



# A G E N D A

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



**AUGUST 20, 2008**

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

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

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

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

### **CLOSED SESSION CALL TO ORDER BY MAYOR**

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

### **CLOSED SESSION**

#### **THREAT TO PUBLIC SERVICES OR FACILITIES**

Pursuant to Government Code Section 54957

Consultation with San Diego County Sheriff's Captain Miller and City of Imperial Beach Public Safety Director Sotelo

#### **CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION**

Pursuant to Government Code Section 54956.9(a)

Name of Case: Nadine G. Braudaway vs. City of Imperial Beach  
Case No. 37-2007-00076449-CU-EI-SC

#### **CONFERENCE WITH LEGAL COUNSEL – THREATENED LITIGATION**

Significant exposure to litigation pursuant to Government Code Section 54956.9(b)

Number of potential cases: 1

#### **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.

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.

## **PRESENTATIONS (1.1 - 1.4)**

- 1.1 RECYCLE ALL-STAR AWARD PRESENTATION. (0270-30)**  
City Manager's Recommendation: Present the Recycle All-Star Award Certificate, \$100.00 check, and used oil-recycling premiums to Eleanor Teagle.
- 1.2\* PRESENTATION OF PROCLAMATION TO GAIDI FINNIE IN RECOGNITION OF SERVICE ON THE PORT OF SAN DIEGO'S PUBLIC ART COMMITTEE. (0150-70)**
- 1.3\* PRESENTATION BY DR. CAROL PARISH, SUPERINTENDENT AND SCOTT BUXBAUM, ASST. SUPERINTENDENT OF BUSINESS OF SOUTH BAY UNION SCHOOL DISTRICT – PROPOSITION X THE SOUTH BAY UNION SCHOOL DISTRICT GENERAL OBLIGATION BOND OF 2008. (0460-20 & 1010-20)**
- 1.4\* PRESENTATION BY BRIDGETT REID, PORT OF SAN DIEGO, ENGINEER – PIER INSPECTION RESULTS. (0150-70 & 0920-20)**

\* No Staff Report.

**CONSENT CALENDAR (2.1 - 2.3)** - *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 RATIFICATION OF WARRANT REGISTER. (0300-25)**  
City Manager's Recommendation: Ratify the following registers: Accounts Payable Numbers 66850 through 66935 with the subtotal amount of \$383,929.72; and Payroll Checks 39988 through 40052 for the pay period ending 07/31/08 with the subtotal amount of \$162,107.07; for a total amount of \$546,036.79.
- 2.2 RESOLUTION NO. 2008-6668 – REQUESTING A LETTER OF AUTHORIZATION FOR THE SOUTHWEST WETLANDS INTERPRETIVE ASSOCIATION'S (SWIA) 2008 GRANT APPLICATION FOR THE WEST COAST ESTUARIES INITIATIVE FOR THE CALIFORNIA COAST. (0150-40)**  
City Manager's Recommendation: Adopt resolution.
- 2.3 RESOLUTION NO. 2008-6670 – SUPPORTING PROPOSITION X – THE SOUTH BAY UNION SCHOOL DISTRICT GENERAL OBLIGATION BOND OF 2008. (0460-20 & 1010-20)**  
City Manager's Recommendation: Adopt resolution.

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

- 3.1 DISCUSSION ON PET CHICKENS AND THE INTRODUCTION AND FIRST READING OF PROPOSED ORDINANCE NO. 2008-1074 AMENDING SECTIONS 19.04.415 OF THE ZONING ORDINANCE CHANGING THE DEFINITION OF "HOUSEHOLD PETS" AND AMENDING CHAPTER 6.04 OF THE ANIMALS ORDINANCE ALLOWING HEN CHICKENS WITH RESTRICTIONS AMENDING SECTIONS 6.04.020, 6.04.030, AND 6.04.130 AND ADDING SECTION 6.04.035. (0200-95)**  
City Manager's Recommendation:
1. Receive report;
  2. Mayor calls for introduction of Ordinance No. 2008-1074, amending Sections 19.04.415 of the Zoning Ordinance, changing the definition of "Household Pets," amending Chapter 6.04 of the Animals Ordinance, allowing hen chickens with restrictions by amending Sections 6.04.020, 6.04.030, and 6.04.130 and adding Section 6.04.035; and
  3. City Clerk reads title of Ordinance No. 2008-1074; and
  4. Motion to dispense first reading of Ordinance No. 2008-1074 and set the matter for adoption at the regular City Council meeting of October 15, 2008, and authorize the publication in a newspaper of general circulation.

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

None.

## **PUBLIC HEARINGS (5.1 - 5.2)**

- 5.1 JIM KENNEDY, PARSONS CORP. FOR T-MOBILE (APPLICANT)/PREBYS CONRAD TRUST (OWNER); CONDITIONAL USE PERMIT (CUP 070079), DESIGN REVIEW CASE (070080), AND SITE PLAN REVIEW (SPR 070081) TO INSTALL A TELECOMMUNICATIONS FACILITY ON A MULTI-FAMILY RESIDENTIAL APARTMENT BUILDING LOCATED AT 1471 GROVE AVENUE IN THE R-2000 (MEDIUM-DENSITY RESIDENTIAL) ZONE. MF 961. (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. 2008-6666, approving Conditional Use Permit (CUP 070079), Design Review Case (070080), and Site Plan Review (SPR 070081), which makes the necessary findings and provides conditions of approval in compliance with local and state requirements.

- 5.2 JIM KENNEDY, PARSONS CORP. FOR T-MOBILE (APPLICANT)/CHINO INDUSTRIAL PARK (OWNER); REGULAR COASTAL PERMIT (CP 070085), CONDITIONAL USE PERMIT (CUP 070086), DESIGN REVIEW CASE (DRC 070087), AND SITE PLAN REVIEW (SPR 070088) TO INSTALL A TELECOMMUNICATIONS FACILITY ON A BROADLEAF FAUX TREE STRUCTURE LOCATED AT 750 13<sup>th</sup> STREET IN THE C-1 (GENERAL COMMERCIAL) ZONE. MF 963. (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. 2008-6667, approving Regular Coastal Permit (CP 070085), Conditional Use Permit (CUP 070086), Design Review Case (DRC 070087), and Site Plan Review (SPR 070088), which makes the necessary findings and provides conditions of approval in compliance with local and state requirements.

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

- 6.1 SEACOAST INN UPDATE. (0660-43)**

City Manager's Recommendation: Receive update.

- 6.2 STATE BUDGET. (0150-30 & 0460-20)**

City Manager's Recommendation: Adopt Resolution No. 2008-6669, opposing fiscally irresponsible state budget decisions that would "borrow" local government, redevelopment and transportation funds.

- 6.3 DESIGNATION OF VOTING DELEGATE AND ALTERNATE FOR LEAGUE OF CALIFORNIA CITIES ANNUAL CONFERENCE – SEPTEMBER 24-27. (0140-10)**

City Manager's Recommendation: Designate a voting delegate and up to two voting alternates for the 2008 League Annual Conference.

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

City Manager's Recommendation:

1. Mayor recommend nomination of a new Imperial Beach representative to fill a three-year term on the Port of San Diego's Public Art Committee; and
2. City Council approve Mayor's recommendation.

- 6.5 CITY COUNCIL PROCEDURES (ORDINANCE NO. 2008-1073): DISCUSSION RE: SETTING PUBLIC SPEAKING TIME LIMITS. (0410-95)**

City Manager's Recommendation:

1. Receive report and
2. In the alternative, give further direction for clarifying or technical changes to Chapter 2.12 of the Imperial Beach Municipal Code (City Council Procedures).

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

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

**ADJOURNMENT**

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

**FOR YOUR CONVENIENCE, A COPY OF THE AGENDA AND COUNCIL MEETING PACKET MAY BE VIEWED IN THE OFFICE OF THE CITY CLERK AT CITY HALL OR ON OUR WEBSITE AT [www.cityofib.com](http://www.cityofib.com).**

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

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

AFFIDAVIT OF POSTING

*I, Jacqueline M. Hald, City Clerk of the City of Imperial Beach, hereby certify that the Agenda for the Regular Meeting as called by the City Council, Redevelopment Agency, Planning Commission, and Public Financing Authority of Imperial Beach was provided and posted on August 14, 2008. Said meeting to be held at 5:00 p.m. August 20, 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 August 14, 2008 at 11:30 a.m.*

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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:** AUGUST 20, 2008  
**ORIGINATING DEPT.:** PUBLIC WORKS   
**SUBJECT:** RECYCLE ALL-STAR AWARD PRESENTATION

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**BACKGROUND:**

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

**DISCUSSION:**

On July 17, 2008, City inspectors canvassed the 1100 – 1400 block of California Street in search of a Recycle All-Star. The following resident was selected as the Recycle All-Star for the month of July, 2008: Eleanor Teagle:

The above resident has been notified of his/her award by telephone and letter and invited to accept the Recycle All-Star award at the August 20, 2008 City Council meeting.

**CALIFORNIA ENVIRONMENTAL QUALITY ACT:**

Not a project as defined by CEQA.

**FISCAL ANALYSIS:**

None

**DEPARTMENT RECOMMENDATION:**

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

**CITY MANAGER'S RECOMMENDATION:**

Approve Department recommendation.

Gary Brown, City Manager



# City of Imperial Beach

and

## EDCO DISPOSAL CORPORATION

*Wish to present to*

*Eleanor Teagle*

*the month of July, 2008*

### **RECYCLING ALL-STAR AWARD**

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



**WE THANK YOU!**

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*James C. Janney, Mayor*







**STAFF REPORT  
CITY OF IMPERIAL BEACH**

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

**MEETING DATE:** August 20, 2008

**ORIGINATING DEPT.:** Michael McGrane *mm*  
Finance Director

**SUBJECT:** RATIFICATION OF WARRANT REGISTER

**BACKGROUND:**

None

**DISCUSSION:**

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

Vendor	Warrant	Amount	Explanation
Valley Coast Construction	66869	\$ 117,546.52	Progress Payment Teeple/Reama/Sports Park

**ENVIRONMENTAL IMPACT**

Not a project as defined by CEQA.

The following registers are submitted for Council ratification.

**WARRANT #                      DATE                      AMOUNT**

**Accounts Payable:**

66850-66856	07/28/08	8,166.99
66857-66886	07/31/08	292,313.95
66887-66935	08/07/08	83,448.78
		\$ 383,929.72

**Payroll Checks:**

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39988-40052	P.P.E.07/31/08	<u>162,107.07</u>
		<u>162,107.07</u>
	<b>TOTAL</b>	<b><u>\$ 546,036.79</u></b>

**FISCAL IMPACT:**

Warrants are issued from budgeted funds.

**DEPARTMENT RECOMMENDATION:**

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

**CITY MANAGER'S RECOMMENDATION:**

Approve Department recommendation

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

Attachments:

1. Warrant Registers

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #	CHECK AMOUNT		
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT
07/28/2008	66850	AFLAC	120	434.35		
101-0000-209.01-13	07/24/2008	PPE 7/17/08	20080724		01/2009	434.35
07/28/2008	66851	COLONIAL LIFE & ACCIDENT	941	128.43		
101-0000-209.01-13	07/24/2008	PPE 7/17/08	20080724		01/2009	128.43
07/28/2008	66852	CREATIVE BENEFITS INC FSA	1108	310.50		
101-0000-209.01-11	07/24/2008	PPE 07/17/08	20080724		01/2009	310.50
07/28/2008	66853	I B FIREFIGHTERS ASSOCIATION	214	222.00		
101-0000-209.01-08	07/24/2008	PPE 7/17/08	20080724		01/2009	222.00
07/28/2008	66854	ICMA RETIREMENT TRUST 457	242	5,545.72		
101-0000-209.01-10	07/24/2008	PPE 7/17/08	20080724		01/2009	5,545.72
07/28/2008	66855	SEIU LOCAL 221	1821	1,500.99		
101-0000-209.01-08	07/24/2008	PPE 7/17/08	20080724		01/2009	1,500.99
07/28/2008	66856	UNITED WAY OF SAN DIEGO COUNTY	1483	25.00		
101-0000-209.01-09	07/24/2008	PPE 7/17/8	20080724		01/2009	25.00
07/31/2008	66857	ALL AMERICAN SEWER TOOLS	1436	363.42		
601-5060-436.28-01	07/18/2008	LEADERHOSE, FLEXIBLE GUID	81195	363.42	090037	01/2009
07/31/2008	66858	CALIF ELECTRIC SUPPLY	609	79.70		
101-6040-454.30-02	07/22/2008	LEV 2310 IND	1069-570911	79.70	090094	01/2009
07/31/2008	66859	CITY OF CORONADO	840	550.00		
101-1130-412.29-02	02/09/2008	ROOM RENTAL/EMP APPRECIAT	1945	550.00	090109	01/2009
07/31/2008	66860	CLEAN HARBORS	913	630.00		
101-5040-434.21-04	07/01/2008	JULY 08 MONTHLY SERVICE	6Y0855369	630.00	090097	01/2009
07/31/2008	66861	COUNTY RECORDER	1818	50.00		
101-0000-221.01-02	07/29/2008	NOE-1174 FLORIDA STREET	MF 929	50.00		01/2009
07/31/2008	66862	COUNTY RECORDER	1818	50.00		
101-0000-221.01-02	07/25/2008	NOE-1357 ELM /901 GEORGIA	07-24-2008	50.00		01/2009
07/31/2008	66863	CULLIGAN WATER CO. OF SAN DIEG	1112	18.95		
101-1210-413.30-02	07/17/2008	AUGUST 2008	00912312	18.95	090147	07/2009
07/31/2008	66864	DOWNSTREAM SERVICES, INC.	1593	910.55		
601-5050-436.21-04	07/18/2008	JULY 08 FILTER MAINTENANC	67725	910.55	090096	01/2009
07/31/2008	66865	ELIZABETH BRISEÑO	2	100.00		
101-0000-221.02-01	07/03/2008	REFUND JR LIFE GUARD FEES	127	100.00		01/2009
07/31/2008	66866	METRO WASTEWATER JPA	1002	8,863.00		
601-5060-436.21-04	07/21/2008	FY 2008/2009	96	8,863.00	090188	01/2009

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #	CHECK AMOUNT
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO # PER/YEAR TRN AMOUNT
07/31/2008	66867	SANDPIPA	321	17,500.00
502-1922-419.20-07	07/02/2008	W/C CLAIMS ADMINISTRATION	WCIB08	090185 01/2009 17,500.00
07/31/2008	66868	LORRAINE WOOD, CMC, CITY CLERK	1994	25.00
101-1020-411.28-12	07/21/2008	08/09 ASSOCIATION DUES	2008/2009	01/2009 25.00
07/31/2008	66869	VALLEY COAST CONSTRUCTION, INC	1920	117,546.52
210-1235-513.20-06	07/15/2008	TEEPLE/REAMA/SPORTS PARKS	00012736	01/2009 44,873.25
210-1235-513.20-06	07/15/2008	TEEPLE/REAMA/SPORTS PARKS	00012736	01/2009 4,651.55
210-1235-513.20-06	07/15/2008	TEEPLE/REAMA/SPORTS PARKS	00012736	01/2009 68,021.72
07/31/2008	66870	WELLS FARGO BANK, N.A.	1597	4,542.50
735-0000-221.03-01	07/09/2008	ASSESSMENT DIST #71	71IMPE305	01/2009 3,000.00
735-0000-221.03-04	07/09/2008	ASSESSMENT DIST #71	71IMPE305	01/2009 1,542.50
<b>Voided #66871</b>				
07/31/2008	66872	ALL TEAM STAFFING, INC	1801	10,058.12
101-6040-454.21-01	05/12/2008	MITCHELL, E W/E 05/11/08	5000055	080304 12/2008 26.88
101-6040-454.21-01	05/12/2008	MITCHELL, E W/E 05/11/08	5000055	080304 12/2008 91.50
101-6040-454.21-01	05/12/2008	MITCHELL, E W/E 05/11/08	5000055	080304 12/2008 1,128.50
101-6040-454.21-01	05/12/2008	SHEPARD, B W/E 05/11/08	5000056	080304 12/2008 34.37
101-6040-454.21-01	05/12/2008	SHEPARD, B W/E 05/11/08	5000056	080304 12/2008 357.50
101-6040-454.21-01	05/12/2008	SHEPARD, B W/E 05/11/08	5000056	080304 12/2008 97.50
101-6040-454.21-01	05/12/2008	SHEPARD, B W/E 05/11/08	5000056	080304 12/2008 97.50
101-6040-454.21-01	05/12/2008	SHEPARD, B W/E 05/11/08	5000056	080304 12/2008 357.50
101-6040-454.21-01	05/12/2008	SHEPARD, B W/E 05/11/08	5000056	080304 12/2008 162.50
101-6040-454.21-01	05/12/2008	SHEPARD, B W/E 05/11/08	5000056	080304 12/2008 227.50
101-6040-454.21-01	05/19/2008	MITCHELL, E W/E 05/18/08	5000069	080304 12/2008 21.50
101-6040-454.21-01	05/19/2008	MITCHELL, E W/E 05/18/08	5000069	080304 12/2008 152.50
101-6040-454.21-01	05/19/2008	MITCHELL, E W/E 05/18/08	5000069	080304 12/2008 823.50
101-6040-454.21-01	05/19/2008	SHEPARD, B W/E 05/18/08	5000070	080304 12/2008 34.37
101-6040-454.21-01	05/19/2008	SHEPARD, B W/E 05/18/08	5000070	080304 12/2008 845.00
101-6040-454.21-01	05/19/2008	SHEPARD, B W/E 05/18/08	5000070	080304 12/2008 227.50
101-6040-454.21-01	05/19/2008	SHEPARD, B W/E 05/18/08	5000070	080304 12/2008 130.00
101-6040-454.21-01	05/19/2008	SHEPARD, B W/E 05/18/08	5000070	080304 12/2008 97.50
101-6040-454.21-01	05/27/2008	MITCHELL, E W/E 05/25/08	5000082	080304 12/2008 26.88
101-6040-454.21-01	05/27/2008	MITCHELL, E W/E 05/25/08	5000082	080304 12/2008 945.50
101-6040-454.21-01	05/27/2008	MITCHELL, E W/E 05/25/08	5000082	080304 12/2008 274.50
101-6040-454.21-01	05/27/2008	SHEPARD, B W/E 05/25/08	5000083	080304 12/2008 34.37
101-6040-454.21-01	05/27/2008	SHEPARD, B W/E 05/25/08	5000083	080304 12/2008 227.50
101-6040-454.21-01	05/27/2008	SHEPARD, B W/E 05/25/08	5000083	080304 12/2008 32.50
101-6040-454.21-01	05/27/2008	SHEPARD, B W/E 05/25/08	5000083	080304 12/2008 780.00
101-6040-454.21-01	05/27/2008	SHEPARD, B W/E 05/25/08	5000083	080304 12/2008 130.00
101-6040-454.21-01	05/27/2008	SHEPARD, B W/E 05/25/08	5000083	080304 12/2008 130.00
101-6040-454.21-01	06/09/2008	SHEPARD, B W/E 06/01/08	5000106	080304 12/2008 27.49
101-6040-454.21-01	06/09/2008	SHEPARD, B W/E 06/01/08	5000106	080304 12/2008 260.00
101-6040-454.21-01	06/09/2008	SHEPARD, B W/E 06/01/08	5000106	080304 12/2008 130.00
101-6040-454.21-01	06/09/2008	SHEPARD, B W/E 06/01/08	5000106	080304 12/2008 195.00
101-6040-454.21-01	06/09/2008	SHEPARD, B W/E 06/01/08	5000106	080304 12/2008 455.00
101-6040-454.21-01	06/16/2008	SHEPARD, B W/E 06/08/08	5000123	080304 12/2008 32.26

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #	CHECK AMOUNT
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO # PER/YEAR TRN AMOUNT
101-6040-454.21-01	06/16/2008	SHEPARD, B W/E	06/08/08 5000123	080304 12/2008 152.50
101-6040-454.21-01	06/16/2008	SHEPARD, B W/E	06/08/08 5000123	080304 12/2008 154.00
101-6040-454.21-01	06/16/2008	SHEPARD, B W/E	06/08/08 5000123	080304 12/2008 305.00
101-6040-454.21-01	06/16/2008	MITCHELL, E	06/10/08 5000123	080304 12/2008 244.00
101-6040-454.21-01	06/16/2008	SHEPARD, B W/E	06/08/08 5000123	080304 12/2008 151.00
101-6040-454.21-01	06/16/2008	SHEPARD, B W/E	06/08/08 5000123	080304 12/2008 457.50
<b>Voided #66873</b>				
07/31/2008	66874	AT&T/MCI	1270	6,933.13
503-1923-419.27-04	05/07/2008	337-257-1583-442	T8047909	12/2008 359.74
503-1923-419.27-04	05/07/2008	339-343-1504-722	T8049116	12/2008 179.88
101-1110-412.27-04	05/02/2008	619-423-0314-978	T8025389	12/2008 120.97
101-5040-434.27-04	05/02/2008	619-423-1074-808	T8025390	12/2008 16.48
101-5040-434.27-04	05/02/2008	619-423-1675-711	T8025392	12/2008 16.48
601-5060-436.27-04	05/02/2008	619-423-2231-354	T8025394	12/2008 15.96
101-3030-423.27-04	05/04/2008	619-423-7246-659	T8030472	12/2008 116.42
101-3020-422.27-04	05/02/2008	619-423-8222-631	T8025400	12/2008 20.35
101-3020-422.27-04	05/02/2008	619-423-8225-961	T8025401	12/2008 155.66
101-1920-419.27-04	05/02/2008	619-423-8300-961	T8025402	12/2008 268.63
101-5020-432.27-04	05/02/2008	619-423-8311-961	T8025403	12/2008 390.01
101-3030-423.27-04	05/02/2008	619-423-8322-961	T8025404	12/2008 349.23
101-1130-412.27-04	05/02/2008	619-423-8617-292	T8025405	12/2008 76.84
101-3020-422.27-04	05/04/2008	619-424-7359-120	T8030473	12/2008 87.27
101-6010-451.27-04	05/08/2008	619-575-0336-809	T8054366	12/2008 81.45
101-3020-422.27-04	05/08/2008	619-575-0361-562	T8054367	12/2008 16.50
101-1010-411.27-04	05/04/2008	619-628-1352-133	T8030583	12/2008 71.43
101-1230-413.27-04	05/04/2008	619-628-1356-945	T8030584	12/2008 190.43
101-3040-424.27-04	05/04/2008	619-628-1357-365	T8030585	12/2008 88.35
101-3070-427.27-04	05/04/2008	619-628-1359-498	T8030586	12/2008 51.78
101-1210-413.27-04	05/04/2008	619-628-1361-670	T8030587	12/2008 239.84
101-6010-451.27-04	05/04/2008	619-628-1385-573	T8030589	12/2008 44.25
101-0000-221.02-01	05/04/2008	619-628-1419-917	T8030590	12/2008 21.64
101-3010-421.27-04	05/01/2008	619-628-1485-961	T8014920	12/2008 43.56
101-1920-419.27-04	05/04/2008	619-628-2018-437	T8030591	12/2008 25.58
601-5060-436.27-04	05/02/2008	C60-222-1236-444	T8028368	12/2008 238.20
503-1923-419.27-04	06/07/2008	337-257-1583-442	T8172833	12/2008 348.01
503-1923-419.27-04	06/07/2008	339-343-1504-722	T8174041	12/2008 174.01
101-1110-412.27-04	06/02/2008	619-423-0314-978	T8150260	12/2008 119.48
101-5040-434.27-04	06/02/2008	619-423-1074-808	T8150261	12/2008 16.13
101-5040-434.27-04	06/02/2008	619-423-1675-711	T8150263	12/2008 16.13
601-5060-436.27-04	06/02/2008	619-423-2231-354	T8150265	12/2008 15.61
101-3030-423.27-04	06/04/2008	619-423-7246-659	T8155360	12/2008 98.45
101-3020-422.27-04	06/02/2008	619-423-8222-631	T8150271	12/2008 19.80
101-3020-422.27-04	06/02/2008	619-423-8225-961	T8150272	12/2008 161.87
101-1920-419.27-04	06/02/2008	619-423-8300-961	T8150273	12/2008 262.45
101-5020-432.27-04	06/02/2008	619-423-8311-961	T8150274	12/2008 371.52
101-3030-423.27-04	06/02/2008	619-423-8322-961	T8150275	12/2008 477.27
101-1130-412.27-04	06/02/2008	619-423-8617-292	T8150276	12/2008 77.30
101-3020-422.27-04	06/04/2008	619-424-7359-120	T8155361	12/2008 82.05
101-6010-451.27-04	06/08/2008	619-575-0336-809	T8179305	12/2008 81.09
101-3020-422.27-04	06/08/2008	619-575-0361-562	T8179306	12/2008 16.13

