



A G E N D A

IMPERIAL BEACH CITY COUNCIL REDEVELOPMENT AGENCY PLANNING COMMISSION PUBLIC FINANCING AUTHORITY



SEPTEMBER 17, 2008

Council Chambers
825 Imperial Beach Boulevard
Imperial Beach, CA 91932

CLOSED SESSION MEETING – 5:30 P.M.
REGULAR MEETING – 6:00 P.M.

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

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

CLOSED SESSION CALL TO ORDER BY MAYOR

ROLL CALL BY CITY CLERK

CLOSED SESSION

CONFERENCE WITH REAL PROPERTY NEGOTIATORS.

Pursuant to Government Code Section 54956.8:

Property: 754-762 10th Street, Imperial Beach, CA 91932, APN 626-282-14 & 15

Agency Negotiator: City Manager

Negotiating Parties: Rosalio Castro

Under Negotiation: Instruction to Negotiator will concern price and terms of payment

RECONVENE AND ANNOUNCE ACTION (IF APPROPRIATE)

REGULAR MEETING CALL TO ORDER BY MAYOR

ROLL CALL BY CITY CLERK

PLEDGE OF ALLEGIANCE

AGENDA CHANGES

MAYOR/COUNCIL REIMBURSEMENT DISCLOSURE & COMMUNITY ANNOUNCEMENTS

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

PRESENTATIONS (1.1)

1.1* PRESENTATION ON THE SOUTH BAY COMMUNITY CHANGE PROJECT – PRESENTATION BY INSTITUTE FOR PUBLIC STRATEGIES. (0240-90)

* No Staff Report.

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

CONSENT CALENDAR (2.1 - 2.5) - 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 Workshop Meeting of July 22, 2008 and the Regular City Council Meetings of August 6 and August 20, 2008.

2.2 RATIFICATION OF WARRANT REGISTER. (0300-25)

City Manager's Recommendation: Ratify the following registers: Accounts Payable Numbers 66936 through 67130 with the subtotal amount of \$1,047,164.85; and Payroll Checks 40053 through 40116 for the pay period ending 08/14/08 and Payroll Checks 40117 through 40184 for the pay period ending 08/28/08 with the subtotal amount of \$333,560.40; for a total amount of \$1,380,725.25.

2.3 RESOLUTION NO. 2008-6672 – AUTHORIZING THE CITY MANAGER TO EXECUTE THE MASTER AGREEMENT, ADMINISTERING AGENCY-STATE AGREEMENT FOR FEDERAL-AID PROJECTS NO. 11-5329R AND PROGRAM SUPPLEMENT AGREEMENT NO. 003-N. (0390-88)

City Manager's Recommendation: Adopt resolution.

2.4 RESOLUTION NO. 2008-6673 –AUTHORIZING THE CITY MANAGER TO EXECUTE THE MASTER AGREEMENT, ADMINISTERING AGENCY-STATE AGREEMENT FOR STATE FUNDED PROJECTS – AGREEMENT NO. 00136S. (0390-86)

City Manager's Recommendation: Adopt resolution.

2.5 RESOLUTION NO. 2008-6674 – ADOPTING AN UPDATED APPENDIX TO THE CONFLICT OF INTEREST CODE. (0420-30)

City Manager's Recommendation: Adopt resolution.

ORDINANCES – INTRODUCTION/FIRST READING (3.1 - 3.2)

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

City Manager's Recommendation:

1. Receive report;
2. Mayor calls for introduction of Ordinance No. 2008-1076, amending Chapter 1.18 Administrative Appeal Procedures and Time Limits for Appeal) of the Imperial Beach Municipal Code regarding Appeals Procedures for Certain Administrative Decisions; and
3. City Clerk reads title of Ordinance No. 2008-1076; and
4. Motion to dispense first reading of Ordinance No. 2008-1076 and set the matter for adoption at the next regular City Council meeting of October 1, 2008, and authorize the publication in a newspaper of general circulation.

3.2 ORDINANCE NO. 2008-1075 – MAKING CLARIFYING CHANGES TO TITLE 2 OF THE IMPERIAL BEACH MUNICIPAL CODE. (0410-95)

City Manager's Recommendation:

1. Receive report;
2. Mayor calls for introduction of Ordinance No. 2008-1075, making certain clarifying changes to Title 2 of the Imperial Beach Municipal Code; and
3. City Clerk reads title of Ordinance No. 2008-1075; and
4. Motion to dispense first reading of Ordinance No. 2008-1075 and set the matter for adoption at the next regular City Council meeting of October 1, 2008, and authorize the publication in a newspaper of general circulation.

ORDINANCES – SECOND READING & ADOPTION (4)

None.

PUBLIC HEARINGS (5.1 - 5.3)

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

City Manager's Recommendation:

1. Declare the public hearing open;
2. Receive public testimony;
3. Close the public hearing; and
4. Adopt Resolution No. 2008-6671, approving Regular Coastal Permit (CP 080015), Conditional Use Permit (CUP 080016), Design Review Case (DRC 080017), and Site Plan Review (SPR 080018), which makes the necessary findings and provides conditions of approval in compliance with local and state requirements.

- 5.2 PROPOSED PROJECT PROPOSALS FOR THE FISCAL YEAR 2009-2010 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM. (0650-05)**

City Manager's Recommendation:

1. Declare the public hearing open;
2. Receive public testimony and provide direction; and
3. Continue the public hearing to October 15, 2008.

- 5.3 RESOLUTION NO. 2008-6676 – APPROVAL OF THE FISCAL YEAR 2007-08 ANNUAL REPORT FOR THE JURISDICTIONAL URBAN RUNOFF MANAGEMENT PLAN (JURMP). (0770-65)**

City Manager's Recommendation:

1. Declare the public hearing open;
2. Receive public testimony;
3. Close the public hearing;
4. Direct Annual Report changes as appropriate;
5. Adopt resolution, including corrections, additions or deletions as directed.

REPORTS (6.1 - 6.8)

- 6.1 RESOLUTION NO. R-08-15 – APPROVING STREET IMPROVEMENTS, RDA PHASE 3 (CIP S04-108) INTO TWO SEGMENTS, SEGMENT A AND SEGMENT B AND APPROVING STREET IMPROVEMENTS, RDA PHASE 3 (CIP S04-108) CHANGE ORDER NO. 2. (0720-25)**

City Manager's Recommendation:

1. Receive report;
2. Discuss the concept of splitting the project into Segment A and Segment B; and
3. If City Council concurs with the concept of splitting the project into Segment A and Segment B, adopt resolution.

(Continued on Next Page)

REPORTS (Continued)

- 6.2 RESOLUTION NO. 2008-6677 – AWARDING FIVE CAPITAL IMPROVEMENT PROJECTS DESIGN SERVICES TO BDS ENGINEERING TO WIT; SPORTS PARK MASTER PLAN – BALL FIELD IMPROVEMENTS PROJECT (P05-401), VETERANS PARK MASTER PLAN – YOUTH SOCCER FIELD PROJECT (P03-501), STORM DRAIN INTERCEPTOR AT 8TH AND CALLA PROJECT (D08-101), DAHLIA AVENUE AND 5TH STREET OVERLAY PROJECT (S08-106), AND SIDEWALK INFILL PROJECT (S08-201). (0720-25, 0720-50, 0770-10, 0920-40, 0920-70)**
City Manager's Recommendation:
1. Receive report;
 2. Discuss the elements of the projects listed and provide additional direction to staff if necessary; and
 3. Adopt resolution.
- 6.3 RESOLUTION NO. R-08-159 – APPROVING CHANGE ORDERS NO. 2 AND NO. 3 TO THE OLD PALM AVENUE STREETScape IMPROVEMENT PROJECT (CIP R04-201). (0620-20 & 0720-25)**
City Manager's Recommendation:
1. Receive report; and
 2. Adopt resolution.
- 6.4 RESOLUTION NO. R-08-161 – APPROVING AN AMENDMENT TO THE CLEAN AND GREEN PROGRAM BUDGET. (0640-20)**
City Manager's Recommendation: Adopt resolution.
- 6.5 RESOLUTION NO. R-08-160 – APPROVING AN AMENDMENT TO THE FAÇADE IMPROVEMENT PROGRAM. (0640-20)**
City Manager's Recommendation: Adopt resolution.
- 6.6 XERISCAPE DEMONSTRATION GARDEN – REQUEST FOR PROPOSALS. (0230-70 & 0640-20)**
City Manager's Recommendation: Authorize the issuance of the RFP for the Xeriscape Demonstration Garden at the St. James Lutheran Church.
- 6.7 PROPOSED COLOR CHANGE/PAINTING OF BEACH SEASONAL LIFEGUARD TOWERS. (0150-70 & 0910-40)**
City Manager's Recommendation: Receive report, accept the TAC's recommendations and/or make any additional recommendations as appropriate.
- 6.8 RESOLUTION NO. 2008-6675 – APPROVING AN AGREEMENT BETWEEN THE CITY OF IMPERIAL BEACH AND THE IMPERIAL BEACH SURFBOARD MAKERS HISTORICAL SOCIETY FOR THE INSTALLATION AND DISPLAY OF EIGHT (8) HISTORICAL SURFBOARDS AT THE DEMPSEY HOLDER SAFETY CENTER. (0160-10)**
City Manager's Recommendation:
1. Receive report; and
 2. Adopt resolution.

ITEMS PULLED FROM THE CONSENT CALENDAR (IF ANY)

MAYOR/COUNCIL REPORTS ON ASSIGNMENTS AND COMMITTEES

ADJOURNMENT

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

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

Copies of this notice were provided on September 11, 2008 to the City Council, San Diego Union-Tribune, I.B. Eagle & Times, and I.B. Sun.

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

AFFIDAVIT OF POSTING

I, Jacqueline M. Hald, City Clerk of the City of Imperial Beach, hereby certify that the Agenda for the Regular Meeting as called by the City Council, Redevelopment Agency, Planning Commission, and Public Financing Authority of Imperial Beach was provided and posted on September 11, 2008. Said meeting to be held at 5:30 p.m. September 17, 2008, in the Council Chambers, 825 Imperial Beach Boulevard, Imperial Beach, California. Said notice was posted at the entrance to the City Council Chambers on September 11, 2008 at 11:45 a.m.

Jacqueline M. Hald, CMC
City Clerk



STAFF REPORT
CITY OF IMPERIAL BEACH

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: GARY BROWN, CITY MANAGER

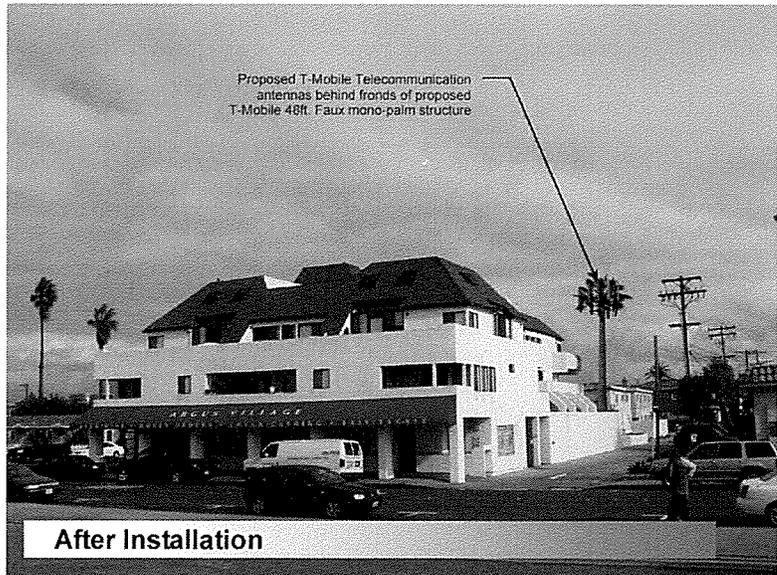
MEETING DATE: SEPTEMBER 17, 2008

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

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

PROJECT DESCRIPTION/BACKGROUND:

This is an application (MF 974) originally submitted on February 28, 2008 for a Regular Coastal Permit (CP 080015), Conditional Use Permit (CUP 080016), Design Review Case (DRC 080017), and Site Plan Review (SPR 080018) to install a telecommunications facility on a monopalm faux tree structure located at 933 Seacoast Drive (Argus Village; APN 625-352-27-00) in the C-2 (Seacoast Commercial) Zone. Installation and/or modification of wireless facilities per Ordinance 2002-983 are subject to approval of a conditional use permit (I.B.M.C.19.90.040). Per the

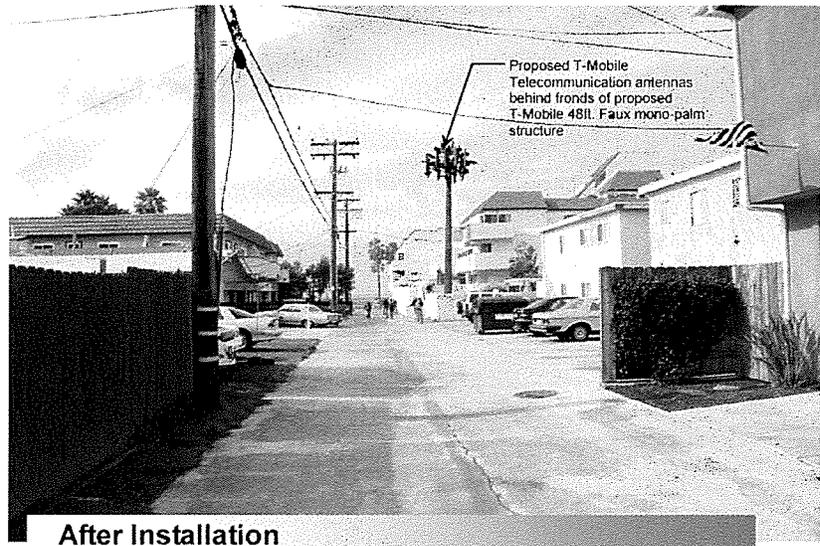


Development and Design Standards, installation and/or modification of wireless facilities must meet specific design criteria as outlined in Chapter 19.90. The project was subject to design

review by the Design Review Board because the project is located along one of the eight design corridors in the City, Seacoast Drive, and because the project requires a conditional use permit (IBMC 19.83.020).

PROJECT
EVALUATION/DISCUSSION:

Visual Quality Issues: The proposed telecommunications facility will consist of six panel antennae mounted on a proposed 48'-5" faux palm tree



(measured from surrounding grade; it is 52'-4" from underground garage grade) installed inside of a concrete walled area directly on the southeast corner of the building. In addition, base station equipment will be installed next to the faux palm tree structure. The faux tree and equipment will replace an existing landscaped area with a palm tree. Electric and telephone services are required and will be extended to the project area via underground conduits.

The 48'-5" faux palm tree structure concealing the antennae would be the most conspicuous aspect of this proposal. The structure would be built in a concrete walled area in a landscaped area where a palm tree is located (the palm tree will be removed). Wireless facilities use transmitting antennae to communicate with mobile handsets and other wireless devices. The applicant states that the height of the antenna is critical to the facilities performance because the signal must be elevated above ground level at a height that provides a clear line-of-sight to clear any topographical barriers and existing natural and building environment. The antennas would not be functional at a lower height because the signal would be significantly reduced to an inadequate level. Imperial Beach Municipal Code (IBMC) 19.90.070.C states that wireless facilities must meet the height requirement of the underlying zone (C-2), which requires a maximum height limit of 30 feet. However, the code also states that a greater height may be permitted through the conditional use permit; the applicant is requesting such a deviation. A 30 foot tall monopalm would equate to an antenna centerline of 25 feet, and would be infeasible because it would not provide for sufficient radio frequency (RF) coverage, and because antennas would be completely blocked to the north and partially blocked to the south. The faux palm tree structure would conceal the antennae and would blend in with the surrounding area because it is replacing an existing tree, and there are palm trees in the area. Staff initially requested that the antennas be located on the building. However, placing the antenna on the building is not feasible because of the building's irregular shape, lack of flat plains for the conduit and antenna sectors, and owner objection to additional conduits on the building. The only flat plain on the building is located on the north façade, and is already utilized by a cell provider. Even if the north façade were vacant, it would provide limited antenna space and would not allow for "full site" capabilities (broadband network). In addition, placing the antenna on the building would require the base station equipment to be located in the underground garage, where there is no adequate space for such equipment.

Another criterion that was examined was the location of the telecommunication facility. Two other locations were explored, 714 Seacoast Drive and co-locating at a potential Verizon

telecom light standard at 911 Seacoast Drive (still in staff review). An RF Engineer conducted a site assessment for 714 Seacoast Drive and decided it would not be acceptable because the architecture of the building would not allow for sufficient coverage in the southerly direction, and would require a freestanding structure that would be out of scale with the existing building. In addition, if a site were proposed at this location, coverage would be blocked by the Argus Village building. Co-locating with Verizon at 911 Seacoast Drive would not be possible because the smaller size and height of the proposed Verizon facility (30-foot tall light standard). A vertical separation of at least 5-7 feet would be required between the two carriers' antennas, which is not feasible/optimal for design quality standards. In addition, there would not be adequate space for base station equipment for both providers. Staff also requested that the proposed monopalm provide for co-location; however, this would not be feasible because there is no space for another provider's base equipment, the additional antennas would not be stealth, and the height of the monopalm would significantly increase to provide for the 5-7 feet vertical separation of carrier antennas, losing the ability to remain stealth. No other site locations in T-Mobile's search ring were considered feasible because they could not provide for sufficient coverage.

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

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

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

Design Review Standards

Provided/Proposed

The installation of wireless communications facilities may not reduce the number of required parking spaces on a proposed site.	No parking demand to be generated and the facility will not reduce existing parking.
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Wireless communications facilities and accessory equipment must meet the required setbacks of the underlying zone, except that in a residential zone, the minimum setback for an antenna or equipment building from any property line is twenty feet.	There are no setbacks for the C-2 Zone.
Wireless communications facilities must meet the height requirement of the underlying zone, unless a greater height is approved through the conditional use permit.	There is a 30 foot height limit in the C-2 zone. The applicant has requested a deviation through the CUP process to allow for the antennas to exceed no taller than 48'-5" above surrounding grade, 52'-4" from underground garage grade (the height of the existing building is 53'-6" above grade).
A service provider with a wireless communications facility in the city must obtain a city business license.	This will be a condition of approval for the CUP.
The visual impact of wireless communications facilities must be minimized to the maximum extent feasible, taking into consideration technological requirements, through the use of placement, screening, camouflage, and landscaping, so that the facility is compatible with adjacent uses, existing architectural elements, topography, neighborhood landscaping, building materials, and other site characteristics.	The proposed antennae will be concealed in a faux palm tree stealth structure, not discernable as antennae. The vault will be concealed in a pre-existing, concrete walled area.
The colors and materials of wireless communications facilities must blend into their backgrounds.	The housing for the antennae will be concealed on a faux palm tree stealth structure. The color and materials used for the monopalm structure will match the existing palm tree.
Facade-mounted antennae must be integrated architecturally into the style and character of the structure to which they are attached; they must be painted and textured to match the existing structure; and they may not project more than eighteen inches from the face of the building or other support structure unless approved by a conditional use permit.	There are no proposed façade-mounted facilities.
Roof-mounted antennae may not exceed the minimum height necessary to serve the operator's service area, while complying with the building height requirements of this title; they must be designed to minimize their visibility from surrounding areas; and they must be painted and textured to match the existing structure or building.	There are no proposed roof-mounted facilities.
Freestanding facilities, including towers, lattice towers, and monopoles, are discouraged unless no reasonable alternative is possible. If a freestanding facility is necessary, it may not exceed the minimum functional height and width required to support the proposed wireless facility.	The freestanding antenna will be concealed in a faux palm tree structure designed to blend in with the surrounding area. The proposed 48'-5" faux palm tree is the desired functional height for the transmitting antennae.

Proposed freestanding facilities must be stealth facilities; they must be painted and designed to blend in with the surrounding area; and they must be landscaped, if necessary, to minimize visual impacts.	The freestanding antenna will be concealed on a faux palm tree structure designed to blend in with the surrounding area.
Wireless facility support structures, such as equipment buildings, cabinets, cables, air conditioning units, and fencing, must be painted and textured to match the surrounding physical area and screened with landscaping in order to minimize visual impacts	The base station equipment will be concealed next to the faux tree within an existing concrete walled area where an existing palm tree is located. Electric and telephone services are required to be extended to the project area via underground conduits.
No advertising signs may be placed on any facility or equipment.	There are no proposed advertising signs.

Surrounding Zoning and Land Use

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

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

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

FISCAL ANALYSIS:

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

DESIGN REVIEW BOARD (DRB) RECOMMENDATION:

On July 17, 2008, the Design Review Board recommended approval of the project as proposed.

DEPARTMENT RECOMMENDATION:

1. Open the public hearing and entertain testimony.
2. Close the public hearing.
3. Adopt Resolution No. 2008-6671, approving Regular Coastal Permit (CP 080015), Conditional Use Permit (CUP 080016), Design Review Case (DRC 080017), and Site Plan Review (SPR 080018), which makes the necessary findings and provides conditions of approval in compliance with local and state requirements.

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.



Gary Brown
City Manager

Attachments:

1. Resolution No. 2008-6671
2. Plans
3. Citizen Opposition Letter, dated September 4, 2008
4. FCC Compliance

c: file MF 974
Jim Kennedy, Parsons Corp. for T-Mobile, 110 W. A Street, Ste. 1050, San Diego, CA 92101
Torrey Pines Merziotis Props., Attn. Andy Parashos, P.O. Box 2306, La Jolla, CA 92038
Hank Levien, Public Works Director
Ed Wilczak, Building Official
Frank Sotelo, Public Safety
California Coastal Commission, Diana Lilly, Coastal Program Analyst, 7575 Metropolitan Drive, Suite 103, San Diego, CA 92108-1735

Return to Agenda

RESOLUTION NO. 2008-6671

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

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

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

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

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

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

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

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

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

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

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

CONDITIONAL USE PERMIT FINDINGS:

1. **The proposed use at the particular location is necessary or desirable to provide a service or facility, which will contribute to the general well being of the neighborhood or community.**

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

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

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

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

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

Standards	Provided/Proposed
The installation of wireless communications facilities may not reduce the number of required parking spaces on a proposed site.	No parking demand to be generated and the facility will not reduce existing parking.
Wireless communications facilities and accessory equipment must meet the required setbacks of the underlying zone, except that in a residential zone, the minimum setback for an antenna or equipment building from any property line is twenty feet.	There are no setbacks for the C-2 Zone.

<p>Wireless communications facilities must meet the height requirement of the underlying zone, unless a greater height is approved through the conditional use permit.</p>	<p>There is a 30 foot height limit in the C-2 zone. The applicant has requested and will receive a deviation through the CUP process to allow for the antennas to exceed no taller than 48'-5" above surrounding grade, 52'-4" from underground garage grade.</p>
<p>A service provider with a wireless communications facility in the city must obtain a city business license.</p>	<p>This will be a condition of approval for the CUP.</p>
<p>The visual impact of wireless communications facilities must be minimized to the maximum extent feasible, taking into consideration technological requirements, through the use of placement, screening, camouflage, and landscaping, so that the facility is compatible with adjacent uses, existing architectural elements, topography, neighborhood landscaping, building materials, and other site characteristics.</p>	<p>The proposed antennae will be concealed in a faux palm tree stealth structure, not discernable as antennae. The vault will be concealed in a pre-existing, concrete walled area.</p>
<p>The colors and materials of wireless communications facilities must blend into their backgrounds.</p>	<p>The housing for the antennae will be concealed on a faux palm tree stealth structure. The color and materials used for the monopalm structure will match the existing palm tree.</p>
<p>Facade-mounted antennae must be integrated architecturally into the style and character of the structure to which they are attached; they must be painted and textured to match the existing structure; and they may not project more than eighteen inches from the face of the building or other support structure unless approved by a conditional use permit.</p>	<p>There are no proposed façade-mounted facilities.</p>
<p>Roof-mounted antennae may not exceed the minimum height necessary to serve the operator's service area, while complying with the building height requirements of this title; they must be designed to minimize their visibility from surrounding areas; and they must be painted and textured to match the existing structure or building.</p>	<p>There are no proposed roof-mounted facilities.</p>
<p>Freestanding facilities, including towers, lattice towers, and monopoles, are discouraged unless no reasonable alternative is possible. If a freestanding facility is necessary, it may not exceed the minimum functional height and width required to support the proposed wireless facility.</p>	<p>The freestanding antenna will be concealed in a faux palm tree structure designed to blend in with the surrounding area. The proposed 48'-5" faux palm tree is the desired functional height for the transmitting antennae.</p>
<p>Proposed freestanding facilities must be stealth facilities; they must be painted and designed to blend in with the surrounding area; and they must be landscaped, if necessary, to minimize visual impacts.</p>	<p>The freestanding antenna will be concealed on a faux palm tree structure designed to blend in with the surrounding area.</p>

<p>Wireless facility support structures, such as equipment buildings, cabinets, cables, air conditioning units, and fencing, must be painted and textured to match the surrounding physical area and screened with landscaping in order to minimize visual impacts</p>	<p>The base station equipment will be concealed next to the faux tree within an existing concrete walled area where an existing palm tree is located. Electric and telephone services are required to be extended to the project area via underground conduits.</p>
<p>No advertising signs may be placed on any facility or equipment.</p>	<p>There are no proposed advertising signs.</p>

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

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

COASTAL PERMIT FINDINGS:

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

Shore Processes and Shore Protection

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

Public Access

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

Coastal/Scenic View

The proposed antennae shall be mounted to a new 48'-5"-foot broadleaf faux tree structure and equipment vault in a walled landscaped area. The potential visual impacts of the proposal have been mitigated by design; no scenic or coastal view impacts are identified.

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

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

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

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

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

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

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

CONDITIONS OF APPROVAL

PLANNING

1. Final building plans and project development shall be in substantial accordance with the revised approved conceptual plans dated June 17, 2008 on file in the Community Development Department and with the conditions required herein.
2. Provide a landscape plan at building permit submittal showing that replacement landscaping will be provided on the property to mitigate for any landscaping that is being removed.
3. Colors and materials for the monopalm faux tree structure are subject to staff review upon building permit submittal, and shall match the photosimulations.
4. Antennae are to be located on or in the faux tree stealth structure, and shall be hidden.
5. Appropriate BMP's shall be in place during any maintenance of base station equipment to prevent any materials to enter storm drain conveyance system.
6. Drainage shall be maintained in the project location.
7. Noise from the equipment shall not have a negative effect on the existing neighborhood. If the facility receives any noise complaints, the applicant shall

- investigate said complaint and mitigate any issues to meet Imperial Beach Municipal Code noise requirements.
8. Any electric and telephone services shall be connected via underground conduits extended to the project area.
 9. Applicant must annually submit a statement that the wireless communications facility conforms with the current FCC safe-exposure standards to the director of community development.
 10. Applicant shall obtain a city business license prior to issuance of building permit.
 11. Approval of this request shall not waive compliance with any portion of the International Building Code and Municipal Code in effect at the time a building permit is issued.
 12. All negative balances in the project account (080015) shall be paid prior to building permit issuance and final inspection.
 13. Approval of Regular Coastal Permit (CP 080015), Conditional Use Permit (CUP 080016), Design Review Case (DRC 080017), and Site Plan Review (SPR 080018) for this project is valid for a one-year **vesting** period from the date of approval, to **expire on September 17, 2009**. Conditions of approval must be satisfied, building permits issued, and substantial construction must have commenced prior to this date, or a time extension is granted by the City prior to expiration. This expiration date is separate from the sunset expiration date of 10 years for the life of the conditional use permit.
 14. The applicant or applicant's representative shall read, understand, and accept the conditions listed herein and shall, within 30 days, return a signed statement accepting said conditions.
 15. Conditional use permits for wireless communication facilities have a maximum term of ten (10) years, with an automatic review in five (5) years at a public hearing (IBMC 19.90.090). The applicant will be required to renew the Conditional Use Permit (060382) prior to the **expiration date, September 17, 2018**, in accordance with Chapter 19.82.

PUBLIC WORKS

16. No building roof or landscape water drains may be piped to the street or onto impervious surfaces that lead to the street. A design that has these water discharges directly into the storm drain conveyance system (onto an impervious surface that flows to the street) is in violation of the Municipal Storm Water Permit - Order 2001-01.
17. If it is necessary to cut into the alley pavement as part of this project, all concrete cuts in the alley must be replaced with #4 rebar dowels positioned every 1 foot on center. Concrete specification must be 560-C-3250. Concrete cuts must also comply with item 6 above and cuts parallel to the alley drainage must be at least 1-foot from the alley drain line.
18. Curb sections that have been replaced shall be painted (red, green, etc.) to match existing conditions.

