitute one and the same instrument.

L. Severability

This Agreement is subject to all applicable laws and regulations. If any provision of this Agreement is found by any court or other legal authority, or is agreed upon by the parties, to be in conflict with any law or regulation, then the conflicting provision shall be considered null and void. If the effect of nullifying any conflicting provision is such that a material benefit of this Agreement to either party is lost, then the Agreement may be terminated at the option of the affected party, with the notice as required in this Agreement. In all other cases, the remainder of this Agreement shall be severable and shall continue in full force and effect.

M. Representation

CITY's City Manager, or his or her designee, shall represent CITY in all discussions pertaining to this Agreement. With the exception of the procedures set forth in sections II E, IV E, and V D, concerning services and payment, the SHERIFF, or his or her designee, shall represent COUNTY in all discussions pertaining to this Agreement.

N. Job Actions

In the event of a work slowdown, strike, or any other form of job action by those individuals assigned to perform CITY Law Enforcement Services, COUNTY through SHERIFF agrees to provide only that minimal level of service agreed to by CITY and COUNTY, and CITY shall have no responsibility for the cost of SHERIFF's Law Enforcement Services personnel who withhold Law Enforcement

Services to CITY under those circumstances.

O. Dispute Resolution Concerning Services and Payment

In the event of any dispute concerning services and payment arising from this Agreement, the Assistant Sheriff of the Law Enforcement Services Bureau, or his or her designee, and CITY's City Manager, or his or her designee, will meet and confer within 10 (ten) business days after receiving notice of the dispute in an attempt to resolve the dispute. In the event no agreement can be reached, SHERIFF, or his or her designee, and CITY's City Manager, or his or her designee, shall meet to discuss resolution of said dispute.

P. Obligation

This AGREEMENT shall be binding upon the successors of the members of the City Council, the Mayor and City Manager of CITY, and the members of the COUNTY Board of Supervisors and the SHERIFF.

IN WITNESS WHEREOF, the CITY, by resolution duly adopted by its City Council on January 23, 2012 (), has approved the execution of this contract by its Mayor, and the COUNTY, by order of its Board of Supervisors on January 29, 2013 () has approved the execution of this contract on the 29th Day of January, 2013.

CITY

COUNTY OF SAN DIEGO

Mayor

Clerk of the Board of Supervisors

Approved by City Council

Approved by Board of Supervisors

Action _____

Action _____

Date _____

Date _____

By: _____

By: _____

Approved as to form and legality

Approved as to form and legality

By _____
City Attorney

By _____
County Counsel

Date _____

Date _____

EXHIBITS TO THIS AGREEMENT:

- Exhibit A
- Exhibit B
- Exhibit C
- Exhibit D
- Exhibit E

ATTACHMENT A

CONTRACT LAW ENFORCEMENT PROGRAM

**SERVICE COSTS
FY 2012/2013**

SERVICE CATEGORY	SALARY & BENEFITS (Prorate if partial year)	START UP COSTS (Full)	RADIO REPLACEMENT (Prorate if partial year)
STAFF:			
Deputy Patrol	\$142,213.73	\$6,940.00	\$499.00
Deputy Traffic	\$142,213.73	\$13,860.00	\$499.00
Deputy Motor	\$152,085.03	\$13,860.00	\$499.00
Deputy SPO	\$142,213.73	\$6,940.00	\$499.00
Detective	\$148,794.60	\$6,940.00	\$499.00
CSO	\$65,013.11	\$2,090.00	\$499.00
Sergeant	\$181,574.53	\$6,940.00	\$499.00
Lieutenants	\$194,153.65	\$6,940.00	\$499.00
Captains	\$226,069.30	\$6,940.00	\$499.00
Admin Sec II	\$70,156.10	\$0.00	\$0.00
Admin Sec I	\$61,170.14	\$0.00	\$0.00
Office Assistant	\$57,474.66	\$0.00	\$0.00
Office Support Specialist	\$58,708.87	\$0.00	\$0.00
Property & Evidence Specialist I	\$59,245.21	\$0.00	\$0.00
Sr. Office Assistant	\$65,058.68	\$0.00	\$0.00
Dept. Aide	\$41,134.69	\$0.00	\$0.00
Crime Analysis	\$113,514.41	\$0.00	\$0.00
AUTO:	Cost per auto (Prorate if partial year)		
Patrol Sedan B/W	\$21,421.73		
Patrol 4x4 B/W	\$24,267.16		
Traffic Sedan B/W	\$21,421.73		
Motorcycle	\$11,374.81		
Management Sedan	\$10,176.90		
Detective Sedan & Det. Supervisor	\$10,176.90		
SPO - Sedan 4 Dr	\$7,292.69		
SPO - Van	\$9,829.30		
SPO - B&W	\$21,421.73		
CSO - Sedan 4 Dr	\$7,292.69		
CSO - Van	\$8,025.51		