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ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO # PER/YEAR TRN AMOUNT
101-1010-411.27-04	06/04/2008	619-628-1352-133	T8155471	12/2008 70.79
101-1230-413.27-04	06/04/2008	619-628-1356-945	T8155472	12/2008 186.71
101-3040-424.27-04	06/04/2008	619-628-1357-365	T8155473	12/2008 87.41
101-3070-427.27-04	06/04/2008	619-628-1359-498	T8155474	12/2008 48.79
101-1210-413.27-04	06/04/2008	619-628-1361-670	T8155475	12/2008 234.94
101-6010-451.27-04	06/04/2008	619-628-1385-573	T8155477	12/2008 44.99
101-0000-221.02-01	06/04/2008	619-628-1419-917	T8155478	12/2008 118.90
101-3010-421.27-04	06/01/2008	619-628-1485-961	T8139750	12/2008 42.83
101-1920-419.27-04	06/04/2008	619-628-2018-437	T8155479	12/2008 25.14
601-5060-436.27-04	06/02/2008	C60-222-1236-444	T8153242	12/2008 225.87
503-1923-419.27-04	04/26/2008	619-424-3481-707	T7996425	12/2008 30.83
101-6030-453.27-04	04/26/2008	619-424-7077-649	T7996429	12/2008 81.07
503-1923-419.27-04	05/26/2008	619-424-3481-707	T8121166	12/2008 30.79
101-6030-453.27-04	05/26/2008	619-424-7077-649	T8121170	12/2008 79.84
07/31/2008	66875	BDS ENGINEERING INC	372	1,521.00
202-5016-531.20-06	07/03/2008	JUNE 08 S SEACOAST OVRLAY	07-38E	080618 12/2008 1,521.00
07/31/2008	66876	CORPORATE EXPRESS OFFICE	1038	692.77
101-5020-432.30-01	02/26/2008	OFFUCE SUPPLIES	85495004	080771 12/2008 61.17
601-5050-436.39-11	02/26/2008	OFFUCE SUPPLIES	85495004	080771 12/2008 281.90
101-5020-432.30-01	06/30/2008	OFFICE SUPPLIES	88443040	080771 12/2008 349.70
07/31/2008	66877	COUNTY OF SAN DIEGO	1055	21,658.00
101-3010-421.21-04	07/25/2008	PARKING PENALTY ASSMNT	10/06	01/2009 1,929.50
101-3010-421.21-04	07/25/2008	PARKING PENALTY ASSMNT	11/06	01/2009 1,318.00
101-3010-421.21-04	07/25/2008	PARKING PENALTY ASSMNT	12/06	01/2009 1,280.00
101-3010-421.21-04	07/25/2008	PARKING PENALTY ASSMNT	04/07	01/2009 1,103.60
101-3010-421.21-04	07/25/2008	PARKING PENALTY ASSMNT	05/07	01/2009 914.70
101-3010-421.21-04	07/25/2008	PARKING PENALTY ASSMNT	06/07	01/2009 791.80
101-3010-421.21-04	07/25/2008	PARKING PENALTY ASSMNT	01/07	01/2009 1,359.00
101-3010-421.21-04	07/25/2008	PARKING PENALTY ASSMNT	02/07	01/2009 1,140.80
101-3010-421.21-04	07/25/2008	PARKING PENALTY ASSMNT	03/07	01/2009 1,542.40
101-3010-421.21-04	07/25/2008	PARKING PENALTY ASSMNT	09/06	01/2009 1,822.00
101-3010-421.21-04	07/25/2008	PARKING PENALTY ASSMNT	08/06	01/2009 2,531.00
101-3010-421.21-04	07/30/2008	JULY 07 PARKING PENALTY	07/07	12/2008 1,242.10
101-3010-421.21-04	07/29/2008	AUGUST 07 PARKING PENALTY	08/07	12/2008 1,125.00
101-3010-421.21-04	07/29/2008	SEPT 07 PARKING PENALTY	09/07	12/2008 882.00
101-3010-421.21-04	07/29/2008	OCT 07 PARKING PENALTY	10/07	12/2008 1,061.60
101-3010-421.21-04	07/29/2008	NOV 07 PARKING PENALTY	11/07	12/2008 960.00
101-3010-421.21-04	07/29/2008	DEC 07 PARKING PENALTY	12/07	12/2008 654.50
07/31/2008	66878	DEPARTMENT OF CORRECTIONS AND	169	2,783.58
101-6020-452.21-04	07/16/2008	JUNE 2008	2894	080386 12/2008 2,783.58
07/31/2008	66879	DLA PRINTING & PROMO'S	1178	300.40
101-1210-413.28-11	07/02/2008	P/R VOUCHER PRINTING	5773	080370 12/2008 300.40
07/31/2008	66880	MICHAL PIASECKI CONSULTING	1795	315.00
405-1260-513.20-06	04/01/2008	MARCH 2008 CIP DIVISION	46	080178 12/2008 135.00

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ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO # PER/YEAR TRN AMOUNT
206-6025-552.20-06	05/02/2008	APRIL 2008 CIP	51	080178 12/2008 180.00
07/31/2008 66881	MOFFATT & NICHOL	1995		7,320.80
405-1260-413.20-06	06/24/2008	04/27/08-05/24/08 IB	44775	12/2008 7,320.80
07/31/2008 66882	NASLAND ENGINEERING	1656		19,242.00
408-1920-519.20-06	04/30/2008	APRIL 2008	85802-2	071139 12/2008 4,507.50
408-1920-519.20-06	05/31/2008	MAY 2008	85978	071139 12/2008 5,618.75
408-1920-519.20-06	06/30/2008	JUNE 2008	86095	070522 12/2008 2,032.00
408-1920-519.20-06	06/30/2008	JUNE 2008	86129	071139 12/2008 7,083.75
07/31/2008 66883	PAPER SHACK	1292		541.45
101-1210-413.28-11	06/25/2008	WINDOW ENVELOPES	16047	080477 12/2008 541.45
07/31/2008 66884	RBF CONSULTING	1756		9,289.00
601-5060-536.20-06	07/28/2008	MARCH 2008	8030697	12/2008 9,289.00
07/31/2008 66885	SUNGARD PUBLIC SECTOR INC.	1370		60,237.21
503-1923-419.20-25	06/27/2008	JULY 08-JUN 09 NAVI MAINT	882846-LH	090151 01/2009 60,237.21
07/31/2008 66886	THYSSENKRUPP ELEVATOR	663		191.85
101-3030-423.21-04	06/01/2008	JUNE 2008	1037028326	080330 12/2008 191.85
08/07/2008 66887	I B FIREFIGHTERS ASSOCIATION	214		222.00
101-0000-209.01-08	08/07/2008	PPE 7/31/08	20080807	02/2009 222.00
08/07/2008 66888	ICMA RETIREMENT TRUST 457	242		5,525.84
101-0000-209.01-10	08/07/2008	PPE 7/31/08	20080807	02/2009 5,525.84
08/07/2008 66889	SEIU LOCAL 221	1821		1,465.00
101-0000-209.01-08	08/07/2008	PPE 7/31/08	20080807	02/2009 1,465.00
08/07/2008 66890	UNITED WAY OF SAN DIEGO COUNTY	1483		25.00
101-0000-209.01-09	08/07/2008	PPE 7/31/08	20080807	02/2009 25.00
08/07/2008 66891	ARROWHEAD MOUNTAIN SPRING WATE	1340		56.79
101-1010-411.30-02	07/23/2008	06/21-07/20 WATER DELIVER	08G0025324922	090100 01/2009 56.79
08/07/2008 66892	BOYCE INDUSTRIES INC	486		495.54
501-1921-419.28-16	07/22/2008	PRESSURE WASHER	50154	090039 01/2009 301.70
405-5030-433.30-02	07/22/2008	TRIGGER GUNS, YELLOW HD	50155	090039 01/2009 193.84
08/07/2008 66893	CVA SECURITY	797		60.00
101-1910-419.20-23	08/01/2008	AUG 08	8563	090149 02/2009 30.00
101-1910-419.20-23	08/01/2008	AUG 08 EOC ALARM MONITORI	8614	090149 02/2009 30.00
08/07/2008 66894	DONNOE & ASSOCIATES, INC	1185		580.00
101-1130-412.20-06	07/25/2008	EXAM RENTAL-FIREFIGHTER	3309	090190 01/2009 580.00
08/07/2008 66895	GARY TOOMER	4		1,552.00
101-0000-221.01-05	08/05/2008	BOND REFUND	TEP 08-24	01/2009 1,552.00

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ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO # PER/YEAR	TRN AMOUNT
08/07/2008	66896	HANSON AGGREGATES INC.	48	660.60	
101-5010-431.30-02	07/16/2008	CONCRETE	468555	090015 01/2009	660.60
08/07/2008	66897	HORIZON HEALTH EAP	90	385.95	
101-1130-412.20-06	07/28/2008	JULY 2008	029886	090029 01/2009	385.95
08/07/2008	66898	I B LIFEGUARD ASSOCIATION	217	375.00	
101-3030-423.25-03	07/28/2008	REIMBURSE LG SUNGLASSES	07-28-2008	01/2009	375.00
08/07/2008	66899	JANE M MAHAN	2	250.00	
101-0000-347.77-02	07/25/2008	REFUND IBJG FEES	5631	01/2009	250.00
08/07/2008	66900	JOHN DEERE LANDSCAPES	1986	129.40	
101-6020-452.30-02	07/22/2008	LOCK/HARDWARE ASSEMBLY	22319921	090111 01/2009	129.40
08/07/2008	66901	PARTNERSHIP WITH INDUSTRY	1302	1,075.94	
101-6040-454.21-04	07/16/2008	PERIOD ENDING 07/15/08	SBG01356	090086 01/2009	1,075.94
08/07/2008	66902	PRO LINE PAINT COMPANY	52	72.05	
101-6020-452.30-02	07/22/2008	PAINT/SPRAY GUNS/SUPPLIES	4789-1	090070 01/2009	47.45
101-6040-454.30-02	07/22/2008	PAINT/SPRAY GUNS/SUPPLIES	4789-1	090070 01/2009	24.60
08/07/2008	66903	PROTECTION ONE	69	384.18	
601-5060-436.20-23	07/20/2008	AUG 2008 ALARM MONITORING	68230984	090008 01/2009	264.18
601-5060-436.20-23	07/21/2008	PUMP STATION LABOR CHG	68255214	090008 01/2009	120.00
08/07/2008	66904	QWIK PRINTS	1622	20.00	
101-1130-412.21-04	08/01/2008	JULY 2008 NEW EMP LIVESCA	082141815	090104 02/2009	20.00
08/07/2008	66905	RICHARD HIDALGO	1462	95.00	
101-3030-423.25-03	07/28/2008	REIMBURSE SEWING-LG PATCH	1206	01/2009	95.00
08/07/2008	66906	AUDITOR AND CONTROLLER-COUNTY	279	3,647.00	
101-1920-419.28-12	06/23/2008	LAFCO 08/09	LC08-69	01/2009	3,647.00
08/07/2008	66907	SAN DIEGO GAS & ELECTRIC	288	201.39	
101-5010-431.27-01	08/01/2008	AUG 08 STORM SEWER PUMP	51250069	090035 02/2009	201.39
08/07/2008	66908	XEROX CORPORATION	861	990.38	
101-1920-419.20-17	08/01/2008	JULY 2008	034459851	090195 02/2009	990.38
08/07/2008	66909	2-1-1 SAN DIEGO	1	5,541.80	
101-1920-419.28-12	07/16/2008	FY08/09 CITY CONTRIBUTION	2348	01/2009	5,541.80
08/07/2008	66910	ALL TEAM STAFFING, INC	1801	3,660.00	
101-6040-454.21-01	06/23/2008	SHEPARD,B W/E 6/15 & 6/22	5000139	080304 12/2008	152.50
101-6040-454.21-01	06/23/2008	SHEPARD,B W/E 6/15 & 6/22	5000139	080304 12/2008	305.00
101-6040-454.21-01	06/23/2008	SHEPARD,B W/E 6/15 & 6/22	5000139	080304 12/2008	152.50
101-6040-454.21-01	06/23/2008	SHEPARD,B W/E 6/15 & 6/22	5000139	080304 12/2008	152.50

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #	CHECK AMOUNT		
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT
101-6040-454.21-01	06/23/2008	SHEPARD,B W/E 6/15 & 6/22	5000139	080304	12/2008	793.00
101-6040-454.21-01	06/23/2008	SHEPARD,B W/E 6/15 & 6/22	5000139	080304	12/2008	305.00
101-6040-454.21-01	06/23/2008	SHEPARD,B W/E 6/15 & 6/22	5000139	080304	12/2008	152.50
101-6040-454.21-01	06/23/2008	SHEPARD,B W/E 6/15 & 6/22	5000139	080304	12/2008	152.50
101-6040-454.21-01	06/23/2008	SHEPARD,B W/E 6/15 & 6/22	5000139	080304	12/2008	274.50
101-6040-454.21-01	06/30/2008	SHEPARD, B W/E 06/30/08	5000153	080304	12/2008	152.50
101-6040-454.21-01	06/30/2008	SHEPARD, B W/E 06/30/08	5000153	080304	12/2008	274.50
101-6040-454.21-01	06/30/2008	SHEPARD, B W/E 06/30/08	5000153	080304	12/2008	152.50
101-6040-454.21-01	06/30/2008	SHEPARD, B W/E 06/30/08	5000153	080304	12/2008	396.50
101-6040-454.21-01	06/30/2008	SHEPARD, B W/E 06/30/08	5000153	080304	12/2008	244.00
08/07/2008	66911	AMERICAN EXPRESS	1895			183.12
101-1010-411.30-02	07/29/2008	3715-49161681009	08-18-08	080587	12/2008	68.31
101-1130-412.30-02	07/29/2008	3715-49161681009	08-18-08	080587	12/2008	32.60
101-1210-413.30-01	07/29/2008	3715-49161681009	08-18-08		12/2008	82.21
08/07/2008	66912	AT&T LONG DISTANCE	1379			75.79
503-1923-419.27-04	04/04/2008	MARCH 2008	811168384		12/2008	25.88
503-1923-419.27-04	05/04/2008	APRIL 2008	811168384-5		12/2008	16.20
503-1923-419.27-04	06/04/2008	MAY 2008	811168384-6		12/2008	11.28
503-1923-419.27-04	07/04/2008	JUNE 2008	811168384-7		12/2008	22.43
08/07/2008	66913	AT&T MOBILITY	1930			167.36
503-1923-419.27-04	05/27/2008	135629811 (04/28-05/27)	06-17-2008		12/2008	101.08
503-1923-419.27-04	06/27/2008	135629811 (05/28-06/27)	07-17-2008		12/2008	66.28
08/07/2008	66914	AT&T/MCI	1270			3,310.76
503-1923-419.27-04	07/07/2008	337-257-1583-442	T8298273		12/2008	348.01
503-1923-419.27-04	07/07/2008	339-343-1504-722	T8299481		12/2008	174.01
101-1110-412.27-04	07/02/2008	619-423-0314-978	T8275615		12/2008	112.95
101-5040-434.27-04	07/02/2008	619-423-1074-808	T8275616		12/2008	16.02
101-5040-434.27-04	07/02/2008	619-423-1675-711	T8275618		12/2008	16.02
601-5060-436.27-04	07/02/2008	619-423-2231-354	T8275620		12/2008	15.50
101-3030-423.27-04	07/04/2008	619-423-7246-659	T8280745		12/2008	102.24
101-3020-422.27-04	07/02/2008	619-423-8222-631	T8275626		12/2008	20.47
101-3020-422.27-04	07/02/2008	619-423-8225-961	T8275627		12/2008	162.09
101-1920-419.27-04	07/02/2008	619-423-8300-961	T8275628		12/2008	263.22
101-5020-432.27-04	07/02/2008	619-423-8311-961	T8275629		12/2008	389.62
101-3030-423.27-04	07/02/2008	619-423-8322-961	T8275630		12/2008	301.49
101-1130-412.27-04	07/02/2008	619-423-8617-292	T8275631		12/2008	81.77
503-1923-419.27-04	06/26/2008	619-424-3481-707	T8246325		12/2008	30.23
101-6030-453.27-04	06/26/2008	619-424-7077-649	T8246329		12/2008	80.49
101-3020-422.27-04	07/04/2008	619-424-7359-120	T8280746		12/2008	88.70
101-6010-451.27-04	07/08/2008	619-575-0336-809	T8304769		12/2008	81.00
101-3020-422.27-04	07/08/2008	619-575-0361-562	T8304770		12/2008	16.04
101-1010-411.27-04	07/04/2008	619-628-1352-133	T8280857		12/2008	70.75
101-1230-413.27-04	07/04/2008	619-628-1356-945	T8280858		12/2008	191.12
101-3040-424.27-04	07/04/2008	619-628-1357-365	T8280859		12/2008	84.62
101-3070-427.27-04	07/04/2008	619-628-1359-498	T8280860		12/2008	49.29
101-1210-413.27-04	07/04/2008	619-628-1361-670	T8280861		12/2008	241.99

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #	CHECK AMOUNT
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101-6010-451.27-04	07/04/2008	619-628-1385-573	T8280863	12/2008 46.65
101-0000-221.02-01	07/04/2008	619-628-1419-917	T8280864	12/2008 29.33
101-3010-421.27-04	07/01/2008	619-628-1485-961	T8265023	12/2008 42.94
101-1920-419.27-04	07/04/2008	619-628-2018-437	T8280865	12/2008 24.94
601-5060-436.27-04	07/02/2008	C60-222-1236-444	T8278618	12/2008 229.26
08/07/2008	66915	BDS ENGINEERING INC	372	9,275.00
101-6010-551.20-06	07/03/2008	SOCCER FIELD/VETERANS PK	08-14A	081162 12/2008 9,275.00
08/07/2008	66916	CVA SECURITY	797	90.00
101-1910-419.20-23	05/01/2008	MAY 08 ALARM MONITORING	7800	080098 12/2008 30.00
101-1910-419.20-23	06/01/2008	JUN 08 EOC ALARM MONITORI	8075	080098 12/2008 30.00
101-1910-419.20-23	06/01/2008	JUN 08 ALARM MONITORING	8119	080098 12/2008 30.00
08/07/2008	66917	DATAQUICK	1134	47.50
101-3070-427.21-04	07/02/2008	JUNE 2008	B1-1293918	080246 12/2008 47.50
08/07/2008	66918	FABRICATION ARTS	900	216.25
101-1920-419.20-06	02/20/2008	BANNER MOUNT DESIGN FOR	20666	12/2008 216.25
08/07/2008	66919	GREGORY J SMITH, COUNTY ASSESS	1064	125.00
101-1920-419.29-04	04/07/2008	QUARTERLY BILLING	2007273	080433 12/2008 125.00
08/07/2008	66920	KOA CORPORATION	611	3,790.00
408-1920-519.20-06	06/30/2008	05/26/08-06/22/08 ECO BIK	JA64F9XX17	070860 12/2008 3,790.00
08/07/2008	66921	LLOYD PEST CONTROL	814	286.00
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101-1910-419.20-22	06/13/2008	JUNE 2008 FIRE DEPT	1625500	080174 12/2008 31.00
101-1910-419.20-22	06/13/2008	JUNE 2008 SHERRIFF DEPT	1625776	080174 12/2008 31.00
101-1910-419.20-22	06/13/2008	JUNE 2008 SENIOR CENTER	1625878	080174 12/2008 47.00
101-1910-419.20-22	06/19/2008	JUNE 2008 SPORTS PARK	1611318	080174 12/2008 45.00
101-1910-419.20-22	06/19/2008	JUNE 2008 PUBLIC WORKS DE	1613956	080174 12/2008 47.00
08/07/2008	66922	MOFFATT & NICHOL	1995	3,660.40
405-1260-413.20-06	08/06/2008	05/25/08-06/28/08 IB	45149	12/2008 3,660.40
08/07/2008	66923	MIG	1881	9,198.82
101-1230-562.20-08	07/30/2008	05/01/08-07/15/08 COMM CO	0052085	080423 12/2008 7,359.06
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08/07/2008	66924	NEXTEL OF CALIFORNIA	1465	994.08
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101-5020-432.27-05	06/29/2008	05/26/08-06/25/08	896132755-011	12/2008 270.73
101-5020-432.21-25	06/29/2008	05/26/08-06/25/08	896132755-011	12/2008 558.59
101-3020-422.27-05	06/29/2008	05/26/08-06/25/08	896132755-011	12/2008 97.41
08/07/2008	66925	ONE SOURCE DISTRIBUTORS	1071	228.65
601-5060-436.30-02	05/14/2008	FLOUR LAMP ALTO	S2919656.001	12/2008 213.94