19. For alley, sidewalk or curb & gutter replacement ensure compliance with San Diego Regional Standard Drawing G-11 in that, the "Area to be removed [must be] 5' or from joint to joint in panel, whichever is less." The distance between joints or score marks must be a minimum of 5-feet. Where the distance from "Area to be removed", to existing joint, edge or score mark is less than the minimum shown, "Area to be removed" shall be extended to that joint, edge or score mark.
20. For any work to be performed in the street or alley, submit a traffic control plan for approval by Public Works Director a minimum of 5 working days in advance of street work. Traffic control plan is to be per Regional Standard Drawings or CALTRANS Traffic Control Manual.
21. All street work construction requires a Class A contractor to perform the work. Street repairs must achieve 95% sub soil compaction. Asphalt repair must be a minimum of four (4) inches thick asphalt placed in the street trench. Asphalt shall be AR4000 ½ mix (hot).
22. For any project that proposes work within the public right-of-way (i.e., driveway removal/construction, sidewalk removal/construction, street or alley demolition/reconstruction, landscaping and irrigation, fences, walls within the public right-of-way, etc.), a Temporary Encroachment Permit (TEP) shall be applied for and approved either prior to or concurrent with issuance of the building permit required for the project. Application for a Temporary Encroachment Permit shall be made on forms available at the Community Development Department Counter.
23. All street work construction requires a Class A contractor to perform the work. All pavement transitions shall be free of tripping hazards.
24. Any disposal/transportation of solid waste / construction waste in roll off containers must be contracted through the City's waste removal and recycling provider unless the hauling capability exists integral to the prime contractor performing the work.
25. The existing parcel impervious surfaces are required to not increase beyond the current impervious services as a post-conversion condition in order to maximize the water runoff infiltration area on the parcel in compliance with Municipal Storm Water Permit – Order 2001-01. All landscape areas, including grass and mulch areas, must be improved to consist of at least 12-inches of loamy soil in order to maximize the water absorption during wet weather condition and minimize irrigation runoff.
26. Preserve existing or install new survey monuments on southwest and southeast property lines in alley. Record same with county office of records.
27. In accordance with I.B.M.C. 12.32.120, applicant must place and maintain warning lights and barriers at each end of the work, and at no more than 50 feet apart along the side thereof from sunset of each day until sunrise of the following day, until the work is entirely completed. Barriers shall be placed and maintained not less than three feet high.
28. Require applicant to provide verification of post construction Best Management Practice (BMP) maintenance provisions through a legal agreement, covenant, CEQA mitigation requirement, and / or Conditional Use Permit. Agreement is provided through the Community Development Department.

29. Property owner must institute "Best Management Practices" to prevent contamination of storm drains, ground water and receiving waters during both construction and post construction. The property owner or applicant BMP practices shall include but are not limited to:
- ◆ Contain all construction water used in conjunction with the construction. Contained construction water is to be properly disposed in accordance with Federal, State, and City statutes, regulations and ordinances.
 - ◆ All recyclable construction waste must be properly recycled and not disposed in the landfill.
 - ◆ Water used on site must be prevented from entering the storm drain conveyance system (i.e. streets, gutters, alley, storm drain ditches, storm drain pipes).
 - ◆ All wastewater resulting from cleaning construction tools and equipment must be contained on site and properly disposed in accordance with Federal, State, and City statutes, regulations, and ordinances.
 - ◆ Erosion control - All sediment on the construction site must be contained on the construction site and not permitted to enter the storm drain conveyance system. Applicant is to cover disturbed and exposed soil areas of the project with plastic-like material (or equivalent product) to prevent sediment removal into the storm drain system.
30. Applicant must underground all utilities in accordance with I.B.M.C. Title 13.08. This project is within the Seacoast Drive Utility Underground District, thus no new above ground utilities are permitted therein either on Seacoast Drive or the alley.

APPEAL PROCESS UNDER THE CALIFORNIA CODE OF CIVIL PROCEDURE (CCP): The time within which judicial review of a City Council decision must be sought is governed by Section 1094.6 of the CCP. A right to appeal a City Council decision is governed by CCP Section 1094.5 and Chapter 1.18 of the Imperial Beach Municipal Code.

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

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its regular meeting held on the 17th day of September 2008, by the following roll call vote:

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

JIM JANNEY, MAYOR

ATTEST:

JACQUELINE M. HALD, CMC
CITY CLERK

I, City Clerk of the City of Imperial Beach, do hereby certify the foregoing to be a true and exact copy of Resolution No. 2008-6671 - A Resolution of the City Council of the City of Imperial Beach, California, APPROVING A REGULAR COASTAL PERMIT (CP 080015), CONDITIONAL USE PERMIT (CUP 080016), AND DESIGN REVIEW CASE (080017), AND SITE PLAN REVIEW (SPR 080018) TO INSTALL A TELECOMMUNICATION FACILITY ON A MONOPALM FAUX TREE STRUCTURE LOCATED AT 933 SEACOAST DRIVE (APN 625-352-27-00) IN THE C-2 (SEACOAST COMMERCIAL) ZONE. MF 963.

CITY CLERK

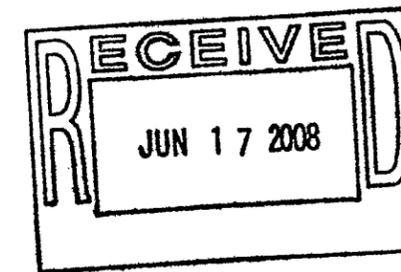
DATE

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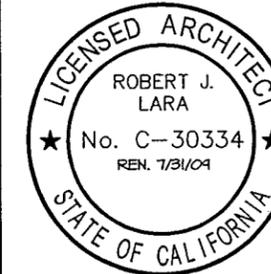
ARGUS VILLAGE SD07447A

NEW ANTENNAS ON FAUX MONOPALM WITH
UNMANNED TELECOMMUNICATIONS EQUIPMENT
BEHIND UNDER GROUND PARKING AREA:

933 SEACOAST DRIVE
IMPERIAL BEACH, CA 91932



DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF MORRISON HERSHFIELD CORPORATION. NEITHER MORRISON HERSHFIELD NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.



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

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0	01/21/08 ISSUED FOR ZONING
A	01/24/08 90% SUBMITTAL-ZONING
No.	Date Action

MORRISON HERSHFIELD
5994 w. Las Positas Blvd, Suite 123,
Pleasanton, CA 94588
Tel: 925.460.3750
www.morrisonhershfield.com

Implementation Team:
PARSONS
110 WEST A STREET, SUITE 1050
SAN DIEGO, CA 92101
Tel: (619) 687-0400 Fax: (619) 687-0401

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

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

Drawing Title:
COVER SHEET

Project No.:
6073111

Designer: RL **Date:** 12/24/07

Drawn By: MA **Checked By:** RL, ES

PM Review: ES **Client Approval:**

Issue No.: 0 **Drawing No.:** G-1

OVERVIEW MAP	LOCATION SKETCH	CONTACT INFORMATION	LIST OF DRAWINGS																																				
		PROPERTY OWNER: TONY PINES MERZIOTIS PROPERTIES PO BOX 2306 LA JOLLA, CA 92038 APPLICANT: T-MOBILE USA, INC. 10180 TELESIS COURT, SUITE 333 SAN DIEGO, CA 92121-2741 CONSULTANT REPRESENTATIVE: EDDY GARCIA (954) 232-6127 MORRISON HERSHFIELD CORP. IMPLEMENTATION TEAM: MARK CULLEN SITE ACQUISITION REP. (619) 719-6324 ARCHITECT: MR. ROBERT JERRY LARA CA LIC. # C-30334 PH: (954) 571-4655 MORRISON HERSHFIELD COR.	<table border="1"> <tr><th colspan="2">GENERAL</th><th>ISSUE</th></tr> <tr><td>G-1</td><td>COVER SHEET</td><td>0</td></tr> <tr><td>G-2</td><td>GENERAL NOTES</td><td>0</td></tr> <tr><th colspan="2">ARCHITECTURE</th><th>ISSUE</th></tr> <tr><td>A-1</td><td>SITE & ROOF PLAN</td><td>0</td></tr> <tr><td>A-2</td><td>ENLARGED ROOF PLAN</td><td>0</td></tr> <tr><td>A-3</td><td>SOUTH ELEVATION</td><td>0</td></tr> <tr><td>A-4</td><td>EAST ELEVATION</td><td>0</td></tr> <tr><td>A-5</td><td>EQUIPMENT ROOM</td><td>0</td></tr> <tr><td>A-6</td><td>ANTENNA DETAILS</td><td>0</td></tr> <tr><th colspan="2">SURVEY</th><th>ISSUE</th></tr> <tr><td>LS-1</td><td>SURVEY (BY CALVADA SURVEYING INC.)</td><td></td></tr> </table>	GENERAL		ISSUE	G-1	COVER SHEET	0	G-2	GENERAL NOTES	0	ARCHITECTURE		ISSUE	A-1	SITE & ROOF PLAN	0	A-2	ENLARGED ROOF PLAN	0	A-3	SOUTH ELEVATION	0	A-4	EAST ELEVATION	0	A-5	EQUIPMENT ROOM	0	A-6	ANTENNA DETAILS	0	SURVEY		ISSUE	LS-1	SURVEY (BY CALVADA SURVEYING INC.)	
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	CODE COMPLIANCE ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT CONDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSIDERED TO PERMIT WORK NOT CONFORMING TO THESE CODES: 1. CALIFORNIA BUILDING CODE CBC-2001 2. CALIFORNIA ADMINISTRATIVE CODE (INCL TITLES 24 & 25) 2001 3. ANSI/EIA/TIA-222-6 4. LIFE SAFETY CODE (NFPA-101-2003) 5. CALIFORNIA ELECTRICAL CODE CEC-2001 6. CALIFORNIA MECHANICAL CODE CMC-2001 7. CALIFORNIA PLUMBING CODE CPC-2001 8. LOCAL BUILDING CODE(S) 9. CITY AND/OR COUNTY ORDINANCES ANTENNA NOTE: POWER OUTPUT = 10 WATTS PER CHANNEL FREQUENCY- UPLINK 1870-1885 MHZ DOWN LINK 1960-1975 MHZ	ZONING DATA 1. ZONING CLASSIFICATION: C-2 / SEACOAST COMM. 2. JURISDICTION: CITY OF IMPERIAL BEACH 3. LEASE AREA: TBD 4. PARCEL #: 625-352-027 5. LEGAL DESCRIPTION: (REFER TO 4/A-2) 6. PERMIT TYPE#: CUP 7. PROPOSED PROJECT HEIGHT: 48'-5" PERMITTED VIA CUP. PROJECT HEIGHT APPROV. PER CUP PROCESS HANDICAP REQUIREMENTS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS AND REQUIREMENTS NOT REQUIRED, IN ACCORDANCE WITH CALIFORNIA STATE ADMINISTRATIVE CODE, PART 2, TITLE 24, SECTION 11D50.3.42, EXCEPTION 1	EXISTING FACILITIES 1. EXISTING VERIZON TELECOMMUNICATIONS FACILITY LOCATED ON SAME BUILDING.																																				
	BATTERY NOTE: 8 LEAD ACID BATTERIES-ELECTROLYTE VOLUME = 9.6 GRAMS (NO PERMANENT STAND BY GENERATOR ON SITE)																																						

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GENERAL NOTES

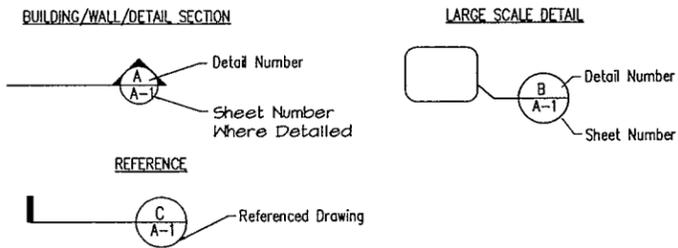
- WORK SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS. ALL NECESSARY LICENSES, CERTIFICATES, ETC., REQUIRED BY THE AUTHORITY HAVING JURISDICTION SHALL BE PROCURED AND PAID FOR BY THE CONTRACTOR.
- MORRISON HERSHFIELD CORPORATION HAS NOT CONDUCTED, NOR DOES IT INTEND TO CONDUCT ANY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

- THE CONTRACTOR SHALL MODIFY THE EXISTING FLOORS, WALL, CEILING, OR OTHER CONSTRUCTION AS REQUIRED TO GAIN ACCESS TO AREAS FOR ALL MECHANICAL, PLUMBING, ELECTRICAL, OR STRUCTURAL MODIFICATIONS. WHERE THE EXISTING CONSTRUCTION DOORS, PARTITIONS, CEILING, ETC., ARE TO BE REMOVED, MODIFIED, OR REARRANGED OR WHERE THE EXPOSED OR HIDDEN MECHANICAL, ELECTRICAL, SYSTEMS ARE ADDED OR MODIFIED, THE GENERAL CONTRACTOR SHALL REPAIR, PATCH AND MATCH ALL EXISTING CONSTRUCTION AND FINISHES OF ALL FLOORS WALLS AND CEILINGS
- WHERE CONCRETE MASONRY CONSTRUCTION IS MODIFIED, THE CONTRACTOR SHALL TOOTH IN ALL NEW CONSTRUCTION TO MATCH THE EXISTING BOND. WHERE CONCRETE CONSTRUCTION IS MODIFIED, THE CONTRACTOR SHALL VERIFY THE EXACT DETAILS TO BE USED FOR CONSTRUCTION. ALL WORK SHALL BE COVERED UNDER THE GENERAL CONTRACT.
- IN RAWLAND CONDITIONS, TOWER FOUNDATION STRUCTURAL STEEL SHALL BE GROUNDED PRIOR TO CONCRETE POUR. TOWER FOUNDATION STRUCTURAL STEEL SHALL BE CONNECTED TO PERMANENT GROUND ROD PRIOR TO TOWER ERECTION. TOWER GROUND MUST BE MAINTAINED AT ALL TIMES.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING FOR COMMERCIAL POWER IMMEDIATELY UPON AWARD OF CONTRACT. THE GENERAL CONTRACTOR IS REQUIRED TO KEEP ALL DOCUMENTATION RECEIVED FROM THE POWER COMPANY, ACKNOWLEDGING APPLICATION FOR POWER, WRITTEN AND VERBAL DISCUSSIONS WITH THE POWER COMPANY, ETC.
- THE GENERAL CONTRACTOR SHALL OBTAIN WRITTEN CONFIRMATION OF THE EXPECTED DATE OF COMPLETION OF THE POWER CONNECTION FROM THE POWER COMPANY.
- IF THE POWER COMPANY IS UNABLE TO PROVIDE THE POWER CONNECTION BY OWNER'S REQUIRED DATE, THE GENERAL CONTRACTOR SHALL PROVIDE AND MAINTAIN A TEMPORARY GENERATOR UNTIL THE POWER COMPANY CONNECTION IS COMPLETED. COSTS ASSOCIATED WITH THE TEMPORARY GENERATOR TO BE APPROVED BY THE OWNER.
- PLANS PART OF THIS SET ARE COMPLIMENTARY. INFORMATION IS NOT LIMITED TO ONE PLAN. DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF MORRISON HERSHFIELD CORP., WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY THE OWNER ON OTHER PROJECTS OR EXTENSION TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO MORRISON HERSHFIELD CORP.. THESE PLANS WERE PREPARED TO BE SUBMITTED TO GOVERNMENTAL BUILDING AUTHORITIES FOR REVIEW FOR COMPLIANCE WITH APPLICABLE CODES AND IT IS THE SOLE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO BUILD ACCORDING TO APPLICABLE BUILDING CODES.
- IF CONTRACTOR OR SUB-CONTRACTOR FIND IT NECESSARY TO DEVIATE FROM ORIGINAL APPROVED PLANS, THEN IT IS THE CONTRACTOR'S AND THE SUB-CONTRACTOR'S RESPONSIBILITY TO PROVIDE MORRISON HERSHFIELD CORP. WITH 4 COPIES OF THE PROPOSED CHANGES FOR HIS APPROVAL BEFORE PROCEEDING WITH THE WORK. IN ADDITION THE CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR PROCURING ALL NECESSARY APPROVALS FROM THE BUILDING AUTHORITIES FOR THE PROPOSED CHANGES BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR PROCURING ALL NECESSARY INSPECTIONS AND APPROVALS FROM BUILDING AUTHORITIES DURING THE EXECUTION OF THE WORK.
- IN EVERY EVENT, THESE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS SHALL BE INTERPRETED TO BE A MINIMUM ACCEPTABLE MEANS OF CONSTRUCTION. THIS SHALL NOT RELIEVE THE CONTRACTOR, SUB-CONTRACTOR, AND/OR SUPPLIER/MANUFACTURER FROM PROVIDING A COMPLETE AND CORRECT JOB WHEN ADDITIONAL ITEMS ARE REQUIRED TO THE MINIMUM SPECIFICATION. IF ANY ITEMS NEED TO EXCEED THESE MINIMUM SPECIFICATIONS TO PROVIDE A COMPLETE, ADEQUATE AND SAFE WORKING CONDITION, THEN IT SHALL BE DEEMED AND UNDERSTOOD THAT THESE ITEMS ARE TO BE INCLUDED IN THE DRAWINGS. FOR EXAMPLE, IF AN ITEM AND/OR PIECE OF EQUIPMENT REQUIRES A LARGER WIRE SIZE (I.E. ELECTRICAL WIRE), STRONGER OR LARGER PIPING, INCREASED QUANTITY (I.E. STRUCTURAL ELEMENTS), REDUCED SPACING, AND/OR INCREASED LENGTH (I.E. BOLT LENGTHS, BAR LENGTHS) THEN IT SHALL BE DEEMED AND UNDERSTOOD THAT THESE ITEMS ARE TO BE INCLUDED IN THE BID/PROPOSAL.
- THESE DOCUMENTS ARE MEANT AS A GUIDE AND ALL ITEMS REASONABLY INFERRED SHALL BE DEEMED TO BE INCLUDED. THESE CONTRACT DOCUMENTS AND SPECIFICATIONS SHALL NOT BE CONSTRUED TO CREATE A CONTRACTUAL RELATIONSHIP OF ANY KIND BETWEEN MORRISON HERSHFIELD CORP. AND THE CONTRACTOR.

ABBREVIATIONS

A/C	AIR CONDITIONER	L.A.	LAYER
ACP	ACOUSTICAL CEILING PANEL	LAM.	LAMINATED
A.F.F.	ABOVE FINISHED FLOOR	L.F.	LINEAL FOOT
ALT.	ALTERNATE	MANUF.	MANUFACTURER
A.H.S.L.	ABOVE MEAN SEA LEVEL	MATER.	MATERIAL
ALUM.	ALUMINUM	MAX.	MAXIMUM
ANG.	ANGLE	MECH.	MECHANICAL
ARCH.	ARCHITECTURAL	MH	MANHOLE
AT	AT	MM	MILLIMETER
		MIN.	MINIMUM
BD.	BOARD	MISC.	MISCELLANEOUS
BFF	BELOW FINISH FLOOR	M.O.	MASONRY OPENING
BLDS.	BUILDING	MPH	MILES PER HOUR
BLK.	BLOCK	M.S.L.	MEAN SEA LEVEL
BM	BEAM	MTL.	METAL
BOT.	BOTTOM		
BUR	BUILT-UP ROOF	N.G.V.D.	NAT. GEODETIC VERT. DATUM
		N.I.C.	NOT IN CONTRACT
CER.	CERAMIC	NOM.	NOMINAL
C.J.	CONTROL JOINT	N.T.S.	NOT TO SCALE
C.L.	CENTER LINE		
CLG.	CEILING	O.C.	ON CENTER
CLR.	CLEAR	O.D.	OUTSIDE DIAMETER
CMU	CONCRETE MASONRY UNIT	OH.	OVERHEAD
CPT.	CARPET	OPNG.	OPENING
COL.	COLUMN	OPP.	OPPOSITE
CONC.	CONCRETE	OZ.	OUNCE
CONT.	CONSTRUCTION CONTINUOUS	P L	PLATE
		RTU	ROOF TOP UNIT
DIA/Ø	DIAMETER	R/M	RIGHT OF WAY
DN	DOWN		
D.S.	DOWNSPOUT		
DTL.	DETAIL	SCHED.	SCHEDULE
		SECT.	SECTION
EA	EACH	S.F.	SQUARE FOOT
E.I.F.S	EXTERIOR INSULATION FINISH SYSTEM EXPANSION JOINT	SIM.	SIMILAR
E.J.	ELECTRIC/ELECTRICAL	S.P.	SPLICE POINT
ELEC.	ELEVATION	SQ.FT.	SQUARE FOOT
EL	ELECTRICAL PANEL	S.S.	STAINLESS STEEL
E.P.	EQUAL	STD.	STANDARD
EQ.	EACH WAY	STL.	STEEL
EXP.	EXPANSION	STR.	STORAGE
EXT.	EXTERIOR	STRUC.	STRUCTURAL
		SUSP.	SUSPENDED
		TEMP.	TEMPORARY
F.D.	FLOOR DRAIN	THK.	THICK
F.E.C.	FIRE EXTINGUISHER SHELTER	THICKN.	THICKNESS
F.H.G.	FIRE HOSE EQUIPMENT	T.O.	TOP OF
FIN.	FINISH	T.O.S.	TOP OF STEEL
FIN.FLR.	FINISH FLOOR	TYP.	TYPICAL
F.LR.	FLOOR	UNO.	UNLESS NOTED OTHERWISE
FTG.	FOOTING		
		VCT	VINYL COMPOSITION TILE
GA	GAUGE	VIF	VERIFY IN FIELD
GALV.	GALVANIZED	VERT.	VERTICAL
GEN.	GENERAL		
GYP.	GYPSUM BOARD	W/	WITH
GB.	GYPSUM BOARD	WD.	WOOD
		W/M	WELDED WIRE MESH
H.C.	HANDICAPPED		
HK.	HOOK		
H.M.	HOLLOW METAL		
HOR.	HORIZONTAL		
HR.	HOUR		
HT.	HEIGHT		
INSUL.	INSULATION		
INT.	INTERIOR		
JT.	JOINT		

LEGEND



IMPORTANT NOTICE

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

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF MORRISON HERSHFIELD CORPORATION. NEITHER MORRISON HERSHFIELD NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.



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Client:

T-Mobile

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SAN DIEGO, CA 92121-2741

Project:

ARGUS VILLAGE
SD07447A
933 SEACOAST DRIVE
IMPERIAL BEACH, CA 91932

Drawing Title:

GENERAL NOTES

Project No. 6073111	Date: 12/24/07
Designer: RL	Checked By: RL, EG
Drawn By: MA	Client Approval
PM Review: EG	
Issue No. 0	Drawing No. G-2

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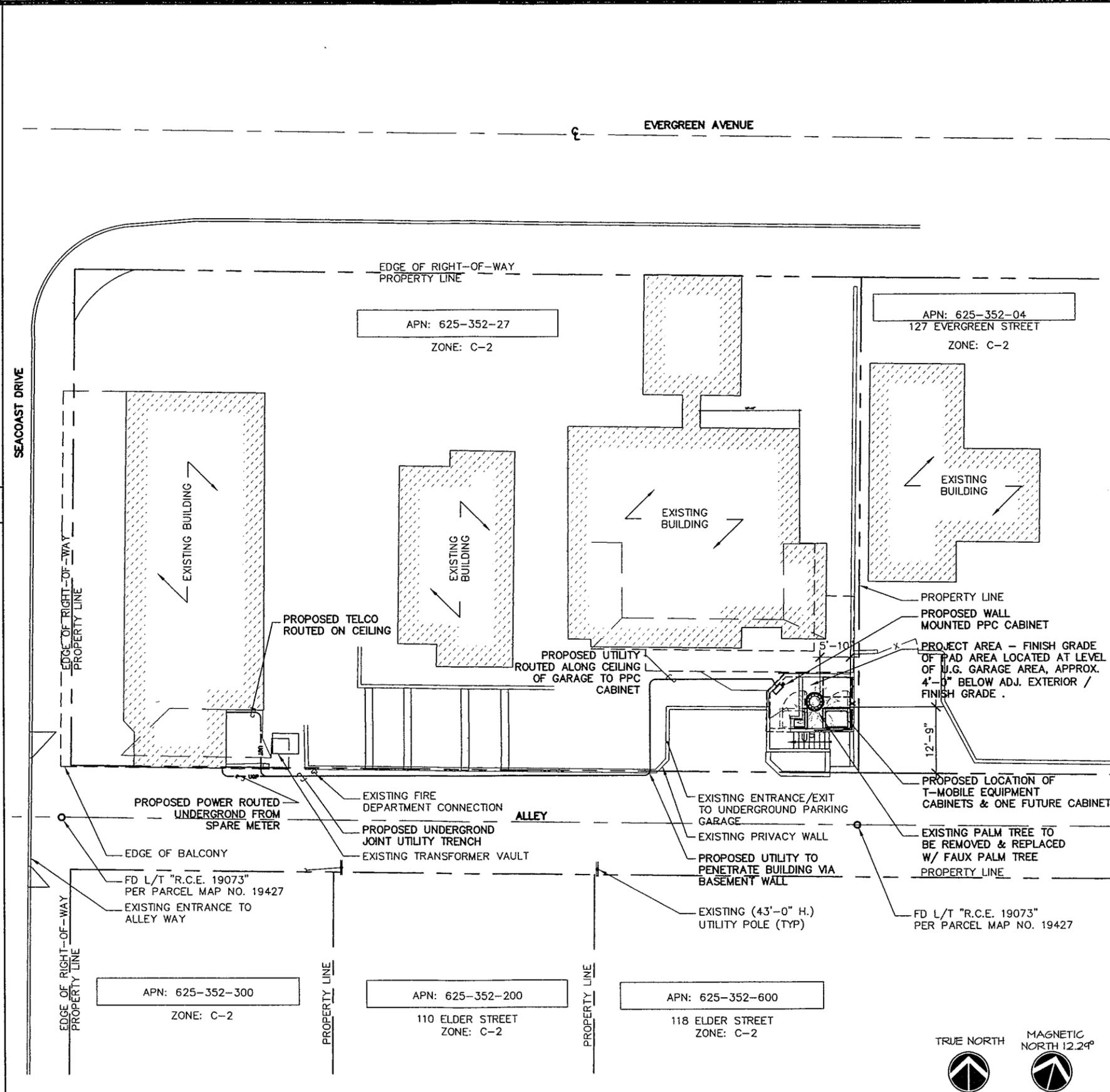
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Client:
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Project:
ARGUS VILLAGE
SD07447A
933 SEACOAST DRIVE
IMPERIAL BEACH, CA 91932

Drawing Title:
SITE & ROOF PLAN

Project No. 607B111	
Designer: RL	Date: 12/24/07
Drawn By: MA	Checked By: RL, EG
PM Review: EG	Client Approval
Issue No. 0	Drawing No. A-1



NOT USED	SCALE	2
	NTS	

FLOOD PANEL
FIPS CODE: 6
PANEL FULL: 2134 F
FIS DATE: JUNE 19, 1997
FLOOD ZONE
FEMA CODE: 161
FEMA ZONE: X

FLOOD INFORMATION	SCALE	3
	NTS	

SITE PLAN	SCALE: 3/32"=1'-0" (BASED ON 22X34 PAPER SIZE) SCALE: 3/64"=1'-0" (BASED ON 11X17 PAPER SIZE)	1
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SCALE IS BASE ON 22" X 34" 1/4" SIZE

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

COMPOUND NOTES

SCALE	2
NTS	

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

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

CONC. REPLACEMENT NOTE

SCALE	3
NTS	

PARCEL A:
LOT 13 IN BLOCK 20 OF IMPERIAL BEACH, IN THE CITY OF IMPERIAL BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1139, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 16, 1908.