ATTACHMENT B
City of Imperial Beach
Effective 7/1/12 through 6/30/13
Final

SERVICE CATEGORY	Staff Cost	# of Staff	Unit Factor	Total Net Cost	Notes
Deputy Patrol	\$142,213.73	11.000		1,564,350.99	
Deputy Traffic	\$142,213.73	2.000		284,427.45	
Deputy Motor	\$152,085.03	1.000		152,085.03	
Deputy SPO	\$142,213.73	3.000		426,641.18	
Detective	\$148,794.60	3.000		446,383.79	
CSO	\$65,013.11	3.000		195,039.33	
Sergeant Patrol	\$181,574.53	2.128		386,328.79	
Sergeant Traffic	\$181,574.53	1.000		181,574.53	
Sergeant Relief	\$181,574.53	0.623		113,155.14	
Sergeant Dedicated	\$181,574.53	-		-	
Detective Sgt	\$181,574.53	0.600		108,944.72	
Station Staff				334,144.85	
Subtotal				4,193,075.80	
Ancillary Support				694,786.31	
Supply				97,355.55	
Vehicles				353,652.93	
Space				116,172.12	
Management Support				204,377.30	
Liability				44,805.57	
Less: Beat Factor				-	
				1,511,149.79	
Adjustments:	Comm Center Implementation Credit			(54,760.59)	
Adjustments:	Negotiation Credit			(61,270.83)	
				\$ 5,588,194.17	

ATTACHMENT C
OVERHEAD COST DETAIL SHEET

	DEPUTY SHERIFF & SERGEANT	COMMUNITY SERVICE OFFICER
Station Support Staff		
Lieutenants	\$ 4,308.03	\$ 2,154.02
Captains	\$ 2,044.23	\$ 1,022.12
Admin Sec II	\$ 634.38	\$ 317.19
Admin Sec I	\$ 1,122.54	\$ 561.27
Office Assistant	\$ 2,236.58	\$ 1,118.29
Office Support Specialist	\$ 116.25	\$ 58.13
Evidence Clerk	\$ 670.30	\$ 335.15
Sr. Office Assistant	\$ 427.00	\$ 213.50
Dept. Aide	\$ 150.25	\$ 75.13
Total	\$ 11,709.56	\$ 5,854.78
Ancillary Support		
Communications Ctr	\$ 13,197.47	\$ 6,598.74
Volunteer Services	\$ -	\$ -
Reserves	\$ -	\$ -
Crime Prevention	\$ 1,520.76	\$ 760.38
Crime Analysis	\$ 1,681.52	\$ 840.76
Traffic Coordinator	\$ 361.07	\$ 180.54
Juvenile Intervention	\$ 2,153.27	\$ 1,076.64
Family Protection	\$ 3,161.46	\$ 1,580.73
Financial Crimes	\$ 2,182.94	\$ 1,091.47
Domestic Violence	\$ 1,017.65	\$ 508.83
Homicide	\$ 2,816.90	\$ 1,408.45
Total	\$ 28,093.04	\$ 14,046.52
Supplies		
Station	\$ 2,433.20	\$ 1,216.60
Support Other	\$ 824.50	\$ 412.25
Total	\$ 3,257.70	\$ 1,628.85
Space Cost		
Space	\$ 4,493.94	\$ 2,246.97
Total	\$ 4,493.94	\$ 2,246.97
Management Support		
Admin	\$ 1,375.39	\$ 687.70
Fiscal	\$ 1,484.12	\$ 742.06
Personnel	\$ 2,365.35	\$ 1,182.68
Data Services	\$ 1,661.87	\$ 830.94
Other	\$ 1,019.29	\$ 509.65
Total	\$ 7,906.02	\$ 3,953.01
Grand Total	\$ 55,460.26	\$ 27,730.13