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101-5010-431.27-01	07/30/2008	0646 753 1938 06/27-07/29	08-14-2008	01/2009 9.56
101-5010-431.27-01	07/30/2008	1694 231 2432 06/27-07/29	08-14-2008	01/2009 29.31
101-5010-431.27-01	07/30/2008	1912 409 2723 06/25-07/25	08-14-2008	01/2009 9.56
101-6020-452.27-01	07/31/2008	2081 689 1273 06/30-07/30	08-15-2008	01/2009 261.83
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101-5010-431.27-01	08/01/2008	2741 969 9359 06/30-07/31	08-16-2008	01/2009 142.33
215-6026-452.27-01	08/01/2008	2819 871 6315 06/30-07/31	08-16-2008	01/2009 1,874.12
101-5010-431.27-01	07/30/2008	3062 843 3719 06/27-07/29	08-14-2008	01/2009 11.67
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101-5010-431.27-01	07/30/2008	3448 930 9646 06/27-07/29	08-14-2008	01/2009 9.56
101-5010-431.27-01	07/28/2008	5280 340 6641 06/25-07/25	08-12-2008	01/2009 123.93
101-6020-452.27-01	07/31/2008	5456 692 8951 06/30-07/30	08-15-2008	01/2009 42.88
101-5010-431.27-01	07/28/2008	5576 188 0541 06/25-07/25	08-12-2008	01/2009 9.69
101-6020-452.27-01	07/31/2008	6921 003 2109 06/30-07/30	08-15-2008	01/2009 321.79
101-5010-431.27-01	07/31/2008	7706 795 7872 06/30-07/30	08-15-2008	01/2009 11.84
601-5060-436.27-01	07/30/2008	8773 823 6424 06/27-07/29	08-14-2008	01/2009 989.72
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08/07/2008	66927	SPRINT	1966	804.58
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101-3020-422.27-05	06/29/2008	05/26/08-06/25/08	527638813-007	12/2008 72.58
101-3020-422.27-05	06/29/2008	05/26/08-06/25/08	527638813-007	12/2008 73.41
503-1923-419.30-02	06/29/2008	05/26/08-06/25/08	527638813-007	12/2008 104.73
101-5020-432.27-05	06/29/2008	05/26/08-06/25/08	527638813-007	12/2008 72.80
503-1923-419.30-02	06/29/2008	05/26/08-06/25/08	527638813-007	12/2008 323.22
08/07/2008	66928	SPRINT	1966	1,021.51
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101-3030-423.27-05	06/18/2008	05/15/08-06/14/08	699898810-007	12/2008 251.61
08/07/2008	66929	THE STAR NEWS	644	990.00
405-1260-413.20-06	05/30/2008	MUSIC IN THE PARK ADVERTI	02512517-001	081172 12/2008 990.00
<b>Voided #66930-66932</b>				
08/07/2008	66933	U.S. BANK	1873	15,224.01
101-1020-411.28-12	04/29/2008	HALD, J/1YR NOTARY MEMBERS	3148075	081117 12/2008 52.00
101-1020-411.29-04	04/22/2008	VELCRO STRIPS/COUNCIL CHA	097366/8581076	081118 12/2008 19.36
101-3030-423.30-02	04/14/2008	SUNSCREEN	41408IBL	081142 12/2008 251.09
101-3030-423.28-04	04/20/2008	USLA MTNG TRAVEL-HIDALGO	90011422098	081148 12/2008 109.14
101-3030-423.28-04	04/23/2008	USLA MTNG LODGING-HIDALGO	692635	081148 12/2008 442.20
101-3030-423.28-04	04/27/2008	USLA MTNG TRAVEL-HIDALGO	107334	081148 12/2008 50.00
101-3030-423.30-02	05/18/2008	PWC FUEL	049627	081142 12/2008 18.82
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101-3030-423.30-02	04/20/2008	HARDWARE/DIVE KNIVES	7749	081146	12/2008	9.66
101-3030-423.30-02	04/21/2008	LIGHT WEIGHTS FOR GYM	051398	081146	12/2008	63.84
101-3030-423.30-02	04/21/2008	OFFICE ORGANIZERS	9614	081146	12/2008	38.77
101-3030-423.30-02	04/28/2008	LIFEGUARD LOGO STICKERS	0209	081146	12/2008	282.18
101-3030-423.30-02	04/28/2008	GYM RADIO/OFFICE SUPPLIES	1756	081146	12/2008	273.64
101-3030-423.28-01	05/02/2008	LG REPAIR PROJECT MATERIA	038117/8593705	081146	12/2008	28.76
101-3030-423.30-02	05/02/2008	FIRST AID SUPPLY - BAGS	1830	081146	12/2008	10.31
101-3030-423.30-02	05/03/2008	REFRESHMENTS/EMT-LG COURS	355234	081146	12/2008	111.11
101-3030-423.30-02	05/08/2008	SAFETY CENTER TOWER BLIND	012570	081146	12/2008	193.95
101-3030-423.30-02	05/08/2008	OFFICE SUPPLIES	4431	081146	12/2008	30.14
101-3030-423.30-02	05/09/2008	JANITORIAL SUPPLIES	274824	081146	12/2008	186.55
101-3030-423.28-01	05/14/2008	WORKOUT EQUIPMNT MAIT/REPR	1047	081146	12/2008	235.00
101-3030-423.28-01	05/20/2008	TOOLS & HARDWARE/LG PROJE	000590	081146	12/2008	38.84
101-3030-423.28-01	05/20/2008	WOMEN LOCKER RM MATERIALS	069875/0042621	081146	12/2008	175.13
101-3030-423.30-02	05/20/2008	FUEL FOR PWC	714174	081146	12/2008	40.88
101-3020-422.30-02	05/14/2008	OPERATING SUPPLIES	0137465	081147	12/2008	249.48
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101-3030-423.28-01	04/28/2008	COMMAND VEHICLE CAR WASH	054885	081149	12/2008	8.99
101-3030-423.28-01	04/28/2008	RPLCMNT DIVE COMPUTER BAN	069883	081149	12/2008	10.78
101-3030-423.30-02	04/30/2008	ALL HAZARD EXTERNAL ANTEN	YHST-3769710979	081149	12/2008	166.32
101-3070-427.30-01	05/12/2008	CALCULATOR-CODE COMPLIANC	1939	081122	12/2008	16.15
101-6030-453.30-02	05/20/2008	LUNCHEON REFRESHMENTS	113897	081135	12/2008	63.15
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101-3030-423.30-02	05/01/2008	BARRICADES FOR BEACH SIGN	15008646	081149	12/2008	150.85
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101-3030-423.30-02	05/06/2008	BATTERIES	3979	081149	12/2008	12.92
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101-3030-423.28-01	06/15/2008	STEEL NUTS & BOLTS	CACHU16559	081149	12/2008	75.17
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503-1923-419.20-06	04/17/2008	LOPEZ, H BUSINESS CARDS	16688	081120	12/2008	74.86
503-1923-419.20-06	04/23/2008	FOOD	003278	081120	12/2008	5.38
503-1923-419.20-06	04/23/2008	FOOD TRIP	048480	081120	12/2008	6.50
503-1923-419.20-06	04/23/2008	TRAINING FOOD	061697	081120	12/2008	9.74
503-1923-419.28-04	04/23/2008	HOTEL ROOM/TRIP	59843	081120	12/2008	173.54
503-1923-419.20-06	04/24/2008	TRANSPORTATION	04-24-2008	081120	12/2008	14.00
503-1923-419.28-04	04/24/2008	FOOD/TRIP	083639	081120	12/2008	6.75
503-1923-419.28-04	04/24/2008	CAR RENTAL	112258230	081120	12/2008	76.59
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101-5020-432.30-01	05/02/2008	MEMORY CARD INSPCTR CAMRA	018516	081099	12/2008	32.20
503-1923-419.20-06	05/13/2008	CD BURNER / PUBLIC WORKS	KRZ5006 ORDER #	081120	12/2008	36.66
101-3040-424.28-04	05/06/2008	BUILDING SEMINAR/WILCZAK	2391-2969-5367-	081124	12/2008	100.00
501-1921-419.28-01	03/05/2008	PARTICULATE TRAP CLEANING	V678	081092	12/2008	295.00
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101-1010-411.28-04	04/23/2008	ROOM RESERVATION DEPOSIT	34A90K	081139 12/2008 174.00
101-5020-432.28-04	05/07/2008	TRAINING SEMINAR/KING, M	2281280063	081092 12/2008 20.00
101-5010-431.30-02	05/07/2008	CONCRETE TRAILER MIX	73532091-001	081097 12/2008 185.31
101-1210-413.28-04	05/16/2008	PAYROLL TRNG/SHOUSE, P	333416	081121 12/2008 329.00
101-3080-428.29-04	05/08/2008	PRINTER REPAIR SERVICE	17241	081128 12/2008 265.39
101-1010-411.28-04	03/10/2008	COUNCIL DINNER 03/05/08	1304	081129 12/2008 97.35
601-5060-436.30-02	04/22/2008	CONCRETE RISER RINGS	0146619	081096 12/2008 86.20
101-5040-434.30-02	04/09/2008	GARAGE SALE ADVERTISING	715729	081102 12/2008 100.85
101-5040-434.30-02	04/23/2008	EARTH FAIR MATERIALS	2-8114-0997-007	081102 12/2008 45.17
101-5040-434.30-02	04/23/2008	GARAGE SALE ADVERTISING	722974	081102 12/2008 100.85
101-5040-434.30-02	04/23/2008	LEDGER BOOK/EARTH FAIR	7926	081102 12/2008 18.31
501-1921-419.29-04	04/30/2008	CAR WASH	G0R0101	081104 12/2008 8.00
101-1010-411.28-04	04/22/2008	COUNCIL DINNER 04/23/08	1375	081129 12/2008 104.84
601-5060-436.30-02	05/01/2008	M/H FRAME & COVER	7846	081096 12/2008 474.10
601-5060-436.28-13	05/12/2008	TEST FEE/NARANJO, J	124803	081096 12/2008 135.00
601-5060-436.28-13	05/12/2008	TEST FEE/MMBRSH-AGUIRRE	124805	081096 12/2008 215.00
101-5040-434.30-02	05/05/2008	TEST KIT	293942	081102 12/2008 80.96
501-1921-419.29-04	05/06/2008	FUEL	G0B5974	081104 12/2008 11.75
101-1010-411.29-04	05/12/2008	MEMORIAL FLOWERS/ROBBINS,	038481	081129 12/2008 43.10
101-1010-411.28-04	05/15/2008	COUNCIL DINNER 05/07/08	1432	081129 12/2008 89.76
101-5020-432.30-01	04/24/2008	PRINTER CABLES	0042	081094 12/2008 49.54
101-1110-412.28-04	04/30/2008	RTC RETREAT DINNER	060926	081132 12/2008 93.89
601-5060-436.30-02	05/01/2008	MULCH FOR EAGLE SCOUT PRO	16770452	081094 12/2008 1,077.50
601-5060-436.30-02	05/07/2008	UTILITY KNIVES/LANDSCAPE	097561/3574269	081094 12/2008 12.80
101-3020-422.30-02	05/05/2008	MORNING REFRESHMENTS/EXAM	05-05-2008	081131 12/2008 16.79
101-3020-422.30-02	05/06/2008	LUNCH REFRESHMENTS/EXAM	060573	081131 12/2008 60.34
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101-1110-412.30-01	05/07/2008	OFFICE SUPPLIES	429673344-001	081131 12/2008 54.25
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101-1110-412.30-01	05/07/2008	OFFICE SUPPLIES	429673723-001	081131 12/2008 13.71
101-1130-412.30-01	05/07/2008	OFFICE SUPPLIES	429673723-001	081131 12/2008 49.64
101-1210-413.28-04	05/12/2008	INTERVIEW PANEL MEAL	027424	081131 12/2008 83.86
101-3030-423.28-04	05/14/2008	BEACH LIFEGUARD INTERVIEW	049161	081131 12/2008 12.71
101-1010-411.30-01	05/14/2008	OFFICE SUPPLIES	430258302-001	081131 12/2008 57.41
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101-1130-412.30-01	05/14/2008	OFFICE SUPPLIES	430258302-001	081131 12/2008 110.38
101-1110-412.28-04	05/02/2008	CCMA RETREAT/BROWN, G	R12205-1	081132 12/2008 237.60
101-1110-412.28-04	05/21/2008	MEETING LUNCH W/CITY ATTY	05-21-2008	081132 12/2008 36.57
101-1130-412.30-02	05/02/2008	COFFEE FILTERS	106672	081137 12/2008 4.73
101-3020-422.30-02	05/02/2008	COFFEE FILTERS	106672	081137 12/2008 30.60
101-1010-411.30-02	05/12/2008	CITY VEHICLE CAR WASH	075814	081137 12/2008 8.99
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101-6030-453.30-02	05/19/2008	SENIOR CENTER LUNCH	081023	081137 12/2008 126.00
101-0000-209.01-03	04/29/2008	RITTER, T/EMP COMP LOAN	27845340	12/2008 1,177.23

PREPARED 08/12/2008, 7:39:47  
 PROGRAM: GM350L  
 CITY OF IMPERIAL BEACH

A/P CHECKS BY PERIOD AND YEAR  
 FROM 07/28/2008 TO 08/07/2008

PAGE 12  
 BANK CODE 00

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #				CHECK AMOUNT
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN	AMOUNT
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101-0000-209.01-03	05/18/2008	HERNANDEZ/EMP COMP LOAN	XCN352TJ3		12/2008		1,077.85
08/07/2008	66934	VISUAL ASYLUM	1757				1,375.00
405-1260-413.21-04	07/15/2008	IB NEWSLETTER #4	08-032-T		12/2008		1,375.00
08/07/2008	66935	ZEE MEDICAL, INC.	872				15.54
101-1920-419.30-01	07/08/2008	TAXES-SHORT PAID INVOICE	0140204938A	F09022	01/2009		15.54
DATE RANGE TOTAL *							383,929.72 *



**STAFF REPORT  
CITY OF IMPERIAL BEACH**

**TO:** HONORABLE MAYOR AND CITY COUNCIL

**FROM:** GARY BROWN, CITY MANAGER

**MEETING DATE:** AUGUST 20, 2008

**ORIGINATING DEPT.:** PUBLIC WORKS *[Signature]*

**SUBJECT:** REQUEST FOR A LETTER OF AUTHORIZATION FOR THE SOUTHWEST WETLANDS INTERPRETIVE ASSOCIATION'S (SWIA) 2008 GRANT APPLICATION FOR THE WEST COAST ESTUARIES INITIATIVE FOR THE CALIFORNIA COAST

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**BACKGROUND:**

The U.S. Environmental Protection Agency (U.S. EPA) Region 9 administers a grant program to provide states, local governments, public and private nonprofit institutions/organizations, federally recognized Indian tribal governments, U.S. territories or possessions, and interstate agencies with funds to conserve, restore and protect the water quality, habitat and environment of California coastal waters, estuaries, bays and near shore waters through comprehensive approaches to water quality management.

**DISCUSSION:**

The Southwest Wetlands Interpretive Association (SWIA) is applying for funding under the U.S. EPA Region 9 West Coast Estuaries Initiative for the California Coast grant. These funds will be used to address the severe and growing threats to water quality in the Tijuana River Estuary from environmental degradation upstream in Mexico and habitat loss within the Reserve through on-the-ground watershed improvement projects, to generate active community involvement in the protection and enhancement of the Tijuana River Estuary, and to address critical erosion and water quality problems through specific site projects within the Tijuana River watershed.

**ENVIRONMENTAL IMPACT:**

Not a project as defined by CEQA.

**FISCAL IMPACT:**

The U.S. EPA Region 9 grant will provide additional funds to address the severe and growing threats to water quality and habitat loss through specific site projects within the Tijuana River watershed.

**DEPARTMENT RECOMMENDATION:**

1. Receive the report.
2. Adopt Resolution 2008-6668 – Request for a Letter of Support for the 2008 U.S. EPA Region 9 West Coast Estuaries Initiative for the California Coast grant application.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department recommendation.

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

Attachments:

1. Resolution No. 2008-6668 – Request for a Letter of Support for the 2008 U.S. EPA Region 9 West Coast Estuaries Initiative for the California Coast Grant Application by SWIA.
2. Letter of Support for the 2008 U.S. EPA Region 9 West Coast Estuaries Initiative for the California Coast Grant Application by SWIA.

**RESOLUTION NO. 2008-6668**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, REQUESTING A LETTER OF AUTHORIZATION FOR THE SOUTHWEST WETLANDS INTERPRETIVE ASSOCIATION'S (SWIA) 2008 GRANT APPLICATION UNDER THE WEST COAST ESTUARIES INITIATIVE FOR THE CALIFORNIA COAST**

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

**WHEREAS**, the U.S. Environmental Protection Agency (U.S. EPA) Region 9 administers a grant program to provide states, local governments, public and private nonprofit institutions/ organizations, federally recognized Indian tribal governments, U.S. territories or possessions, and interstate agencies with funds to promote and facilitate that conserve, restore and protect the water quality, habitat and environment of California coastal waters, estuaries, bays and near shore waters through comprehensive approaches to water quality management; and

**WHEREAS**, the U.S. EPA Region 9 recently announced the availability of the West Coast Estuaries Initiative for the California Coast; and

**WHEREAS**, U.S. EPA Region 9 grant funds will be used to address the severe and growing threats to water quality in the Tijuana River Estuary from environmental degradation upstream in Mexico and habitat loss within the Reserve through on-the-ground watershed improvement projects, to generate active community involvement in the protection and enhancement of the Tijuana River Estuary, and to address critical erosion and water quality problems through specific site projects within the Tijuana River watershed; and

**WHEREAS**, SWIA proposes to take the lead in applying for the U.S. EPA Region 9 grant; and

**WHEREAS**, the Mayor has signed a letter of support encouraging SWIA to apply for U.S. EPA Region 9 funds under the West Coast Estuaries Initiative for the California Coast.

**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 a letter of support for the 2008 U.S. EPA Region 9 West Coast Estuaries Initiative for the California Coast grant application.

**PASSED, APPROVED, AND ADOPTED** by the City Council of the City of Imperial Beach at its regular meeting held on the 20<sup>th</sup> of August 2008, by the following roll call vote:

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

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**JAMES C. JANNEY, MAYOR**

**ATTEST:**

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**JACQUELINE M. HALD**  
**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. 2008-6668 – A Resolution Requesting a Letter of Support for the 2008 U.S. EPA Region 9 West Coast Estuaries Initiative for the California Coast Grant Application.

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CITY CLERK

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DATE



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

## *City of Imperial Beach, California*

### **OFFICE OF THE MAYOR**

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August 20, 2008

Ephraim D. Leon-Guerrero  
West Coast Estuaries Initiative – California Coast  
U.S. EPA Region 9 (WTR-3)  
75 Hawthorne Street  
San Francisco, CA 94105

Dear Mr. Leon-Guerrero,

I am writing in support of the Southwest Wetlands Interpretive Association's (SWIA) grant application under the U.S. Environmental Protection Agency Region 9 West Coast Estuaries Initiative for the California Coast for the "Tijuana River Watershed: Water Quality Improvement and Community Outreach Project." This project is a partnership between the SWIA and NOAA's Tijuana River National Estuarine Research Reserve, with additional public and private partners in both the U.S. and Mexico.

This project will address the severe and growing threats to water quality in the Tijuana River Estuary from environmental degradation upstream in Mexico and habitat loss within the Reserve through on-the-ground watershed improvement projects. In addition, the project will generate active community involvement in the protection and enhancement of the Tijuana Estuary. Such actions are critically important as we work to preserve and restore the estuary and other coastal wetlands nearby. This project will also address critical erosion and water quality problems through specific site projects within the Tijuana River Watershed.

From the attached resolution, you can see that our City Council supports this comprehensive, collaborative effort that preserves and protects the Tijuana Estuary, one of southern California's premier wetland/salt marsh complexes. We strongly encourage you to award this grant. We are familiar with the work of both SWIA and the Tijuana River National Estuarine Research Reserve and are confident that they will produce significant results that will benefit California's estuaries.

Sincerely,

James C. Janney  
Mayor

Attachment





**STAFF REPORT  
CITY OF IMPERIAL BEACH**

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

**MEETING DATE:** AUGUST 20, 2008  
**ORIGINATING DEPT.:** CITY MANAGER'S OFFICE

**SUBJECT:** RESOLUTION NO. 2008-6670 SUPPORTING PROPOSITION X –  
 THE SOUTH BAY UNION SCHOOL DISTRICT GENERAL  
 OBLIGATION BOND OF 2008

**BACKGROUND:**

The District went before the voters in March 1997 asking for the support for an \$8.5 million General Obligation Bond. The community overwhelmingly supported this proposal with a 69.5% approval. The requirement of the law at this time was at least a 2/3 approval by those voting. This bond was fully exhausted many years ago and the following items were completed:

- (3) New Auditoriums – Pence, Nicoloff-South, Berry
- (5) New Student/Staff Restrooms – Nestor, Bayside, Imperial Beach, Oneonta, Emory
- New Band Room – Mendoza
- New A/C – Emory, Central, West View, Imperial Beach, Oneonta
- Minor Technology Infrastructure at all sites

While this funding was used on very important new facility needs, there was really no addressing of major facility replacement and upgrades. Instead the funding was focused on enhancing our school sites with additional facility needs.

In January 2008, the District established a Long Range Facilities Master Plan Committee (LRFMPC) to identify school district facility improvement needs and to assist with the development of a prioritization plan given limited funding capacity as well as potential funding timeline obligations. The committee met on February 5<sup>th</sup>, February 19<sup>th</sup>, March 25<sup>th</sup>, and May 27<sup>th</sup>. The District also held two community meetings that took place on April 30<sup>th</sup>.

The committee identified \$147.5 million in facility needs which included hard construction costs as well as an estimated 35% to cover costs such as architects, inspectors, state agency fees, etc. The committee was working with a potential funding source budget of approximately \$80 million that included State matching modernization funds, cafeteria funds, developer fees, local modernization funds, technology earmarked funds (E-Rate, Microsoft), and potential General Obligation Bond funds. The initial facility needs were prioritized further down to categories 1 and 2 that totaled approximately \$85 million. Category 1 items were considered to be access/code required upgrades and Category 2 were areas of safety, technology, major systems replacements (heating/air conditioning), and some modernization areas. The required General Obligation Bond (Proposition X) that was estimated in the revenue budget noted above is \$59.4 million.

**DISCUSSION:**

Some of the specific needs that would be addressed through the successful passage of a \$59.4 million General Obligation Bond (Proposition X) are:

- \* Upgraded covered walkways
- \* Portable classroom building replacement
- \* Electrical system upgrades
- \* ADA upgrades – access, restrooms, wheelchair lifts, ramps, etc.
- \* Modernization at 7 sites to include items such as carpeting, tile, casework, HVAC, window replacement, door replacement, lighting fixtures, insulation
- \* Asbestos and lead abatement
- \* Playground equipment replacement including basketball and baseball backstops
- \* Fire alarms
- \* Fencing
- \* PA systems/clocks
- \* Kitchen remodels
- \* Restroom remodels
- \* Sewer and storm drain replacements
- \* Technology enhancements (wireless connectivity, interactive whiteboard systems, computer labs, enhanced cabling infrastructure, and printers)

The bond election is being called under the provisions of Proposition 39, which permits the bonds to be authorized with the approval of 55% or more of the voters. The authorizing legislation requires a Proposition 39 election to be held on a statewide primary or general election date, or a date on which the School Board has an election. The Bonds may only be issued if the tax rate would not exceed \$30/year per \$100,000 of assessed valuation.

As part of the process of determining whether to have the District Board of Trustees adopt a resolution to place a ballot item on the November 2008 election, Dale Scott & Company developed a phone survey that was administered between May 9<sup>th</sup> and May 15<sup>th</sup>. The survey was targeted towards 400 potential voters and involved 33 questions. These questions ranged from the communities general feelings about the Board, Superintendent, Principals, and Teachers to very specific areas of facilities needs that have been identified by our Long Range Facilities Master Plan process. At the end of the survey, questions were asked about the level of support for a General Obligation Bond at various different taxation levels. The phone survey yielded a support level of over 70%.

**FISCAL ANALYSIS:**

None associated with this report.

**DEPARTMENT RECOMMENDATION:**

1. Adopt Resolution No. 2008-6670 supporting Proposition X – the South Bay Union School District General Obligation Bond of 2008.

**CITY MANAGER’S RECOMMENDATION:**

Approve Department recommendation.

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

Attachments:

1. Resolution No. 2008-6670

**RESOLUTION NO. 2008-6670**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, SUPPORTING PROPOSITION X – THE SOUTH BAY UNION SCHOOL DISTRICT GENERAL OBLIGATION BOND OF 2008**

**WHEREAS**, Proposition X is an investment in our schools, in our children and in California's future; and

**WHEREAS**, providing a quality education for our kids is the most important thing we can do to invest in their future; and

**WHEREAS**, the best way to grow our economy and create good-paying jobs is to create world-class public schools – with adequate educational facilities – that give our students the skills they need to succeed in the workforce; and

**WHEREAS**, Proposition X would provide \$59.4 million in bonds to repair and upgrade its' (12) elementary schools, preschool, and support facilities; and

**WHEREAS**, fixing old and outdated classrooms and restrooms will help improve student performance and help our children succeed; and

**WHEREAS**, Proposition X includes funding directed at our children's safety, including school security, playground safety, removal of asbestos and lead paint, and replacing leaky and dangerous roofs; and

**WHEREAS**, Proposition X would help pay for wiring classrooms and providing 21<sup>st</sup> Century technology, so that all students are given the skills they need to get a job and succeed in life; and

**WHEREAS** the average age of the District's (12) elementary schools is 44 years old; and

**WHEREAS**, Proposition X contains strict accountability provisions, including independent audits, cost controls and other requirements that guard against waste and mismanagement and ensure that Proposition X funds can only be spent on school repair and construction; and

**WHEREAS**, Proposition X will provide the required 40% match to receive eligible State Modernization Funding estimated at \$17 million for (7) elementary schools; and

**WHEREAS**, Proposition X is a direct investment in the local economy, which will create new jobs and add millions in local economic activities in the South Bay community;

**NOW, THEREFORE BE IT RESOLVED** that the City Council of the City of Imperial Beach, supports Proposition X on the November 4, 2008 ballot.

**PASSED, APPROVED, AND ADOPTED** by the City Council of the City of Imperial Beach at its meeting held on the 20<sup>th</sup> day of August 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. 2008-6670 – A Resolution of the City Council of the City of Imperial Beach, California, SUPPORTING PROPOSITION X – THE SOUTH BAY UNION SCHOOL DISTRICT GENERAL OBLIGATION BOND OF 2008.

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

\_\_\_\_\_  
DATE



## STAFF REPORT CITY OF IMPERIAL BEACH

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

**MEETING DATE:** AUGUST 20, 2008  
**ORIGINATING DEPT.:** COMMUNITY DEVELOPMENT DEPARTMENT  
GREG WADE, DIRECTOR  
DAVID GARCIAS, CODE COMPLIANCE OFFICER

**SUBJECT:** DISCUSSION ON PET CHICKENS AND THE INTRODUCTION AND FIRST READING: PROPOSED ORDINANCE 2008-1074 AMENDING SECTIONS 19.04.415 OF THE ZONING ORDINANCE CHANGING THE DEFINITION OF "HOUSEHOLD PETS" AND AMENDING CHAPTER 6.04 OF THE ANIMALS ORDINANCE ALLOWING HEN CHICKENS WITH RESTRICTIONS AMENDING SECTIONS 6.04.020, 6.04.030, AND 6.04.130 AND ADDING SECTION 6.04.035.