EXCEPTING THEREOF THAT PORTION THEREOF CONVEYED TO THE CITY OF IMPERIAL BEACH, A MUNICIPAL CORPORATION IN DEED RECORDED JULY 11, 1978 AS INSTRUMENT NO. 78-288892, OFFICIAL RECORDS BEING MORE PARTICULARLY DESCRIBED AS THAT PORTION OF SAID LOT 13 LYING NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

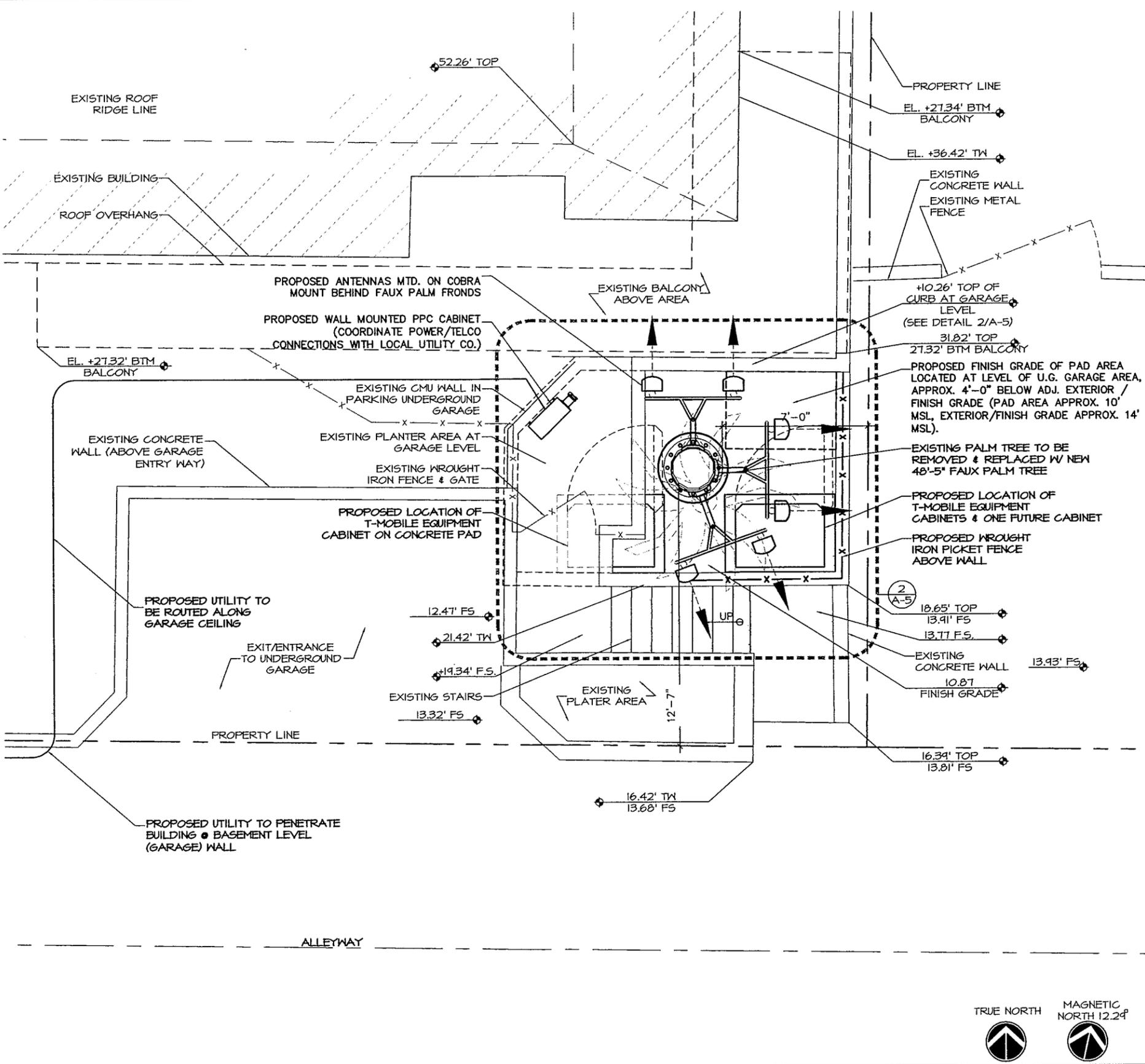
BEGINNING AT A POINT IN THE WESTERLY BOUNDARY LINE OF SAID LOT 13 FROM WHICH THE NORTHWESTERLY CORNER OF SAID LOT 13 LINES 10 FEET DISTANT; THENCE FROM THE POINT OF BEGINNING ALONG THE ARC OF A 19 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST A DISTANCE OF 15.7 FEET TO A POINT IN THE NORTHERLY LINE OF SAID LOT 13.

PARCEL B:
LOT 14 IN BLOCK 20 OF IMPERIAL BEACH, IN THE CITY OF IMPERIAL BEACH, COUNTY OF SAN DIEGO, ACCORDING TO MAP THEREOF NO. 1139, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 16, 1908.

PARCEL C:
LOT 15 IN BLOCK 20 OF IMPERIAL BEACH, IN THE CITY OF IMPERIAL BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1139, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 16, 1908.

LEGAL DESCRIPTION

SCALE	4
NTS	

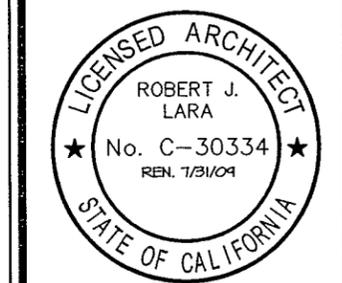


ENLARGED SITE PLAN

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



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Client:
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10180 TELESIS COURT, SUITE 333
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Project:
ARGUS VILLAGE
SD07447A
933 SEACOAST DRIVE
IMPERIAL BEACH, CA 91932

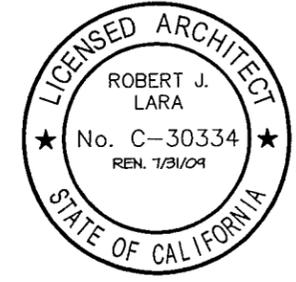
Drawing Title:
ENLARGED ROOF PLAN

Project No. 6073111	
Designer: RL	Date: 12/24/07
Drawn By: MA	Checked By: RL, EG
PM Review: EG	Client Approval
Issue No. 0	Drawing No. A-2

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SCALE IS BASED ON 22" X 34" 1/4" = 1'

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

Drawing Title:
SOUTH ELEVATION

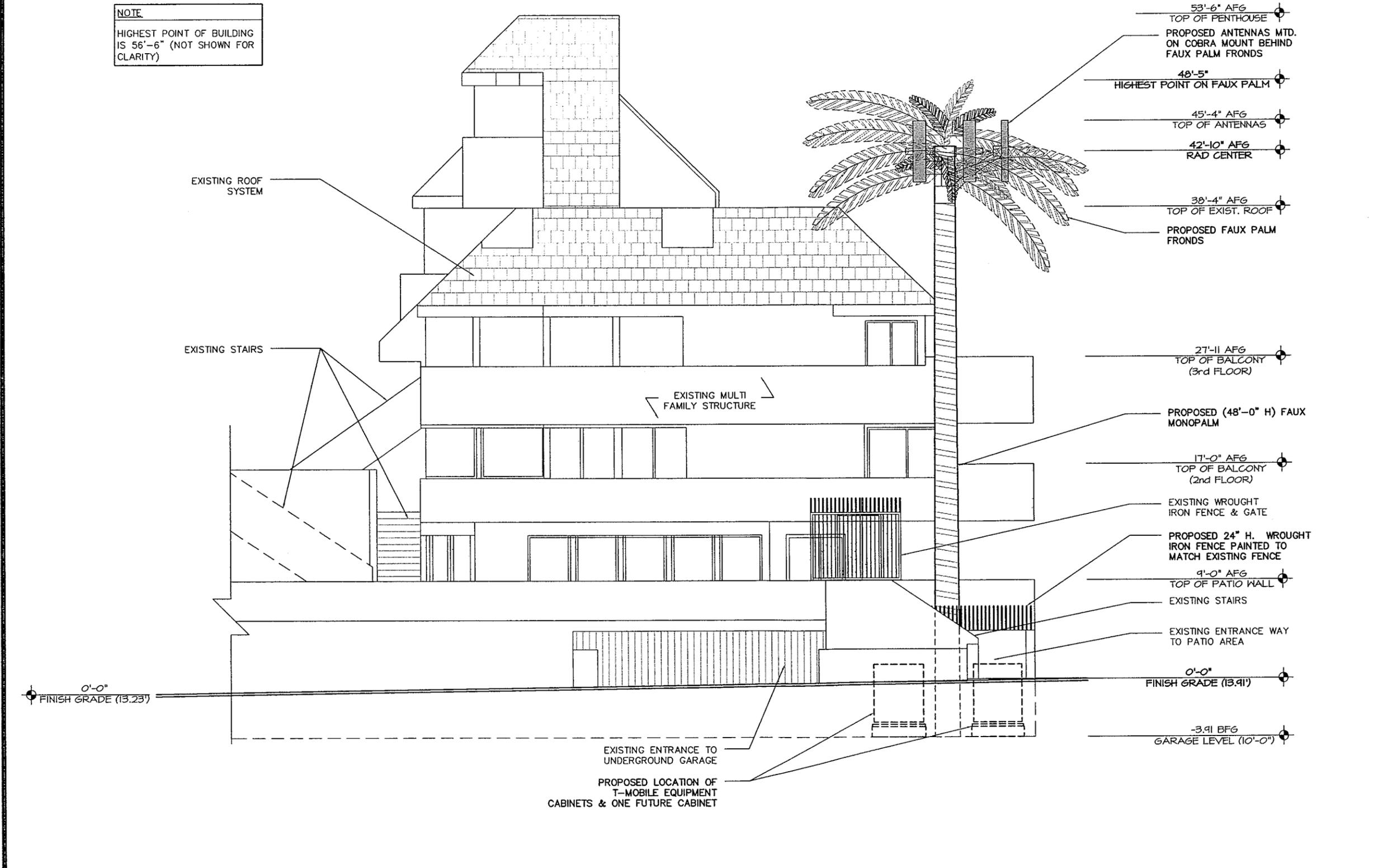
Project No.
6073111

Designer: RL Date: 12/24/07
Drawn By: MA Checked By: RL, EG

PM Review: EG Client Approval

Issue No. 0 Drawing No. A-3

NOTE
HIGHEST POINT OF BUILDING IS 56'-6" (NOT SHOWN FOR CLARITY)

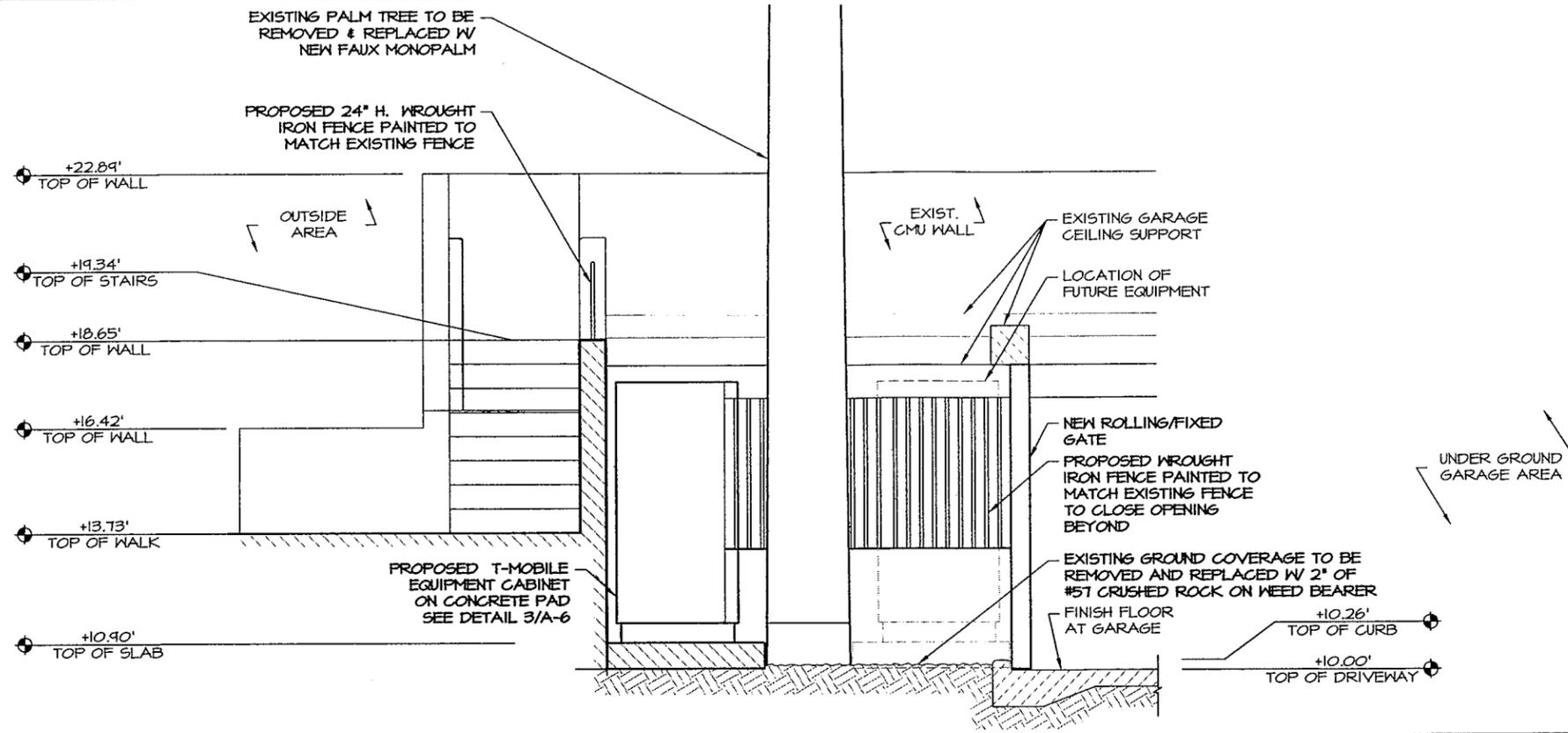


SOUTH ELEVATION SCALE: 1/4"=1'-0" (BASED ON 22X34 PAPER SIZE) SCALE: 1/8"=1'-0" (BASED ON 11X17 PAPER SIZE) 1

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SCALE IS BASED ON 22" X 34" 1/4" SIZE

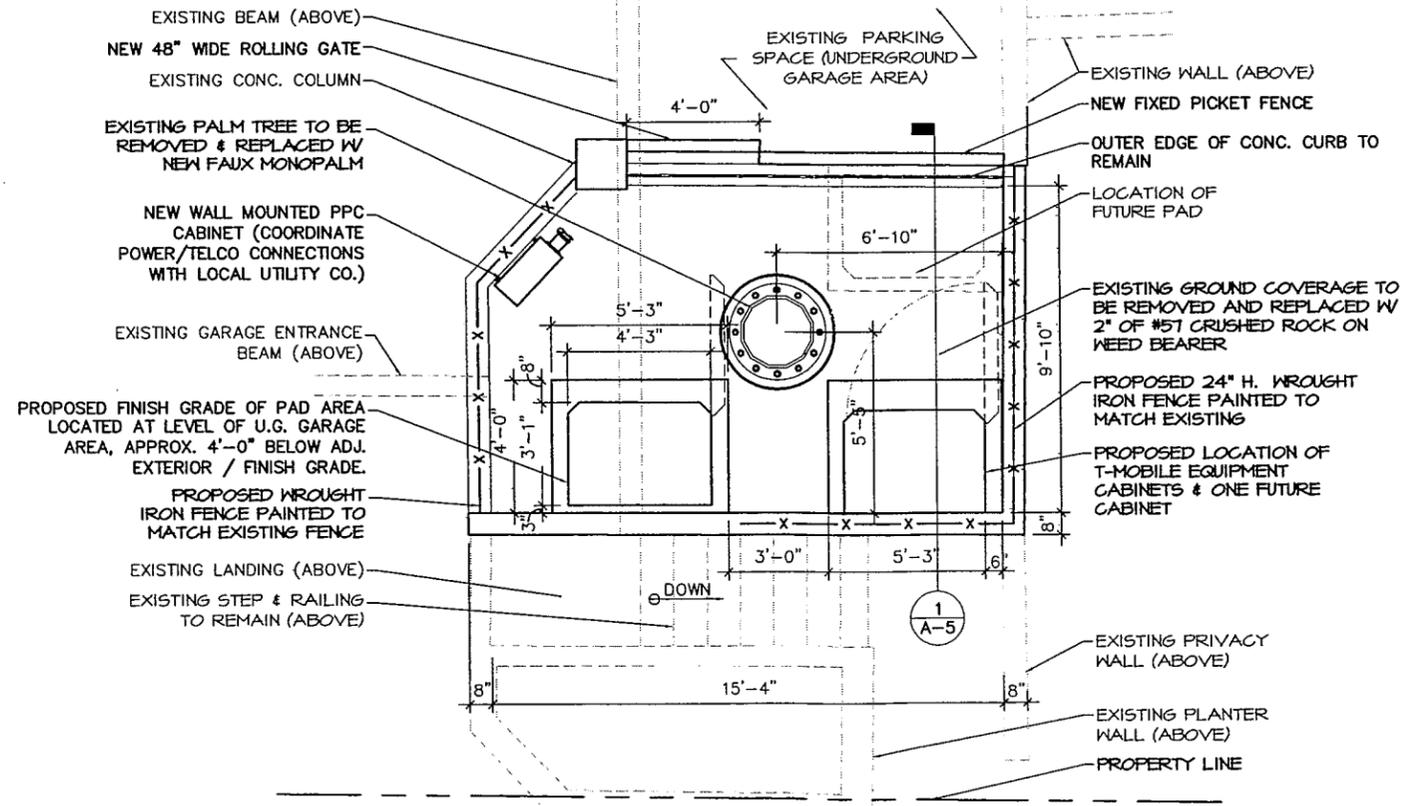
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EAST SECTION

SCALE: 1/2"=1'-0" (BASED ON 22X34 PAPER SIZE)
SCALE: 1/4"=1'-0" (BASED ON 11X17 PAPER SIZE)

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EQUIPMENT LAYOUT VIEW

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

2

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ARGUS VILLAGE
SD07447A
933 SEACOAST DRIVE
IMPERIAL BEACH, CA 91932

Drawing Title:
EQUIPMENT ROOM

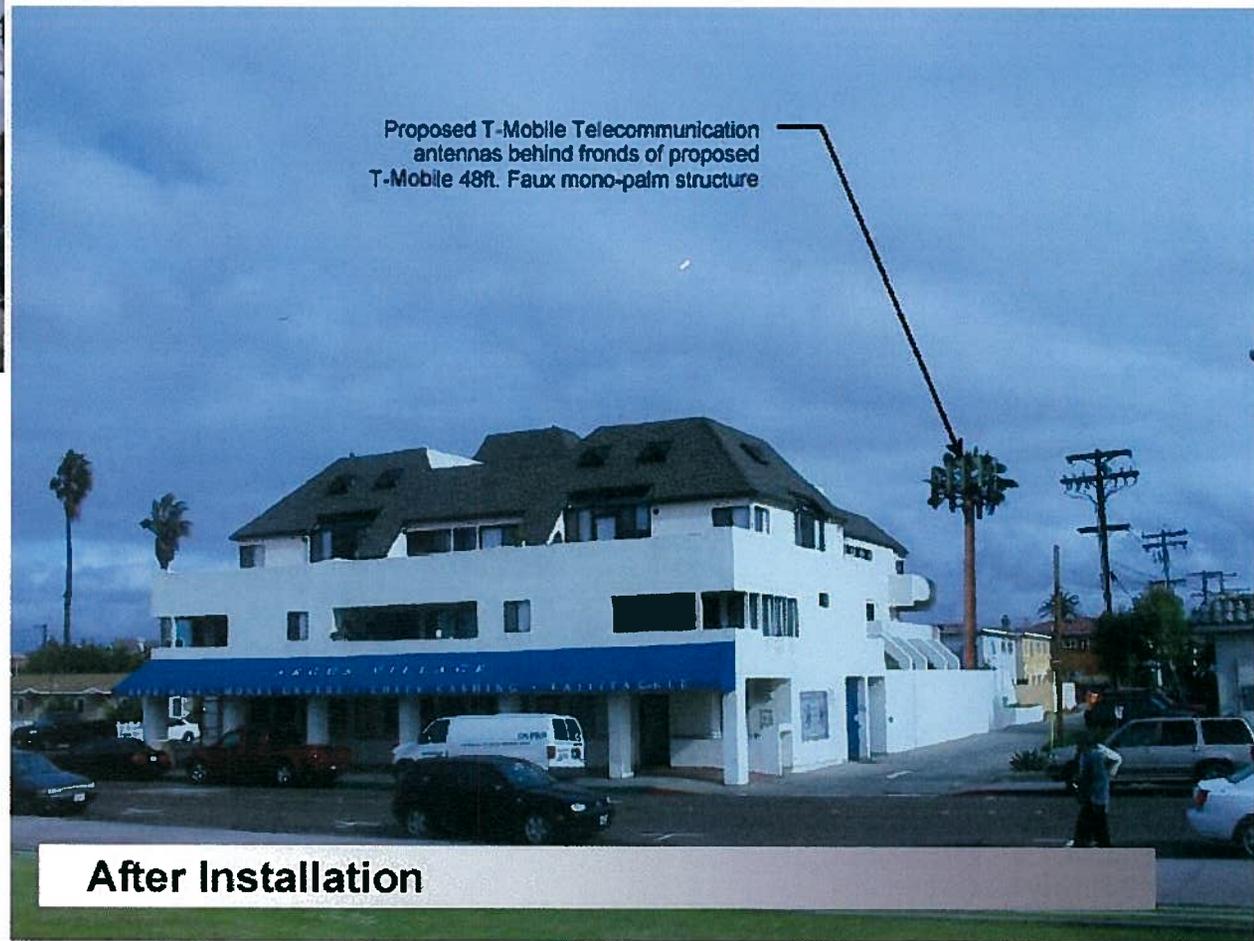
Project No.	6073111		
Designer:	RL	Date:	12/24/07
Drawn By:	MA	Checked By:	RL, EG
PM Review:	EG	Client Approval	
Issue No.	0	Drawing No.	A-5

SCALE IS BASE ON 22" X 34" 10" SIZE

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



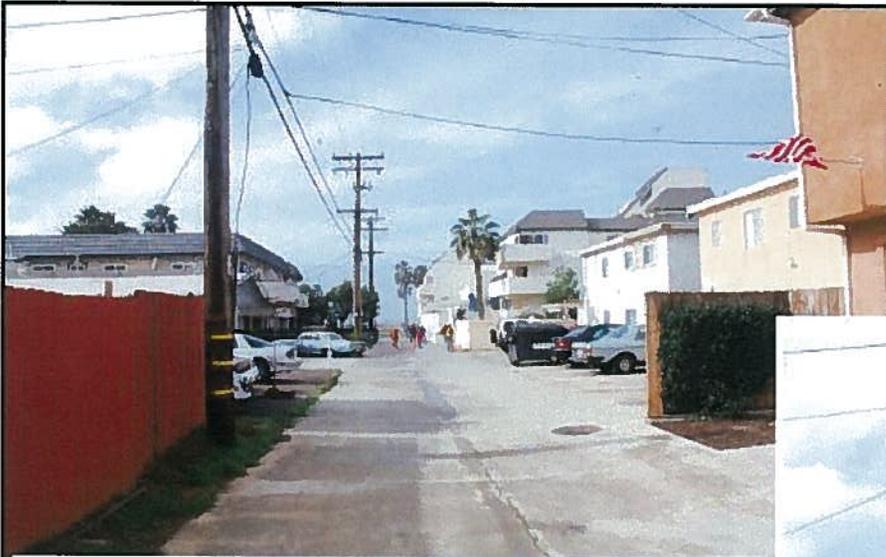
Before Installation



Proposed T-Mobile Telecommunication
antennas behind fronds of proposed
T-Mobile 48ft. Faux mono-palm structure

After Installation

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

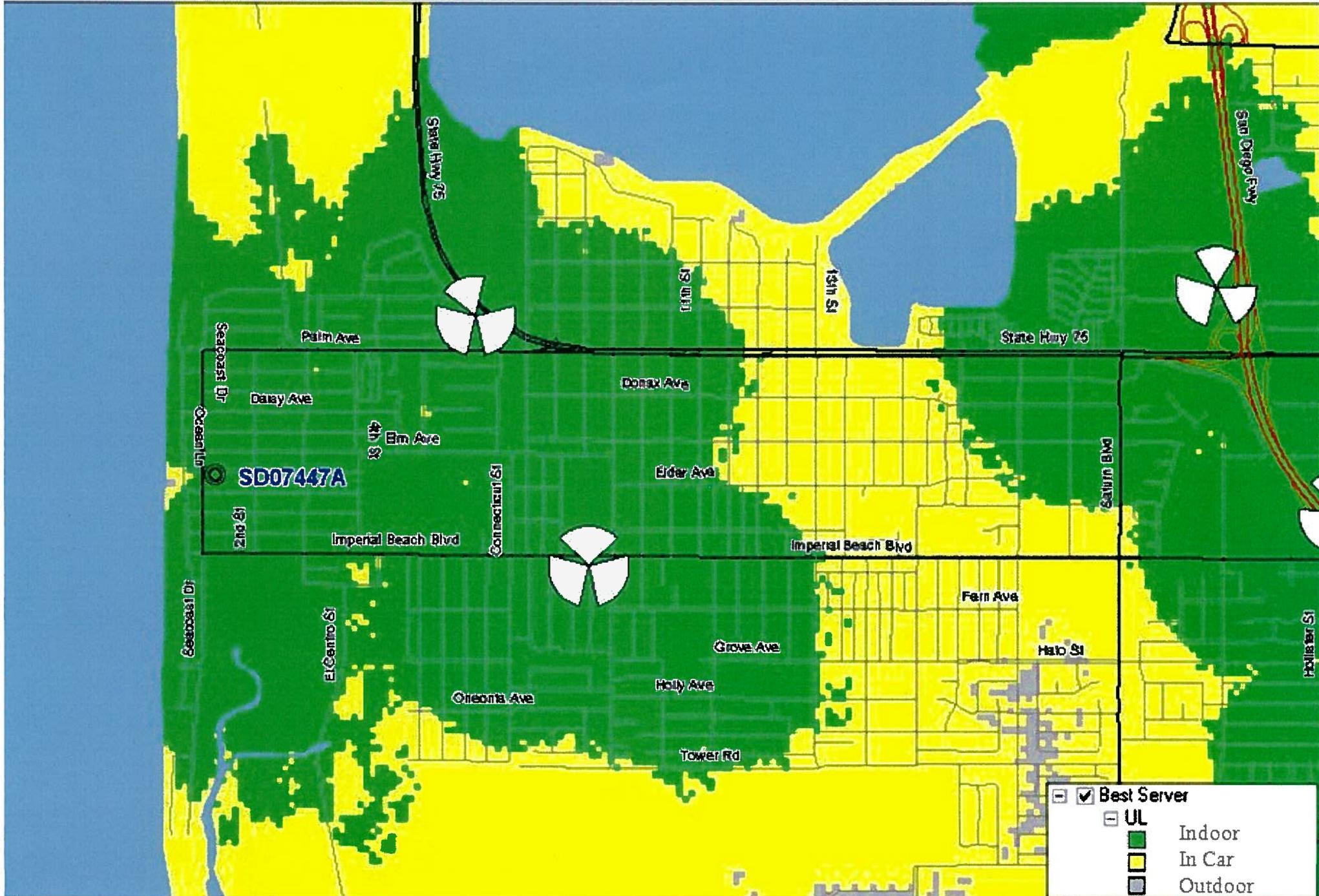


Before Installation



After Installation

Signal Coverage with SD07447A

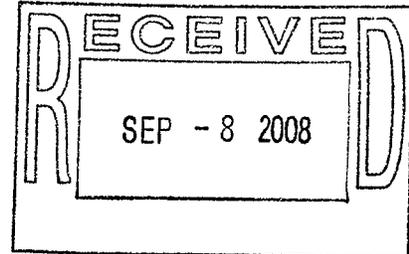


September 4, 2008

Leslie McCollum
933-L Seacoast Dr.
Imperial Beach, CA 91932

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

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



Attention: Tyler Foltz, Associate Planner

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

Dear Mr. Foltz:

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

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

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

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

Community Development Dept.
Page 2
September 4, 2008

also value in the visual appeal that the tree provides.