Note:

Deputy, Detective, CSO, Sergeant, Vehicles, & Beat Factor are calculated directly per station.

ATTACHMENT D

SCHEDULE OF 5-YEAR LIABILITY COST

	AMOUNT
Beginning Balance	1,475,231.89
FY 2007/2008	(77,431.21)
FY 2008/2009	246,146.83
FY 2009/2010	307,764.05
FY 2010/2011	(1,298,299.47)
FY 2011/2012	209,033.65
Total	<u>862,445.74</u>

ATTACHMENT E

STANDARDIZED EQUIPMENT LIST
PATROL STATIONS

VHF Mobile radio

Vehicle Type	Mobile Radio	Handitalk Radio	VHF Mobile Radio	MCT's (1)	VRM Modems	AVL (2)	Light Siren	Plastic Rear Seat	Radar	Push Bar	Gunlock	Winch	Screen
Patrol Sedan	x	x		x	x	x	x	x		x	x		x
Patrol 4X4 (Expedition)	x	x	x	x	x	x	x			x	x	x	x
Patrol 4X4 (Pick Up)	x	x		x	x	x	x			x	x	x	x
Traffic Sedan	x	x		x	x	x	x	x	x	x	x		x
Traffic Motorcycle	x	x							x				
Detective (4-Door)	x	x											
Detective (2-Door)	x	x											
Detective (Black & white)	x	x		x	x	x	x			x	x		x
Detective (Van)	x	x											
CSO (Van)	x	x		x	x		x (3)						
Supervisory Sedan	x	x		No*				x					

(1) Mobile Computer Terminals - purchased by Communication Center.

(2) Auto Vehicle Locator

(3) Amber warning light in rear deck.

Staff Equivalent for Coverage and Relief

Work seven days a week with relief for weekends and time off

	Hours per day Coverage	Hours per shift	days per week	Staff required
7 day with Relief (old unit)	8.5	8.5	7.0	1.78
New Unit	10.5	10.5	7.0	2.19
New Unit	12.5	12.5	7.0	2.61
New Unit	25.0	12.5	7.0	5.22
New Unit	25.5	8.5	7.0	5.33

Work full shifts a week with relief for time off

	Hours per day Coverage	Hours per shift	days per week	Staff required
5 day with Relief (Old Unit)	8.5	8.5	5.0	1.27
New Unit	10.5	10.5	4.0	1.27
New Unit	12.5	12.5	3.4	1.27

Work full shifts a week with no relief for time off

	Hours per day Coverage	Hours per shift	days per week	Staff required
5 day without Relief (Old Unit)	8.5	8.5	5.0	1.00
New Unit	10.5	10.5	4.0	1.00
New Unit	12.5	12.5	3.4	1.00

Note: add partial totals and round totals up. For example, if you need coverage for 2 positions 5 days a week with relief you would need 1.27 staff x 2 or 2.54 and would need 3 staff.

Assumptions

	Hours per year	Hours per week
Work	1,743	33.52
Off	467	8.98
Total	<hr/> 2,210	<hr/> 42.50