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### **BACKGROUND / DISCUSSION:**

At the June 16, 2008, City Council meeting, the City Council directed staff to return with a draft ordinance allowing for pet chickens in certain residential zones, but with restrictions. Some of the council's suggestions for such an ordinance were:

- Allow pet chickens.
- Restrict ownership to no more than four or five chickens on a lot of 5,000 square feet.
- That chickens must be vaccinated against diseases.
- That chickens must come from salmonella tested breeding stock.
- Prohibit roosters, ducks, turkeys, and geese.
- That chickens must be confined.

Staff researched other jurisdictions and came up with a draft ordinance that would allow for pet chickens with the following restrictions:

- A maximum of four (4) hen chickens would be allowed on properties zoned R-1-6000 Single-Family Residential, provided the lot had a minimum of five thousand (5,000) square feet and contained not more than one single-family dwelling unit.
- Roosters would be prohibited.
- All chickens would be required to be confined and properly caged in an enclosure and would have to be kept in their enclosures at all times.
- Enclosures constructed for housing and confining chickens would not be allowed to exceed one hundred twenty (120) square feet in size. The exterior perimeters of the enclosures would be required to consist of a fence or suitable fencing material on all sides, including a top or ceiling to keep the chickens contained and confined within the location.
- The enclosures would have to be located at least fifteen (15) feet distance from any property line. Enclosures would be required to be situated in the rear yard, and would not be allowed to encroach into any side yard or rear yard setback. Enclosures would

not be allowed to obstruct or partially obstruct any required egress exits from any dwelling structures.

- Enclosures at all times would be required to be maintained in a clean, sanitary condition, free from offensive odors.
- Chickens would not be allowed to run at large.
- Chickens would not be allowed to create a noise disturbance across a residential or commercial real property line.
- Any dead chickens and all manure, feces, feathers, skins and related detritus would be required to be removed and disposed of in a sanitary manner within twenty-four hours of death or occurrence. Additionally, pending disposal, the materials would be required to be stored in fly-tight, air-tight containers.

Additionally, the proposed ordinance would amend the Municipal Code's definition of "household pet" to eliminate any reference to or exclusion of "hens." Chicken hens would be separately defined and regulated in the newly adopted ordinance. A copy of the draft ordinance is provided as Attachment #1.

### **CONCLUSION:**

The City Council may consider whether to amend the Municipal Code allowing chickens, with conditions, or allow the code to remain the same.

### **FISCAL ANALYSIS / STAFF IMPACT:**

If the ordinance is modified to allow for poultry and fowl within residential zones, this may create additional staff service calls beyond our current levels, and may impact service response times.

### **DEPARTMENT RECOMMENDATION:**

Staff Recommends that the Mayor and City Council:

1. Receive the report;
2. Mayor calls for introduction of Ordinance No. 2008-1074, AMENDING SECTIONS 19.04.415 OF THE ZONING ORDINANCE CHANGING THE DEFINITION OF "HOUSEHOLD PETS" AND AMENDING CHAPTER 6.04 OF THE ANIMALS ORDINANCE ALLOWING HEN CHICKENS WITH RESTRICTIONS AMENDING SECTIONS 6.04.020, 6.04.030, AND 6.04.130 AND ADDING SECTION 6.04.035; and
3. City Clerk reads title of Ordinance No. 2008-1074; and
4. Motion to dispense first reading of Ordinance No. 2008-1074 and set the matter for adoption at the City Council meeting of October 15, 2008, and authorize the publication in a newspaper of general circulation.

### **CITY MANAGER'S RECOMMENDATION:**

Approve Department recommendation.



Gary Brown, City Manager

Attachment:

1. Ordinance No. 2008-1074
2. Survey of Other Jurisdictions
3. San Diego Union-Tribune Comics Section, dated Sunday August 3, 2008.
4. Eagle & Times Opinion Section, dated July 3 – July 9, 2008

**ORDINANCE NO. 2008-1074****AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH AMENDING SECTIONS 19.04.415 OF THE ZONING ORDINANCE CHANGING THE DEFINITION OF "HOUSEHOLD PETS" AND AMENDING CHAPTER 6.04 OF THE ANIMALS ORDINANCE ALLOWING HEN CHICKENS WITH RESTRICTIONS AMENDING SECTIONS 6.04.020, 6.04.030, AND 6.04.130 AND ADDING SECTION 6.04.035**

**WHEREAS**, Section 19.04.415. Defines household pets but defines hens as not being a household pet; and

**WHEREAS**, Section 6.04.030 Prohibits owning, keeping, harboring, or maintaining livestock, poultry, or fowl within the City; and

**WHEREAS**, the City Council has reviewed the City's ordinance relative to prohibiting chickens, hens, and roosters and reviewed comparable data from other local communities and has determined that hen chickens may be allowed, but with restrictions;

**THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH DOES ORDAIN AS FOLLOWS:**

**SECTION 1.** Section 19.04.415 of Chapter 19.04 of Title 19 of the Imperial Beach Municipal Code is hereby amended as follows:

19.04.415. Household pet

"Household pet" means any domesticated animal generally accepted as a pet, such as dogs, cats, rabbits and fish, but not including, roosters, ducks, geese, goats, sheep and hogs.

**SECTION 2.** Section 6.04.020 of Chapter 6.04 of Title 6 of the Imperial Beach Municipal Code is amended to add the definitions as follows:

6.04.020. Definitions

"Rooster" means a male chicken regardless of age.

"Hen Chicken" means a female chicken.

"At large" or "run at large" means to be untethered, unleashed or not confined to the limits of the owner's or handler's property by a fence or enclosure capable of containment or not under the physical control of an owner or handler when the animal is upon any property other than that of the owner or person responsible for the animal.

"Confine" means to hold within a location.

**SECTION 3.** Section 6.04.030 of Chapter 6.04 of Title 6 of the Imperial Beach Municipal Code is hereby amended to add the sections as follows:

6.04.030. Keeping animals or fowl prohibited—Ownership.

A. No owner/guardian shall own, keep, harbor, or maintain livestock, poultry, or fowl within the City in violation of the provisions of this code, except as provided in section 6.04.035;

B. Prohibited animals shall include any rooster regardless of size or whether it has been surgically de-crowed;

SECTION 4. Chapter 6.04 of Title 6 of the Imperial Beach Municipal Code is hereby amended to add section 6.04.035 as follows:

6.04.035. Keeping Hen Chickens – Restrictions.

(A) It is unlawful to keep, possess or maintain hen chickens prohibited by Section 6.04.030, except with the following restrictions:

1. A maximum of four (4) hen chickens may be kept on any residential property zoned R-1-6000 Single-Family Residential as defined in Chapter 19.12 of this code, provided it has a minimum of five thousand (5,000) square feet therein and contains not more than one single-family dwelling unit thereon.
2. All hen chickens shall be confined and properly caged in a pen, coop, or cage and must be kept in their enclosures at all times.
3. All pens, coops, cages, or enclosures constructed for housing and confining hen chickens shall not exceed one hundred twenty (120) square feet in size, the exterior perimeter of the enclosure shall consist of a fence or suitable fencing material on all sides, including a top or ceiling to keep the hen chickens contained and confined within a location.
4. All hen chickens shall be kept within an enclosure that is at least fifteen (15) feet distant from any property line. Enclosures shall be situated in the rear yard, and shall not encroach into any side yard or rear yard setback required in this code. Enclosures shall not obstruct or partially obstruct any required egress exits from any dwelling structures.
5. All pens, coops, cages and other enclosures for hen chickens shall at all times be maintained in a clean, sanitary condition, free from offensive odors. An odor is offensive if it can be detected at the adjoining property line.
6. No hen chickens shall be allowed to run at large.
7. No hen chickens shall be allowed to create a noise disturbance across a residential or commercial real property line.
8. All dead hen chickens and all manure, feces, feathers, skins and related detritus shall be removed and disposed of in a sanitary manner within twenty-four hours of death or occurrence. Pending disposal, the materials shall be stored in fly-tight, air-tight containers.

(B) The authority granted by subsection A of this section to keep or maintain hen chickens shall not apply on any property, including a mobile home park, condominium association or apartment where other restrictions or prohibitions on the keeping of animals or birds exist, either by regulation, lease, zoning or restrictive covenants.

SECTION 5. Section 6.04.130 of Chapter 6.04 of Title 6 of the Imperial Beach Municipal Code is hereby amended as follows:

6.04.130. Violation—Penalty.

It is unlawful to fail to comply with any requirements or restrictions imposed under this chapter. A violation of this chapter constitutes a misdemeanor and is punishable as provided in Chapter 1.12 of this code.

**EFFECTIVE DATE:** This Ordinance shall be effective thirty (30) days after its adoption. Within fifteen (15) days after its adoption, the City Clerk of the City of Imperial Beach shall cause this Ordinance to be published pursuant to the provisions of Government Code section 36933.

**INTRODUCED AND FIRST READ** at a regular meeting of the City Council of the City of Imperial Beach, California, on the 20<sup>th</sup> day of August 2008; and thereafter **PASSED AND**

**ADOPTED** at a regular meeting of the City Council of the City of Imperial Beach, California, held on the 17<sup>th</sup> day of September 2008, by the following roll call vote:

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

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

*James P. Lough*  
\_\_\_\_\_  
**JAMES P. LOUGH**  
**CITY ATTORNEY**

I, City Clerk of the City of Imperial Beach, do hereby certify the foregoing to be a true and correct copy of Ordinance No. 2008-1074 – An Ordinance of the City Council of the City of Imperial Beach, California, AMENDING SECTIONS 19.04.415 OF THE ZONING ORDINANCE CHANGING THE DEFINITION OF “HOUSEHOLD PETS” AND AMENDING CHAPTER 6.04 OF THE ANIMALS ORDINANCE ALLOWING HEN CHICKENS WITH RESTRICTIONS AMENDING SECTIONS 6.04.020, 6.04.030, AND 6.04.130 AND ADDING SECTION 6.04.035

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

\_\_\_\_\_  
DATE



<i>Jurisdiction</i>	<i>Allowed</i>	<i>Prohibited</i>	<i>Confined</i>	<i>Conditions</i>
1 Coronado		All Poultry	n/a	n/a
2 National City	Chickens	Roosters		Four (4) hen chickens on any property zoned single-family residential that is greater than 20,000 square feet in area.
3 Chula Vista	Chickens	Roosters		Twelve (12) hen chickens may be kept by one family on a tract of land, providing it has a minimum of 7,000 square feet therein and contains not more than one single-family dwelling unit. The total number of all fowls and rabbits shall not exceed 25.
4 La Mesa	Chickens	Roosters		Up to twenty (20) hen chickens are permitted on certain residential lots that are greater than 15,000 square feet in area.
5 Carlsbad	Poultry			Hen chickens are permitted in rural residential areas
6 Del Mar	Chickens			Up to twenty-five (25) hen chickens are permitted in certain residential areas.
7 El Cajon	Chickens			Up to twenty-four (24) hen chickens are permitted on single-family lots of at least 20,000 square feet in certain residential areas.
8 Encinitas	Chickens			Up to ten (10) hen chickens are permitted in all residential areas, and up to twenty-five (25) in certain residential zones.
9 Escondido	Chickens		Yes	Up to twenty-five (25) hen chickens are permitted in certain residential areas with lots of at least 20,000 square feet and shall be confined in an animal enclosure. Animal enclosures shall be set back from any residence twenty (20) feet.
10 Lemon Grove	Chickens		Yes	One chicken per 1,000 square feet, up to twenty-five (25), is permitted in residential areas. Not more than one rooster per full ten thousand square feet of lot area. Chickens shall be properly caged or housed and must be kept in their enclosures. Enclosures shall not be within forty feet of any dwelling other than that occupied by the owner of the animals.
11 Oceanside	Chickens		Yes	Up to six (6) hen chickens are permitted in certain residential areas, they must be confined, and must be five (5) feet away from any property line.
12 Poway	Chickens		Yes	<u>Chickens are permitted, see table below</u> 6,000 to 20,000                  6 chickens allowed 20,001 to 30,000                9 chickens allowed 30,001 to 35,000                12 chickens allowed 35,001 to 1 acre                 15 chickens allowed Greater than 1 acre            25 plus 12 additional per acre up to a max of 100 Chickens must be in a confined in a pen shall not be kept closer than 35 feet to an adjoining dwelling.
13 San Diego	Fowl			Up to twenty-five (25) hen chickens are permitted in certain residential areas. Chickens must be no closer than 50 feet of residential buildings.
14 San Marcos	Poultry			Up to twenty-five (25) hen chickens are permitted in certain residential areas.
15 Santee	Poultry			Chickens permitted residential areas.
16 Solana Beach	Chicken		Yes	One chicken permitted per 2,000 sq feet, up to 25, with a minimum 20,000 square foot lot in certain residential zones. Chickens must be in enclosures thirty-five (35) feet away from residential dwelling.
17 Vista	Chickens	Roosters		Two (2) chickens are permitted in single family residential zones only.

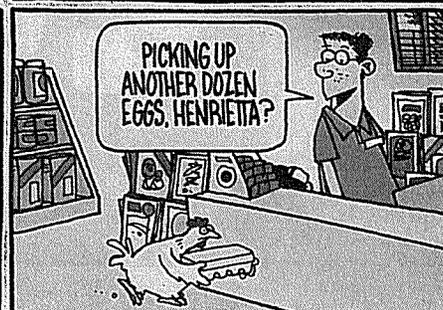
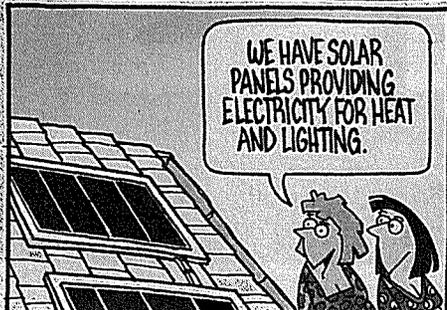


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# Opinion

## Backyard Chickens

I and other concerned citizens would like to address the issue of backyard chickens with a few questions for the Imperial Beach City Council.

I have concerns that if citizens are allowed to keep chickens as pets on their property we will see a greater increase in code enforcement violations, for safety, noise and sanitary issues. A few questions come to mind, for instance:

1. Are the animals required to be caged? If not, how will they be controlled?

2. How many backyard chickens can the home owner legally have?

3. If approved are the city's ordinance codes for safety, sanitary and noise measures addressing this specific issue in place?

4. Will these backyard chickens be required to be licensed as my dog would be or any other domestic animal that requires such a license? If so, how much will the license be? Are the violators of the existing ordinance claiming the chickens are pets with names?

5. Who will handle complaints of noise, smell and sanitary conditions? Will there be set fines for violations? How many complaints against a backyard chicken will have to be made before the violator will be cited?

6. Do property owners have the required amount of land open for the backyard chickens' habitat? Who will verify that they have the required amount of space? What will the square footage per backyard chicken be required to be?

7. What will the required amount of distance from the property lines be? How will this be enforced? Will how close to the owner's home the enclosure is affect this?

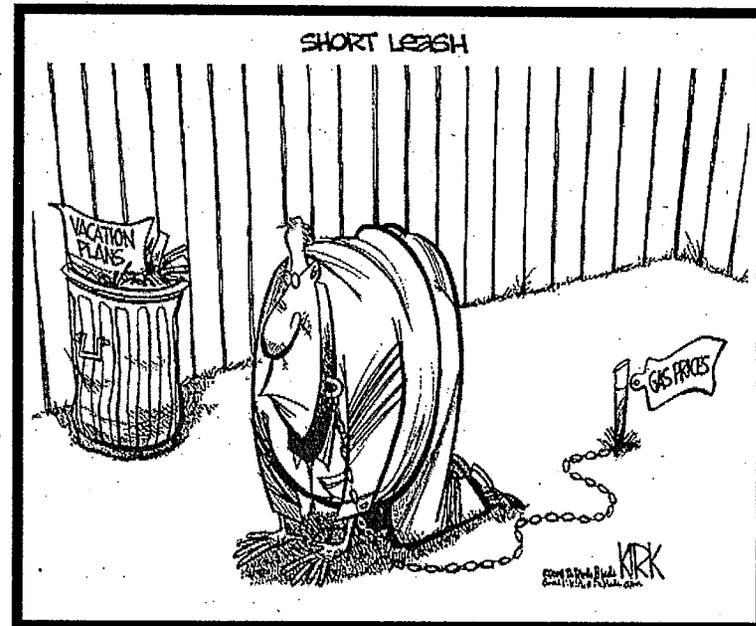
8. Will the backyard chickens be tested for bird flu virus prior to being allowed to occupy a local residence? Will the health certifi-

cate for the backyard chickens be required to be on file with the licensing documents? Will this be posted onsite to allow for the safety of other citizens? Will the backyard chicken have to have a health certificate to verify it is free of any virus or disease? How often will the health certificate have to be updated?

9. Has the issue of what a neighbor's options are if one of the backyard chickens gets out of its enclosure and jumps the fence into my yard been addressed? Can my licensed dog be quarantined if he manages to attack and kill the intruder?

10. Has the Imperial Beach City Council considered and addressed these as well as the numerous other issues prior to handing down a decision to allow the backyard chickens?

These are just a few of the questions I and others have been discussing after being made aware the city council was considering approving this issue. I believe that the ban on backyard chickens is the correct way to proceed until further questions can be answered concerning all citizens and all of their concerns. I am convinced that two or three individuals who now violate this ordinance do not constitute enough of an issue that my city council should not consider the rights of all the citizens



of the community and do a thorough investigation into this Issue. The big question is, if this code violation is actually going on now in the community, has the city's code enforcement not addressed much of this issue already? Are the violators, backyard chickens, in custody or quarantined until this is resolved?

I have to believe that this ordinance which does not allow backyard chickens as domestic pets is in the best interests of all citizens in the community. As a member of this community I believe that safety, welfare and the pursuit of happiness are rights all

citizens of Imperial Beach share, which means to me that they have a right to request this ordinance be changed, but not before I and the rest of the citizens of Imperial Beach have a chance to voice our concerns as well.

Were the people in violation of this in existence ordinance cited? And if so, maybe we should allow them as part of their fine or punishment to pay for the study to eliminate mine and the other citizens of Imperial Beach's concerns for the safety, welfare, noise, smell and well-being of all its citizens.

Gary Miller



Return to Agenda

AGENDA ITEM NO. 5.1



**STAFF REPORT  
CITY OF IMPERIAL BEACH**

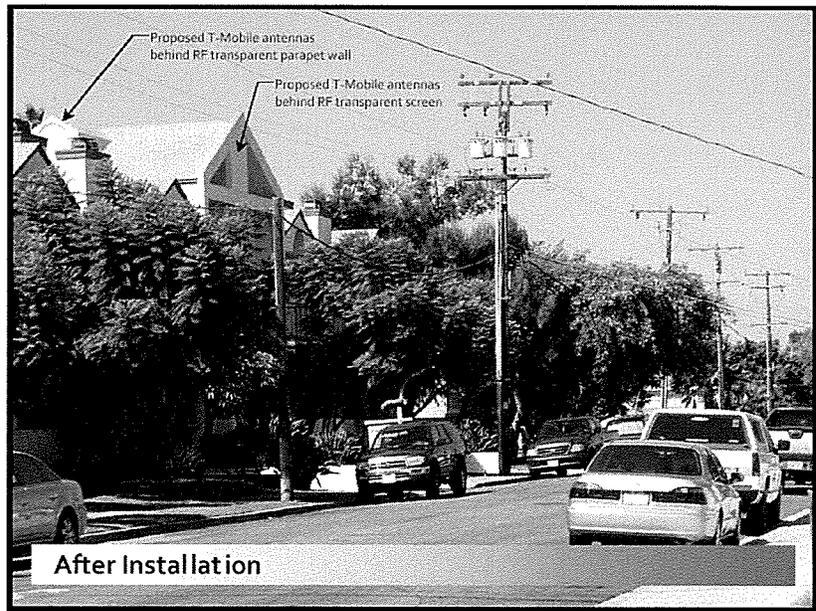
**TO:** HONORABLE MAYOR AND CITY COUNCIL  
**FROM:** GARY BROWN, CITY MANAGER  
**MEETING DATE:** AUGUST 20, 2008

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

**SUBJECT:** PUBLIC HEARING: JIM KENNEDY, PARSONS CORP. FOR T-MOBILE (APPLICANT)/PREBYS CONRAD TRUST (OWNER); CONDITIONAL USE PERMIT (CUP 070079), DESIGN REVIEW CASE (070080), AND SITE PLAN REVIEW (SPR 070081) TO INSTALL A TELECOMMUNICATIONS FACILITY ON A MULTI-FAMILY RESIDENTIAL APARTMENT BUILDING LOCATED AT 1471 GROVE AVENUE IN THE R-2000 (MEDIUM-DENSITY RESIDENTIAL) ZONE. MF 961.

**PROJECT DESCRIPTION/BACKGROUND:**

This is an application (MF 961) originally submitted on October 21, 2007 for a Conditional Use Permit (CUP 070079), Design Review Case (070080), and Site Plan Review (SPR 070081) to install a telecommunications facility on a multi-family residential apartment building located at 1471 Grove Avenue (APN 633-171-32-00) in the R-2000 (Medium-Density Residential) 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

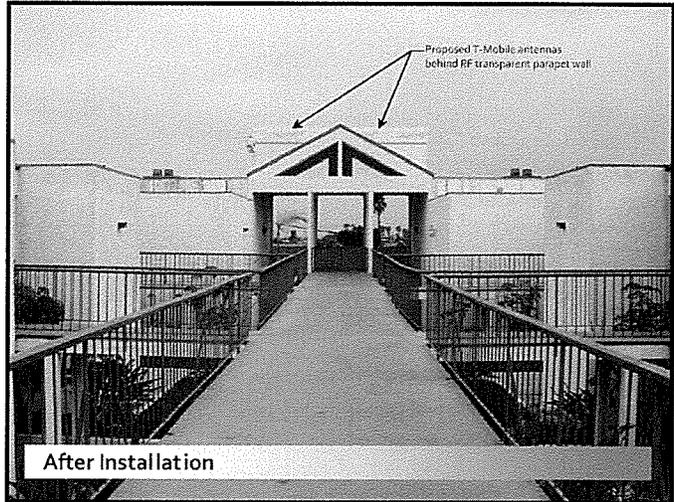


Development and Design Standards, installation and/or modification of wireless facilities must meet specific design criteria as outlined in Chapter 19.90. The project was subject to design

review by the Design Review Board because the project requires a conditional use permit (IBMC 19.83.020).

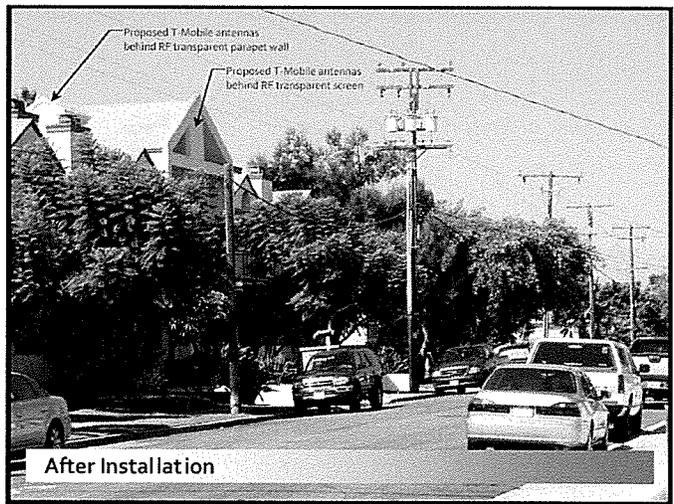
### **PROJECT EVALUATION/DISCUSSION:**

**Visual Quality Issues.** The proposed telecommunications facility will consist of six panel antennas mounted on an existing residential apartment building and an equipment room in an underground garage. Two antennas will be located within a screened area below the north gable. Four antennas will be located within new dormers to be constructed on the existing roof. The base station equipment will be located within the existing underground parking garage. The base station equipment will not remove any existing parking. Electric and telephone services will be extended to the project area via underground conduits.