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

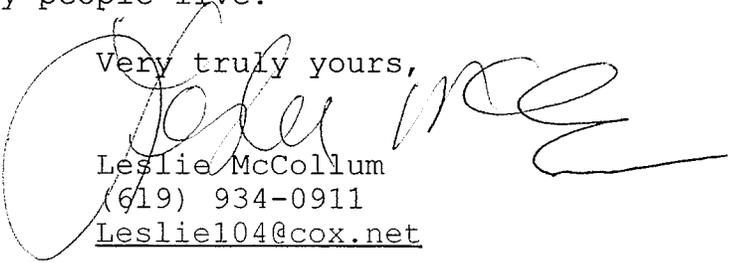
I thought I.B. wanted to be a more classy town and improve its image. You think tacky fake trees are the answer? Endangering the health of residents? I'm disgusted that such a proposal is even taken seriously. A fake tree will not "blend in" as I was told. How stupid do you think people are?

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

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

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

Very truly yours,


Leslie McCollum
(619) 934-0911

Leslie104@cox.net

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



Federal Communications Commission
 Wireless Telecommunications Bureau
 Radio Station Authorization

LICENSEE NAME: T-Mobile License LLC

DAN MENSER
 T-MOBILE LICENSE LLC
 12920 SE 38TH STREET
 BELLEVUE WA 98006

FCC Registration Number (FRN)	
0001565449	
Call Sign	File Number
WQGB272	0002769270
Radio Service	
AW - AWS, 1710-1755/2110-2155 MHz bands	

Grant Date 11-29-2006	Effective Date 11-29-2006	Expiration Date 11-29-2021	Print Date 11-30-2006
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Market Number CMA018	Channel Block A	Sub-Market Designator 0
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Market Name: San Diego, CA

1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date

SPECIAL CONDITIONS OR WAIVERS/CONDITIONS

This authorization is conditioned upon the licensee, prior to initiating operations from any base or fixed station, making reasonable efforts to coordinate frequency usage with known co-channel and adjacent channel incumbent federal users operating in the 1710-1755 MHz band whose facilities could be affected by the proposed operations. See, e.g., FCC and NTIA Coordination Procedures in the 1710-1755 MHz Band, Public Notice, FCC 06-50, WTB Docket No. 02-353, rel. April 20, 2006.

The license is subject to compliance with the provisions of the January 12, 2001 Agreement between

("Special Conditions or Waivers/Conditions" continued on next page ...)

Conditions:
 Pursuant to Section 309(h) of the Communications Act of 1934, as amended, 47 U.S.C. Section 309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. Section 310(d). This license is subject in terms to the right of use or control conferred by Section 706 of the Communications Act of 1934, as amended. See 47 U.S.C. Section 606.

To view the geographic areas associated with the license, go to the Universal Licensing System (ULS) homepage at <http://wireless.fcc.gov/uls> and select "License Search". Follow the instructions on how to search for license information.

Licensee Name: T-Mobile License LLC

Call Sign
WQGB272

File Number
0002769270

Print Date
11-30-2006

Special Conditions or Waivers/Conditions

Deutsche Telekom AG, VoiceStream Wireless Corporation, VoiceStream Wireless Holding Corporation and the Department of Justice (DOJ) and the Federal Bureau of Investigation (FBI), which addresses national security, law enforcement, and public safety issues of the FBI and the DOJ regarding the authority granted by this license. Nothing in the Agreement is intended to limit any obligation imposed by Federal law or regulation including, but not limited to, 47 U.S.C. Section 222(a) and (c)(1) and the FCC's implementing regulations. The Agreement is published at VoiceStream-DT Order, IB Docket No. 00-187, FCC 01-142, 16 FCC Rcd 9779, 9853 (2001). AWS operations must not cause harmful interference across the Canadian or Mexican Border. The authority granted herein is subject to future international agreements with Canada or Mexico, as applicable.



SITE ANALYSIS
OF
RADIO FREQUENCY EMISSIONS



For Base Station: SD07447A

MPE Analysis Tool v2.5.00

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

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

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

Name:

Region: Unknown, Market: Unknown, Site: SD07447A

Site Address:

933 SEACOAST DRIVE, IMPERIAL BEACH CA

Submitted By:

FRANK AHMADKHANLOU, SR. RF ENGINEER

Date:

Monday, September 08, 2008

FCC:
COMPLIANT

REPORT SUMMARY

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

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

Sector 'A' Antenna System(s):

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

Sector 'B' Antenna System(s):

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

Sector 'C' Antenna System(s):

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

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

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

Analysis Overview

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

Site Description

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

Site Type:

Pole (this includes any non-building mounted site)

Collocation:

NO

Controlled/Uncontrolled Access to Antenna Face:

N/A

Antenna Make:

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

Antenna Model:

System **1**, Sector **A**: TMBXX_6516_R2M_4D; Sector **B**: TMBXX_6516_R2M_2D;
Sector **C**: TMBXX_6516_R2M_3D

Frequency:

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

Max Antenna Gain:

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

Max ERP_{Chan} into Ant:

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

Max ERP_{Chan}:

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

No. of Channels:

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

Antenna Mounting:

[Unknown]

Distributed Antenna System (DAS):

NO

Radiation Centerline:

42.8 ft (13 m) AGL

Sector Orientation:

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

Additional comments:

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

Antenna System 1, Cell: SD07447A_A

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

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

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

Antenna System 1, Cell: SD07447A_B

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

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

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

Antenna System 1, Cell: SD07447A_C

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

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

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

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

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

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

RF Field Strength Calculation Methodology

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

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

The far-field power density equation used here is:



Where:

S = power density

2.56 = reflection coefficient

N = number of RF channels

$1.64 \times ERP_{\theta}/\text{chan}$ = EIRP per channel at the angle for the calculation point

R = horizontal distance to the center of radiation

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

The near-field power density equation used is:



Where:

S = power density

N = number of RF channels

P_{IN}/chan = Max power input to the antenna per channel = $\text{Max_ERP}_{\text{ch}} / 10^{(\text{Max_Gain} / 10)}$

R = horizontal distance to the center of radiation

h = vertical aperture of the antenna

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

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

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

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

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

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

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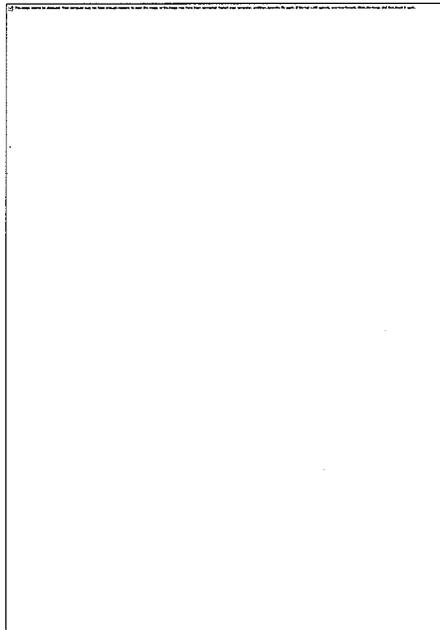
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- The 100% FCC general population/uncontrolled exposure minimum distance is **0 ft** (0 m).
- The 100% FCC occupational/controlled exposure minimum distance is **0 ft** (0 m).

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

Signage Guidelines

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



Posted at or near the site entrance or rooftop access

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

Current RF Signs Posted & Narda Survey Status

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

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

Exposure Environments

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

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

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

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

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

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

Signed: _____

Date: *Monday, September 08, 2008*

Appendix A

Term Definitions

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

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

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

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

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

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

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

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

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

Appendix B

Collocation Sites

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

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

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

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

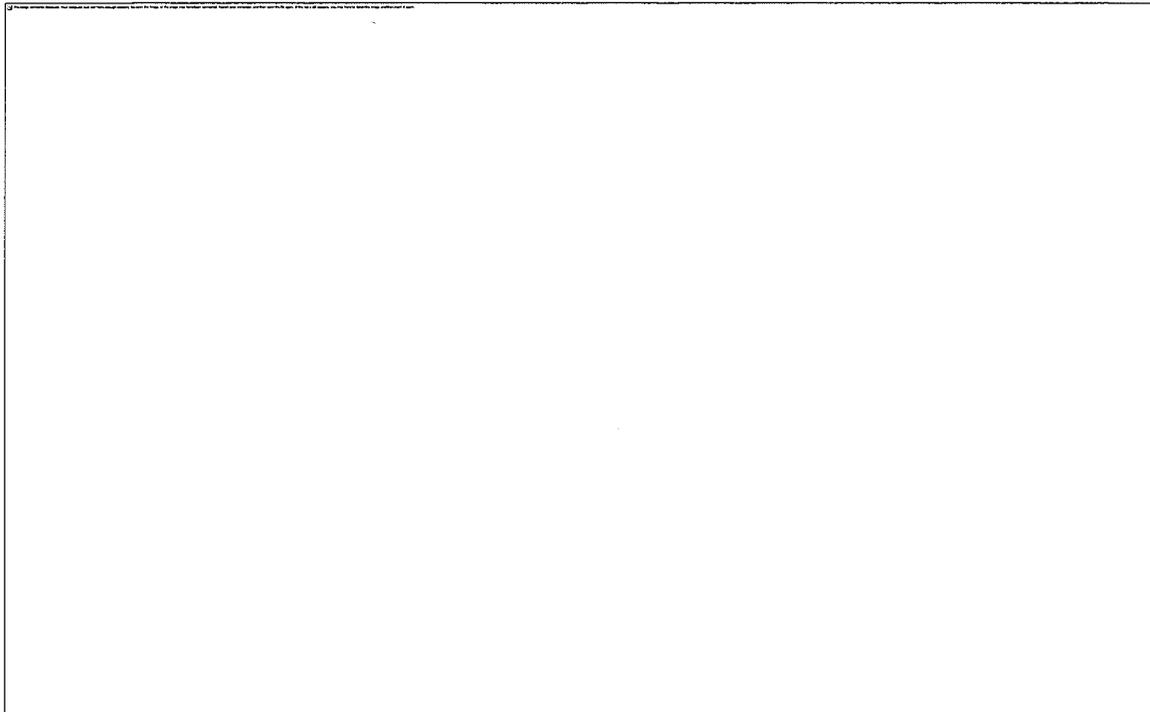
Regulatory Compliance recommends conducting the routine environmental analysis whenever collocating on a rooftop. Although the need for analysis usually arises when we are first installing equipment or upgrading a site, we are responsible for total emissions at the site even when a new carrier collocates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

Professionally Managed Sites

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

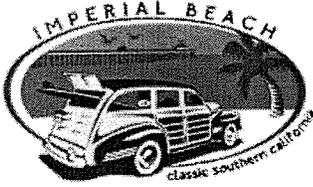
- As with other licensee responsibilities, while ultimate responsibility for compliance rests with the licensee, compliance with the RF exposure regulations can be delegated to specialized consultants, site managers, or specific individuals within a company, and, as long as the delegation itself is reasonable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

Table 1. LIMITS FOR MAXIMUM PERMISSIBLE EXPOSURE (MPE)



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

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



**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: GARY BROWN, CITY MANAGER

MEETING DATE: SEPTEMBER 17, 2008

ORIGINATING DEPT.: COMMUNITY DEVELOPMENT
GREG WADE, DIRECTOR *GW*
GERARD SELBY, REDEVELOPMENT COORDINATOR *GS*

SUBJECT: PROPOSED PROJECT PROPOSALS FOR THE FISCAL YEAR
2009-2010 COMMUNITY DEVELOPMENT BLOCK GRANT
(CDBG) PROGRAM

BACKGROUND:

The Community Development Block Grant Program ("CDBG") is funded through the Department of Housing and Urban Development Department ("HUD"). The County of San Diego's Department of Housing and Community Development allocates funds to participating cities based on a formula that considers factors such as population, income level, and overcrowded housing.

The Draft Fiscal Year ("FY") 2009-2010 Annual Funding Plan Strategy ("Strategy") will be presented to the Board of Supervisors in September 2008. The approval of the Strategy marks the start of the annual CDBG cycle that culminates in the funding of community development projects in FY 2009-2010. The final approval by the Board of Supervisors for submitted projects is expected to take place in May 2009. The HUD funding levels in FY 2009-2010 are still uncertain; therefore the Strategy assumes the same level of funding as 2008-2009. Adjustments will be made when HUD issues the entitlement figures.

The purpose of this meeting is to gather public comments and for City Council to provide direction to Staff on the selection of a project or projects for the FY 2009-2010 CDBG program.

DISCUSSION

CDBG funded activities are intended to primarily benefit low-income and moderate-income residents of Imperial Beach. CDGB funds can be used to fund community revitalization activities. Staff has evaluated different projects for benefits to low-income and moderate-income residents of the community, the revitalization potential of the different activities, and geographic and economic impact on the community.

Attachment 1 lists the proposed projects, their estimated costs, and a summary of the benefits to the community. The project matrix indicates that any fire department related project would enjoy a higher rating due to the greater impact on a broader population of the city. Although the Skate Park does not meet the needs of the broadest segment of the city's residents, it does

provide benefits to a large member of residents that meet the low- and moderate income thresholds.

The Skate Park will enhance the ability of the Sports Park to accommodate the overall needs of the community and permit opportunities for youth to participate in a wider variety of sports activities. The existing amenities, visibility, park location, future growth potential, on-site staff, access to public transportation and the ability to be a non-fee skate area makes this an ideal location for the IB Skate Park.

FISCAL IMPACT:

While the actual amount of CDBG funds will not be determined until the County receives all CDBG funding requests and receives HUD notification of available funds, the estimated FY 2009-2010 CDBG allocation is approximately \$137,000.

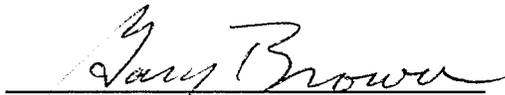
DEPARTMENT RECOMMENDATION:

That the Redevelopment Agency:

1. Declare the public hearing open and receive report;
2. Receive public testimony and provide direction; and
3. Consider a motion to continue the public hearing to October 15, 2008;

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.



Gary Brown, City Manager

Project Name	Estimated Costs	Demographic Distribution	Economic Impact	Revitalization Impact	Total
Skate Park – Sports Park	\$ 125,000	2	1	2	5
Sports Park Bathroom Repair	\$ 105,000	2	1	1	4
Traffic Signal at Palm and Rainbow	\$ 157,000	2	2	2	6
Fire Station Driveway Repair		3	1	1	5
New turf at Sports Park, Field E & F		2	1	2	5
Xeriscape Demonstration Garden	\$ 240,000	1	1	2	4
Fire Department Equipment	\$ 137,000	3	1	1	5

The rating scale is: 1 to 3



**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: GARY BROWN, CITY MANAGER
MEETING DATE: SEPTEMBER 17, 2008
ORIGINATING DEPT.: PUBLIC WORKS *HAL*
SUBJECT: APPROVAL OF THE FISCAL YEAR 2007-08 ANNUAL REPORT FOR THE JURISDICTIONAL URBAN RUNOFF MANAGEMENT PLAN (JURMP)

BACKGROUND:

On February 6, 2002, the City Council adopted Resolution No. 2002-5563 – Adoption of the City of Imperial Beach Jurisdictional Urban Runoff Management Plan (JURMP). Development of the JURMP was mandated by the State of California through Order No. 2001-01, also known as the San Diego Municipal Storm Water Permit. The JURMP lays out the City's policies regarding urban runoff management and is the primary guidance document for use by City employees. On March 24, 2008, the City Council adopted Resolution No. 2008-6602, rescinding the JURMP developed under Resolution No. 2002-5563, and replaced it with the new JURMP developed under the new San Diego Municipal Storm Water Permit, Board Order R9-2007-0001.

The San Diego Regional Water Quality Control Board (SDRWQCB) oversees compliance with the Municipal Storm Water Permit. Beginning with FY2007-08, the SDRWQCB changed the reporting due date for jurisdictions from January to September. As in previous annual JURMP reports, the City is required to prepare and submit to the SDRWQCB an annual report that summarizes program activities and accomplishments during the previous fiscal year. The annual report is due by September 30th of each year. The annual report is also intended to document compliance with Permit mandates, evaluate program effectiveness, and propose changes to the JURMP, including future program planning. The annual report is provided in Attachment 2.

DISCUSSION:

Significant progress was made in attaining compliance with Permit mandates during Fiscal Year 2007-08 (July 1, 2007 through June 30, 2008). The following are a few highlights from the FY2007-08 implementation period:

- Removed over 3 tons of material (sediment, trash, and debris) from the storm drain conveyance system during routine cleaning of storm drains, pipes, and channels.

- Educated municipal staff, businesses, project applicants, construction site operators, community groups, individual residents, and school children about the importance of urban runoff management and pollution prevention. Educational activities included public presentations, distribution of brochures, interaction with individuals, clean up events, and the first Earth Day at the Imperial Beach Pier, which will be an annual event geared toward school children.
- Required 49 discretionary development projects, including 1 priority "SUSMP" project, to comply with storm water best management practices (BMPs) as a condition of permit issuance. BMPs included maximizing on-site infiltration, installing storm drain inlet filters, preventing runoff during construction, etc.
- Conducted routine inspections of construction sites for compliance with erosion control BMPs.
- Responded to approximately 137 illegal discharges to the storm drain conveyance system. In most cases, the responsible party cleaned up the discharge and was educated by City staff on BMPs.
- Monitored urban runoff quality at approximately 50 locations throughout the City to identify potential illegal discharges to the storm drain conveyance system.

ENVIRONMENTAL IMPACT:

Not a project as defined by CEQA.

FISCAL IMPACT:

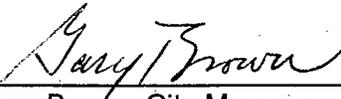
The general fund continued to be the source of the greatest share of program costs although the City has obtained some grant money for structural BMP's and the Sewer Enterprise Fund carries some of the incidental costs through the Storm Drain Maintenance Program and illegal discharge clean-up activities. Total man-hours expended to develop this JURMP Annual report is roughly 1,000 hours. As shown in the annual report, Section 10.0, the total program cost for FY 2006-07 was estimated in excess of \$1M when the effort across all City departments is considered.

DEPARTMENT RECOMMENDATION:

1. Open the Public Hearing
2. Receive the Report
3. Receive Public Testimony
4. Close the Public Hearing
5. Direct Annual Report changes as appropriate
6. Adopt Resolution 2008-6676, JURMP Annual Report including corrections, additions or deletions as directed.

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.



Gary Brown, City Manager

Attachments:

1. Resolution No. 2008-6676 - Approval of JURMP Annual Report
2. Exhibit A to Resolution No. 2008-6676 - City of Imperial Beach FY2007-08 JURMP Annual Report (provided separately)

RESOLUTION NO. 2008-6676

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, AUTHORIZING THE PUBLIC WORKS DIRECTOR TO SIGN AND FORWARD THE CITY'S JURISDICTIONAL URBAN RUNOFF MANAGEMENT PROGRAM (JURMP) ANNUAL REPORT FOR FISCAL YEAR 2007-08 TO THE REGIONAL WATER QUALITY CONTROL BOARD, SAN DIEGO REGION

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

WHEREAS, the San Diego Regional Water Quality Control Board (SRWQCB) issued Order R9-2007-0001 establishing the requirement that "Copermittes shall prepare and submit to the SDRWQCB a Jurisdictional Urban Runoff Management Program Annual Report"; and

WHEREAS, the JURMP Annual Report shall contain a comprehensive description of all activities conducted by the Copermittes to meet all the requirements of each component of the JURMP; and

WHEREAS, the City of Imperial Beach has developed a JURMP Annual Report that meets or exceeds the requirements of the Regional Water Quality Control Board, San Diego Region, Order R9-2007-0001;

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 approval of the City of Imperial Beach FY2007-08 JURMP Annual Report – Exhibit A.
3. Authorize the Public Works Director to sign the City's JURMP Annual Report for submittal to the County of San Diego for consolidation with the other Copermittes' Annual Reports and final forwarding to the San Diego Regional Water Quality Control Board.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its regular meeting held on the 17th of September 2008, by the following roll call vote:

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

JAMES C. JANNEY, MAYOR

ATTEST:

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

I, City Clerk of the City of Imperial Beach, do hereby certify the foregoing to be a true and exact copy of Resolution No. 2008-6676 – A Resolution Authorizing The Public Works Director To Sign And Forward The City's Jurisdictional Urban Runoff Management Program (JURMP) Annual Report For Fiscal Year 2007-08 To The Regional Water Quality Control Board, San Diego Region.

CITY CLERK

DATE

Due to extreme file size,

Item No. 5.3

Exhibit A to Resolution Annual Report for the JURMP

Available in the City Clerk's Office
for Review

*You may also click [HERE](#) to
download from the City's website.*



**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: GARY BROWN, CITY MANAGER
MEETING DATE: SEPTEMBER 17, 2008
ORIGINATING DEPT.: PUBLIC WORKS *HAL*
SUBJECT: RESOLUTION APPROVING STREET IMPROVEMENTS, RDA PHASE 3 (CIP S04-108) INTO TWO SEGMENTS, SEGMENT A AND SEGMENT B AND APPROVING STREET IMPROVEMENTS, RDA PHASE 3 (CIP S04-108) CHANGE ORDER NO. 2.

BACKGROUND:

In Resolution R-07-118 (adopted on February 21, 2007) the City Council awarded a professional services agreement to Nasland Engineering for the purpose of preparing construction drawings and specifications for the Street Improvements RDA Phase 3 – CIP S04-108. The Project was awarded at price not to exceed \$246,162.00. In June 2008 the City Manager approved Change Order No. 1 for development of “Right of Entry and Easement Plats” for selected Seacoast Drive intersection ADA ramp construction. Change Order No. 1 was approved at a total cost of \$4,507.50. With change order no. 1, the total contract cost with Nasland Engineering was increased to \$250,669.50.

On July 9, 2008, City Staff met with representatives of Seacoast Inn, Representatives of Seacoast Inn Redevelopment team, representatives from Nasland Engineering and representatives from the various utility agencies concerned with the Seacoast Inn Redevelopment project. Through this meeting it became obvious that the redevelopment timeline of the Seacoast Inn was in direct conflict with the construction and immediate post construction of the Street Improvements, RDA Phase 3 project. It was agreed that the Seacoast Inn representatives and the City needed to resume this dialog with an eye towards preventing or minimizing the mutual interference between the Seacoast Inn Redevelopment and the Seacoast Drive portion of the Street Improvements, RDA Phase 3 CIP Project. A subsequent meeting was held July 23, 2008 with key Project personnel (Seacoast Inn and Street Improvements RDA Phase 3) to attempt to resolve or minimize impacts on the construction of the two major projects on Seacoast Drive. Street Improvements RDA Phase 3 was programmed to be constructed in winter of 2008/2009 to spring of 2009. Seacoast Inn redevelopment was programmed to commence demolition in the winter of 2008 and construction in February 2009.

The representatives of both projects agreed that it would be best to have the City project, Street Improvements RDA Phase 3 divided into two segments. Segment A would include the street overlay and other improvements of Silver Strand Blvd., 3rd Street, 2nd Street, Ebony Avenue and Seacoast Drive between Palm Avenue and Daisy Avenue. Segment B would include Seacoast

Drive improvements from Daisy Avenue south to Imperial Beach Blvd. Segment A would continue to be constructed in the winter of 2008/2009 to spring of 2009. Segment B would be deferred, with construction scheduled to complete at or near the completion of the Seacoast Inn Project.

DISCUSSION: Nasland Engineering has submitted a proposal to split the Street Improvements RDA Phase 3 into two segments as described above. The proposal includes work to separate the drawings into two segments, construction services for two separate projects and replacing the Palm Tree up-lights on Mel Portwood Plaza. Most of the up lights are corroded beyond repair and there are no in-kind replacements available. The manufacturer is either no longer in business or no longer makes this style of light. This proposal is submitted as Change Order No. 2 at a cost of \$36,610 (see Attachment 2).

There are sufficient funds in the adopted budget to cover the proposed Change Order No. 2 to this project.

Approval of Change Order No. 2 will authorize construction of the northern sector of the Seacoast Drive improvements which when coupled with Old Palm Avenue Streetscape Project (CIP R04-201) and Palm Avenue Street-end Plaza (CIP S08-102) will provide a new finished look to the entry way from Palm Avenue to the beach front. The Old Palm Avenue Streetscape Project and Palm Avenue Street-end Plaza projects are scheduled to complete construction in November 2008 and January 2009 respectively.

Delay of Segment B construction to coincide with the completion of Seacoast Inn will allow for Seacoast Inn construction truck traffic to utilize Imperial Beach Blvd and Seacoast drive south of Daisy Avenue without damaging the newly constructed work in the northern sector of Seacoast Drive.

ENVIRONMENTAL DETERMINATION:

This change order is not a project as defined by CEQA.

FISCAL IMPACT:

Adopted Budget:

Gas Tax	\$	34,936
RDA Bond (non-housing)	\$	1,979,000
RDA Tax Increment (non-housing)	\$	397,178
MTDB TDA	\$	83,000
Prop 1B	\$	445,680
TOTAL		\$2,939,794

Expenditures / Obligations as of June 2008:

Nasland Engineering Contract with Change 1	\$250,669.50
City Expenses	\$ 36,723.00
TOTAL	\$ 287,392.50

Expenditures / Obligations with approval of Change Order No. 2 is \$324,002.50 (\$287,392.50 + \$36,610.00). For planning purposes approximately \$880,000 was set aside for Project Delivery (costs of Project less actual construction costs.) It is anticipated this project, even with the approval of Change Order No. 2, will be within the Project Delivery estimated costs.

DEPARTMENT RECOMMENDATION:

1. Receive this report.
2. Discuss the concept of splitting the project into Segment A and Segment B.
3. If City Council concurs with the concept of splitting the project into Segment A and Segment B, adopt the attached resolution.

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.



Gary Brown, City Manager

Attachments:

1. Resolution No. R-08-158
2. Nasland Engineering Change No. 2 Proposal

RESOLUTION NO. R-08-158**A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, APPROVING STREET IMPROVEMENTS, RDA PHASE 3 (CIP S04-108) INTO TWO SEGMENTS, SEGMENT A AND SEGMENT B AND APPROVING STREET IMPROVEMENTS, RDA PHASE 3 (CIP S04-108) CHANGE ORDER NO. 2.**

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

WHEREAS, in Resolution R-07-118 (adopted on February 21, 2007) the City Council awarded a professional services agreement to Nasland Engineering for the purpose of preparing construction drawings and specifications for the Street Improvements RDA Phase 3 – CIP S04-108; and

WHEREAS, the Project was awarded at price not to exceed \$246,162.00; and

WHEREAS, in June 2008 the City Manager approved Change Order No. 1 for development of “Right of Entry and Easement Plats” for selected Seacoast Drive intersection ADA ramp construction at a cost of \$4,507.50; and

WHEREAS, the redevelopment timeline of the private development of Seacoast Inn is in direct conflict with the construction and immediate post construction of the Street Improvements, RDA Phase 3 project; and

WHEREAS, to reduce the impact the representatives of both projects agreed that it would be best to have the City project, Street Improvements RDA Phase 3 divided into two segments; and

WHEREAS, Segment A would include the street overlay and other improvements of Silver Strand Blvd., 3rd Street, 2nd Street, Ebony Avenue and Seacoast Drive between Palm Avenue and Daisy Avenue; and

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

WHEREAS, Segment A would continue to be constructed in the winter of 2008/2009 to spring of 2009; and

WHEREAS, Segment B would be deferred, with construction scheduled to complete at or near the completion of the Seacoast Inn Project; and

WHEREAS, dividing the Street Improvement RDA Phase 3 Project into two segments is submitted as Change Order No. 2 at a cost of \$36,610; and

WHEREAS, there are sufficient funds in the adopted budget to cover the proposed Change Order No. 2 to this project.

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

1. The above recitals are true and correct.
2. Change Order No. 2 is approved
3. The City Manager is authorized and directed to sign Change Order No. 2 approving the additional work in the Change Order and authorizing the Street Improvement RDA Phase 3 to be split into two segments to coordinate the work with the Seacoast Inn redevelopment project.

PASSED, APPROVED, AND ADOPTED by the Redevelopment Agency of the City of Imperial Beach at its meeting held on the 17th day of September 2008, by the following roll call vote:

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

JAMES C. JANNEY
CHAIRPERSON

ATTEST:

JACQUELINE M. HALD, CMC
SECRETARY

I, Secretary of the City of Imperial Beach, do hereby certify the foregoing to be an exact copy of Resolution No. R-08-158– A Resolution of the Redevelopment Agency of the City of Imperial Beach, California, Approving Street Improvements, RDA Phase 3 (CIP S04-108) Into two Segments, Segment A and Segment B and Approving Street Improvements, RDA Phase 3 (CIP S04-108) Change Order No. 2.

SECRETARY

DATE



NASLAND ENGINEERING

CIVIL ENGINEERING · SURVEYING · LAND PLANNING

STREETSCAPE IMPROVEMENTS -- RDA PHASE 3 ADDITIONAL SERVICES

9/10/08

TASK 1) UPLIGHT REPLACEMENT

\$10,203

Nasland Engineering will provide construction documents and specifications for the replacement of 36 palm tree uprights in Pier Plaza. Details for the removal and replacement of the uprights and adjacent concrete panels shall be included.

TASK 2) SPLIT PROJECT INTO TWO PHASES

\$14,897

Due to the construction schedule of the proposed Seacoast Inn on Seacoast Boulevard, a portion of the proposed improvements on Seacoast Boulevard will be separated into a separate phase of work. This phase of work shall be bid and constructed at a later date to be determined.

Nasland Engineering will separate the construction documents into two projects. The first project shall consist of all proposed improvements on Silverstrand, 3rd, 2nd, Ebony, and all improvements north of Daisy on Seacoast Boulevard. The second project shall consist of all improvements south of Daisy on Seacoast Boulevard.

TASK 3) CONSTRUCTION SERVICES – ADDITIONAL CONSTRUCTION PROJECT **\$11,510**

Nasland Engineering shall provide construction services for the additional, second construction phase of the project on Seacoast Boulevard, south of Daisy, including:

Construction Administration

Nasland Engineering shall review appropriate RFIs, and submittals. When requested by the Client, consultant shall observe the construction of the improvements for general conformance and intent of contract documents, attend project status meetings and advise the Client regarding conformity and progress. (30 hours assumed)

Record "As-Built" Drawings

Nasland Engineering shall prepare record drawings and coordinate the submittal of the construction plans and specifications reflecting changes and modifications observed during construction, which differ from designed improvements. Such changes, modifications and locations shall be based solely on information provided by the Inspector. Nasland Engineering shall not be responsible for errors or omissions in such information provided by others. (30 hours assumed)

TOTAL FEE

\$36,610



STAFF REPORT
CITY OF IMPERIAL BEACH

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: GARY BROWN, CITY MANAGER
MEETING DATE: SEPTEMBER 17, 2008
ORIGINATING DEPT.: PUBLIC WORKS *HCB*
SUBJECT: RESOLUTION AWARDING FIVE CAPITAL IMPROVEMENT PROJECTS DESIGN SERVICES TO BDS ENGINEERING TO WIT; SPORTS PARK MASTER PLAN – BALL FIELD IMPROVEMENTS PROJECT (P05-401), VETERANS PARK MASTER PLAN - YOUTH SOCCER FIELD PROJECT (P03-501), STORM DRAIN INTERCEPTOR AT 8TH AND CALLA PROJECT (D08-101), DAHLIA AVENUE & 5TH STREET OVERLAY PROJECT (S08-106) AND SIDEWALK INFILL PROJECT (S08-201)

BACKGROUND:

The Five-Year Capital Improvement Program Budget Fiscal Year 2004/2005 through Fiscal Year 2008/2009 adopted by Resolution No. 2005-6089 and as amended December 7, 2005 – Resolution No. 2005-6253 and February 6, 2008 – Resolution No. 2008-2008-6574 - included five projects that staff is proposing to award to BDS Engineering for design services; to wit Sports Park Master Plan – Ball Field Improvements Project (P05-401), Veterans Park Master Plan - Youth Soccer Field Project (P03-501), Storm Drain Interceptor at 8th & Calla Project (D08-101), Dahlia Avenue & 5th Street Overlay Project (S08-106) and Sidewalk Infill Project (S08-201).

Each of these projects is scheduled to be completed with the end of the adopted Five-Year Capital Improvement Program Budget Fiscal Year 2004/2005 through Fiscal Year 2008/2009, i.e. by June 30, 2009. Staff has invited the City Engineer, BDS Engineering, to provide costs to prepare these five projects for advertisement for bid.

DISCUSSION:

BDS Engineering has quoted the five CIP project development costs as follows:

1. Sports Park Master Plan – Ball Field Improvements Project (P05-401) \$16,950

The scope of work includes:

- a. Field B backstop and associated improvements
- b. Field C new 8-foot high perimeter fence
- c. Removal of all Eucalyptus Trees between fields C & D, D & F and E & F.
- d. Permeable concrete between fields C & D and north of Fields E & F.
- e. Field D backstop and associated improvements.
- f. Fields E & F replace chain link fence with 12-foot high perimeter fence on west, south and east sides and with a 4-foot high perimeter fence on the north side.

- g. Construct 4 to 6 new tree planter boxes to replace the removed Eucalyptus Trees.
2. Veterans Park Master Plan – Youth Soccer Field Project (P03-501) \$31,400
 Scope of Work includes:
 - a. Artificial Turf
 - b. Perimeter Curbs
 - c. 42-inch Fencing along Encina Avenue

The intent of adding the 42-inch fence along Encina Avenue is to provide a visible barrier between the playing field and Encina Avenue to reduce the opportunity for players to dart out into the street in pursuit of the ball. There would be an entrance opening on both the east and west ends of the park area to allow pedestrians to enter and leave the activity area in a controlled environment. The fence envisioned is that which is similar to the green metal rail fences around Teeple Park and Reama Park.
 3. Storm Drain Interceptor at 8th and Calla Project (D08-101) \$12,600
 Scope of work includes:
 - a. Topographic survey
 - b. Hydrology Study
 - c. Interceptor Study

The intent of this study is to identify the “best available technology” project suitable for the proposed location and purpose. Once options are created, staff will report to City Council with recommended installation/construction plans. Funding may need to be reconsidered before moving forward on the project construction drawings and specifications.
 4. Dahlia Avenue and 5th Street Overlay Project (S08-106) \$ 5,950
 Scope of work includes:
 - a. Overlay of Dahlia Street between 5th Street and Carolina Street
 - b. Overlay of 5th Street between Palm Avenue and Elm Avenue
 - c. Replacement of any damaged cross gutters in either of the two improvement sites.
 5. Sidewalk Infill Project (S08-201) \$55,600
 Scope of work includes:
 - a. 7th Street between Grove Avenue and I.B. Blvd.
 - b. Delaware Avenue between S.R. 75 and Calla Avenue
 - c. Carnation Avenue between Seacoast Drive and the alley immediately east of Seacoast Drive
 - d. Grove Avenue between Connecticut Street and 8th Street
 - e. Delaware Street between Palm Avenue and Elm Avenue

The intent with the Sidewalk Infill project is to design the work for each of the street segments listed above, however staff is confident that the budgeted funds are not sufficient to construct all sidewalk segments listed. The consultant will provide the City an engineer’s estimate for each street segment listed. Based on that information, staff will recommend to City Council the street segments for construction remaining within the authorized budget.

ENVIRONMENTAL DETERMINATION:

Projects 1, 2, 4 and 5 above are 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.

Project 3 above will most likely require an environmental determination once the interceptor study is completed and the type of interceptor system is recommended.

FISCAL IMPACT:

Each of the five projects listed above are funded as follows:

- | | |
|--|-----------|
| 1. Sports Park Master Plan – Ball Field Improvements Project (P05-401)
Residential Construction Fund & RDA Bond (non-housing) | \$275,000 |
| 2. Veterans Park Master Plan – Youth Soccer Field Project (P03-501)
Prop 40 Grant & RDA Tax Increment (non-housing) | \$333,000 |
| 3. Storm Drain Interceptor At 8 th and Calla Project (D08-101)
RDA Tax Increment (non-housing) | \$279,000 |
| 4. Dahlia Avenue and 5 th Street Overlay Project (S08-106)
Proposition A (RTIP) | \$642,400 |
| 5. Sidewalk Infill Project (S08-201)
Gas Tax & RDA Tax Increment (non-housing) | \$374,000 |

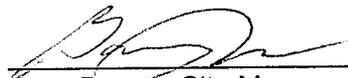
There are sufficient funds budgeted to cover the cost of developing each project's construction drawings and specifications and the expected construction costs.

DEPARTMENT RECOMMENDATION:

1. Receive this report.
2. Discuss the elements of the projects listed and provide additional direction to staff if necessary.
3. Adopt the attached resolution authorizing the City Manager to approve purchase orders for each of the above listed projects with BDS Engineering, City Engineer.

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.



Gary Brown, City Manager

Attachments:

1. Resolution No. 2008-6677

RESOLUTION NO. 2008-6677

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, AWARDED FIVE CAPITAL IMPROVEMENT PROJECTS DESIGN SERVICES TO BDS ENGINEERING TO WIT; SPORTS PARK MASTER PLAN - BALL FIELD IMPROVEMENTS PROJECT (P05-401), VETERANS PARK MASTER PLAN - YOUTH SOCCER FIELD PROJECT (P03-501), STORM DRAIN INTERCEPTOR AT 8TH AND CALLA PROJECT (D08-101), DAHLIA AVENUE & 5TH STREET OVERLAY PROJECT (S08-106) AND SIDEWALK INFILL PROJECT (S08-201)

WHEREAS, the Five-Year Capital Improvement Program Budget Fiscal Year 2004/2005 through Fiscal Year 2008/2009 adopted by Resolution No. 2005-6089 and as amended December 7, 2005 – Resolution No. 2005-6253 and February 6, 2008 – Resolution No. 2008-2008-6574 - included five projects that staff is proposing to award to BDS Engineering for design services; to wit Sports Park Master Plan – Ball Field Improvements Project (P05-401), Veterans Park Master Plan - Youth Soccer Field Project (P03-501), Storm Drain Interceptor at 8th & Calla Project (D08-101), Dahlia Avenue & 5th Street Overlay Project (S08-106) and Sidewalk Infill Project (S08-201); and

WHEREAS, each of these projects is scheduled to be completed with the end of the adopted Five-Year Capital Improvement Program Budget Fiscal Year 2004/2005 through Fiscal Year 2008/2009, i.e. by June 30, 2009; and

WHEREAS, staff has invited the City Engineer, BDS Engineering, to provide costs to prepare these five projects for advertisement for bid; and

WHEREAS, BDS Engineering has quoted the five CIP project development costs as follows:

- | | |
|---|---------------|
| 1. Sports Park Master Plan – Ball Field Improvements Project (P05-401) | \$16,950 |
| 2. Veterans Park Master Plan – Youth Soccer Field Project (P03-501) | \$31,400 |
| 3. Storm Drain Interceptor At 8 th and Calla Project (D08-101) | \$12,600 |
| 4. Dahlia Avenue and 5 th Street Overlay Project (S08-106) | \$ 5,950 |
| 5. Sidewalk Infill Project (S08-201) | \$55,600; and |

WHEREAS, each of the five projects listed above are funded as follows:

- | | |
|---|----------------|
| 1. Sports Park Master Plan – Ball Field Improvements Project (P05-401) | |
| Residential Construction Fund & RDA Bond (non-housing) | \$275,000 |
| 2. Veterans Park Master Plan – Youth Soccer Field Project (P03-501) | |
| Prop 40 Grant & RDA Tax Increment (non-housing) | \$333,000 |
| 3. Storm Drain Interceptor At 8 th and Calla Project (D08-101) | |
| RDA Tax Increment (non-housing) | \$279,000 |
| 4. Dahlia Avenue and 5 th Street Overlay Project (S08-106) | |
| Proposition A (RTIP) | \$642,400 |
| 5. Sidewalk Infill Project (S08-201) | |
| Gas Tax & RDA Tax Increment (non-housing) | \$374,000; and |

WHEREAS, there are sufficient funds budgeted to cover the cost of developing each project's construction drawings and specifications and the expected construction costs.

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

1. The above recitals are true and correct.
2. The City Manager is authorized to sign purchase orders for the five projects listed above at the costs provided herein.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 17th day of September 2008, by the following roll call vote:

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

JAMES C. JANNEY, MAYOR

ATTEST:

JACQUELINE M. HALD, CMC
CITY CLERK

I, City Clerk of the City of Imperial Beach, do hereby certify the foregoing to be a true and correct copy of Resolution No. 2008-6677 – A Resolution of the City Council of the City of Imperial Beach, California, Awarding Five Capital Improvement Projects Design Services To BDS Engineering To Wit; Sports Park Master Plan - Ball Field Improvements Project (P05-401), Veterans Park Master Plan - Youth Soccer Field Project (P03-501), Storm Drain Interceptor At 8th And Calla Project (D08-101), Dahlia Avenue & 5th Street Overlay Project (S08-106) And Sidewalk Infill Project (S08-201)

CITY CLERK

DATE



AGENDA ITEM NO. 6.3

**STAFF REPORT
IMPERIAL BEACH REDEVELOPMENT AGENCY**

TO: CHAIR AND MEMBERS OF THE REDEVELOPMENT AGENCY
FROM: GARY BROWN, EXECUTIVE DIRECTOR
MEETING DATE: SEPTEMBER 17, 2008
ORIGINATING DEPT.: PUBLIC WORKS *HAL*
SUBJECT: RESOLUTION APPROVING CHANGE ORDERS NO. 2 AND NO. 3 TO THE OLD PALM AVENUE STREETScape IMPROVEMENT PROJECT (CIP R04-201)

BACKGROUND:

On May 28, 2008, Redevelopment Agency adopted resolution no. R-08-149 to award the Old Palm Avenue Streetscape Improvement Project (CIP R04-201) to Portillo Concrete at a bid price of \$1,196,276.00. This project is funded jointly from RDA Bond (non-housing) (\$1,315,000) and Smart Growth Incentive Program Grant (CALTRANS Grant) (\$1,000,000). Staff reported that only selected line items within the bid proposal were eligible for Smart Growth Incentive Program Grant reimbursement. The remainder of the bid line items would necessarily need to be paid from the RDA Bond (non-housing) funds. At the May 28, 2008, meeting, staff reported that Smart Growth Incentive Program Grant would pay for \$517,400 of the total project costs. The RDA Bond (non-housing) budget would pay for the remainder of the cost (\$678,876). In subsequent discussions with CALTRANS it was determined that the Grant would actually fund a total of \$768,338. Thus, RDA Bond (non-housing) would pay \$427,938 of the construction costs.

During construction relocation of palm trees it was found that one of the trees to be relocated was diseased and an additional tree had been double counted in the project bid specifications. Thus, two additional palm trees were needed to complete the project as designed. Change order No. 1 was prepared and approved by the City Manager for \$3,600.

Subsequent to the bid award, staff inquired with CALTRANS staff about installing additional surfboard museum pieces since there was \$231,662 in the Smart Growth Incentive Program budget remaining unobligated. CALTRANS responded with authorization to expend an additional \$90,550. This expenditure plan is provided below:

The original contract for surfboard installation services includes:

Item # 26 – 26 medallions @ \$1,000 ea – total \$26,000
Item #27 – 18 foundations @ \$500 ea – total \$9,000
Item #28 – artist services @ \$98,500

Total original contract -- \$133,500

The proposal is to amend the contract as shown below:

Subtract 1 medallion -- total -\$1,000

Add 7 foundations -- \$3,500

Artist services: \$88,050 additional for extra 7 boards & supports on medium boards.

Total additional - \$90,550

Staff has also discussed with Portillo Concrete, Inc. the possibility of changing the specifications to add additional overlay work to the project. The original project bid sheet included only a partial street overlay in the project area in an attempt to keep the costs within budget. However, since there are additional Smart Growth Incentive Program funds unobligated it is feasible to include the remainder of the street in the overlay project and to eliminate the "Fog Seal" bid line item. (Note: "Fog Seal" is defined as a very thin bituminous application, 0.1 gallon per square yard of material to a road surface, without cover aggregate.)

DISCUSSION:

Portillo Concrete, Inc. has agreed to the installation of 7 additional surfboard museum pieces including the cost for artist services. The attached change order no. 2 authorizes an additional 7 surfboard museum pieces at a cost of \$90,550 using the Smart Growth Incentive Program funds.

Portillo Concrete, Inc. has expressed a willingness to change the project specifications to "overlay" the entire project area. The attached change order no. 3 authorizes the deletion of "fog seal" from the project area and increases the overlay area to 100% of the project area at an additional cost of \$59,500.

ENVIRONMENTAL DETERMINATION:

An environmental review was conducted on this project and it was determined that this project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15302(c): Replace or Reconstruction of Existing Utility Systems and Facilities.

FISCAL IMPACT:

Budget:

Smart Growth Incentive Program Grant	\$1,000,000
RDA Bond (non-housing)	\$1,315,000
Total Project Budget	\$2,315,000

Expenditure Plan:

	Smart Growth Incentive Program Grant	RDA Bond (non-housing)	Project Total
Design & Environmental Expenditures		\$277,150	\$277,150
Construction Contract	\$768,338	\$427,938	\$1,196,276
Project Management (estimate)		\$53,000	\$53,000
Change Order No. 1	\$3,600		\$3,600
Change Order No. 2	\$90,550		\$90,550
Change Order No. 3	\$59,500		\$59,500
TOTAL	\$921,988	\$758,088	\$1,680,076

The above information shows that

- Of the \$1,000,000 Smart Growth Incentive Program Budget, \$921,988 is or will be obligated if change orders no. 2 and no. 3 are approved – 92% of the budget.
- Of the \$1,315,000 RDA Bond (non-housing) budget \$758,088 is or will be obligated – 58% of the budget.

DEPARTMENT RECOMMENDATION:

1. Receive this report.
2. Authorize the City Manager/Executive Director to sign Change Orders No. 2 and No. 3
3. Adopt the attached resolution.

EXECUTIVE DIRECTOR'S RECOMMENDATION:

Approve Department recommendation.



 Gary Brown, Executive Director

Attachments:

1. Resolution No. R-08-159
2. Change Order No. 2
3. Change Order No. 3

RESOLUTION NO. R-08-159

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, APPROVING CHANGE ORDERS NO. 2 AND NO. 3 TO THE OLD PALM AVENUE STREETScape IMPROVEMENT PROJECT (CIP R04-201)

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

WHEREAS, on May 28, 2008, Redevelopment Agency adopted resolution no. R-08-149 to award the Old Palm Avenue Streetscape Improvement Project (CIP R04-201) to Portillo Concrete at a bid price of \$1,196,276.00; and

WHEREAS, this project is funded jointly from RDA Bond (non-housing) (\$1,315,000) and Smart Growth Incentive Program Grant (CALTRANS Grant) (\$1,000,000); and

WHEREAS, only selected line items within the bid proposal were eligible for Smart Growth Incentive Program Grant reimbursement; and

WHEREAS, the remainder of the bid line items would necessarily need to be paid from the RDA Bond (non-housing) funds; and

WHEREAS, at the May 28, 2008 meeting, staff reported that Smart Growth Incentive Program Grant would pay for \$517,400 of the total project costs; and

WHEREAS, in subsequent discussions with CALTRANS it was determined that the Grant would actually fund a total of \$768,338; and

WHEREAS, staff inquired with CALTRANS staff about installing additional surfboard museum pieces since there was \$231,662 in the Smart Growth Incentive Program Budget remaining unobligated; and

WHEREAS, CALTRANS responded with authorization to expend an additional \$90,550; and

WHEREAS, Portillo Concrete, Inc. has agreed to the installation of 7 additional surfboard museum pieces including the cost for artist services as Change Order No. 2; and

WHEREAS, Portillo Concrete, Inc. has expressed a willingness to change the project specifications to "overlay" the entire project area at an additional cost of \$59,500 as Change Order No. 3; and

WHEREAS, of the \$1,000,000 Smart Growth Incentive Program Budget, \$921,988 is or will be obligated if change orders no. 2 and no. 3 are approved – 92% of the budget; and

WHEREAS, of the \$1,315,000 RDA Bond (non-housing) budget \$758,088 is or will be obligated – 58% of the budget

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

1. The above recitals are true and correct.
2. The City Manager/Executive Director is authorized to approve and sign Change Orders No. 2 and No. 3. at a cost of \$90,550 and \$59,500 respectively using the Smart Growth Incentive Program Grant funds.

PASSED, APPROVED, AND ADOPTED by the Redevelopment Agency of the City of Imperial Beach at its meeting held on the 17th day of September 2008, by the following roll call vote:

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

JAMES C. JANNEY
CHAIRPERSON

ATTEST:

JACQUELINE M. HALD, CMC
SECRETARY

I, Secretary of the City of Imperial Beach, do hereby certify the foregoing to be an exact copy of Resolution No. R-08-159 – A Resolution of the Redevelopment Agency of the City of Imperial Beach, California, Approving Change Orders No. 2 and No. 3 to the Old Palm Avenue Streetscape Improvement Project (CIP R04-201)

SECRETARY

DATE

PUBLIC WORKS CIP/RDA CHANGE ORDER

SUBMISSION DATE: _____

- Contractual Change Order
Change Order No.: 2
- Purchase Order Change
Change Order No.: _____

Project Name: **Old Palm Ave Streetscape Improvement**
Project Number: **R04-201**
Purchase Order No: **Pending**

NAME OF CONTRACTOR: **Portillo Concrete Inc** Contract Amount: **\$ 1,196,276.00**
Contract Date: June 11, 2008 For: 120 calendar days

You are directed to make the changes noted below in the subject Contract:

By: _____
Gary Brown City Manager
Date: _____

Nature of the Changes: Add Seven (7) Foundations Line Item 27 @ \$500.00... \$ 3,500.00
Add to Line Item 28 Artist Sculpture Services..... \$88,050.00
Total Change..... \$90,550.00

Enclosures:

These changes result in the following adjustment of Contract Price and Contract Time:

(CIRCLE ONE)		
Contract Price of Total Prior to This Change Order	\$	<u>1,199,876.00</u>
Net Increase Resulting from This Change Order	\$	<u>90,550.00</u> [- - -]
<i>If more than one account should be charged, indicate percentages per account.</i>		
Net Decrease Resulting from This Change Order	\$	<u>00000</u> [- - -]
Current Contract Price Including This Change Order	\$	<u>1,290,426.00</u>
Contract Time Prior to This Change Order (Days or Date)		<u>120</u>
Net Increase Resulting from this Change Order (Days)		<u>7</u>
Net Decrease Resulting from this Change Order (Days)		<u>0</u>
Current Contract Time Including This Change Order (Days or Date)		<u>129</u>

The Above Changes Are Approved:

Engineer _____
By: _____
Date: _____

PORTILLO CONCRETE INC

Contractor _____
By: *Mau Portillo*
Date: 9/3/08

Requisitioned by: _____ Date: _____
Department Head Approval: _____ Date: _____
Finance Department Approval: _____ Date: _____
Posted/Buyer: _____ Date: _____

PUBLIC WORKS CIP/RDA CHANGE ORDER

ATTACHMENT 3

SUBMISSION DATE: _____

- Contractual Change Order
Change Order No.: _____ 3 _____
- Purchase Order Change
Change Order No.: _____

Project Name: **Old Palm Ave Streetscape Improvement**
Project Number: **R04-201**
Purchase Order No: **Pending**

NAME OF CONTRACTOR: **Portillo Concrete Inc** Contract Amount: **\$ 1,196,276.00**
Contract Date: June 11, 2008 For: 120 calendar days

You are directed to make the changes noted below in the subject Contract:

By: _____
Gary Brown City Manager
Date: _____

Nature of the Changes: (A) Added grinding for New Asphalt i.5" Overlay.... Lump Sum S \$7,600.00; (B) Provide and Install 3-12' widths of Paving Reinforcing Fabric in driving area of street.... Lump Sum S11, 700.00; (C) Provide and Install 1.5" Asphalt Overlay in all Asphalt areas within the project's limits of work Lump Sum \$57,700.00; (D) Credit for deletion of Fog Seal Line Item 18 ... 57,000 Square Feet @ \$0.07 per Square Foot ... \$3,990.00; (E) Credit for reduction of scope of work Line Items 9 and 13 ... Lump Sum \$13,510.00
ADD: (A) \$7,600.00; (B) \$11,700.00; (C) \$57,700.00 \$77,000.00
CREDITS: (D) \$3,990.00; (E) \$13,510.00 <\$17,500.00>
TOTAL ADDITION TO CONTRACT..... \$59,500.00

Enclosures: Portillo Concrete, Inc (Bid Number: 08-07) Estimate for Additional Work Dated: 9/5/2008

These changes result in the following adjustment of Contract Price and Contract Time:
(CIRCLE ONE)

Contract Price of Total Prior to This Change Order	\$ 1,290,426.00	
Net Increase Resulting from This Change Order	\$ 59,500.00	[- - -]
<i>If more than one account should be charged, indicate percentages per account.</i>		
Net Decrease Resulting from This Change Order	\$ 00000	[- - -]
Current Contract Price Including This Change Order	\$ 1,349,926.00	
Contract Time Prior to This Change Order (Days or Date)	129	
Net Increase Resulting from this Change Order (Days)	0	
Net Decrease Resulting from this Change Order (Days)	0	
Current Contract Time Including This Change Order (Days or Date)	129	

The Above Changes Are Approved:

Engineer

By: _____

Date: _____

Contractor

By: _____

Date: _____

Requisitioned by: _____ Date: _____

Department Head Approval: _____ Date: _____

Finance Department Approval: _____ Date: _____

Posted/Buyer: _____ Date: _____



AGENDA ITEM NO. 6.4

**STAFF REPORT
IMPERIAL BEACH REDEVELOPMENT AGENCY**

TO: CHAIR AND MEMBERS OF THE REDEVELOPMENT AGENCY
FROM: GARY BROWN, EXECUTIVE DIRECTOR
MEETING DATE: SEPTEMBER 17, 2008
ORIGINATING DEPT.: COMMUNITY DEVELOPMENT DEPARTMENT
GREG WADE, DIRECTOR *GW*
GERARD E. SELBY, REDEVELOPMENT COORDINATOR *GS*
SUBJECT: CLEAN AND GREEN PROGRAM – BUDGET AMENDMENT

BACKGROUND

In December 2007, the Imperial Beach Redevelopment Agency (the "Agency") approved the Clean and Green Program ("Program"). The Clean and Green Program is a rehabilitation loan program reserved for qualified low and moderate income single-family homeowners. The Program provides loans for Energy and Water Conservation, Exterior (aesthetic), and Interior Health & Safety improvements.

DISCUSSION

The Program has been a success, both from the installed improvements and in response to public outreach efforts. The Program now has 32 applications with 3 in process and two completed. To continue to process the applications additional funds are needed for the Program which will require a budget amendment. The budget amendment would add \$960,000 to the total Program budget.

ENVIRONMENTAL IMPACT

This is not a project as defined by CEQA. However, when implemented, it is expected that these projects will have a beneficial impact to the environment and to energy conservation efforts.

FISCAL IMPACT

If approved, the budget for the Clean and Green Program (H03103) will increase from \$67,490 to \$1,027,490. This \$960,000 budget amendment to the Clean and Green Project is proposed to be funded from Housing Bond proceeds. Housing Bond proceeds were freed up when Council approved the funding for the Beachwind affordable housing project to come from Housing tax increment funds instead of Housing Bond proceeds. Total appropriations for the Affordable Housing Project (H05201) remains unchanged at \$5,274,916.

DEPARTMENT RECOMMENDATION

Staff recommends that the Redevelopment Agency consider and approve a budget amendment in the amount of \$960,000 to supplement the overall the Clean and Green Program budget.

EXECUTIVE DIRECTOR'S RECOMMENDATION:

Approve Agency recommendation.