The gable and dormer screens concealing the antennae would be the most conspicuous aspects of this proposal. The gable screen would be located beneath the north gable and would be built to match the existing color and textures of the existing gable support. The dormer screens would be located on top the existing gable roof (one dormer on each side of the gabled roof), and would be built to match the existing colors, textures, and roof materials on the building. The dormers would be located on the existing roof and would not surpass the existing height of 37'-6". Imperial Beach Municipal Code (IBMC) 19.90.070.C states that wireless facilities must meet the height requirement of the underlying zone (R-2000), which would require a maximum height limit of 26 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. IBMC 19.90.070.B also states that the minimum setback in a residential zone for antennae or equipment is 20 feet from any property line. The applicant is requesting a deviation from this requirement through the conditional use permit because the proposed equipment area in the underground garage will be located within 20 feet of the west property line. Wireless facilities use transmitting antennae to communicate with mobile handsets and other wireless devices. 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. The gable and dormer screens would conceal the antennae and would blend in with the surrounding area,



and is designed for co-location for a separate provider. The location of the telecommunication facility was also examined. 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 13<sup>th</sup> Street and Palm Avenue and along Seacoast Drive. Site justification maps were provided to justify the locations for each respective project. IBMC 19.90.030 states that wireless communication facilities may not be located in a residential zone unless doing so is necessary to avoid a significant gap in wireless communications coverage. The proposed project at 1471 Grove Avenue is optimal because it falls within a coverage area that is severely lacking in service, and is the only site that has the potential to complete T-Mobile’s wireless network coverage within Imperial Beach; no co-locatable sites are in T-Mobile’s target coverage area.

**General Plan/Zoning Consistency:** The proposed development is subject to Chapter 19.88, “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 19.88. The project is located in the R-2000 (Medium-Density Residential) Zone. The purpose of the R-2000 Zone is to allow for residential dwellings. However, wireless facilities are allowed when necessity compels placement to avoid a significant gap in wireless communications coverage.

**Design Review Standards**

	<b>Provided/Proposed</b>
The installation of wireless communications facilities may not reduce the number of required parking spaces on a proposed site.	No parking spaces will be removed.
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.	The minimum setback for any antenna within a residential area is 20 feet. The applicant is requesting that a deviation be provided through the CUP process to allow for the antennas to encroach no further into the setbacks than where the existing building envelope is located.
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 26 foot height limit in the R-2000 zone. The applicant has requested a deviation through the CUP process to allow for the antennas to exceed no taller than the existing 37’-6” height of the building.
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	The housing for the antennae below the north roof will be concealed behind a screen matching the existing colors and materials of the gable support. The roof antennas will be screened by new dormers that will match the existing roof and materials. The base equipment will

landscaping, building materials, and other site characteristics.	be located, and fenced, in the underground garage, not in view.
The colors and materials of wireless communications facilities must blend into their backgrounds.	The housing for the antennae below the north roof will be concealed behind a screen matching the existing colors and materials. The roof antennas will be screened by new dormers that will match the existing roof and materials.
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.	The proposed antennas below the north face roof shall be painted and textures to match the existing materials and colors. The screening does not project beyond the existing building projections.
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.	The proposed roof mounted antennae will not extend beyond the existing roof-line. There will be no increase to the existing building height.
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.	There are no proposed freestanding facilities.
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.	There are no proposed freestanding facilities.
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 equipment area will be located within the underground garage, screened from the public.
No advertising signs may be placed on any facility or equipment.	There are no proposed advertising signs.

### Surrounding Zoning and Land Use

North: R-3000 Residential  
 South: R-2000 Residential  
 East: City of San Diego Residential  
 West: R-2000 Residential

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

**COASTAL JURISDICTION:** The project is not located in the Coastal Zone; the City will not need to consider evaluating the project with respect to conformity with coastal permit findings.

**FISCAL ANALYSIS:**

The applicant has deposited \$6,500.00 in Project Account Number 070079 to fund the processing of this application.

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

On May 15, 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. 2008-6666, approving Conditional Use Permit (CUP 070079), Design Review Case (070080), and Site Plan Review (SPR 070081), 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. 2008-6666
2. Plans

c: file MF 961  
Jim Kennedy, Parsons Corp. for T-Mobile, 110 W. A Street, Ste. 1050, San Diego, CA 92101  
Prebys Conrad Trust, 5847 El Cajon Boulevard, San Diego, CA 92115  
Hank Levien, Public Works Director  
Ed Wilczak, Building Official  
Frank Sotelo, Public Safety

**Return to Agenda**



**RESOLUTION NO. 2008-6666**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT (CUP 070079), DESIGN REVIEW CASE (DRC 070080), AND SITE PLAN REVIEW (SPR 070081) TO INSTALL A TELECOMMUNICATIONS FACILITY ON A MULTI-FAMILY RESIDENTIAL APARTMENT BUILDING LOCATED AT 1471 GROVE AVENUE; APN 633-171-32-00) IN THE R-2000 (MULTI-FAMILY RESIDENTIAL) ZONE. MF 961.**

**APPLICANT: T-MOBILE/JIM PARSONS**

**WHEREAS**, on August 20, 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 Conditional Use Permit (CUP 70079), Design Review Case (DRC 070080), and Site Plan Review (SPR 070081) to install a telecommunications facility on a multi-family residential apartment building located at 1471 Grove Avenue (APN 633-171-23-00) in the R-2000 (Medium-Density Residential Facility) Zone, a site legally described as follows:

Lot 1 of Grove Avenue Condominiums in the City of Imperial Beach, County of San Diego, State of California, according to Map thereof No. 11618, filed in the Office of the County Recorder of San Diego County; and

**WHEREAS**, on May 15, 2008, the Design Review Board adopted DRB Resolution No. 2008-02 recommending conditional approval of the project design; and

**WHEREAS**, the project design of six antennas screened on the north façade of the existing building is compatible in use and appearance with other structures in the vicinity because they would be hidden by gable and dormer screens; 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 complies with the Application Requirements of Section 19.90.050, the Development and Design Standards of Section 19.90.070 and will be required to comply with the Operations and Maintenance Standards of Section 19.90.080 of Chapter 19.90 "Wireless Communication Facilities" of the zoning ordinance; and

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

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

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

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

**CONDITIONAL USE PERMIT FINDINGS:**

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

The proposed wireless telecommunication facility at 1471 Grove Avenue 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 on an existing residential apartment building. 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 on an existing apartment building at 1471 Grove Avenue, 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:

<b>Standards</b>	<b>Provided/Proposed</b>
The installation of wireless communications facilities may not reduce the number of required parking spaces on a proposed site.	No parking spaces will be removed.
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.	The minimum setback for any antenna within a residential area is 20 feet. The applicant will receive a deviation through the CUP process to allow for the antennas to encroach no further into the setbacks than where the existing building envelope is located.
Wireless communications facilities must meet the height requirement of the underlying zone, unless a greater height is approved through the conditional use	There is a 26 foot height limit in the R-2000 zone. The applicant will receive a deviation through the CUP process to

permit.	allow for the antennas to exceed no taller than the existing 37'-6" height of the building.
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 housing for the antennae below the north roof will be concealed behind a screen matching the existing colors and materials of the gable support. The roof antennas will be screened by new dormers that will match the existing roof and materials. The base equipment will be located, and fenced, in the underground garage, not in view.
The colors and materials of wireless communications facilities must blend into their backgrounds.	The housing for the antennae below the north roof will be concealed behind a screen matching the existing colors and materials. The roof antennas will be screened by new dormers that will match the existing roof and materials.
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.	The proposed antennas below the north face roof shall be painted and textures to match the existing materials and colors. The screening does not project beyond the existing building projections.
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.	The proposed roof mounted antennae will not extend beyond the existing roof-line. There will be no increase to the existing building height.
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.	There are no proposed freestanding facilities.
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.	There are no proposed freestanding facilities.
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 equipment area will be located within the underground garage, screened from the public.

No advertising signs may be placed on any facility or equipment.	There are no proposed advertising signs.
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**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 a telecommunications facility on a multi-family residential apartment building at 1471 Grove Avenue, 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 screened, and the proposed equipment shall be located in an underground garage, and the site is optimal because it falls within a coverage area that is severely lacking in service, and is the only site that has the potential to complete T-Mobile’s wireless network coverage within Imperial Beach.

**NOW, THEREFORE, BE IT RESOLVED** that Conditional Use Permit (CUP 070079), Design Review Case (DRC 070080), and Site Plan Review (SPR 070081), install a telecommunications facility on a multi-family residential apartment building located at 1471 Grove Avenue in the R-2000 (Medium-Density Residential) 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 plans dated March 6, 2008 on file in the Community Development Department and with the conditions required herein.
2. Project shall provide for co-location for a separate provider.
3. Colors and materials shall match the existing structure, subject to staff approval.
4. Appropriate BMP’s shall be in place during any maintenance of base station equipment to prevent any materials to enter storm drain conveyance system.
5. 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.
6. Any electric and telephone services shall be connected via underground conduits extended to the project area.
7. Applicant shall obtain a city business license prior to issuance of building permit.
8. Approval of this request shall not waive compliance with any portion of the Uniform Building Code and Municipal Code in effect at the time a building permit is issued.
9. All negative balances in the project account (070079) shall be paid prior to building permit issuance and final inspection.

10. Approval of Conditional Use Permit (CUP 070079), Design Review Case (DRC 070080), and Site Plan Review (SPR 070081) for this project is valid for a one-year **vesting** period from the date of approval, to **expire on August 20, 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.
11. 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.
12. 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, August 20, 2018**, in accordance with Chapter 19.82.

#### **PUBLIC WORKS**

13. Ensure that the hot water tank P.T. discharge pipes are piped to discharge to the sanitary sewer system or the landscape area. A design that has the water discharge directly into the storm drain conveyance system (onto an impervious surface that flows to the street) is in violation of the Municipal Storm Water Permit - Order 2001-01.
14. 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.
15. Replace the sidewalk section adjacent to the power pole where the new T-Mobile power line will run down the pole before going underground to the building/project installation in accordance with Regional Standard Drawing G-7.
16. 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.
17. 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.
18. 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).

19. 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.
20. All street work construction requires a Class A contractor to perform the work. All pavement transitions shall be free of tripping hazards.
21. 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.
22. The existing parcel impervious surfaces shall be required to not increase beyond the current impervious services as a post-conversion condition in order to maximize the water runoff infiltration area on the parcel in compliance with Municipal Storm Water Permit – Order 2001-01.
23. Install survey monuments on northwest property line in or adjacent to the sidewalk. Record same with county office of records.
24. 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.
25. Applicant must 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.
26. 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.

27. Applicant must underground all T-Mobile utility wiring from the street side utility pole to the project site. The plans submitted do show these facilities to be placed underground.

**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 20<sup>th</sup> day of August 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. 2006-6666 - A Resolution of the City Council of the City of Imperial Beach, California, APPROVING A CONDITIONAL USE PERMIT (CUP 070079), DESIGN REVIEW CASE (DRC 070080), SITE PLAN REVIEW (SPR 070081) TO INSTALL A TELECOMMUNICATION FACILITY ON A MULTI-FAMILY RESIDENTIAL APARTMETNT BUILDING LOCATED AT 1471 GROVE AVENUE (APN 633-171-32-00) IN THE R-2000 (MEDIUM-DENSITY RESIDENTIAL) ZONE. MF 961.

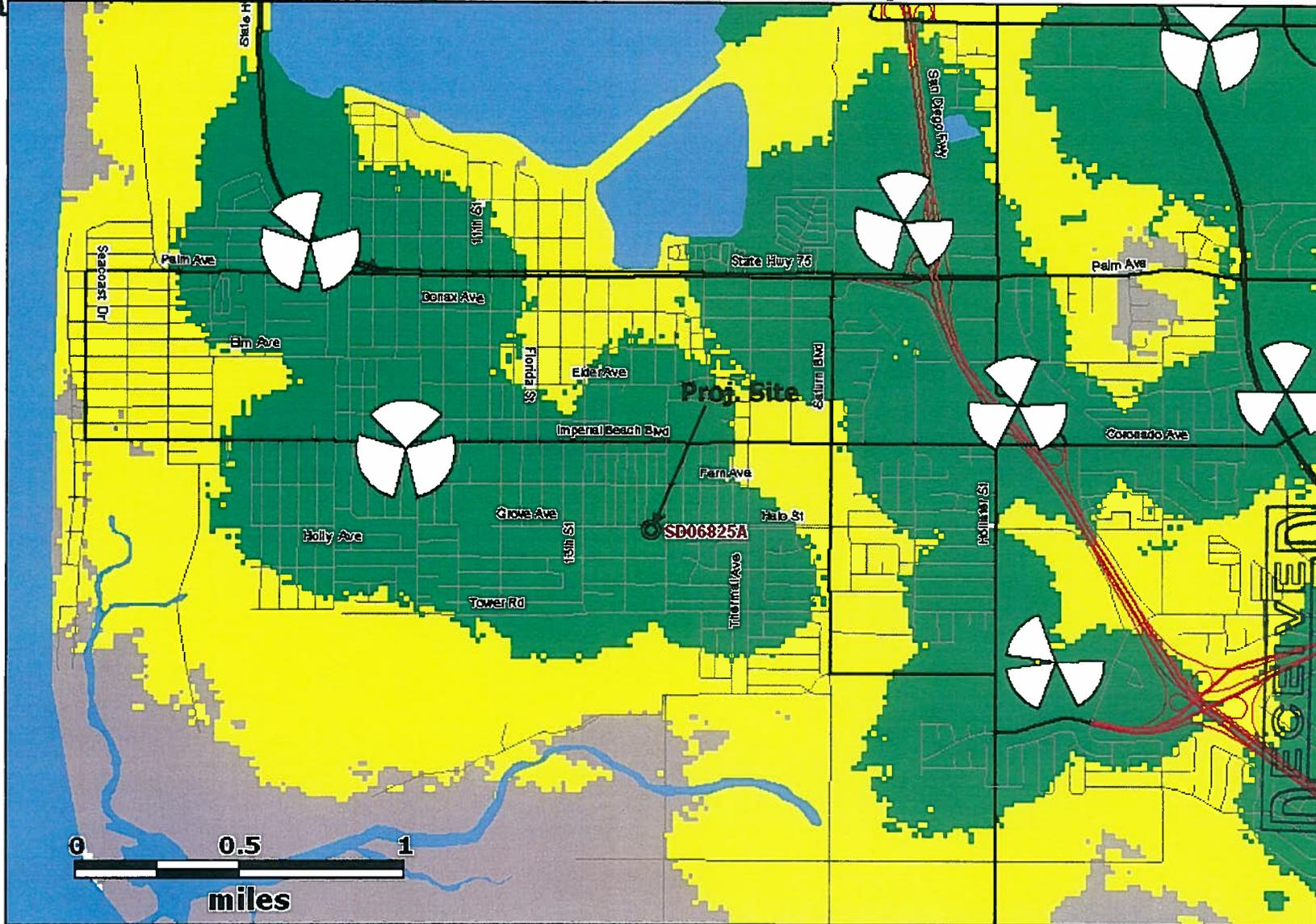
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 CITY CLERK

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 DATE





# Signal Coverage With SD06825A / "The Grove"



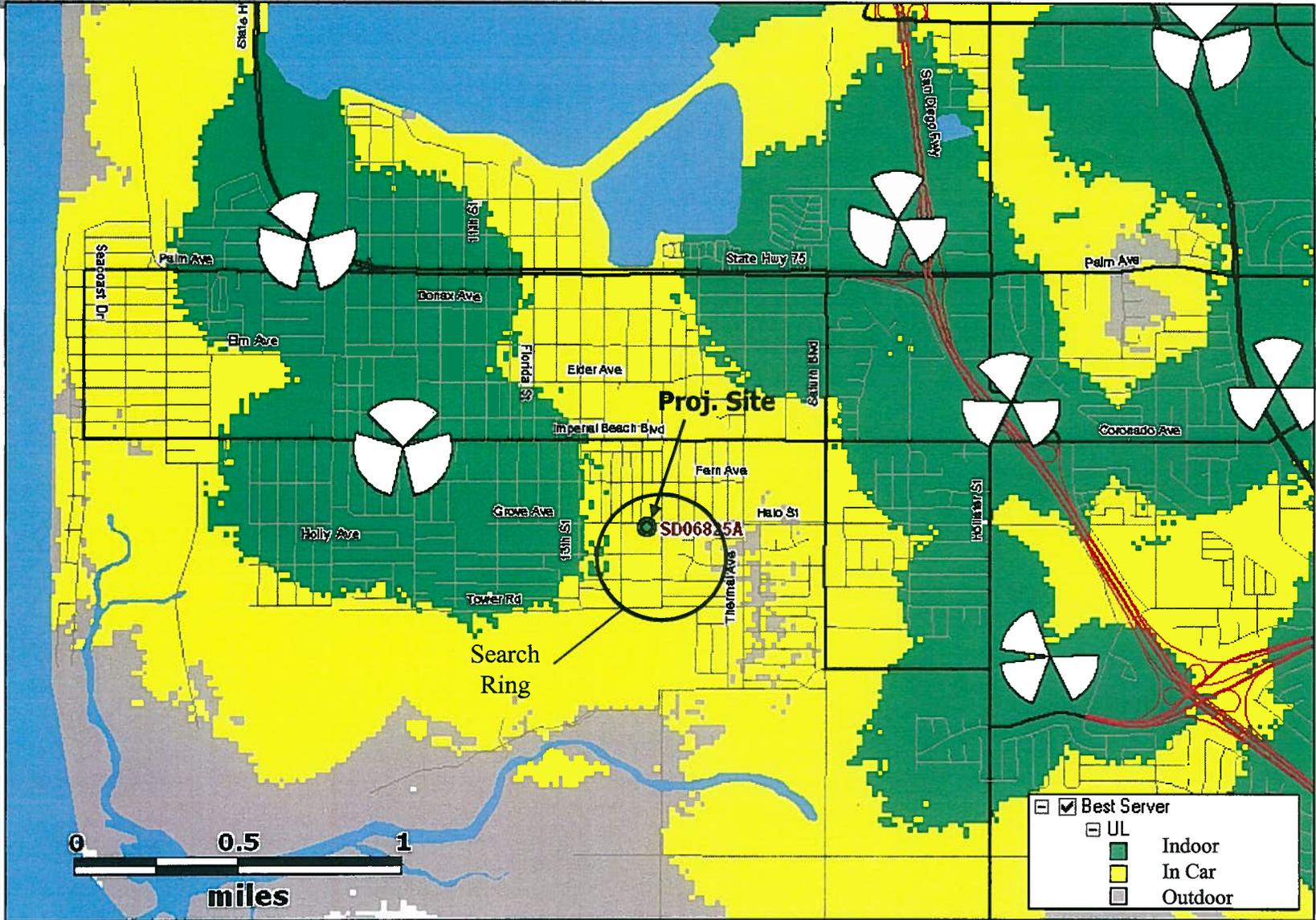
This information, property of T-Mobile USA, Inc is confidential and is intended solely for the use of the individual or entity to whom it is addressed. Any other use or distribution of this information is strictly prohibited. This map predicts and approximates our wireless coverage area outdoors, which may change without notice. It may include locations with limited or no coverage. Our maps do not guarantee service availability. Even within a coverage area, there are several factors, such as: network changes, traffic volume, service outages, technical limitations, signal strength, your equipment, terrain, structures, weather, and other conditions that may interfere with actual service, quality, and availability, including the ability to make, receive, and maintain calls.