Gary Brown, Executive Director

Attachments:

1. Resolution – R-08-161

RESOLUTION NO. R-08-161

**A RESOLUTION OF THE IMPERIAL BEACH
REDEVELOPMENT AGENCY APPROVING AN
AMENDMENT TO THE CLEAN AND GREEN PROGRAM
BUDGET**

The Redevelopment Agency of the City of Imperial Beach (“Agency”) does hereby resolve as follows:

WHEREAS, the Agency is engaged in activities necessary to carry out and implement the Redevelopment Plan for the Palm Avenue/Commercial Redevelopment Project Area [the “Project”]; and

WHEREAS, the Redevelopment Plan for the Palm Avenue/Commercial Redevelopment Project, Amendment No. 1 adopted on July 19, 2001 (“Project”) calls for the elimination of adverse neighborhood conditions and the prevention of the acceleration of such conditions in and about the Amendment Area; and

WHEREAS, the Project encourages expanded investment in the Amendment Area by the private sector; and

WHEREAS, the Project provides for the development of procedural and financial mechanisms by which the Agency can assist, complement and coordinate public and private development, redevelopment, revitalization and enhancement of the community; and

WHEREAS, in order to carry out and implement the Redevelopment Plan, the Agency proposes to establish the Clean and Green Program, a neighborhood revitalization project; and

WHEREAS, the Project calls for the development of a program for making low interest loans and/or grants for the rehabilitation of properties in the Amendment Area; and

WHEREAS, the Clean and Green is authorized as an alteration, improvement, modernization and rehabilitation implementation measure under the Agency’s Five Year Implementation Plan intended to improve existing structures within the boundaries of the Agency’s Redevelopment Project Areas; and

WHEREAS, the Clean and Green Program is authorized by California Health & Safety Code Section 33021(a) to assist in the alteration, improvement, modernization, reconstruction and rehabilitation of existing structures in the Agency’s Project Areas; and

WHEREAS, the Clean and Green Program is consistent with the requirements of California Health & Safety Code Section 33022 in that the Program allows the continuance of existing structures in the Agency’s Project Areas in a manner that will improve the appearance of the structures and, thereby, improve the quality of the immediate areas resulting in the elimination of blighting conditions; and

WHEREAS, the Agency wishes to amend the said Clean and Green Program budget (H03103) and said program budget will increase from \$67,490 to \$1,027,490. The \$960,000

ATTACHMENT 1

amendment to the Clean and Green Project is to be funded from Housing Bond proceeds. The total appropriations for the Affordable Housing Project (H05201) remain unchanged at \$5,274,916.

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

1. That the Clean and Green Program is authorized as an alteration, improvement, modernization and rehabilitation implementation measure under the Agency's Five Year Implementation Plan intended to improve existing structures within the boundaries of the Agency's Redevelopment Project Areas; and
2. That the Clean and Green Program is authorized by California Health & Safety Code Section 33021(a) to assist in the alteration, improvement, modernization, reconstruction and rehabilitation of existing structures in the Agency's Project Areas; and
3. That the Clean and Green Program is consistent with the requirements of California Health & Safety Code Section 33022 in that the Program allows the continuance of existing structures in the Agency's Project Areas in a manner that will improve the appearance of the structures and, thereby, improve the quality of the immediate areas resulting in the elimination of blighting conditions; and
4. That it authorized the establishment of a Clean and Green Program for the Project; and
5. That the Executive Director or designee is authorize to administer the Clean and Green Program; and
6. That the Agency finds and determines that the establishment of a Clean and Green Program for the Project area is of benefit to the Project, and the Imperial Beach Redevelopment Agency finds and determines that no other reasonable means for financing the proposed improvements for which the Agency proposes to pay are available to the community, and that the Agency finds and determines that proposed improvements will assist in eliminating more blighting conditions inside the Project area; and
7. That the Agency finds and determines that the establishment of a Clean and Green Program is consistent with the Implementation Plan adopted for the Project by the Agency on July 19, 2001, pursuant to California Health and Safety Code section 33490.

BE IT FURTHER RESOLVED BY the Agency, as follows:

1. That the Executive Director or his designee, is authorized and empowered to execute, for and on behalf of the Agency, rehabilitation agreements under the terms and conditions set forth in the Clean and Green Program Guidelines;
2. That the budget for the Clean and Green Program (H03103) will increase from \$67,490 to \$1,027,490. The \$960,000 amendment to the Clean and Green Program is to be funded from Housing Bond proceeds. The Housing Bond proceeds became available when Council approved the funding for the Beachwind Court, affordable housing project from Housing tax increment funds instead of Housing Bond proceeds. The total appropriations for the Affordable Housing Project (H05201) remain unchanged at \$5,274,916.
3. That the amendment to the program budget shall not exceed NINE HUNDRED SIXTY-THOUSAND DOLLARS (\$960,000)
4. That the amount of the program budget shall not exceed ONE MILLION TWENTY-SEVEN THOUSAND FOUR HUNDRED AND NINETY DOLLARS (\$1,270,490).

PASSED, APPROVED, AND ADOPTED by the Imperial Beach Redevelopment Agency at its meeting held on the 17th of September, 2008, by the following roll call vote:

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

JIM C. JANNEY
CHAIRPERSON

ATTEST:

JACQUELINE M. HALD, CMC
SECRETARY

I, City Clerk of the City of Imperial Beach, do hereby certify the foregoing to be a true and exact copy of Resolution No. R- 08-161 – to authorize an Amendment to the Clean and Green Program budget, a Neighborhood Revitalization Project.

CITY CLERK

DATE



AGENDA ITEM NO. 6.5

**STAFF REPORT
IMPERIAL BEACH REDEVELOPMENT AGENCY**

TO: CHAIR AND MEMBERS OF REDEVELOPMENT AGENCY

FROM: GARY BROWN, EXECUTIVE DIRECTOR

MEETING DATE: SEPTEMBER 17, 2008

ORIGINATING DEPT.: COMMUNITY DEVELOPMENT DEPARTMENT
GREG WADE, DIRECTOR *GW*
GERARD SELBY, REDEVELOPMENT COORDINATOR *GS*

SUBJECT: FACADE IMPROVEMENT PROGRAM – BUDGET AMENDMENT

BACKGROUND

In September 2005, the Redevelopment Agency (the "Agency") approved the Façade Improvement Program ("Program"). In July 2005, the Agency approved revisions to the Program. The Façade Improvement Program has encouraged and assisted commercial property and business owners to improve the appearance of the facades of their buildings.

DISCUSSION

To date, the Program has completed 26 façade improvements. The Program's success has resulted in continued interest from other business owners. The Program now has 22 applications with 2 in process. To continue to process the additional applications, the Program requires additional funding necessitating a budget amendment. The proposed budget amendment would add \$500,000 to the Program budget.

Attached to this staff report is a list of the total amounts paid to the vendors and contractors used under the Façade Improvement Program. Staff solicits a minimum of three bids for all work and materials required in the installation of the Façade Improvements.

ENVIRONMENTAL IMPACT

Not a project as defined by CEQA.

FISCAL IMPACT

If approved, the overall budget amount for the Façade Improvement Project (R05102) will increase from \$450,000 to \$950,000. The \$500,000 amendment to the Façade Improvement

Project budget is proposed to be funded by reallocating Non-Housing Bond proceeds from the 9th and Palm project. The bond proceeds for the 9th and Palm project will be replaced by Non-Housing tax increment funds. Total appropriations for the 9th and Palm project remains unchanged at \$8,030,000.

DEPARTMENT RECOMMENDATION

Staff recommends that the Redevelopment Agency:

1. Consider and approve a budget amendment in the amount of \$500,000 to increase the Façade Improvement Program budget;
2. Reallocate \$500,000 of Non-Housing Bond Proceeds from the 9th and Palm Project; and
3. Replace the Non-Housing Bond Proceeds from the 9th and Palm Project with \$500,000 of Non-Housing Tax Increment Funds which are available in the budget.

EXECUTIVE DIRECTOR'S RECOMMENDATION

Approve Department recommendation.



Gary Brown, Executive Director

Attachments:

1. List of Vendors and Contractor Expenditures
2. Resolution No. R-08-160

City of IB
 Façade Improvement Vendors
 As of 9-5-08

Sum of Amount Row Labels	Column Labels			
	2007	2008	2009	Grand Total
FACADE IMPROVEMENT PRGRAM	\$228,115.45	\$186,474.38	\$525.00	\$415,114.83
A FINE TOUCH		\$7,850.00		\$7,850.00
A/G PAINTING INC		\$9,748.00		\$9,748.00
ANYTIME SIGN SOLUTIONS INC.	\$7,410.30	\$1,284.40		\$8,694.70
BONDED PAINTING SERVICE, INC	\$8,952.54	\$7,357.74		\$16,310.28
BROTHERS HOME IMPROVEMENT, INC	\$14,700.00			\$14,700.00
CALIF ELECTRIC SUPPLY	\$1,679.09	\$3,276.56		\$4,955.65
CENTURY LAUNDRY	\$20,000.00			\$20,000.00
CHULA VISTA BLUEPRINTS	\$40.95			\$40.95
COMMUNITY BUILDING SERVICES INC	\$37,158.25	\$600.00		\$37,758.25
DESIGNER BOTANICALS	\$26,665.66	\$42,360.69	\$525.00	\$69,551.35
EDCO DISPOSAL CORPORATION		\$287.98		\$287.98
FABRICATED CONCEPTS		\$11,097.93		\$11,097.93
FASTSIGNS	\$2,806.81	\$41,560.03		\$44,366.84
GIL HERRERA		\$6,760.00		\$6,760.00
JIM PEREZ		\$5,126.00		\$5,126.00
JOHN ERNSTER	\$8,900.00			\$8,900.00
JTL CONSTRUCTION		\$10,470.00		\$10,470.00
KAUFMAN'S PAINTING		\$9,800.00		\$9,800.00
OCHOA ELECTRIC	\$4,617.25	\$2,496.00		\$7,113.25
PALM GLASS INC		\$1,700.75		\$1,700.75
SEAN FOREHAND PHOTOGRAPHY		\$250.00		\$250.00
STANFORD SIGN & AWNING		\$9,846.00		\$9,846.00
STARK MFG. CO.		\$6,415.90		\$6,415.90
SURFACE PROTECTION SYSTEMS	\$66,769.05	\$8,167.00		\$74,936.05
TNT ELECTRIC SIGNS, INC.	\$8,947.33			\$8,947.33
U.S. BANK CORPORATE PAYMENT SYSTEMS		\$19.40		\$19.40
YMCA OF SAN DIEGO	\$19,468.22			\$19,468.22
Grand Total	\$228,115.45	\$186,474.38	\$525.00	\$415,114.83

RESOLUTION NO. R-08-160

**A RESOLUTION OF THE IMPERIAL BEACH
REDEVELOPMENT AGENCY APPROVING AN
AMENDMENT TO THE FAÇADE IMPROVEMENT
PROGRAM**

The Redevelopment Agency of the City of Imperial Beach (“Agency”) does hereby resolve as follows:

WHEREAS, the Agency is engaged in activities necessary to carry out and implement the Redevelopment Plan for the Palm Avenue/Commercial Redevelopment Project Area [the “Project”]; and

WHEREAS, the Redevelopment Plan for the Palm Avenue/Commercial Redevelopment Project, Amendment No. 1 adopted on July 19, 2001 (“Project”) calls for the elimination of adverse neighborhood conditions and the prevention of the acceleration of such conditions in and about the Amendment Area; and

WHEREAS, the Project encourages expanded investment in the Amendment Area by the private sector; and

WHEREAS, the Project provides for the development of procedural and financial mechanisms by which the Agency can assist, complement and coordinate public and private development, redevelopment, revitalization and enhancement of the community; and

WHEREAS, in order to carry out and implement the Redevelopment Plan, the Agency proposes to established the Facade Improvement Program; and

WHEREAS, the Project calls for the development of a program for making low interest loans and/or grants for the rehabilitation of properties in the Amendment Area; and

WHEREAS, the Façade Improvement Program is authorized as an alteration, improvement, modernization and rehabilitation implementation measure under the Agency’s Five Year Implementation Plan intended to improve existing structures within the boundaries of the Agency’s Redevelopment Project Areas; and

WHEREAS, the Facade Improvement Program is authorized by California Health & Safety Code Section 33021(a) to assist in the alteration, improvement, modernization, reconstruction and rehabilitation of existing structures in the Agency’s Project Areas; and

WHEREAS, the Facade Improvement Program is consistent with the requirements of California Health & Safety Code Section 33022 in that the Program allows the continuance of existing structures in the Agency’s Project Areas in a manner that will improve the appearance of the structures and, thereby, improve the quality of the immediate areas resulting in the elimination of blighting conditions; and

WHEREAS, the Agency wishes to amend the said budget for the Façade Improvement Project (R05102) will increase from \$450,000 to \$950,000. This \$500,000 amendment to the Façade Improvement Project is proposed to be funded by reallocating Non-Housing Bond proceeds from the 9th and Palm project. The bond proceeds for the 9th and Palm project will be replaced by Non-Housing tax increment funds. Total appropriations for the 9th and Palm project remains unchanged at \$8,030,000

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

1. That the Facade Improvement Program is authorized as an alteration, improvement, modernization and rehabilitation implementation measure under the Agency's Five Year Implementation Plan intended to improve existing structures within the boundaries of the Agency's Redevelopment Project Areas; and
2. That the Facade Improvement Program is authorized by California Health & Safety Code Section 33021(a) to assist in the alteration, improvement, modernization, reconstruction and rehabilitation of existing structures in the Agency's Project Areas; and
3. That the Facade Improvement Program is consistent with the requirements of California Health & Safety Code Section 33022 in that the Program allows the continuance of existing structures in the Agency's Project Areas in a manner that will improve the appearance of the structures and, thereby, improve the quality of the immediate areas resulting in the elimination of blighting conditions; and
4. That it authorized the establishment of a Facade Improvement Program for the Project; and
5. That the Executive Director or designee is authorize to administer the Facade Improvement Program; and
6. That the Agency finds and determines that the establishment of a Facade Improvement Program for the Project area is of benefit to the Project, and the Imperial Beach Redevelopment Agency finds and determines that no other reasonable means for financing the proposed improvements for which the Agency proposes to pay are available to the community, and that the Agency finds and determines that proposed improvements will assist in eliminating more blighting conditions inside the Project area; and
7. That the Agency finds and determines that the establishment of a Facade Improvement Program is consistent with the Implementation Plan adopted for the Project by the Agency on July 19, 2001, pursuant to California Health and Safety Code section 33490.

BE IT FURTHER RESOLVED BY the Agency, as follows:

1. That the Executive Director or his designee, is authorized and empowered to execute, for and on behalf of the Agency, rehabilitation agreements under the terms and conditions set forth in the Façade Improvement Program Guidelines;
2. That the said budget for the Façade Improvement Project (R05102) will increase from \$450,000 to \$950,000. This \$500,000 amendment to the Façade Improvement Project is proposed to be funded by reallocating Non-Housing Bond proceeds from the 9th and Palm project. The bond proceeds for the 9th and Palm project will be replaced by Non-Housing tax increment funds. Total appropriations for the 9th and Palm project remains unchanged at \$8,030,000.
3. That the amendment to the program budget shall not exceed FIVE HUNDRED THOUSAND DOLLARS (\$500,000)
4. That the amount of the total program budget shall not exceed NINE HUNDRED THOUSAND AND FIFTY THOUSAND DOLLARS (\$950,000).

PASSED, APPROVED, AND ADOPTED by the Imperial Beach Redevelopment Agency at its meeting held on the 17th of September, 2008, by the following roll call vote:

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

**JIM C. JANNEY
CHAIRPERSON**

ATTEST:

**JACQUELINE M. HALD, CMC
SECRETARY**

I, City Clerk of the City of Imperial Beach, do hereby certify the foregoing to be a true and exact copy of Resolution No. R- 08-160 – to authorize an Amendment to the Façade Improvement Program.

CITY CLERK

DATE



AGENDA ITEM NO. 6.6

**STAFF REPORT
IMPERIAL BEACH REDEVELOPMENT AGENCY**

TO: CHAIR AND MEMBERS OF THE REDEVELOPMENT AGENCY

FROM: GARY BROWN, EXECUTIVE DIRECTOR

MEETING DATE: SEPTEMBER 17, 2008

ORIGINATING DEPT.: COMMUNITY DEVELOPMENT DEPARTMENT
GREG WADE, DIRECTOR *GW*
GERARD SELBY, REDEVELOPMENT COORDINATOR *GS*

SUBJECT: XERISCAPE DEMONSTRATION GARDEN — REQUEST FOR PROPOSALS

BACKGROUND:

In December 2007, the Imperial Beach Redevelopment Agency (“Agency”) approved the Clean and Green Program. An eligible improvement of the program is the replacement of turf lawn with water efficient (“xeriscape”) landscaping. In June 2008, Agency staff was contacted by the Pastor of Saint James Lutheran Church on 8th Avenue. The Pastor expressed an interest in replacing the approximately 14,500 square feet of turf lawn with xeriscape gardens. Staff agreed to explore a partnership opportunity with the Church. Staff met with a representative from the Church’s committee to discuss the various responsibilities of the Church and the Agency, if the Church and Agency were to enter a partnership to replace the turf with xeriscape. At the conclusion of the meeting, Staff agreed to discuss the idea of partnering with the Church to replace the turf lawn with xeriscape with the Agency Board.

DISCUSSION:

Recently, the San Diego County Water Authority issued a call for residents and businesses to meet the 20-Gallon Challenge. The 20-Gallon Challenge asks residents and businesses to reduce our region’s water use on average by 20 gallons per person, per day. One of the ways to reduce residential and commercial water usage is to lower the amount of water used to irrigate less water efficient landscapes, such as turf lawns. The installation of xeriscape can reduce landscape water use by between 50%-75%.

One of the purposes of the Clean and Green program was to provide homeowners with a means to achieve water conservation. A xeriscape demonstration garden would be an effective method of illustrating and educating the public on the benefits of installing water efficient landscaping. The demonstration garden would also vividly show that xeriscape can be colorful and lush. The visibility of the site from the public rights-of-way would provide the additional benefit of beautifying a major intersection in city.

The purpose of the Request for Proposals ("RFP") is to provide the Imperial Beach Redevelopment Agency ("Agency") with a Landscape Architect who will provide professional services for the preparation of plans for a demonstration xeriscape garden ("Garden"). The Garden would be installed on the grounds of Saint James Lutheran Church ("Church"). The Church has agreed to provide approximately 14,500 square feet of existing turf lawn for the Garden.

The intent of the Agency staff is to perform the work in two phases, a schematic design and construction documentation phases. Following approval of the Schematic Design by the Agency Board and St. James Church, the Agency would prepare construction plans, details and specifications. Upon completion of the construction documentation, Agency staff would present the final plans and seek approval to proceed to the installation phase.

If the Garden project is approved for the installation phase, staff would develop a maintenance and operations agreement with the Church before installation. The agreement would then be presented to the Redevelopment Agency for final approval.

If authorized by the Agency, the solicitation, receipt and evaluation of the submissions and the selection of the provider of consultant services will conform to the following schedule:

Distribution/Advertisement	September 29, 2008
Pre-Submission	October 9, 2008 @ 10:00 a.m. City Hall
Submission of Proposals	October 22, 2008
Submission Review	October 22 to October 29, 2008
Agency Approval	November 19, 2008
Notice to Proceed	November 26, 2008

ENVIRONMENTAL IMPACT:

Not a project as defined by CEQA.

FISCAL IMPACT:

It is estimated that preparation of a landscape schematic plan will cost \$24,000. Funds in this amount are available in the Fiscal Year 2008-2009 Redevelopment Budget.

DEPARTMENT RECOMMENDATION:

Staff recommends that the Redevelopment Agency authorize the issuance of the RFP for the Xeriscape Demonstration Garden at the St. James Church.

EXECUTIVE DIRECTOR'S RECOMMENDATION:

Approve Department recommendation.



Gary Brown, Executive Director

Attachments:

1. RFP for Xeriscape Demonstration Garden Project



**REQUEST FOR PROPOSALS
FOR A LANDSCAPE ARCHITECT FOR
A XERISCAPE DEMONSTRATION GARDEN
PROJECT**

Imperial Beach Redevelopment Agency
Civic Center
825 Imperial Beach Blvd.
Imperial Beach CA 91932

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INTRODUCTION

The purpose of this Request for Proposals ("RFP") is to provide the Imperial Beach Redevelopment Agency ("Agency") with a Landscape Architect who will provide professional services for the preparation of plans for a demonstration xeriscape garden ("Garden") in Imperial Beach. The Garden will be installed on the grounds of Saint James Lutheran Church ("Church"). The church is located the northwest corner of Imperial Beach Boulevard and 9th Street in Imperial Beach. The Church has agreed to provide approximately 14,500 square feet of existing turf lawn for the Garden.

The preparation of Garden concepts to be coordinated and reviewed by the Agency Board, St. James Facilities Committee, and the Imperial Beach Community. The intent of the Agency is to perform the work in two phases, a schematic design and construction documentation phases. Following approval by the Agency Board and St. James Church of the Schematic Design Phase, construction plans, details and specifications will be prepared. The design and installation process will maximize community involvement.

SCOPE OF WORK

Schematic Design Phase

The Schematic Design Plan submittal will include:

- Colored site plan at 1" = 20'-0",
- Two (2) street level elevations, colored and rendered;
- Enlargement plan illustrating special site features such as plaza, gardens and fountain (if required);
- Plant material, paving, furniture material palette with photo board;
- Statement of Probable Cost Opinion; and
- Team Meeting and Presentations - Coordinate design review and submittals with Agency Staff. Attend up to three (3) workshop / presentation meetings.

Construction Documentation Phase

The Construction Documents will include the following:

Layout/Paving Plan - layout and dimension landscape and hardscape areas for construction purposes. Includes necessary construction details required to install the work.

Planting Plans and Details - Graphically locate and identify planting material to be used, including specific quantities, sizes and varieties, and include planting detail and planting legend required to install plant materials. Task includes the preparation of planting improvement plans for the street right of way.

Irrigation Plans and Details - Diagrammatically layout landscape irrigation piping, valves, control equipment, sprinkler heads, and related irrigation equipment for the irrigation of planting areas; specifically calling out pipe and equipment sizing and

types, and include necessary details required to install the irrigation systems.

Specifications - Identify the types, manufacturer and/or qualities of materials to be used or incorporated into the work, setting forth methods of installation and establishing the quality and workmanship of the finished work. Organize to separate those portions of the work which may logically be executed by different trades or separate contractors.

Probable Cost Opinion - Prepare one (1) Final Probable Cost Evaluation based on the proposed Construction Documents. The cost opinion will reflect current prices for materials and installation as known to the Consultant.

Team Meetings and Coordination - Coordinate design review and submittals with the Client and consultants. Attend up to three (3) coordination and/or presentation meetings.

Installation Oversight – Respond to requests for information and clarifications on the specifications. (2) Site Visits

PUBLIC DISCLOSURE

As a general rule, all documents received by the Agency are considered public records and will be made available for public inspection and copying upon request. If you consider any documents submitted with your response to be proprietary or otherwise confidential, please submit a written request for a determination of whether the documents can be withheld from public disclosure no later than ten (10) days prior to the due date of your response. If you do not obtain a determination of confidentiality prior to the submission deadline, any document(s) submitted will be subject to public disclosure.

SUBMISSION FORMAT AND CONTENT

All respondents are required to follow the format specified below. The contents of the submission must be clear, concise, and complete. Each section of the submission shall be tabbed according to the numbering system shown below to aid in expedient information retrieval (NOTE: Respondents shall base their submission on the "Scope of Work.")

Submission Cover - Include the Request for Proposal's title and submission due date, the name, address, fax number, and the telephone number of the principal firm. Also the contact name and e-mail address of the Project Manager should be included.

Table of Contents - Include a complete and clear listing of headings and pages to allow easy reference to key information.

- I. Cover Letter - The cover letter should be brief (two pages maximum), and any changes to the format or deletions of requested materials should be explained in the cover letter. Describe how the delivery of services will be provided to the Agency, including the location of the firm's offices and the response time to the Agency's requests. If the firm is proposing to co-respond with another principal firm, the cover letter must specify the type of services to be provided by each

firm and the proposed percentage allocated to that phase or function of the service. Identify the team members (i.e., joint partners and sub-consultants); and include the title and signature of the firm's contact person for this procurement. The signatory shall be a person with official authority to bind the company.

- II. Qualifications and Experience - Describe the team's experience in providing consulting services for public entities. The firms' experiences in the past three (3) years specifically related to the scope of work shall be listed consecutively with the awarding and completion dates noted. Each listed experience shall include the name(s) and telephone number(s) of the firm's project manager and the client's project manager for each listing. When listing sub-consultants, describe the listed experience and the exact tasks that each firm will perform.
- III. Project Personnel - Identify the contact person with primary responsibility for this project, other project personnel, including partners and/or sub-consultants, and their individual areas of responsibility. The persons listed will be considered as committed to the project. A résumé for each professional and technical person assigned to the project, including partners and/or sub-consultants, shall be submitted. The résumés shall include at least two references from recent previous assignments.
- IV. Project Schedule - Provide a project schedule.
- V. Insurance and Other Information – Describe the insurance coverage of the firms and any other pertinent information regarding this procurement.
- VI. Schedule of Rates and Project Fee Proposal - Provide one (1) Schedule of Rates and project fee proposal in a sealed envelope.

SUBMISSION SCHEDULE AND PROCEDURES

The Agency looks forward to receiving a submission from your firm. If you have any questions regarding this RFP, please contact the Agency's contact identified below.

The solicitation, receipt and evaluation of submission and the selection of the provider of consultant services will conform to the following schedule. (Note: Dates are subject to change.)

Distribution/Advertisement	September 29, 2008
Pre-Submission	October 9, 2008 @ 10:00 a.m. City Hall
Submission of Proposals	October 22, 2008
Submission Review	October 22 to October 29, 2008
Agency Approval	November 19, 2008
Notice to Proceed	November 26, 2008

One (1) original unbound and suitable for reproduction) and five (5) copies of the submission shall be delivered no later than 1:00 PM on Wednesday October 22, 2008 to the Agency's Contact:

Mr. Jerry Selby, Redevelopment Coordinator
Imperial Beach Redevelopment Agency
825 Imperial Beach Blvd.
Imperial Beach, CA 91932
(619) 424-2226
jselby@cityofib.org

Note: Incomplete submissions, late submissions, or incorrect or false information shall be cause for immediate disqualification. Proposals received by FAX will not be deemed received.

SUBMISSION SELECTION PROCESS

The Agency'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 Agency will be evaluated according to the criteria listed below:

Conformance to the specified RFP 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;

Resources to accomplish the work in a timely and professional manner;

Competitive Rate and Proposal Fee; and

Ability to meet the insurance requirements as stated in the Terms and Conditions of the RFP unless the Agency, at its sole discretion, decides to modify or waive the insurance requirements.

TERMS AND CONDITIONS

Issuance of this RFP does not commit the Agency 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 RFP is dependent upon the approval of the Agency

The Agency 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.

INSURANCE

The firm(s) selected to perform the work described in this RFP 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, Redevelopment Agency, 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 Agency. 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 Redevelopment Agency.

DUE DILIGENCE

The information provided in this RFP, including site description and planning requirements, is to assist respondents with information the Agency 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 Agency makes no representations or warranties with respect to these matters.

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 Agency immediately.



STAFF REPORT
CITY OF IMPERIAL BEACH

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

MEETING DATE: SEPTEMBER 17, 2008
ORIGINATING DEPT.: COMMUNITY DEVELOPMENT DEPARTMENT
GREG WADE, DIRECTOR *GW*

SUBJECT: PROPOSED COLOR CHANGE/PAINTING OF BEACH
SEASONAL LIFEGUARD TOWERS

BACKGROUND:

At the Tidelands Advisory Committee (TAC) meeting on June 9, 2008, City staff, Port of San Diego Commissioner Mike Bixler, and Port staff presented recommendations for color enhancement of the lifeguard towers on the tidelands of Imperial Beach. At that meeting, the TAC was in support of the concept of painting the lifeguard towers to match that of the color palette used in Pier Plaza. The TAC, however, also shared some of the concerns raised by the Public Safety Department specifically wishing to ensure that the towers and their warning advisories are readily identifiable and ensuring the comfort of the lifeguards within the towers (i.e., concern with heat generating colors). The TAC was also given a brief presentation by Chairman Bixler regarding the idea for the new color enhancement of the all the City's unimproved street ends as well as the pier lifeguard tower and bathroom buildings. The TAC recommended that the staff seek direction from the City Council on this part of the proposal and, if so directed, return to the TAC with a more detailed proposal.

Subsequent to the TAC meeting, City staff presented the Lifeguard Tower color recommendations to the City Council at their meeting held on July 16, 2008. The City Council generally supported the concept of painting the Lifeguard Towers different colors and directed staff to work with Port staff on a suitable color palette that addressed the Public Safety Department's concerns and then to bring the item back for City Council consideration. The City Council shared the concerns regarding the temperature within the lifeguard towers as a result of using dark colors on the roof and deck. The City Council also requested that we add the word "please" before "keep off"; have verbal lifeguard warnings in Spanish as well as English and expressed concerns regarding costs for painting and maintenance of the towers. This report only considers the lifeguard tower colors and does not include other color palette recommendations.