**ROCKSOLID**  
COVERAGE

T-Mobile



# Signal Coverage Without SD06825A / "The Grove"



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**ROCKSOLID**  
COVERAGE

T-Mobile

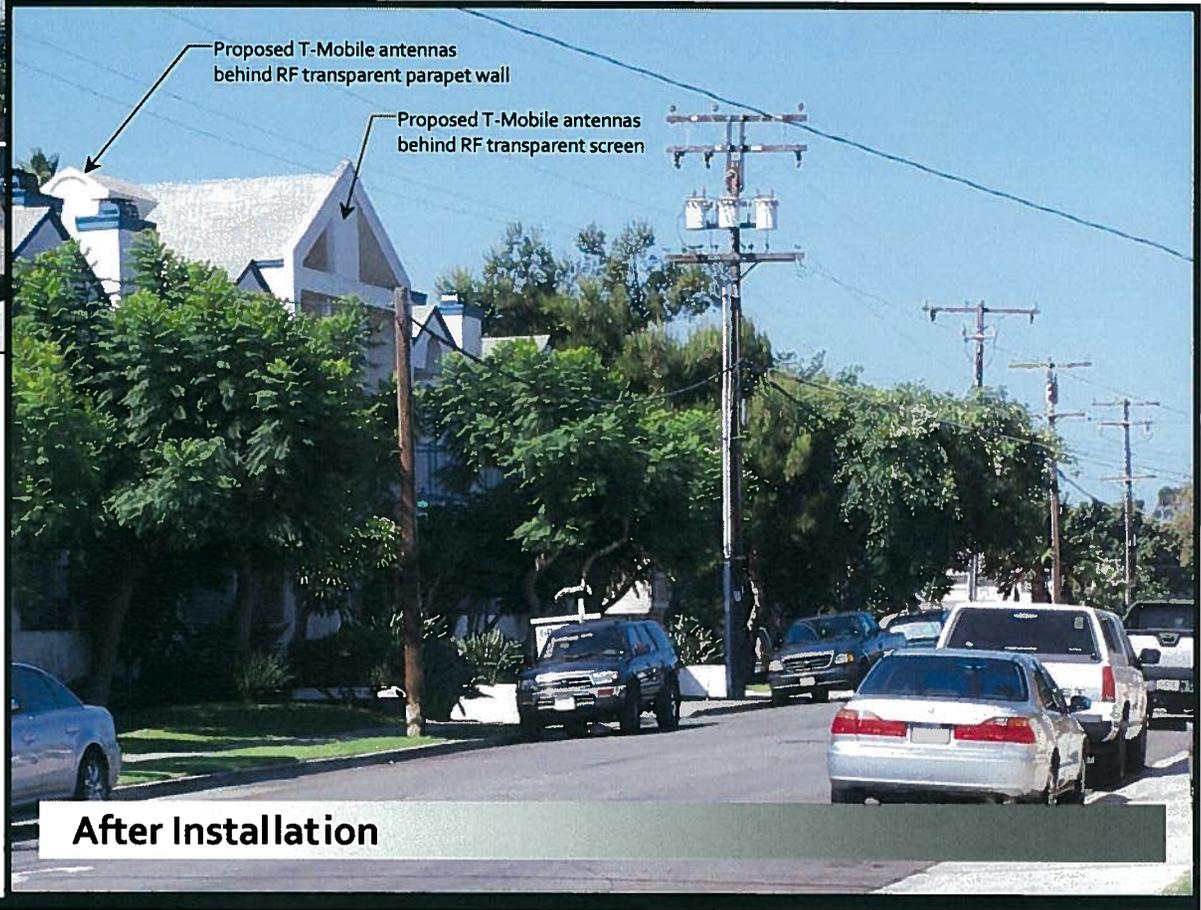
# The Grove — View 1

1471 Grove Ave. Imperial Beach, CA 91932

T-Mobile Site ID: SD6825A



Before Installation



After Installation



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



110 West A Street  
Suite 1050  
San Diego, CA 92101

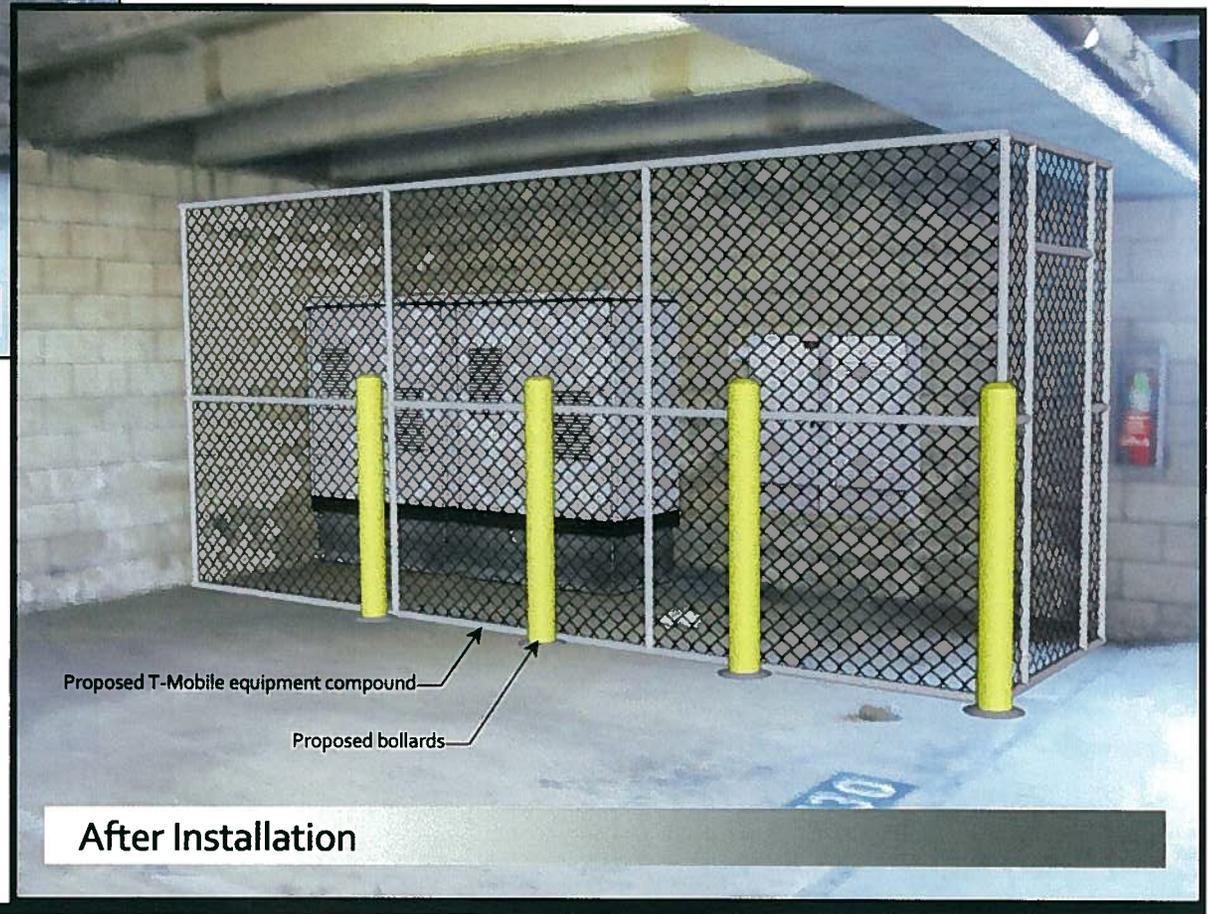
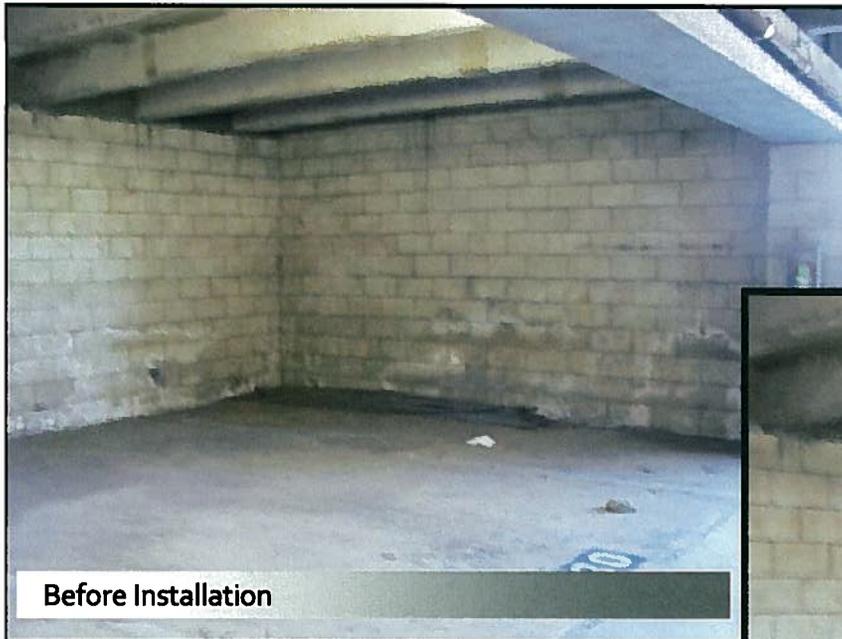


5994 W. Las Positas Blvd.  
Suite 123  
Pleasanton, CA 94588

# The Grove — View 2

1471 Grove Ave. Imperial Beach, CA 91932

T-Mobile Site ID: SD6825A



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

**PARSONS**  
110 West A Street  
Suite 1050  
San Diego, CA 92101

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

# The Grove — View 3

1471 Grove Ave. Imperial Beach, CA 91932

T-Mobile Site ID: SD6825A



Before Installation



After Installation



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



110 West A Street  
Suite 1050  
San Diego, CA 92101



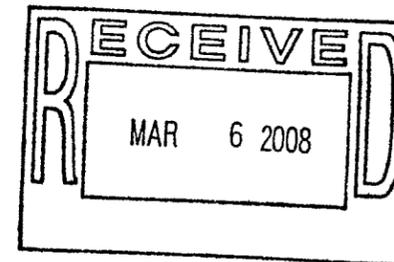
5994 W. Las Positas Blvd.  
Suite 123  
Pleasanton, CA 94588

# T-Mobile

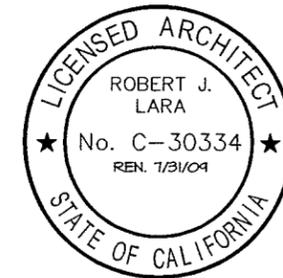
## THE GROVE SD06825A

TELECOMMUNICATION INSTALLATION W/ ANTENNAS LOCATED  
WITHIN PROPOSED DORMERS ON ROOFTOP & EQUIPMENT ROOM  
LOCATED WITHIN BASEMENT GARAGE OF BUILDING

1471 GROVE AVENUE  
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 HERSHFELD CORPORATION. NEITHER MORRISON HERSHFELD NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.



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

V:\Project\607\_Series\Drawings\SD06825 - The Grove Condo\Drawings\6073111\_SDO6825 The Grove Condo\_Zone\_Rev.1.dwg 01/29/2008 9:01am M.Agentius

<p><b>OVERVIEW MAP</b></p>	<p><b>LOCATION SKETCH</b></p>	<p><b>CONTACT INFORMATION</b></p> <p>PROPERTY OWNER: PREBYS CONRAD TRUST 5847 EL CAJON BLVD SAN DIEGO, CA 92115</p> <p>APPLICANT: T-MOBILE USA, INC. 10180 TELESIS COURT, SUITE 333 SAN DIEGO, CA 92121-2741</p> <p>CONSULTANT REPRESENTATIVE: EDDY GARCIA (954) 232-6727 MORRISON HERSHFELD CORP.</p> <p>IMPLEMENTATION TEAM: MARK CULLEN SITE ACQUISITION REP. I (619) 719-6324</p> <p>ARCHITECT: MR. ROBERT JERRY LARA CA LIC. # C-30334 PH: (954) 577-4655 MORRISON HERSHFELD CORP.</p>	<p><b>LIST OF DRAWINGS</b></p> <table border="1"> <thead> <tr> <th>GENERAL</th> <th>ISSUE</th> </tr> </thead> <tbody> <tr> <td>G-1 COVER SHEET</td> <td>1</td> </tr> <tr> <td>G-2 GENERAL NOTES</td> <td>1</td> </tr> <tr> <td>LS-1 SURVEY (BY CALVADA SURVEYING INC.)</td> <td></td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th>ARCHITECTURE</th> <th>ISSUE</th> </tr> </thead> <tbody> <tr> <td>A-1 SITE PLAN</td> <td>1</td> </tr> <tr> <td>A-2 ENLARGED ROOF PLAN</td> <td>1</td> </tr> <tr> <td>A-3 ENLARGED GARAGE (BASEMENT), PARKING, &amp; FLOOR PLAN</td> <td>1</td> </tr> <tr> <td>A-4 NORTH &amp; EAST ELEVATIONS</td> <td>1</td> </tr> <tr> <td>A-5 ANTENNA DETAILS</td> <td>1</td> </tr> <tr> <td>A-6 EQUIPMENT CABINET DETAIL</td> <td>1</td> </tr> </tbody> </table>	GENERAL	ISSUE	G-1 COVER SHEET	1	G-2 GENERAL NOTES	1	LS-1 SURVEY (BY CALVADA SURVEYING INC.)		ARCHITECTURE	ISSUE	A-1 SITE PLAN	1	A-2 ENLARGED ROOF PLAN	1	A-3 ENLARGED GARAGE (BASEMENT), PARKING, & FLOOR PLAN	1	A-4 NORTH & EAST ELEVATIONS	1	A-5 ANTENNA DETAILS	1	A-6 EQUIPMENT CABINET DETAIL	1		
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APPROVED BY:	INITIALS:	DATE:																									
O.P.E./OPS:																											
LEASING:																											
RF:																											
ZONING:																											
CONSTRUCTION:																											
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SITE DEVELOPMENT:																											

5		
4		
3		
2		
1	01/21/08	ZONING COMMENTS
0	10/30/07	100% ZONING SUBMITTAL
A	09/12/07	90% ZONING REVIEW SET
No.	Date	Action

**MORRISON HERSHFELD**

5994 w. Las Positas Blvd, Suite 123,  
Pleasanton, CA 94588  
Tel: 925.460.3750  
www.morrisonhershfeld.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:**

THE GROVE  
SD06825A  
1471 GROVE AVENUE  
IMPERIAL BEACH, CA 91932

**Drawing Title:**

COVER SHEET

<b>Project No.</b> 6073111	
<b>Designer:</b> RL	<b>Date:</b> 09/12/07
<b>Drawn By:</b> ML	<b>Checked By:</b> RL, EG
<b>PM Review:</b> EG	<b>Client Approval</b>
<b>Issue No.</b> 1	<b>Drawing No.</b> G-1

**GENERAL NOTES**

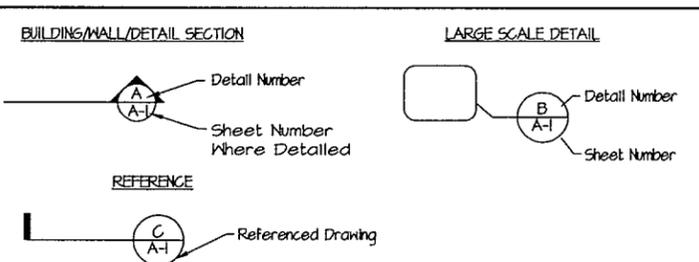
- WORK SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS. ALL NECESSARY LICENSES, CERTIFICATES, ETC., REQUIRED BY THE AUTHORITY HAVING JURISDICTION SHALL BE PROCURED AND PAID FOR BY THE CONTRACTOR.
- MORRISON HERSHFIELD CORPORATION HAS NOT CONDUCTED, NOR DOES IT INTEND TO CONDUCT ANY 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.
- VERIFY 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	LA	LAYER
ACP	ACOUSTICAL CEILING PANEL	LAM.	LAMINATED
A.F.F.	ABOVE FINISHED FLOOR	LF.	LINEAL FOOT
ALT.	ALTERNATE	MANUF.	MANUFACTURER
A.M.S.L.	ABOVE MEAN SEA LEVEL	MATER.	MATERIAL
ALUM.	ALUMINUM	MAX.	MAXIMUM
ANG.	ANGLE	MECH.	MECHANICAL
ARCH.	ARCHITECTURAL	MM	MILLIMETER
•	AT	MIN.	MINIMUM
BD.	BOARD	MISC.	MISCELLANEOUS
B.F.F.	BELOW FINISH FLOOR	M.O.	MASONRY OPENING
BLDG.	BUILDING	MPH	MILES PER HOUR
BLK.	BLOCK	M.S.L.	MEAN SEA LEVEL
BM.	BEAM	MTL.	METAL
BOT.	BOTTOM	N.G.V.D.	NAT. GEODETIC VERT. DATUM
BUR.	BUILT-UP ROOF	N.I.C.	NOT IN CONTRACT
CER.	CERAMIC	NOM.	NOMINAL
C.J.	CONTROL JOINT	N.T.S.	NOT TO SCALE
C.L.	CENTER LINE	O.C.	ON CENTER
CLG.	CEILING	O.D.	OUTSIDE DIAMETER
CLR.	CLEAR	OH.	OVERHEAD
CNU	CONCRETE MASONRY UNIT	OPNS.	OPENING
CPT.	CARPET	OPP.	OPPOSITE
COL.	COLUMN	OZ.	OUNCE
CONC.	CONCRETE	P L	PLATE
CONST.	CONSTRUCTION	RTU	ROOF TOP UNIT
CONT.	CONTINUOUS	R/W	RIGHT OF WAY
DIA./Ø	DIAMETER	SCHED.	SCHEDULE
DN.	DOWN	SECT.	SECTION
D.S.	DOWNSPOUT	S.F.	SQUARE FOOT
DTL.	DETAIL	SIM.	SIMILAR
EA.	EACH	S.P.	SPLICE POINT
E.I.F.S.	EXTERIOR INSULATION FINISH SYSTEM EXPANSION JOINT	SQ.FT.	SQUARE FOOT
E.LEG.	ELECTRIC/ELECTRICAL	S.S.	STAINLESS STEEL
EL.	ELEVATION	STD.	STANDARD
E.P.	ELECTRICAL PANEL	STL.	STEEL
EQ.	EQUAL	STOR.	STORAGE
E.H.	EACH WAY	STRUC.	STRUCTURAL
EXP.	EXPANSION	SUSP.	SUSPENDED
EXT.	EXTERIOR	TEMP.	TEMPORARY
F.D.	FLOOR DRAIN	THK.	THICK
F.E.G.	FIRE EXTINGUISHER SHELTER	THK.	THICKNESS
F.H.C.	FIRE HOSE EQUIPMENT	T.O.	TOP OF
FIN.	FINISH	T.O.S.	TOP OF STEEL
FIN.FLR.	FINISH FLOOR	TYP.	TYPICAL
FLOOR.	FLOOR	UNO.	UNLESS NOTED OTHERWISE
FTG.	FOOTING	VCT	VINYL COMPOSITION TILE
GA.	GAUGE	VIF	VERIFY IN FIELD
GALV.	GALVANIZED	VERT.	VERTICAL
GEN.	GENERAL	W	WITH
GYP.	GYPSPUM	WD.	WOOD
GB.	GYPSPUM BOARD	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**



**PROJECT INFORMATION**

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

**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.

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

No.	Date	Action
5		
4		
3		
2		
1	01/21/08	ZONING COMMENTS
0	10/30/07	100% ZONING SUBMITAL
A	04/12/07	90% ZONING REVIEW SET

**MORRISON HERSHFIELD**

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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:**

**THE GROVE**  
SD06825A  
1471 GROVE AVENUE  
IMPERIAL BEACH, CA 91932

**Drawing Title:**

**GENERAL NOTES**

<b>Project No.</b> 6073111	<b>Date:</b> 09/12/07
<b>Designer:</b> RL	<b>Checked By:</b> RL, EG
<b>Drawn By:</b> WL	<b>Client Approval:</b>
<b>PM Review:</b> EG	
<b>Issue No.</b> 1	<b>Drawing No.</b> G-2

V:\Project\607 Series\6073111 T-Mobile-Parsons San Diego NEW BUILD\SD06825A - The Grove Condos\Drawings\6073111\_SD06825 The Grove Condos\_Zone\_Rev 1.dwg 01/29/2008 8:41am WJegenius

**FLOOD PANEL**

FIPS CODE: 6  
 PANEL FULL: 2153F  
 FIS DATE: JUNE 19, 1997  
 FLOOD ZONE  
 FEMA CODE: 161  
 FEMA ZONE: X

**FLOOD INFORMATION**

SCALE	1
NTS	

N/A

**PROPERTY LINE & CURVE TABLE**

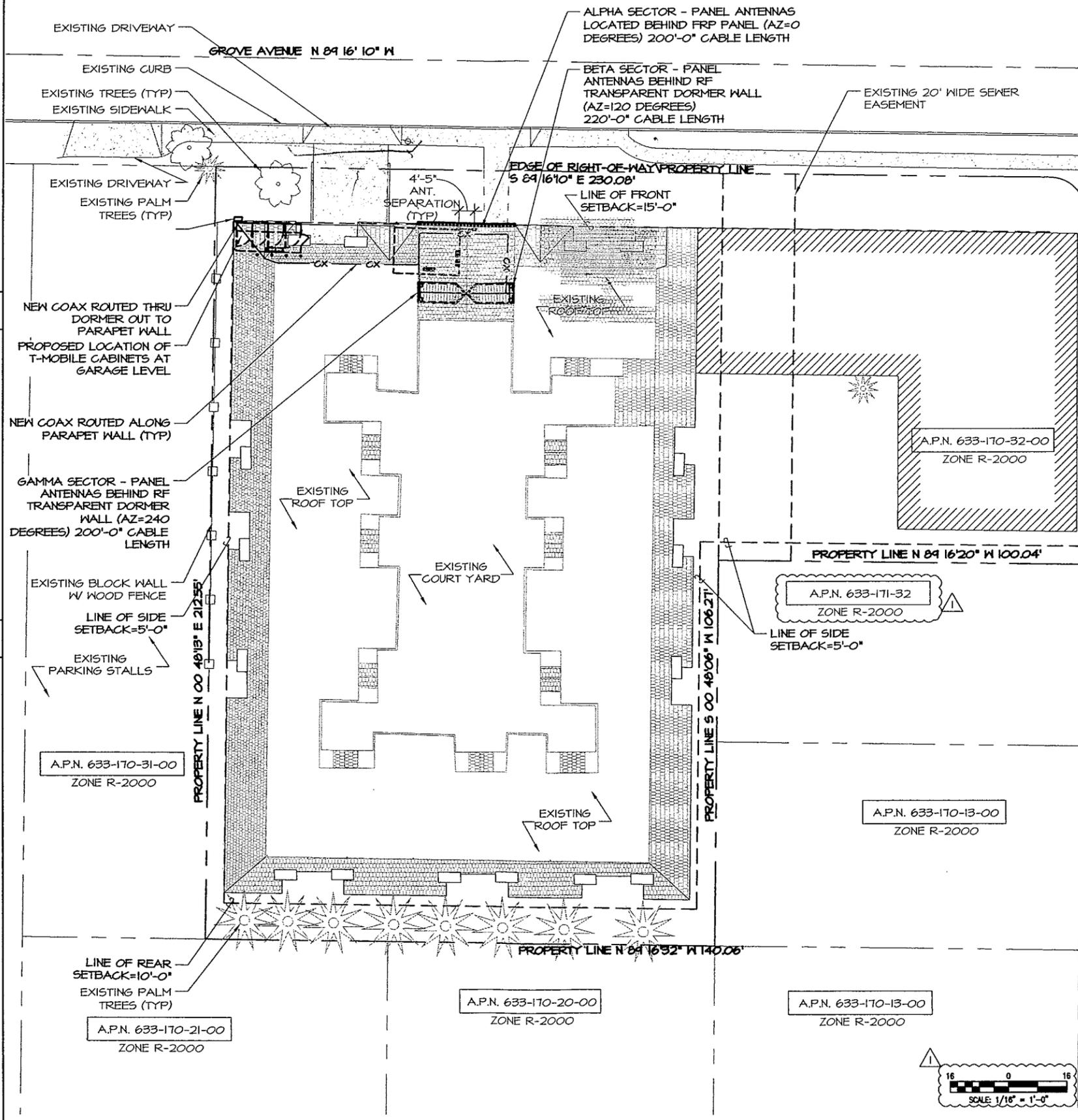
SCALE	2
NTS	

LOT 1 OF GROVE AVENUE CONDOMINIUMS IN THE CITY OF IMPERIAL BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SHOWN ON THE MAP FILED AS MAP NO. 11618 OF TRACT MAPS, RECORDS OF SAID COUNTY.

**LEGAL DESCRIPTION**

SCALE	3
NTS	

**SITE PLAN**



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 LICENSED ARCHITECT  
 STATE OF CALIFORNIA  
 Lic. # C-30334

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1	01/21/06	ZONING COMMENTS
0	10/30/01	100% ZONING SUBMITAL
A	04/12/01	90% ZONING REVIEW SET
No.	Date	Action

**MORRISON HERSHFIELD**  
 5994 w. Las Positas Blvd, Suite 123,  
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 110 WEST A STREET, SUITE 1050  
 SAN DIEGO, CA. 92101  
 Tel:(619) 687-0400 Fax:(619) 687-0401

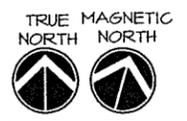
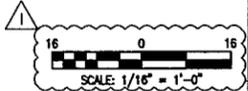
Client:  
**T-Mobile**  
 10180 TELESIS COURT, SUITE 333  
 SAN DIEGO, CA 92121-2741

Project:  
**THE GROVE**  
 SD06825A  
 1471 GROVE AVENUE  
 IMPERIAL BEACH, CA 91932

Drawing Title:  
**SITE PLAN**

Project No.	6073111
Designer:	RL
Date:	09/12/07
Drawn By:	HL
Checked By:	RL, EG
PM Review:	ES
Client Approval:	

Issue No.	1
Drawing No.	A-1

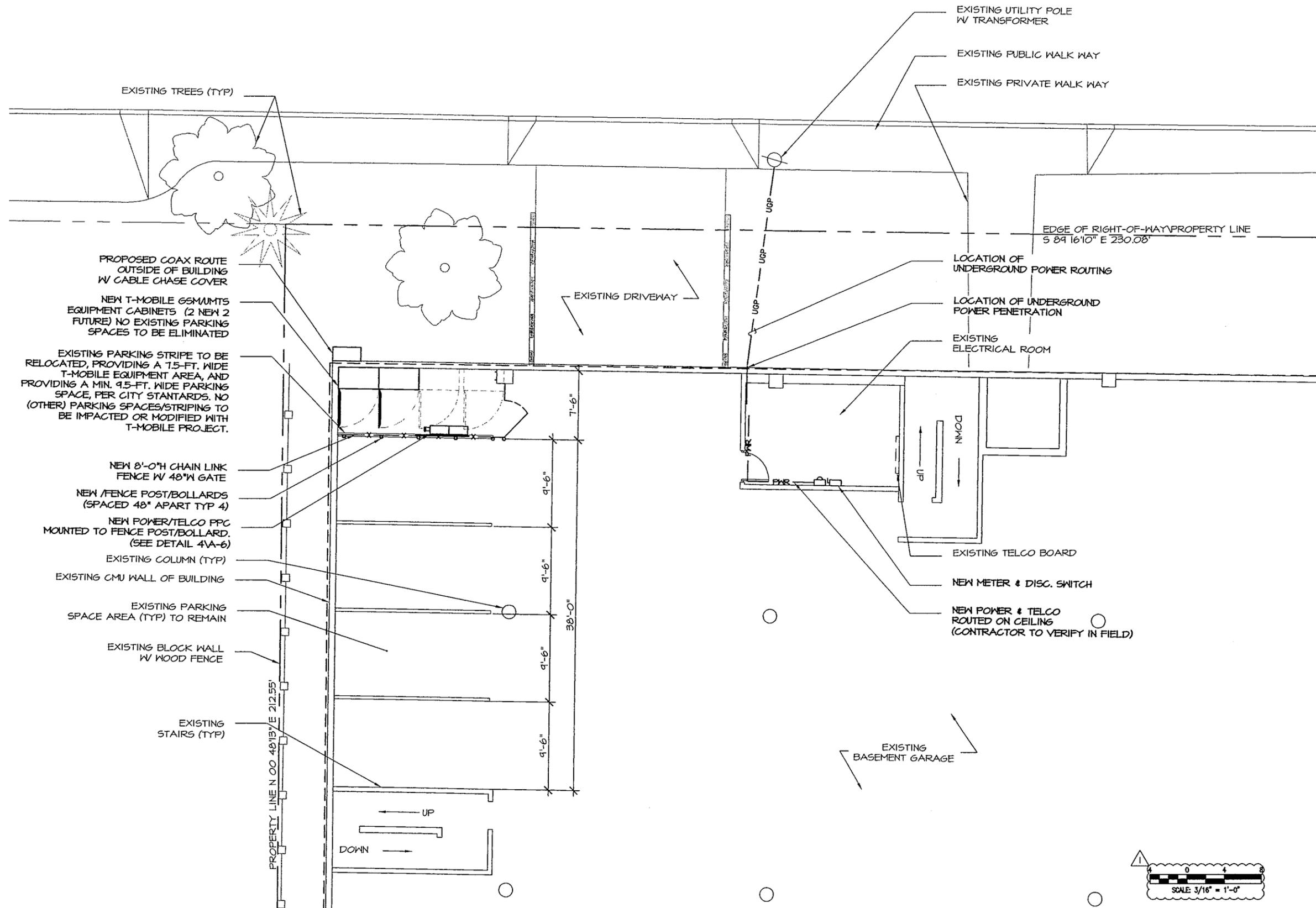


SCALE: 1/16"=1'-0" (BASED ON 22X34 PAPER SIZE)  
 SCALE: 1/32"=1'-0" (BASED ON 11X17 PAPER SIZE)

4



V:\Project\607 Series\6073111 T-Mobile-Parsons San Diego NEW BUILD\511era\SD06825 - The Grove Condos\Drawings\6073111\_SD06825 The Grove Condos\_Zone\_Rev 1.dwg 01/25/2008 8:41am WJegulus



**ENLARGED GARAGE (BASEMENT) FLOOR PLAN**

SCALE: 3/16"=1'-0" (BASED ON 22x34 PAPER SIZE)  
SCALE: 3/32"=1'-0" (BASED ON 11x17 PAPER SIZE)

3

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LICENSED ARCHITECT  
STATE OF CALIFORNIA  
Lic. # C-30334

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1	01/21/08	ZONING COMMENTS
0	10/30/07	100% ZONING SUBMITAL
A	04/12/07	90% ZONING REVIEW SET
No.	Date	Action

**MORRISON HERSHFELD**  
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Tel:(619) 687-0400 Fax:(619) 687-0401

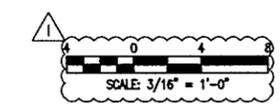
Client:  
**T-Mobile**  
10180 TELESIS COURT, SUITE 333  
SAN DIEGO, CA 92121-2741

Project:  
**THE GROVE**  
SD06825A  
14711 GROVE AVENUE  
IMPERIAL BEACH, CA 91932

Drawing Title:  
**ENLARGED GARAGE (BASEMENT), PARKING, & FLOOR PLAN**

Project No. 6073111	
Designer: RL	Date: 04/12/07
Drawn By: WL	Checked By: RL, ES
PM Review: ES	Client Approval

Issue No. 1	Drawing No. A-3
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SCALE IS BASE ON 22" X 34" 1/4" SIZE

V:\Project\607 Series\6073111 T-Mobile-Parsons San Diego New Builds\Drawings\SD06825 The Grove Condo\_Zone\_Rev 1.dwg 01/29/2008 8:41am W:agenius

ELEVATION CHART	
POINTS	ELEVATION READING & LOCATION
A	30.43' AGL TOP OF ROOF PEAK
B	24.62' AGL TOP OF ROOF @ ROOF DRAINS
C	+ 37.88' (0.00') GRADE LEVEL
D	+ 34.25' GARAGE LEVEL

ALPHA SECTOR - PANEL ANTENNAS LOCATED BEHIND FRP PANEL AT GABLE ENDS (GABLE END CLOSED) (AZ=0 DEGREES) 200'-0" CABLE LENGTH (FRP TO BE PAINTED & TEXTURED TO MATCH EXISTING BUILDING)

BETA SECTOR - PANEL ANTENNAS BEHIND RF TRANSPARENT DORMER GABLE END (AZ=120 DEGREES) 220'-0" CABLE LENGTH (FRP TO BE PAINTED & TEXTURED TO MATCH EXISTING BUILDING)

GAMMA SECTOR - PANEL ANTENNAS BEHIND RF TRANSPARENT DORMER GABLE END (AZ=240 DEGREES) 200'-0" CABLE LENGTH (FRP TO BE PAINTED & TEXTURED TO MATCH EXISTING BUILDING)

36.72' AGL TOP OF NEW DORMER  
33.44' AGL RAD CENTER

COAX PENETRATION THRU DORMER TO PARAPET

EXISTING UTILITY POLE W/ TRANSFORMER



**NORTH ELEVATION**

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

1

31.5' AGL TOP OF DORMER  
36.72' AGL TOP OF NEW DORMER  
30.43' AGL TOP OF ROOF PEAK  
24.62' AGL TOP OF ROOF @ ROOF DRAINS  
EXISTING 2 STORY CONDO BUILDING W/ BASEMENT GARAGE  
+ 37.88' FINISH GROUND

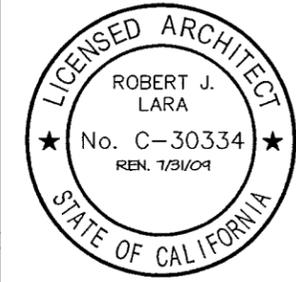


**WEST ELEVATION**

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

2

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

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1	01/21/08	ZONING COMMENTS
0	10/30/07	100% ZONING SUBMITAL
A	04/12/07	90% ZONING REVIEW SET
No.	Date	Action

**MORRISON HERSHFIELD**  
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www.morrisonherffield.com

**Implementation Team:**  
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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

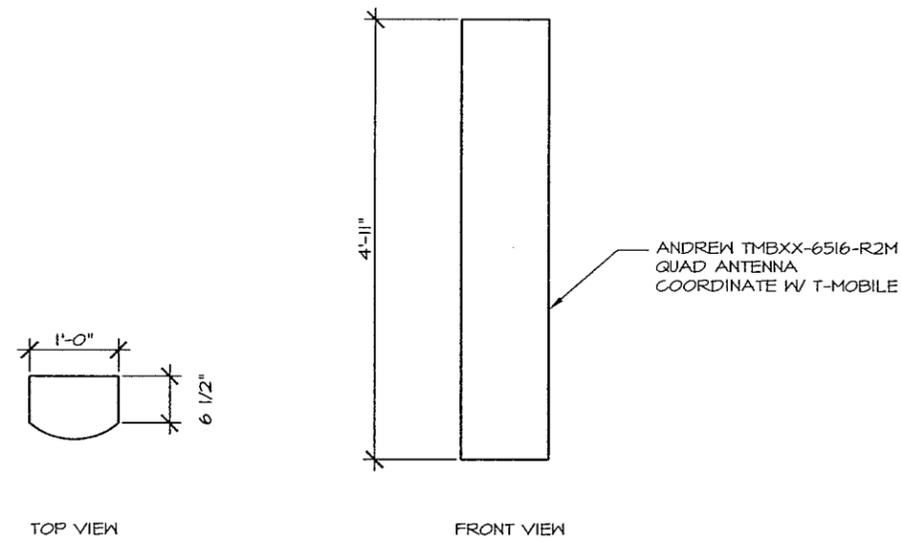
**Project:**  
**THE GROVE**  
SD06825A  
1471 GROVE AVENUE  
IMPERIAL BEACH, CA 91932

**Drawing Title:**  
**NORTH & SOUTH ELEVATIONS**

<b>Project No.</b> 6073111	
<b>Designer:</b> RL	<b>Date:</b> 04/12/07
<b>Drawn By:</b> WIL	<b>Checked By:</b> RL, EG
<b>PM Review:</b> EG	<b>Client Approval:</b>

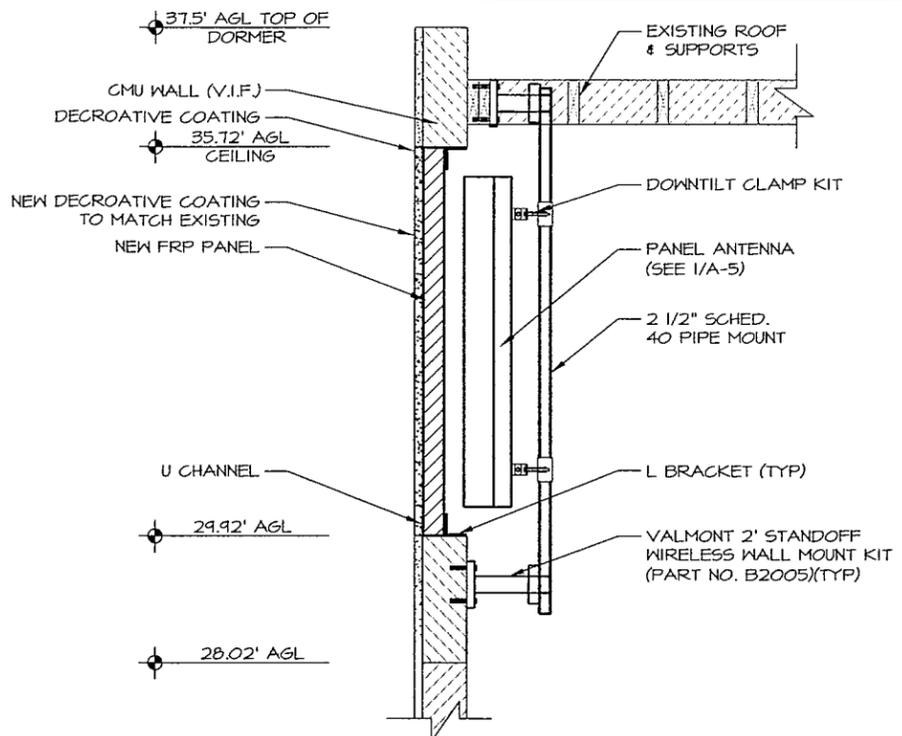
<b>Issue No.</b> 1	<b>Drawing No.</b> A-4
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SCALE IS BASED ON 22" X 34" 1/4" SIZE



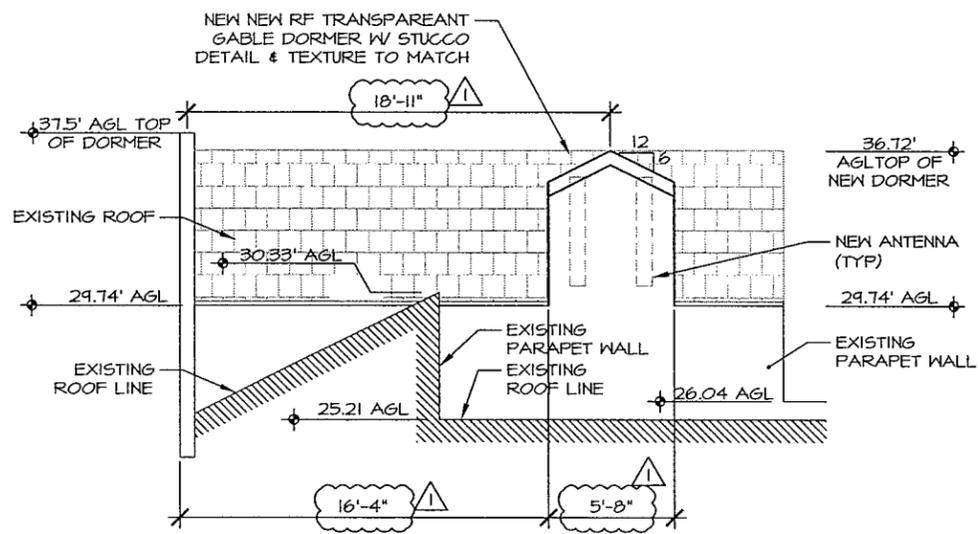
ANTENNA ELEVATION

SCALE  
NTS 1



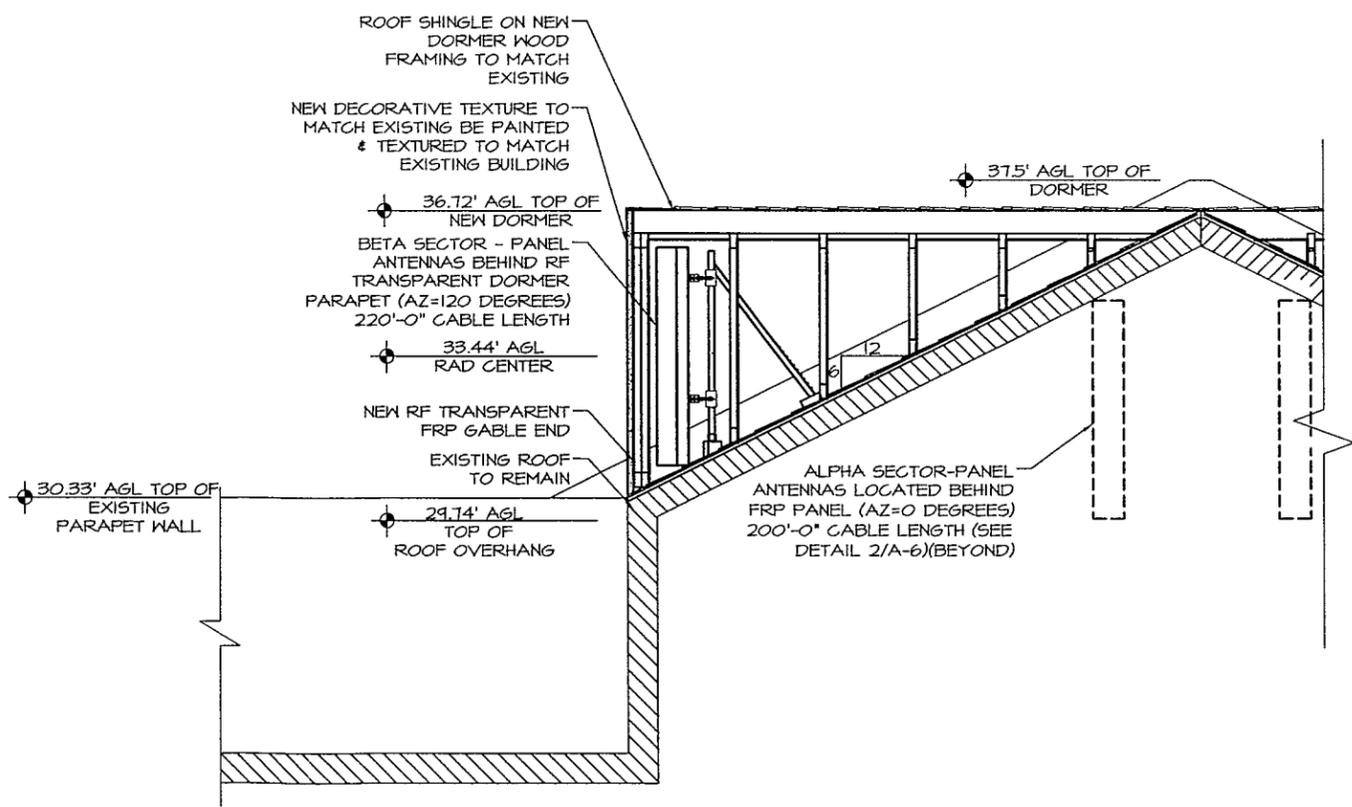
WALL SECTION

SCALE  
NTS 2



ELEVATION OF GABLE DORMER

SCALE  
NTS 3



DORMER SECTION

SCALE  
NTS 4

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STATE OF CALIFORNIA  
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1	01/21/08	ZONING COMMENTS
0	10/30/07	100% ZONING SUBMITAL
A	09/12/07	90% ZONING REVIEW SET
No.	Date	Action

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Tel:(619) 687-0400 Fax:(619) 687-0401

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

Project:  
**THE GROVE**  
SD06825A  
1471 GROVE AVENUE  
IMPERIAL BEACH, CA 91932

Drawing Title:  
**ANTENNA DETAILS**

Project No.	6073111		
Designer:	RL	Date:	09/12/07
Drawn By:	WL	Checked By:	RL, ES
PM Review:	ES	Client Approval:	
Issue No.	1	Drawing No.	A-5

V:\Project\607 Series\6073111 T-Mobile-Parsons San Diego NEW BUILD\Site\SD06825 - The Grove Condos\Drawings\6073111\_SD06825 The Grove Condos\_Zone\_Rev 1.dwg 01/29/2008 8:41am W.argentius

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0	10/30/07	100% ZONING SUBMITAL
A	09/12/07	90% ZONING REVIEW SET
No.	Date	Action

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SAN DIEGO, CA 92121-2741

Project:  
**THE GROVE  
SD06825A  
1471 GROVE AVENUE  
IMPERIAL BEACH, CA 91932**

Drawing Title:  
**EQUIPMENT CABINET  
DETAIL**

Project No.  
6073111

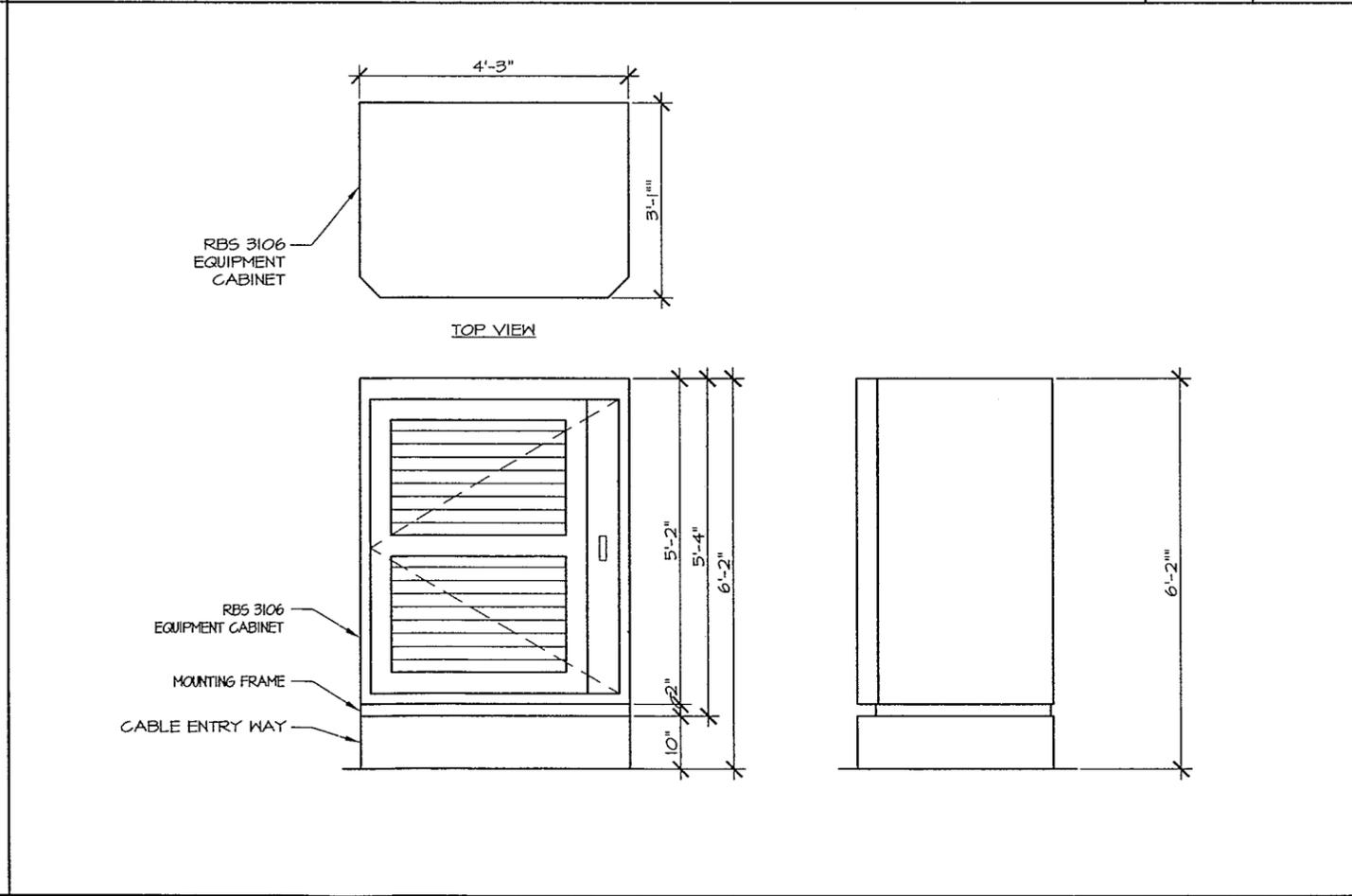
Designer: RL	Date: 09/12/07
Drawn By: WL	Checked By: RL, EG
PM Review: EG	Client Approval

Issue No. 1	Drawing No. A-6
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NOT USED SCALE NTS 1

NOT USED SCALE NTS 2

NOT USED SCALE NTS 3



NOT USED SCALE NTS 3

EQUIPMENT CABINET DETAIL SCALE NTS 4





**STAFF REPORT  
CITY OF IMPERIAL BEACH**

**TO: HONORABLE MAYOR AND CITY COUNCIL**

**FROM: GARY BROWN, CITY MANAGER**

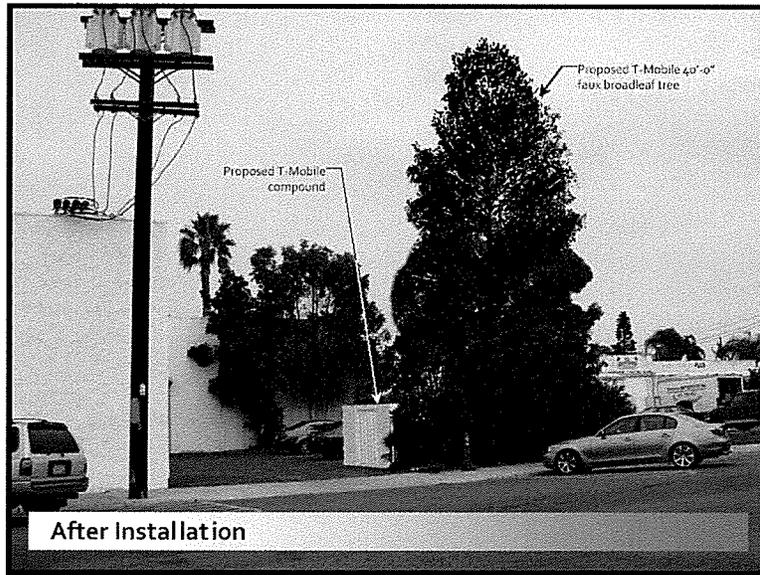
**MEETING DATE: AUGUST 20, 2008**

**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 T-MOBILE (APPLICANT)/CHINO INDUSTRIAL PARK (OWNER); REGULAR COASTAL PERMIT (CP 070085), CONDITIONAL USE PERMIT (CUP 070086), DESIGN REVIEW CASE (DRC 070087), AND SITE PLAN REVIEW (SPR 070088) TO INSTALL A TELECOMMUNICATIONS FACILITY ON A BROADLEAF FAUX TREE STRUCTURE LOCATED AT 750 13<sup>th</sup> STREET IN THE C-1 (GENERAL COMMERCIAL) ZONE. MF 963.

**PROJECT DESCRIPTION/BACKGROUND:**

This is an application (MF 963) originally submitted on November 27, 2007 for a Regular Coastal Permit (CP 070085), Conditional Use Permit (CUP 070086), Design Review Case (DRC 070087), and Site Plan Review (SPR 070088) to install a telecommunications facility on a broadleaf faux tree structure located at 750 13<sup>th</sup> Street (APN 626-312-14-00) in the C-1 (General 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).



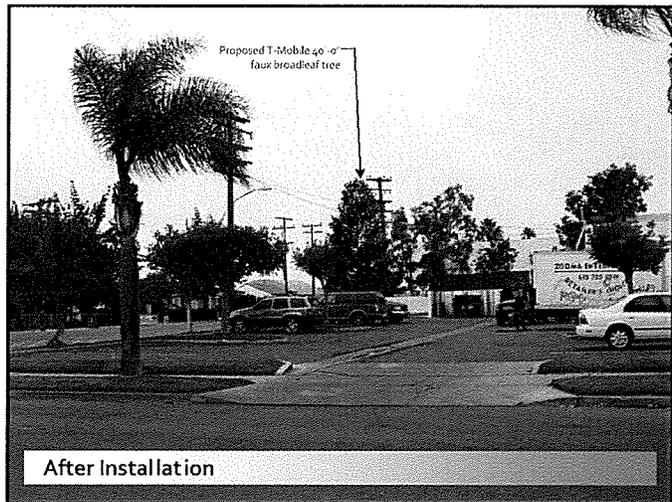
After Installation

Per the Development and Design Standards, installation and/or modification of wireless facilities must meet specific design criteria as outlined in Chapter 19.90.