DISCUSSION:

After the City Council meeting, City staff – including Lifeguard Captain Robert Stabenow, Elizabeth Cumming and Greg Wade – met to discuss possible recommendations for painting the lifeguard towers. Additional comments were solicited from other staff resulting in the following staff recommendations:

- Staff supports using color for the towers

- Staff supports using the colors for International Standards for Beach Safety and Information Flags and using a contrasting color for the background of the numbers. The International Standards for Beach Safety colors are also compatible with the color palette introduced in Malcom Jones "Surhenge" project and Mary Lynn Dominguez "Illuminations" project at Pier Plaza.
- Staff did not support painting the entire tower but rather supported painting a colored "band" around the base of the towers and also painting the underside of the roof and the shutters that cover the windows the vibrant colors as well. The deck and roof would be painted white. This would allow for maximum comfort for the guards (i.e., less heat absorption) and more identifiable towers and would still accomplish the overall objective of adding vibrancy and color to the coast
- Staff did not support the "postage stamp" concept proposed by the Port. However, if they are to be used, they should only be applied to the tower shutters and visible only when the tower is not in service. Staff also would recommend using images of birds found in the area to promote the City's eco tourism efforts
- Staff recommends that the towers should be painted during manufacture and, therefore, supports providing all new towers concurrently which would be painted during manufacture

On Thursday, September 4, 2008, City staff met with Port staff to present these recommendations to them prior to the TAC meeting on Monday, September 8th. Port staff supported City staff's recommended color but felt it was important to have Port Chairman Bixler's comments as well. Port staff also felt that some additional enhancement to the towers beyond the colors could be added and requested that their consultant be given the opportunity to recommend such treatment after the base colors were established.

On Friday, September 5, 2008, City staff contacted Chairman Bixler who reviewed City staff's recommended color palette as well as some photo simulations to further demonstrate the recommendations. Chairman Bixler indicated that he preferred the red, yellow and blue colors and also felt the "postage stamp" concept should still be considered and included on the towers. This would ultimately result in two towers painted in each color.

On Monday, September 8, 2008, City staff presented these recommendations to the Tidelands Advisory Committee for their review. At their meeting, the TAC supported staff's color palette recommendations including painting the band of color around the tower base, painting the underside of the tower roof and painting the tower number background a different, contrasting color also selected from the recommended color palette. The TAC further stated that, while they did not support the "postage stamp" or decal idea, if these decals were to be used they would support staff's recommendation that they be applied only to the tower window shutters and, therefore, would only be visible when the tower was not in service. The TAC also supported staff's recommendation to use bird images on the decals if they are to be used on the towers.

ENVIRONMENTAL IMPACT:

This is not a project as defined by CEQA and only environmentally safe materials and procedures would be implemented.

FISCAL IMPACT:

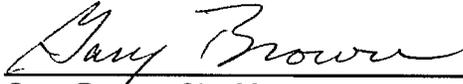
At this time, there is no fiscal impact to the City of Imperial Beach. Staff would recommend that the Port fund this project. Funds, however, have not been allocated or budgeted by the Port for this project at this time. The Port is only asking for a recommendation and/or approval of the

color scheme. Once a decision is rendered by the City Council, the project would have to go to the Board of Port commissioners as a funding request.

DEPARTMENT RECOMMENDATION:

City staff recommends that the City Council receive the report from City staff, accept the TAC's recommendations and/or make any additional recommendations as appropriate.

Staff will be available to answer questions.



Gary Brown, City Manager

Attachments:

1. Recommended Lifeguard Tower Color Palette and Simulations

INTERNATIONAL STANDARDS FOR BEACH SAFETY AND INFORMATION FLAGS

PANTONE COLOR SYSTEM



Green Low Hazard PMS - 348



Yellow Medium Hazard PMS - 123



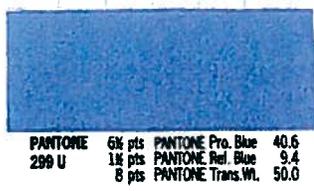
Red High Hazard PMS - 186



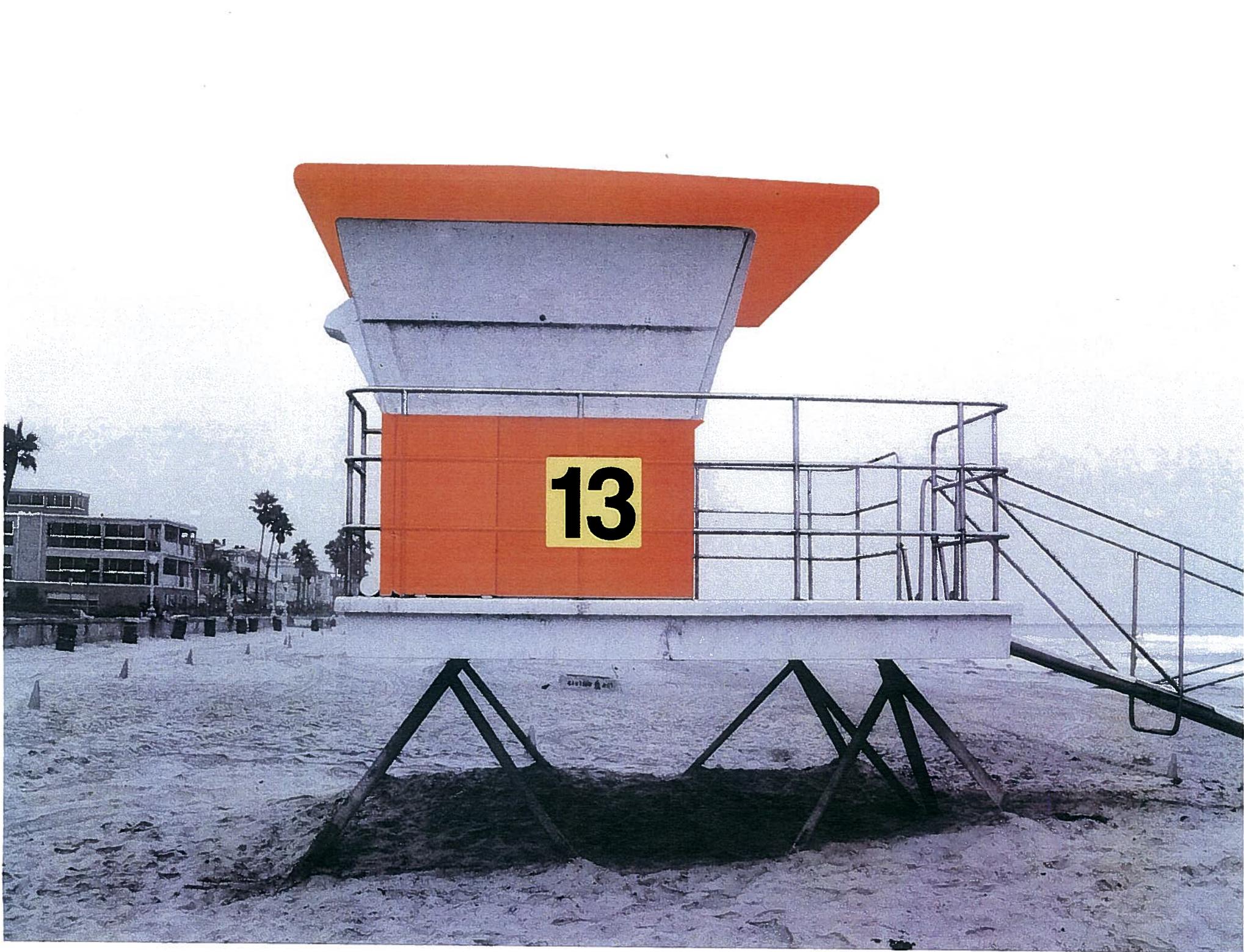
Purple Marine Pests PMS - 286



Orange Offshore Winds PMS - 179



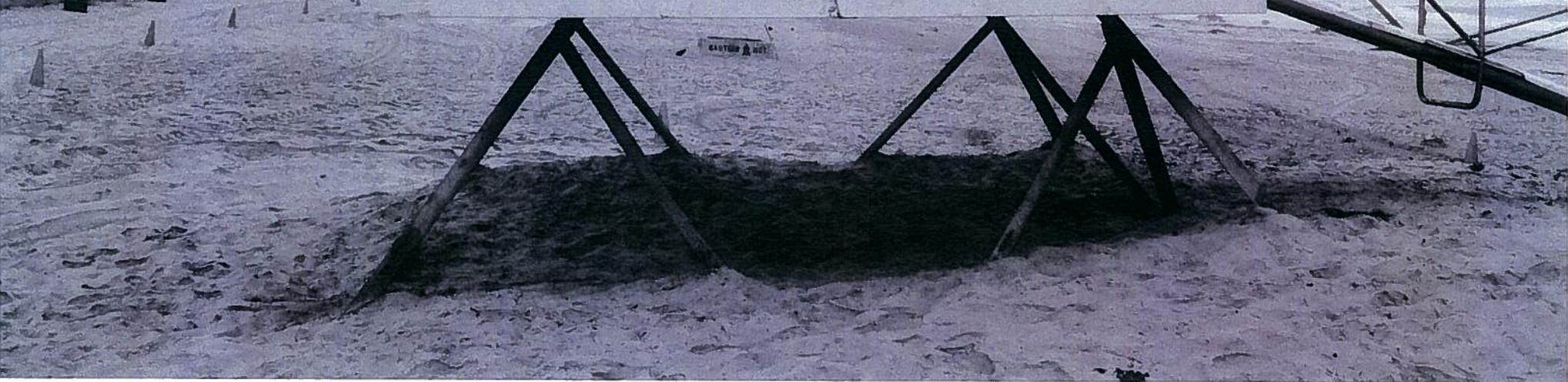
Blue PMS - 299



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**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: GARY BROWN, CITY MANAGER

MEETING DATE: SEPTEMBER 17, 2008

ORIGINATING DEPT.: PUBLIC WORKS *ABJ*

SUBJECT: RESOLUTION APPROVING AN AGREEMENT BETWEEN THE CITY OF IMPERIAL BEACH AND THE IMPERIAL BEACH SURFBOARD MAKERS HISTORICAL SOCIETY FOR THE INSTALLATION AND DISPLAY OF EIGHT (8) HISTORICAL SURFBOARDS AT THE DEMPSEY HOLDER SAFETY CENTER

BACKGROUND:

Former Imperial Beach resident John Hanks has offered his surfboard collection to the City of Imperial Beach [CITY]. The 63-year-old, lifelong surfer owns a collection of eight (8) classic surfboards that represent a tangible record of the surfing and surfboard-shaping history of Imperial Beach. The collection spans over 50 years of designs, and each board was manufactured in Imperial Beach. The boards reflect the evolution of one of southern California's most iconic symbols, "a classic collection for a classic beach community".

Mr. Hanks has established an unincorporated association (Imperial Beach Surfboard Makers Historical Society) [SOCIETY] to oversee and manage the collection. The SOCIETY is intended to be the liaison to the CITY.

DISCUSSION:

Mr. Hanks has proposed a Contingent Use Agreement with the City. A condition within the Agreement states that if the CITY determines that the donated surfboards are no longer of meaningful use to CITY, the property shall be given by CITY to the SOCIETY, through its president Ben Holf, or if not available, to its vice president Jim Barber, or if he is unavailable, to its secretary Shawna Chalmers, or if she is unavailable, these shall be disposed of according to CITY's ordinary procedures for disposing of surplus property. The intent of the agreement is to also relieve the City of any liability towards the surfboards. The City Attorney is refining the Agreement text to accommodate the wishes of Mr. Hanks as well as the CITY.

The classic surfboards are proposed to be mounted on the walls of the foyer at the Dempsey Holder Safety Center (per attachment 3). They would accompany a currently displayed surfboard that was previously owned by Allen "Dempsey" Holder. This small collection would go along with the City's logo and theme of "Classic Southern California". Plaques would accompany each surfboard. The plaques would provide a history of the surfboard; including the identity of the surfboard-shaper, location it was manufactured, age of the surfboard, and the identity of the donor (see attachment 2).

ENVIRONMENTAL DETERMINATION:

Not a project as defined by CEQA.

FISCAL IMPACT:

The cost includes:

- a. Procurement of Mounting Hardware
- b. Procurement of Display Plaques
- c. Labor to Mount Surfboards and Plaques

The information plaques have been prepared by the Imperial Beach Surfboard Makers Historical Society. The Society is asking for the City to cover the manufacture costs of the plaques – approximately \$300.

The mounting hardware and installation is estimated at a cost of \$10,500.

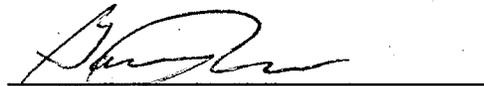
Total costs are estimated at \$11,000. Staff proposes paying for this project from the Facilities Fund (504 account). The FY 2008/09 budget allocated \$200,000 for Facility Fund. No funds have been expended from this budget year's allocation to date.

DEPARTMENT RECOMMENDATION:

1. Receive this report.
2. Accept the eight (8) Surfboards and authorize their display at the Dempsey Holder Safety Center.
3. Authorize the City Manager to enter into an agreement with Mr. Hanks / Society once the City Attorney has finalized an agreement satisfactory to both the City and Mr. Hanks.
4. Authorize City Manager to approve the expenditure of the Facilities Fund (504 account) for the acceptance and installation of the Historical Surfboards in the Dempsey Holder Safety Center.
5. Adopt Resolution 2008-6675.

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.



Gary Brown, City Manager

Attachments:

1. Resolution 2008-6675
2. Surfboard Information (to be displayed in plaques)
3. Proposed Installation Schematic

RESOLUTION NO. 2008-6675

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, AUTHORIZING AN AGREEMENT BETWEEN THE CITY OF IMPERIAL BEACH AND THE IMPERIAL BEACH SURFBOARD MAKERS HISTORICAL SOCIETY FOR THE INSTALLATION AND DISPLAY OF EIGHT (8) HISTORICAL SURFBOARDS AT THE DEMPSEY HOLDER SAFETY CENTER

WHEREAS, former Imperial Beach resident John Hanks has offered his surfboard collection to the City of Imperial Beach [CITY]; and

WHEREAS, the 63-year-old, lifelong surfer owns a collection of eight (8) classic surfboards that represent a tangible record of the surfing and surfboard-shaping history of Imperial Beach; and

WHEREAS, the collection spans over 50 years of designs and each board was manufactured in Imperial Beach; and

WHEREAS, Mr. Hanks has established an unincorporated association (Imperial Beach Surfboard Makers Historical Society) [SOCIETY]; and

WHEREAS, the SOCIETY is intended to be the liaison to the City; and

WHEREAS, the CITY and Mr. Hanks are working on a Contingent Use Agreement suitable to both parties; and

WHEREAS, a condition within the Agreement states that if the CITY determines that the donated surfboards are no longer of meaningful use to CITY, the property shall be given by CITY to the SOCIETY, through its president Ben Holf, or if not available, to its vice president Jim Barber, or if he is unavailable, to its secretary Shawna Chalmers, or if she is unavailable, these shall be disposed of according to CITY's ordinary procedures for disposing of surplus property

WHEREAS, the classic surfboards are proposed to be on display at the Dempsey Holder Safety Center; and

WHEREAS, total installation and display costs are estimated at \$11,000; and

WHEREAS, staff proposes to pay for this project from the Facilities Fund (504 account).

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

1. The above recitals are true and correct.
2. The City Attorney is authorized to finalize a "contingent use agreement" and the City Manager is authorized to sign the "contingent use agreement" once accepted by the City Attorney.
3. The City Manager is authorized to accept the eight (8) surfboards offered by Mr. John Hanks.
4. The City Manager is authorized to display the eight (8) surfboards in the Dempsey Holder Safety Center.
5. The City Manager is authorized to expend the Facilities Maintenance Fund (504 account) for the installation and display of the surfboards in the Dempsey Holder Safety Center.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 17th day of September 2008, by the following roll call vote:

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

JAMES C. JANNEY, MAYOR

ATTEST:

JACQUELINE M. HALD, CMC
CITY CLERK

I, City Clerk of the City of Imperial Beach, do hereby certify the foregoing to be a true and correct copy of Resolution No. 2008-6675 – A Resolution of the City Council of the City of Imperial Beach, California, An Agreement Between The City Of Imperial Beach And The Imperial Beach Surfboard Makers Historical Society For The Installation And Display Of Eight (8) Historical Surfboards At The Dempsey Holder Safety Center

CITY CLERK

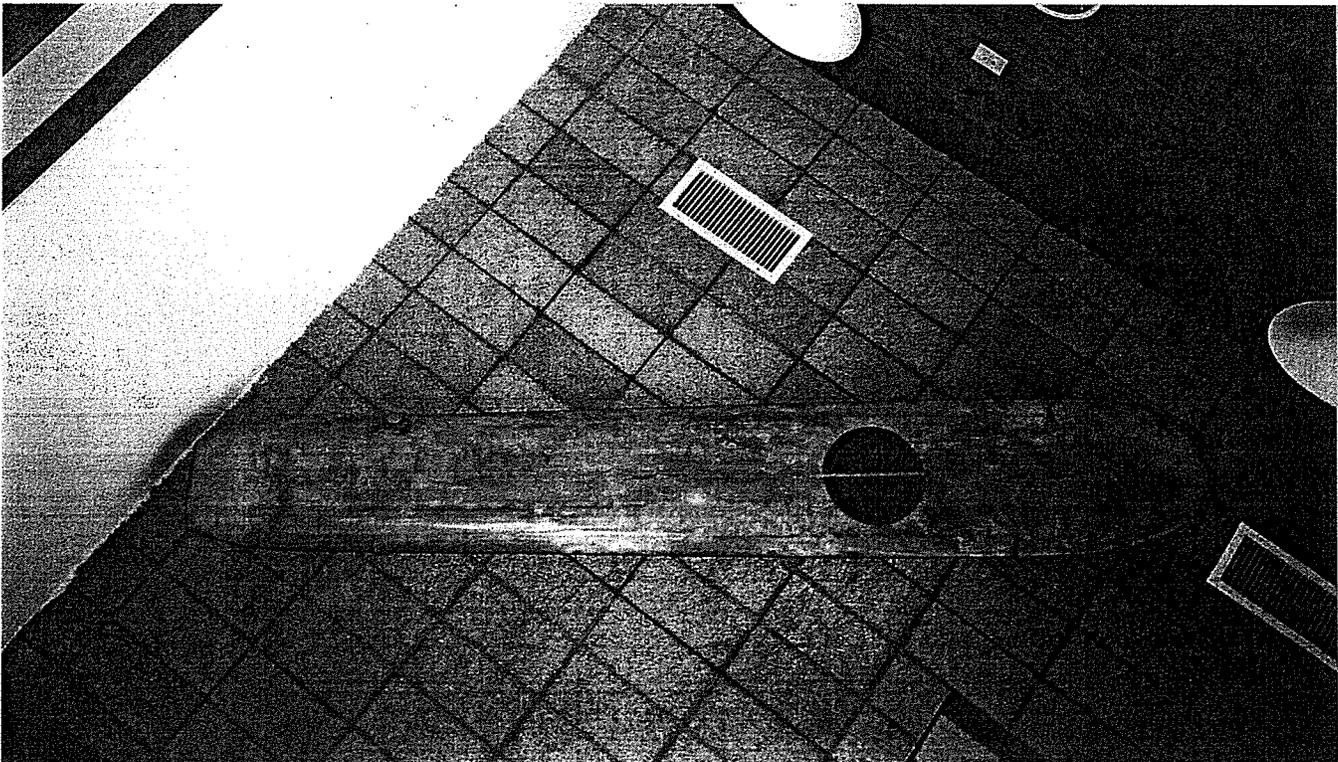
DATE

Dempsey Holder

Custom

Always known as “Red Dot.” This surfboard was made at the old Lifeguard Station at the foot of Palm Avenue. CIRCA late 1950’s. This was the personal board of Dempsey Holder. However if you asked you could borrow the board.

Donor: Shawn Holder



“WINDANDSEA Surfboards”

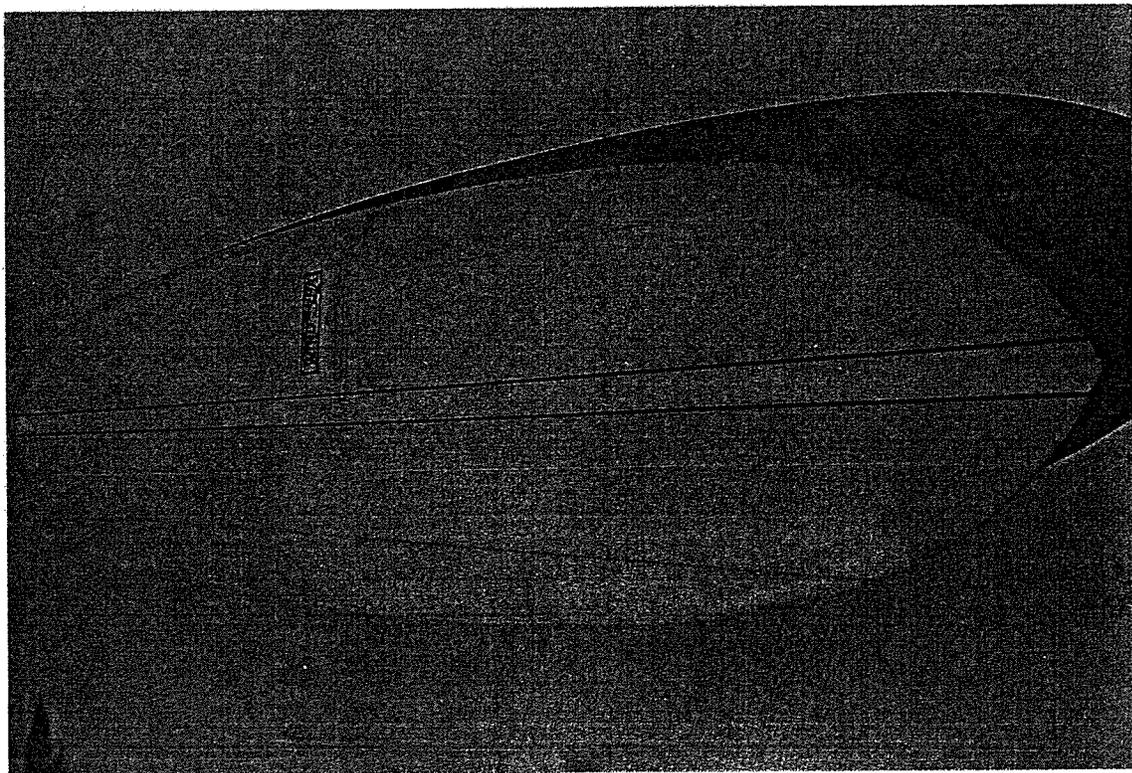
Bob Wilder began manufacturing CIRCA 1964.

Located at 24 Palm Avenue - which was the old Russo's Market...now the “Ye Old Plank Inn.”

The early models, named after different cigars, hence “Panatella” model.

Donor: John Hanks

Special thanks to the Flynn family



Geoffrey Surfboards

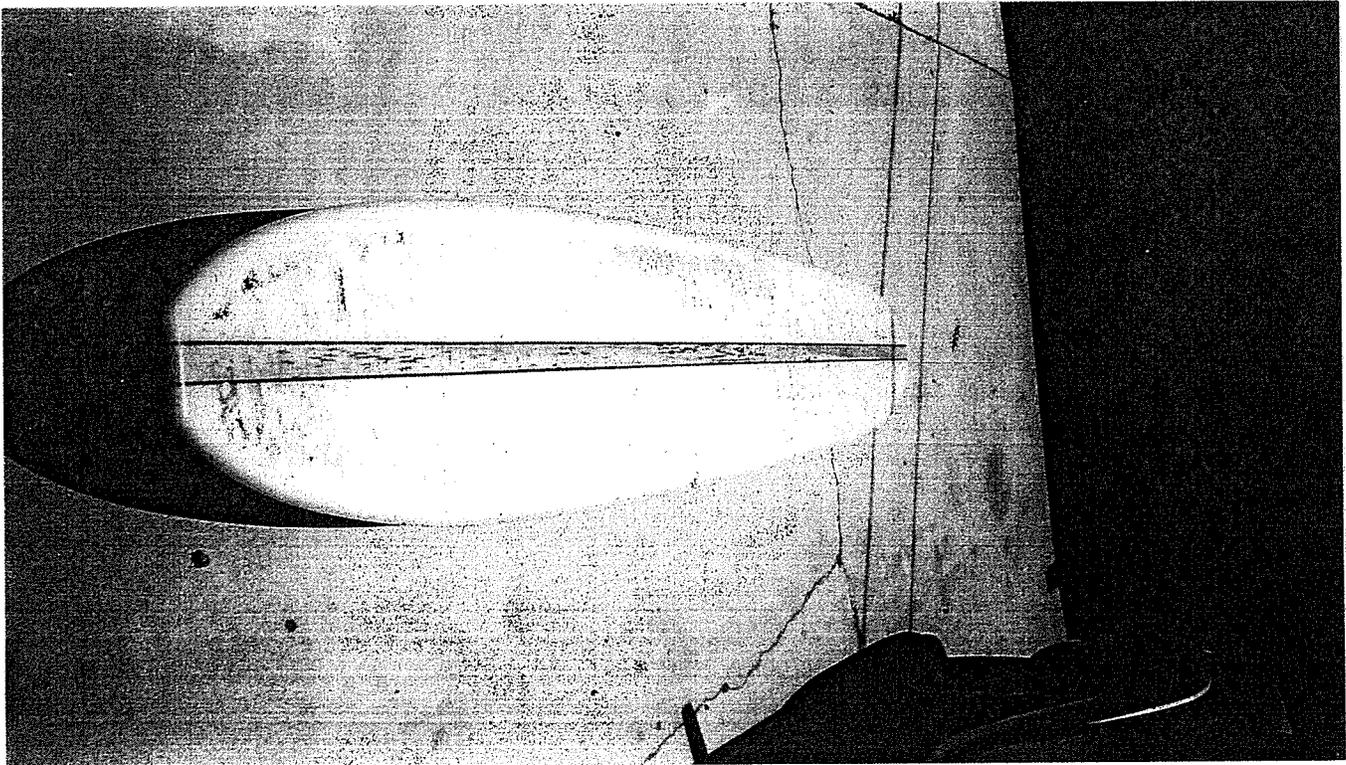
The first commercial surfboard maker was “Geoffrey Surfboards.” This is a very fine example manufactured at 121 Elm Street.

This board is numbered “9”

Owner: Geoffrey Logan

CIRCA 1961

Donors: Mr. Taylor and Mr. Palmatier



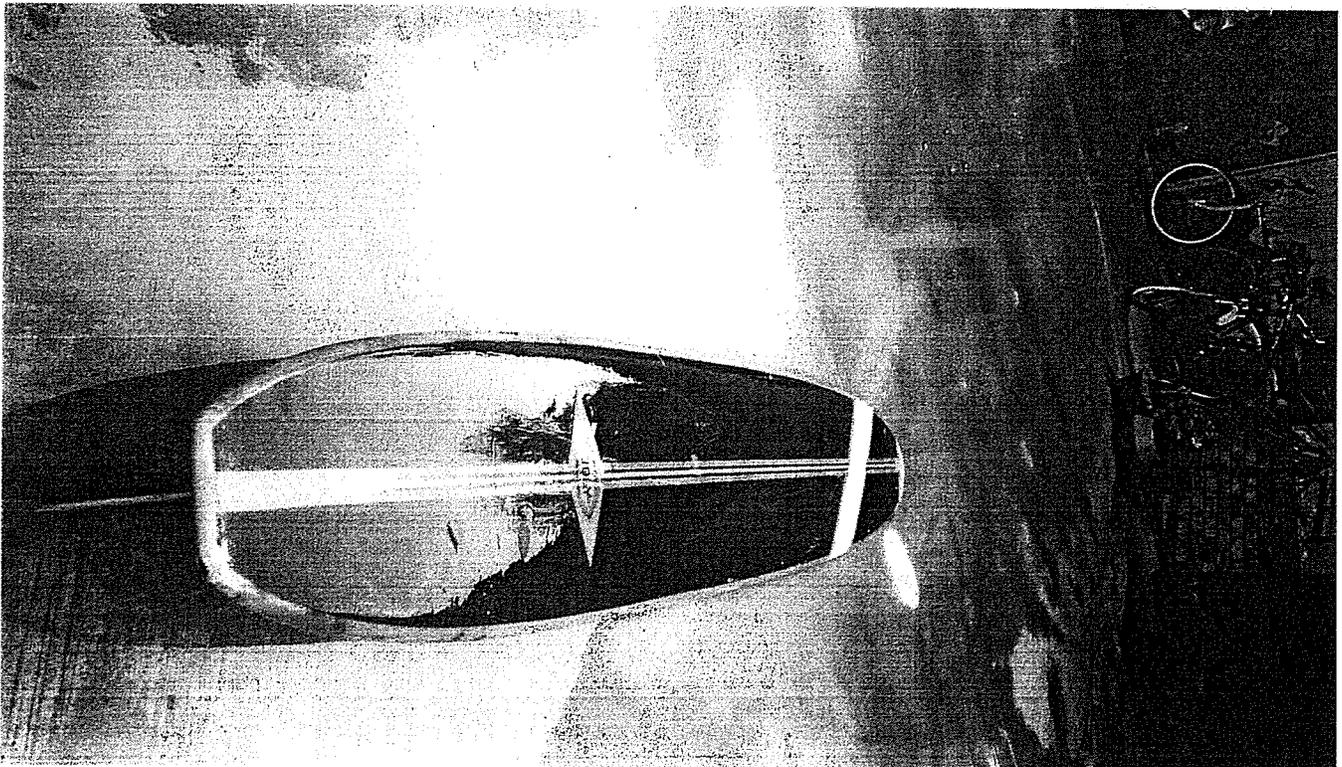
“Joly Surfboards”

John Hanks and Richard Joly opened a surfboard manufacturing shop at 245 Palm Avenue in 1962.

This is an example of a well-used board. John was 17 years old and Richard was 16 years old.

Manufactured in 1963

Donor: John Hanks

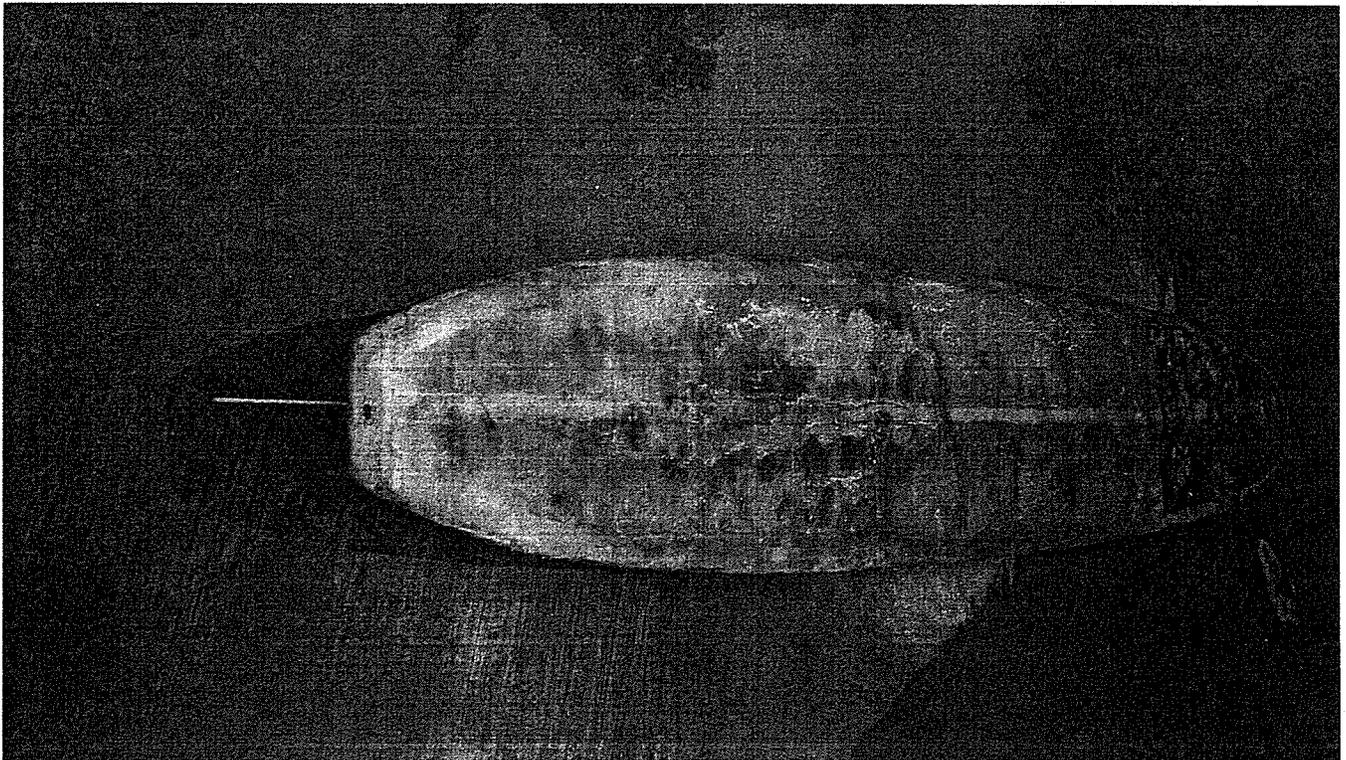


“Southcoast Surfboards”

Tom Warner began manufacturing surfboards at his dual garages located at 129 Carnation Street.

CIRCA 1964. This example was shaped by Geoffrey Logan for Tim Cousins. Tim didn't like the surfboard so he sold it to David Chalmers. A.K.A. (D.C.) D.C. and his little dog Max surfed this board for 30 years plus.

Donors: Mr. & Mrs. Chalmers

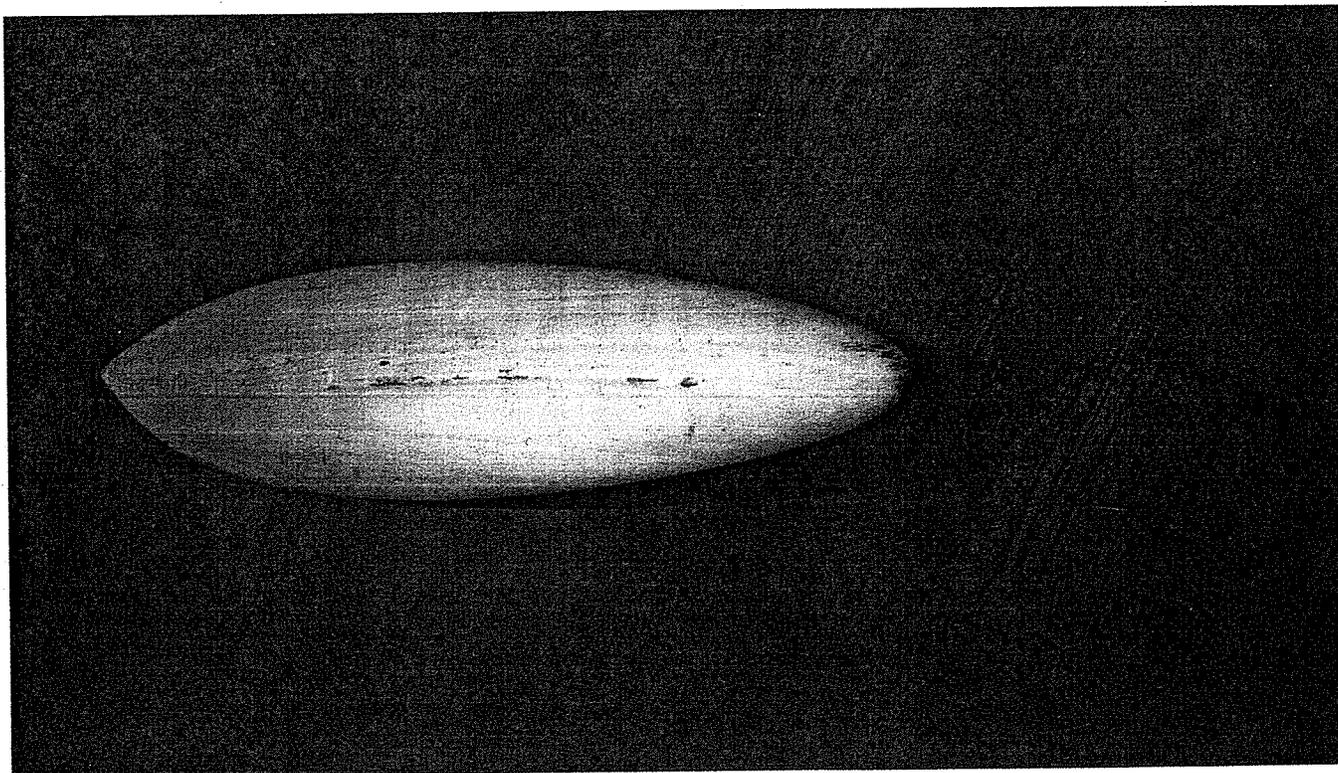


G. Logan
Wood Gun

This board was manufactured at 805 Ocean Boulevard in garage #1. This is a very fine example of craftsmanship by G. Logan.

Not visible are hollow chambers throughout the surfboard. It was a very forward design for the year 1968.

Donor: John Hanks

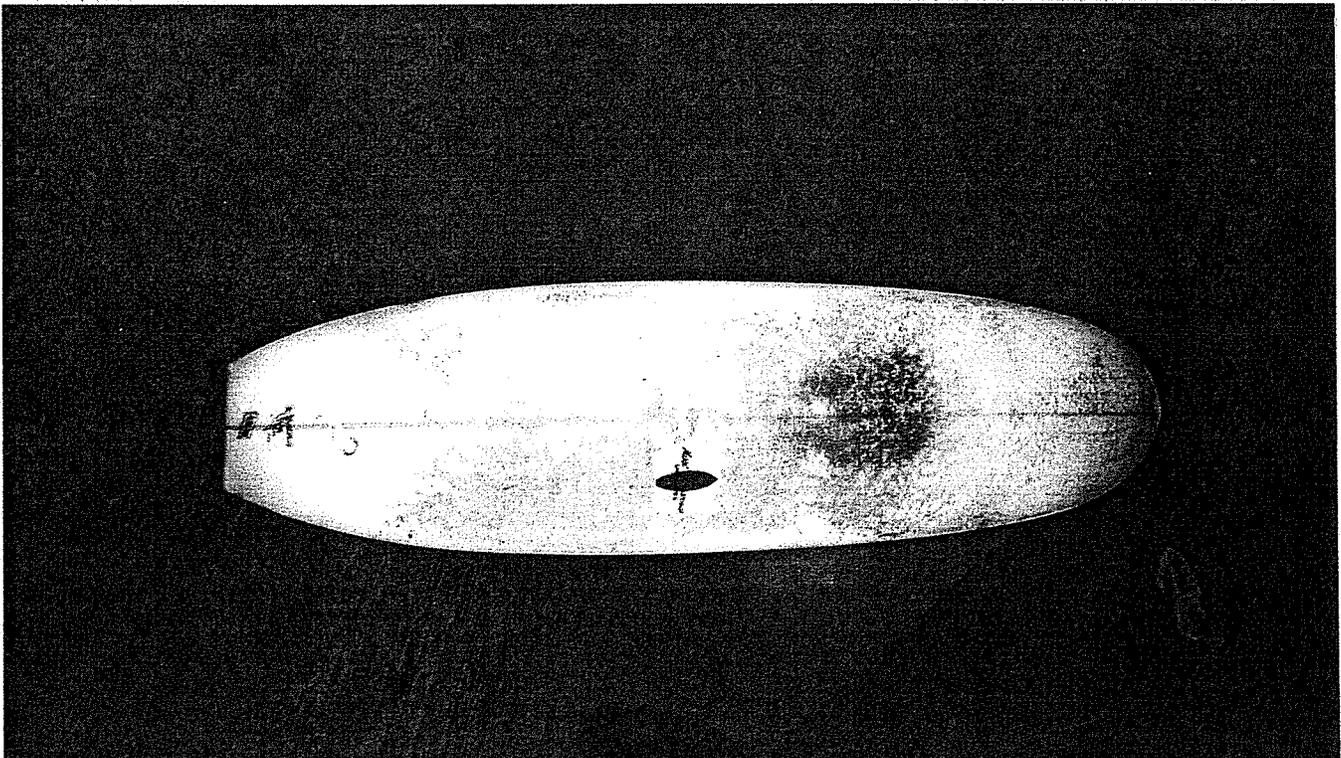


Mike Richardson
“Electric Duck”

This is an example of a clean stock noserider. It was manufactured at 151 Evergreen Street which was Mike’s home for many years.

Date: unknown

Donor: John Hanks



Jay Novak Surfboards

Jay has been making surfboards since 1971. This example was made in 1980. Jay surfed this board for many years. It is a contemporary model for 1971. Manufactured on Donax Street, Imperial Beach.

Donor: Jay Novak

TNT Surfboards
Tim Townsley

This is an example of a fresh board made by TNT Surfboards. TNT opened in 1988 and is still going strong. It is located at 13th Street, Imperial Beach.

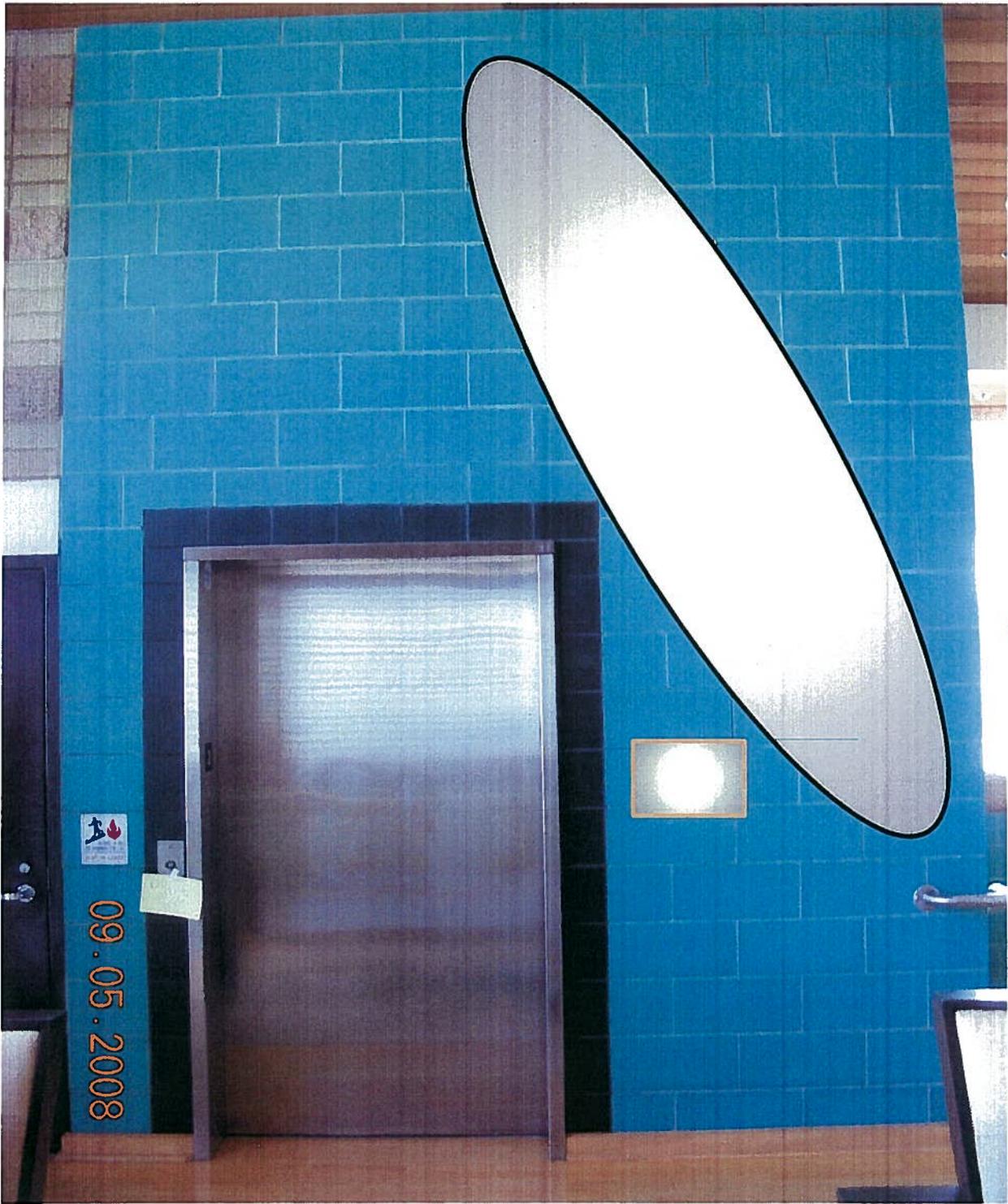
Donor: Tim Townsley



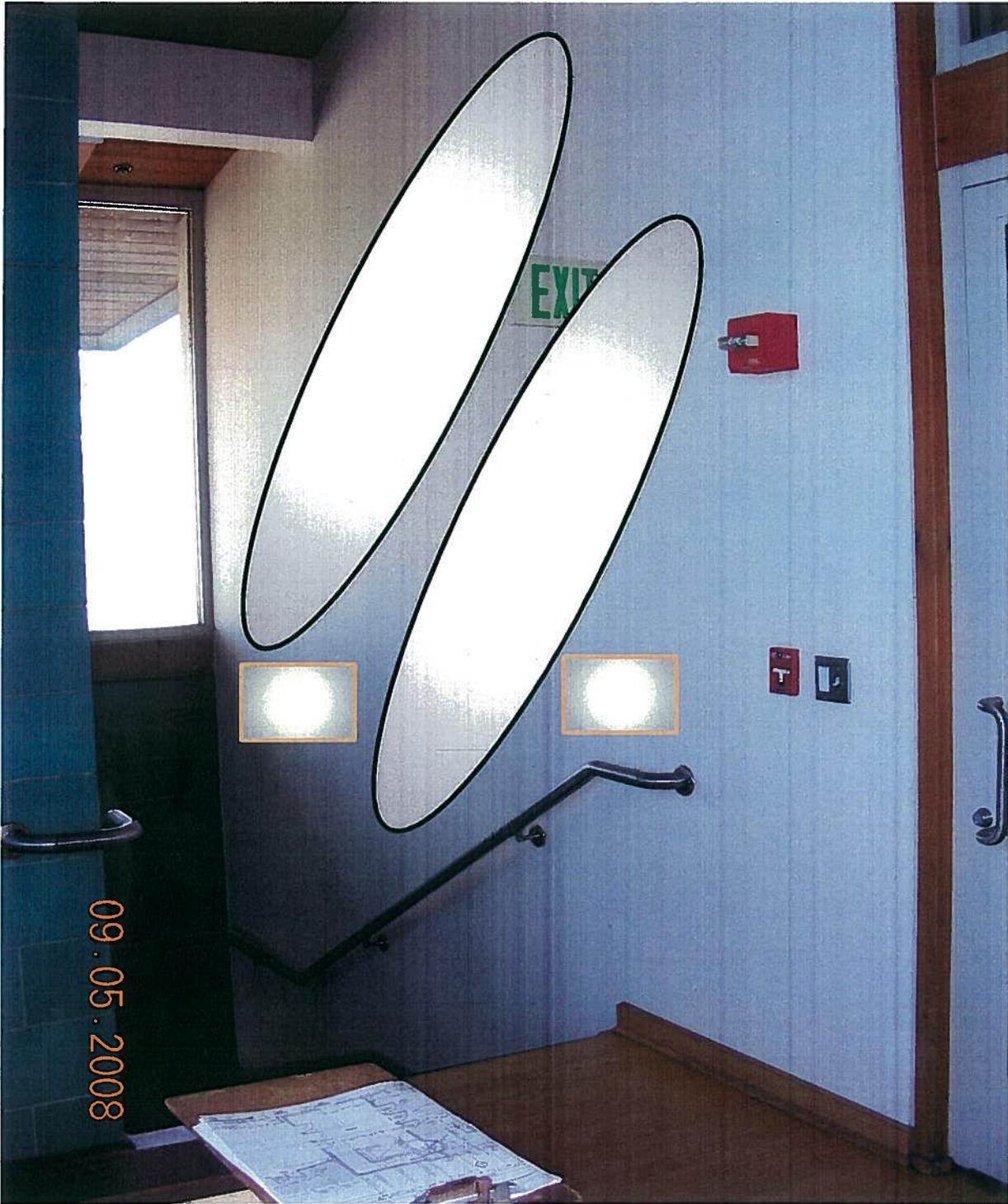
LOCATION 1



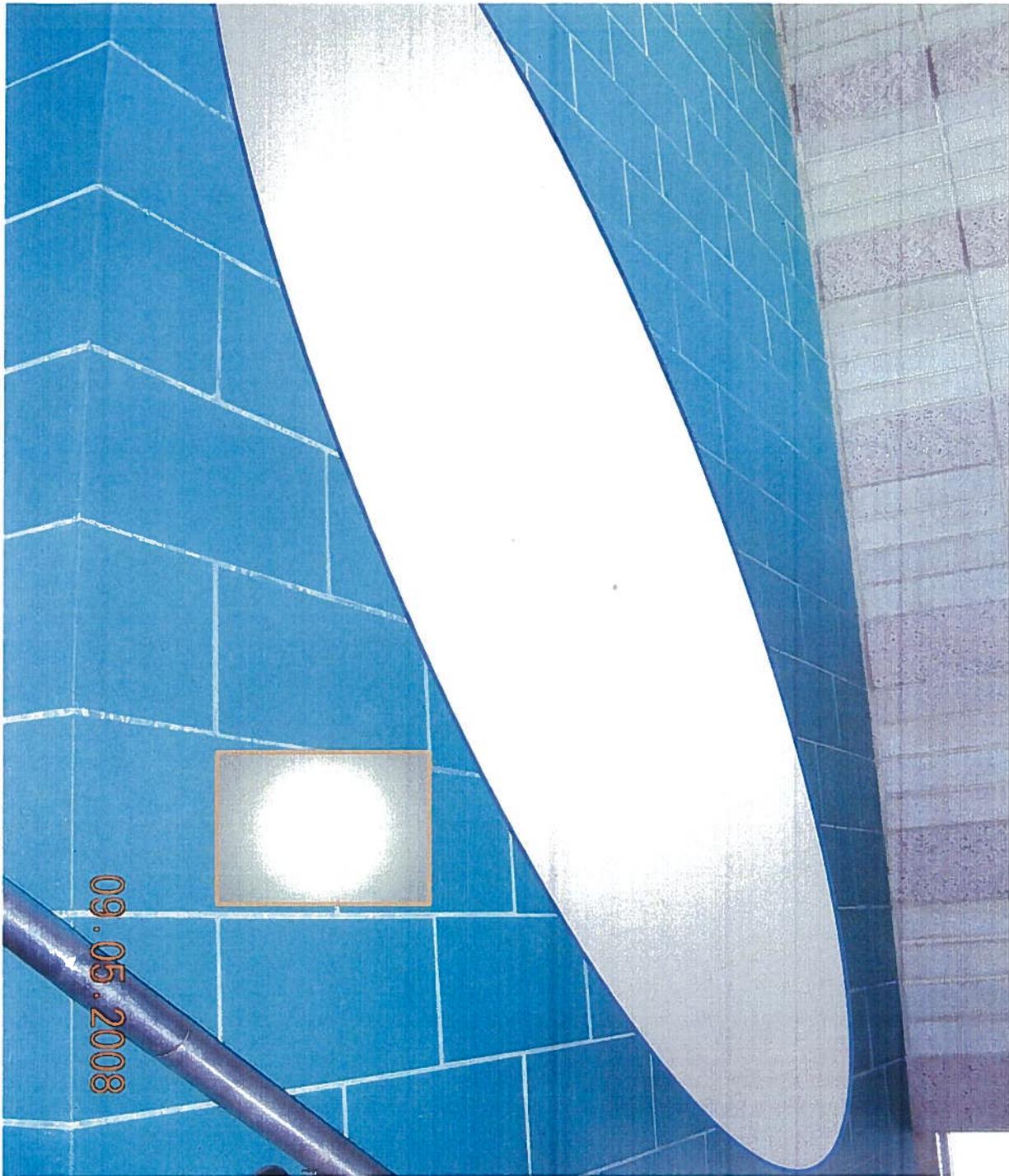
LOCATION 2



LOCATION 3



LOCATION 4 AND 5



LOCATION 6



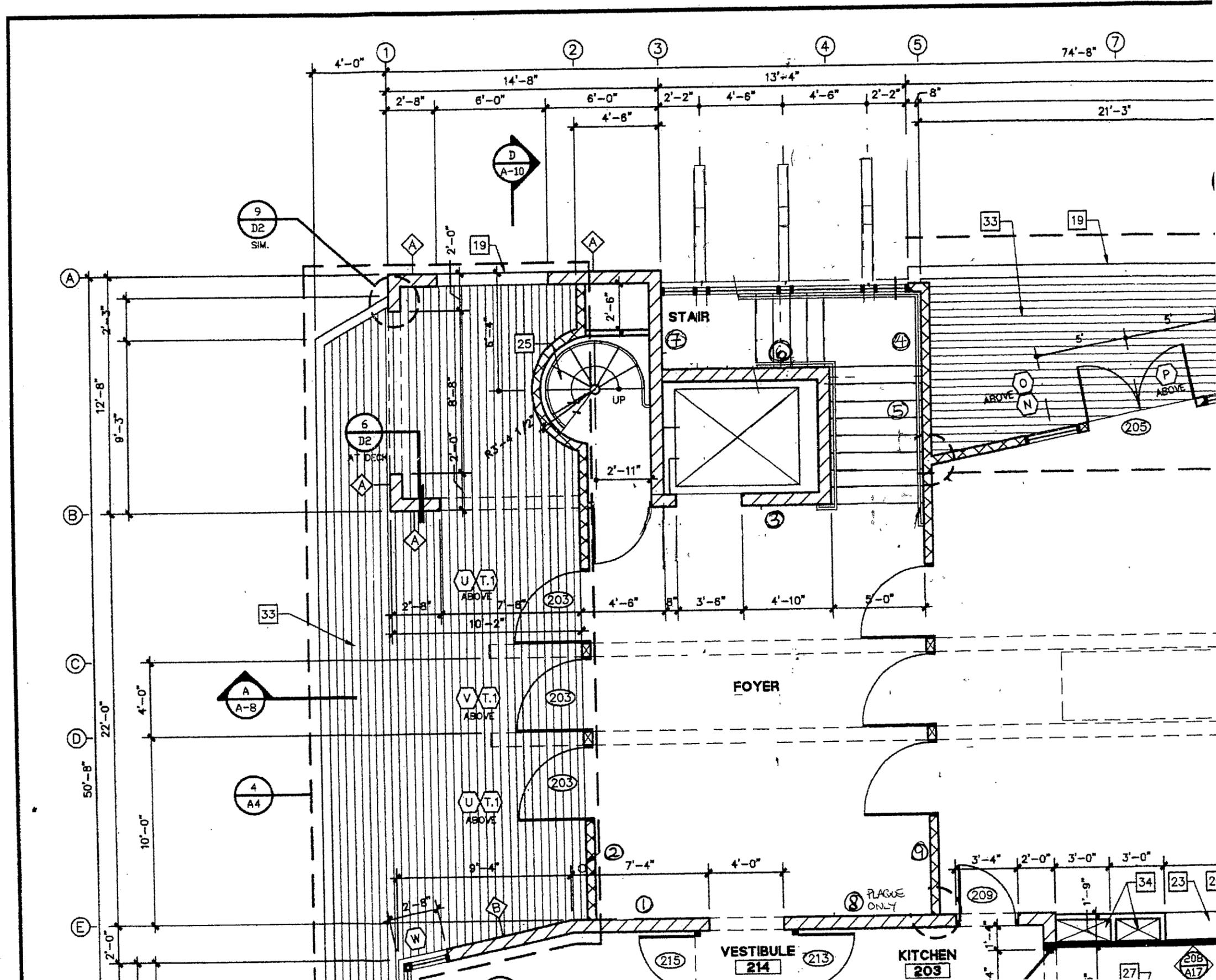
LOCATION 7



LOCATION 8 (PLAQUE ONLY)



LOCATION 9



SECOND LEVEL FLOOR PLAN
DENISEY HOLDER SAFETY COR.