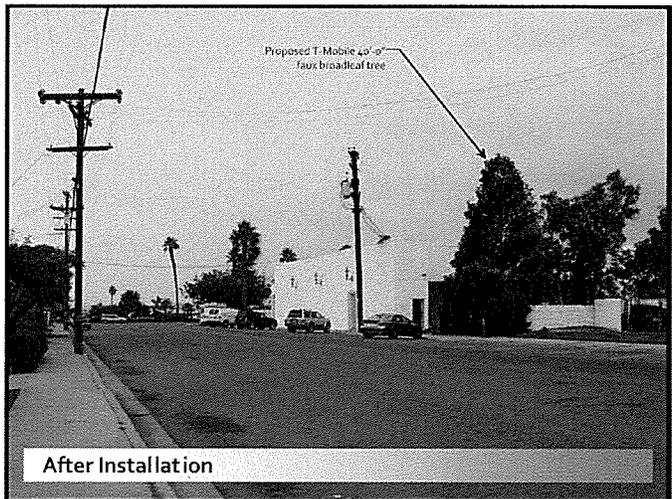
The project was subject to design review by the Design Review Board because the project requires a conditional use permit (IBMC 19.83.020).

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

**Visual Quality Issues.** The proposed telecommunications facility will consist of six panel antennae mounted on a proposed 40-foot broadleaf faux tree structure as part of a conditional use permit that is still in process (CUP 070086). In addition, base station equipment will be installed inside of a concrete wall compound in the location of an existing non-utilized and non-required trash enclosure. Electric and telephone services are required and will be extended to the project area via underground conduits.



The 40-foot broadleaf faux tree structure concealing the antennae would be the most conspicuous aspect of this proposal. The structure would be built in a concrete compound where an existing non-utilized and non-required trash enclosure is located. Wireless facilities use transmitting antennae to communicate with mobile handsets and other wireless devices. 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 applicant claims that the antennas would not be functional at a lower height because the signal would be significantly reduced. The broadleaf faux tree structure would conceal the antennae and would blend in with the surrounding area, and is designed for co-location for a separate carrier. Another criterion that was examined was the location of the telecommunication facility. One other location was explored, the Sea Breeze Community Church located at 1220 Elm Avenue approximately one block south of the proposed site. A realistic design at the desired antenna height could not be produced for the building, thus removing the sites potential for a wireless facility. The proposed location at 750 13<sup>th</sup> Street is optimal because it replaces a non-utilized and non-required trash enclosure, and would be able to conceal the base equipment and provide service in a location that lacks 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 15<sup>th</sup> Street and Grove Avenue and along Seacoast Drive.



**General Plan/Zoning Consistency:** The proposed development is subject to Chapter 19.88, "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 19.88. The project is located in the C-1 (General Commercial) Zone. The purpose of the C-1 Zone is to provide areas for business to meet local demand.

**Design Review Standards**

	<b>Provided/Proposed</b>
The installation of wireless communications facilities may not reduce the number of required parking spaces on a proposed site.	No parking spaces will be removed and no parking demand will be generated.
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-1 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 proposed height of the broadleaf faux tree facility is 40 feet, meeting the maximum height limit of 40 feet in the C-1 zone.
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 broadleaf faux tree stealth structure, not discernable as antennae. The vault will be concealed in a pre-existing, non-utilized, and non-required trash enclosure.
The colors and materials of wireless communications facilities must blend into their backgrounds.	The housing for the antennae will be concealed in a broadleaf faux tree stealth structure. The color and materials used for the monopine structure will blend in with the surrounding trees.
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	There are no proposed roof-mounted facilities.

they must be painted and textured to match the existing structure or building.	
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 broadleaf faux tree structure designed to blend in with the surrounding area. The proposed 40-foot broadleaf structure 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 in a broadleaf faux 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 a concrete compound where an existing, non-utilized, trash enclosure 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-1 Commercial  
 South: C-1 Commercial  
 East: C-1 Residential  
 West: C-1 Residential

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

**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 \$8,000.00 in Project Account Number 070085 to fund the processing of this application.

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

On May 15, 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. 2008-6667, approving Regular Coastal Permit (CP 070085), Conditional Use Permit (CUP 070086), Design Review Case (DRC 070087), and Site Plan Review (SPR 070088), 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. 2008-6667
2. Plans

c: file MF 963  
Jim Kennedy, Parsons Corp. for T-Mobile, 110 W. A Street, Ste. 1050, San Diego, CA 92101  
Chino Industrial Park, 3262 Holiday Court, La Jolla, CA 92037  
Hank Levien, Public Works Director  
Ed Wilczak, Building Official  
Frank Sotelo, Public Safety

**Return to Agenda**



**RESOLUTION NO. 2008-6667**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, APPROVING A REGULAR COASTAL PERMIT (CP 070085), CONDITIONAL USE PERMIT (CUP 070086), DESIGN REVIEW CASE (DRC 070087), AND SITE PLAN REVIEW (SPR 070088) TO INSTALL A TELECOMMUNICATIONS FACILITY ON A BROADLEAF FAUX TREE STRUCTURE LOCATED AT 750 13<sup>th</sup> STREET IN THE C-1 (GENERAL COMMERCIAL) ZONE. MF 963.**

**APPLICANT: T-MOBILE/JIM KENNEDY**

**WHEREAS**, on August 20, 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 070085), Conditional Use Permit (CUP 070086), Design Review Case (DRC 070087), and Site Plan Review (SPR 070088) to install a telecommunications facility on a broadleaf faux tree structure located at 750 13<sup>th</sup> Street (APN 626-312-14-00) in the C-1 (General Commercial) Zone, a site legally described as follows:

Parcel 2 of Parcel Map No. 17328, 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 May 15, 2008, the Design Review Board adopted DRB Resolution No. 2008-03 recommending conditional approval of the project design; and

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

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

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

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

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

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

**CONDITIONAL USE PERMIT FINDINGS:**

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

The proposed wireless telecommunication facility at 750 13<sup>th</sup> Street 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 broadleaf faux tree. 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 broadleaf faux tree structure and equipment vault in a non-utilized and non-required trash enclosure at 750 13<sup>th</sup> Street, 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:

<b>Standards</b>	<b>Provided/Proposed</b>
The installation of wireless communications facilities may not reduce the number of required parking spaces on a proposed site.	No parking spaces will be removed and no parking demand will be generated.
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-1 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 proposed height of the broadleaf faux tree facility is 40 feet, meeting the maximum height limit of 40 feet in the C-1 zone.

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 broadleaf faux tree stealth structure, not discernable as antennae. The vault will be concealed in a pre-existing, non-utilized, and non-required trash enclosure.
The colors and materials of wireless communications facilities must blend into their backgrounds.	The housing for the antennae will be concealed in a broadleaf faux tree stealth structure. The color and materials used for the monopine structure will blend in with the surrounding trees.
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 broadleaf faux tree structure designed to blend in with the surrounding area. The proposed 40-foot broadleaf structure 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 in a broadleaf faux 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 a concrete compound where an existing, non-utilized, trash enclosure 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	There are no proposed advertising

equipment.	signs.
------------	--------

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

The granting of the conditional use permit to install one telecommunication antennae concealed on a stealth structure at 750 13<sup>th</sup> Street, 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 40-foot broadleaf faux tree structure, and the proposed equipment vault will be located in an existing non-utilized and non-required trash enclosure.

**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 40-foot broadleaf faux tree structure and equipment vault that will replace an existing non-utilized and non-required trash enclosure. 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 070085), Conditional Use Permit (CUP 070086), Design Review Case (DRC 070087), and Site Plan Review (SPR 070088) to install a telecommunications facility on a broadleaf faux tree structure located at 750 13<sup>th</sup> Street (APN 626-312-14-00) in the C-1 (General 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 April 1, 2008 on file in the Community Development Department and with the conditions required herein.
2. Antennae are to be located on or in the faux tree stealth structure, and shall be hidden.
3. Appropriate BMP's shall be in place during any maintenance of base station equipment to prevent any materials to enter storm drain conveyance system.
4. Project shall provide for co-location for a separate provider.
5. 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.
6. Any electric and telephone services shall be connected via underground conduits extended to the project area.
7. Applicant shall obtain a city business license prior to issuance of building permit.
8. Approval of this request shall not waive compliance with any portion of the Uniform Building Code and Municipal Code in effect at the time a building permit is issued.
9. All negative balances in the project account (070085) shall be paid prior to building permit issuance and final inspection.
10. Approval of Regular Coastal Permit (CP 070085), Conditional Use Permit (CUP 070086), Design Review Case (DRC 070087), and Site Plan Review (SPR 070088) for this project is valid for a one-year **vesting** period from the date of approval, to

**expire on August 20, 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.

11. 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.
12. 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, August 20, 2018**, in accordance with Chapter 19.82.

## **PUBLIC WORKS**

13. 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.
14. 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.
15. 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.
16. All street work construction requires a Class A contractor to perform the work. All pavement transitions shall be free of tripping hazards. Street repairs must achieve 95% sub soil compaction. Asphalt repair must be a minimum of four (4) inches thick asphalt placed in the street trench. Asphalt shall be AR4000 ½ mix (hot).
17. 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.
18. 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.

19. The existing parcel impervious surfaces are required to not increase beyond the current impervious services as a post-installation condition in order to maximize the water runoff infiltration area on the parcel in compliance with Municipal Storm Water Permit – Order R9 - 2007-01. 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.
20. 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.
21. 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.
22. 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.
23. Applicant shall underground utilities to this installation. I.B.M.C. 13.08.060.C applies.

**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 20<sup>th</sup> day of August 2008, by the following roll call vote:

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

\_\_\_\_\_  
**JIM JANNEY, MAYOR**

**ATTEST:**

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

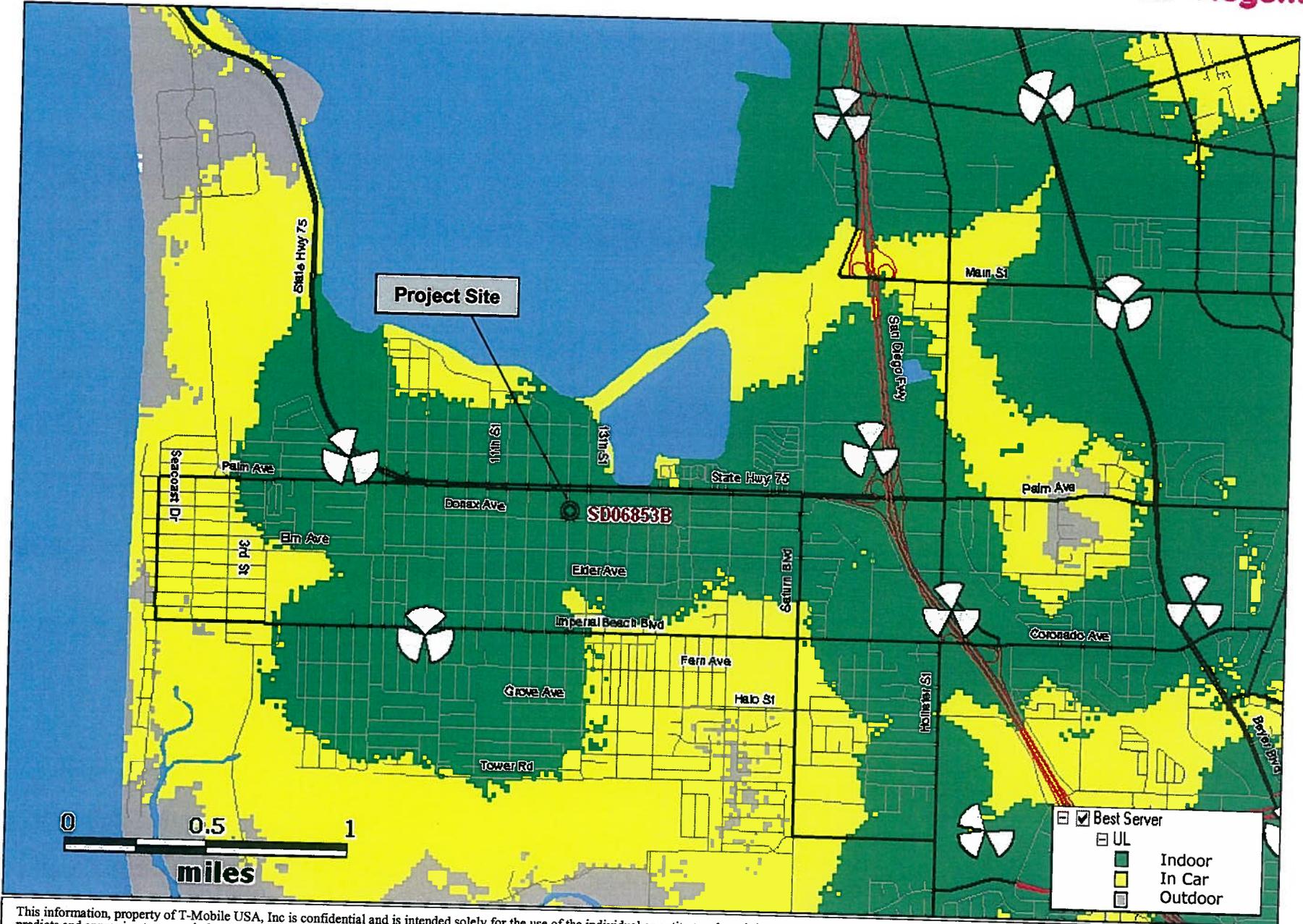
I, City Clerk of the City of Imperial Beach, do hereby certify the foregoing to be a true and exact copy of Resolution No. 2008-6667 - A Resolution of the City Council of the City of Imperial Beach, California, APPROVING A REGULAR COASTAL PERMIT (CP 070085), CONDITIONAL USE PERMIT (CUP 070086), AND DESIGN REVIEW CASE (070087), AND SITE PLAN REVIEW (SPR 070088) TO INSTALL A TELECOMMUNICATION FACILITY ON A BROADLEAF FAUX TREE STRUCTURE LOCATED AT 705 13<sup>th</sup> STREET (APN 626-312-14-00) IN THE C-1 (GENERAL COMMERCIAL) ZONE. MF 963.

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

\_\_\_\_\_  
DATE

# Area Coverage with SD06853B

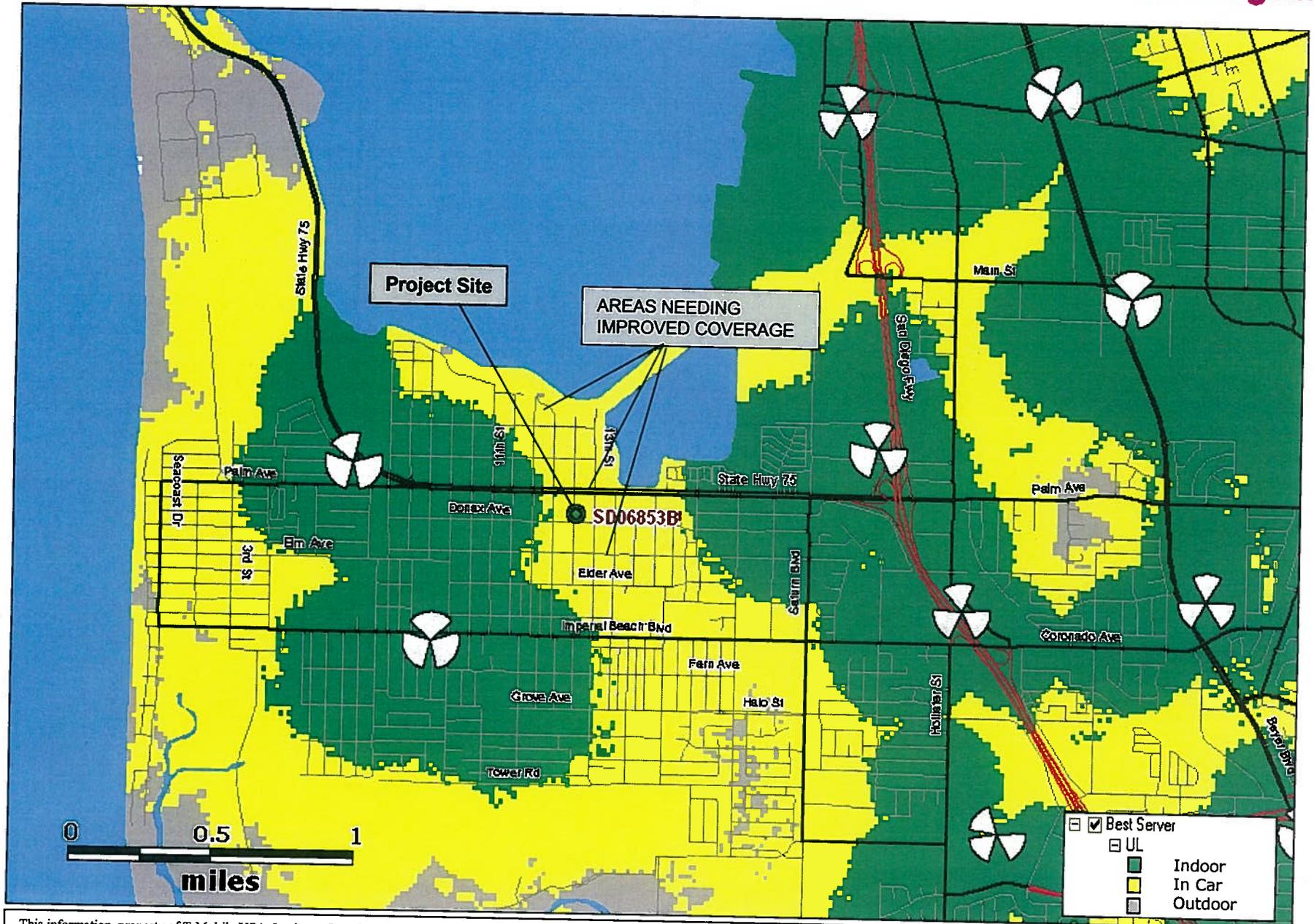
T-Mobile stick together



This information, property of T-Mobile USA, Inc is confidential and is intended solely for the use of the individual or entity to whom it is addressed. Any other use or distribution of this information is strictly prohibited. This map predicts and approximates our wireless coverage area outdoors, which may change without notice. It may include locations with limited or no coverage. Our maps do not guarantee service availability. Even within a coverage area, there are several factors, such as: network changes, traffic volume, service outages, technical limitations, signal strength, your equipment, terrain, structures, weather, and other conditions that may interfere with actual service, quality, and availability, including the ability to make, receive, and maintain calls.

# Area Coverage without SD06853B

T-Mobile *stick together*



This information, property of T-Mobile USA, Inc is confidential and is intended solely for the use of the individual or entity to whom it is addressed. Any other use or distribution of this information is strictly prohibited. This map predicts and approximates our wireless coverage area outdoors, which may change without notice. It may include locations with limited or no coverage. Our maps do not guarantee service availability. Even within a coverage area, there are several factors, such as: network changes, traffic volume, service outages, technical limitations, signal strength, your equipment, terrain, structures, weather, and other conditions that may interfere with actual service, quality, and availability, including the ability to make, receive, and maintain calls.

# Chino Commercial — View 1

750 13th Street, Imperial Beach, CA 91932  
T-Mobile Site ID: SD06853



Before Installation



After Installation

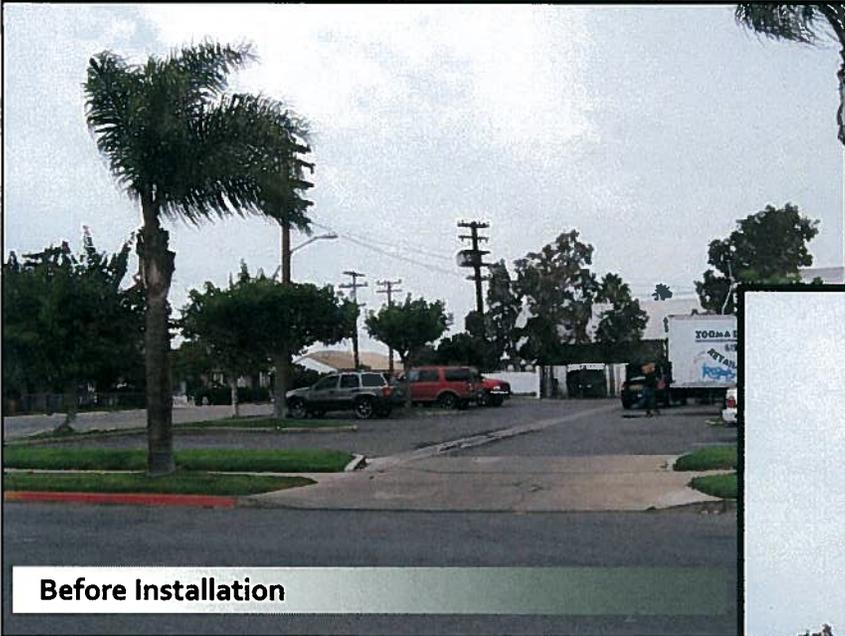
**T-Mobile**  
10180 Telesis Court  
Suite 333  
San Diego, CA 92121-2741

**PARSONS**  
110 West A Street  
Suite 1050  
San Diego, CA 92101

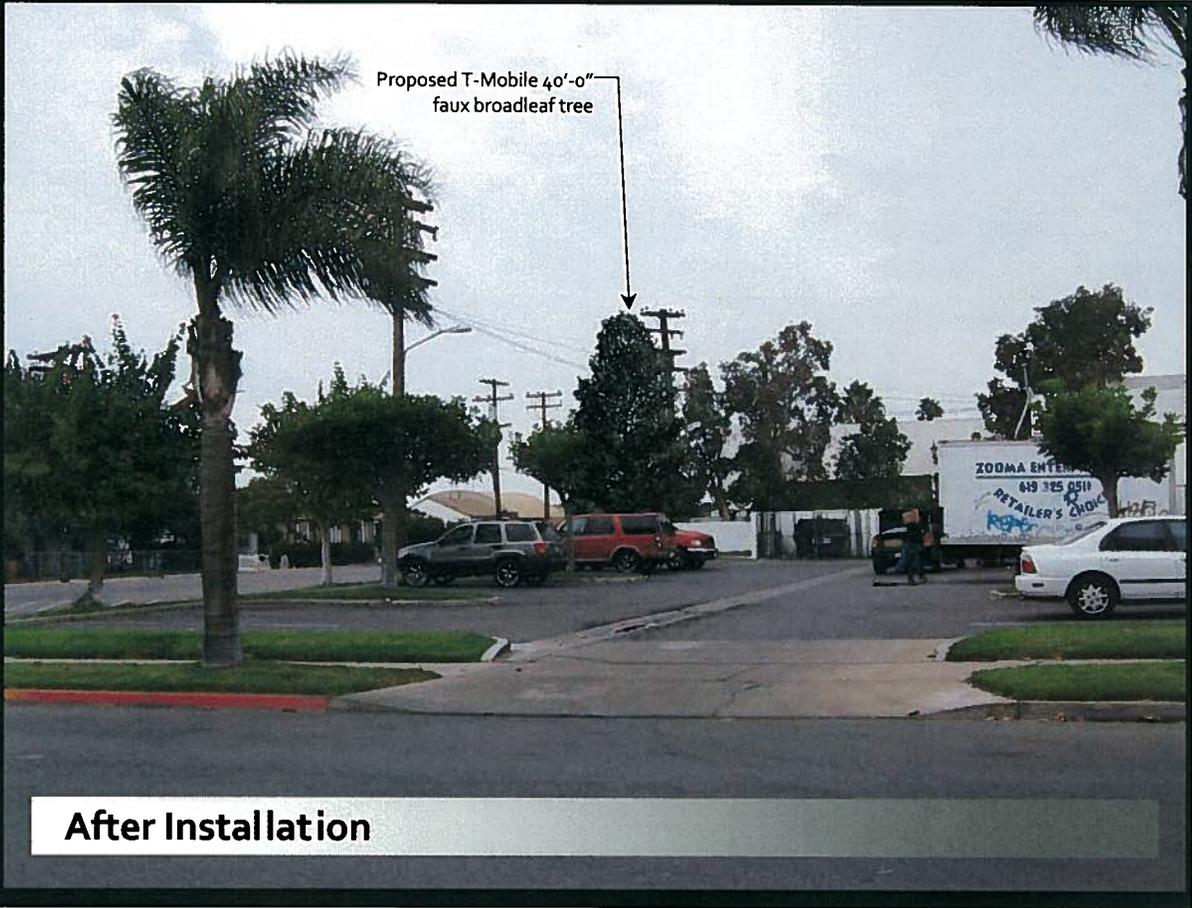
**MORRISON  
HERSHFIELD**  
5994 W. Las Positas Blvd.  
Suite 123  
Pleasanton, CA 94588

# Chino Commercial — View 2

750 13th Street, Imperial Beach, CA 91932  
T-Mobile Site ID: SD06853



Before Installation



After Installation

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

**PARSONS**  
110 West A Street  
Suite 1050  
San Diego, CA 92101

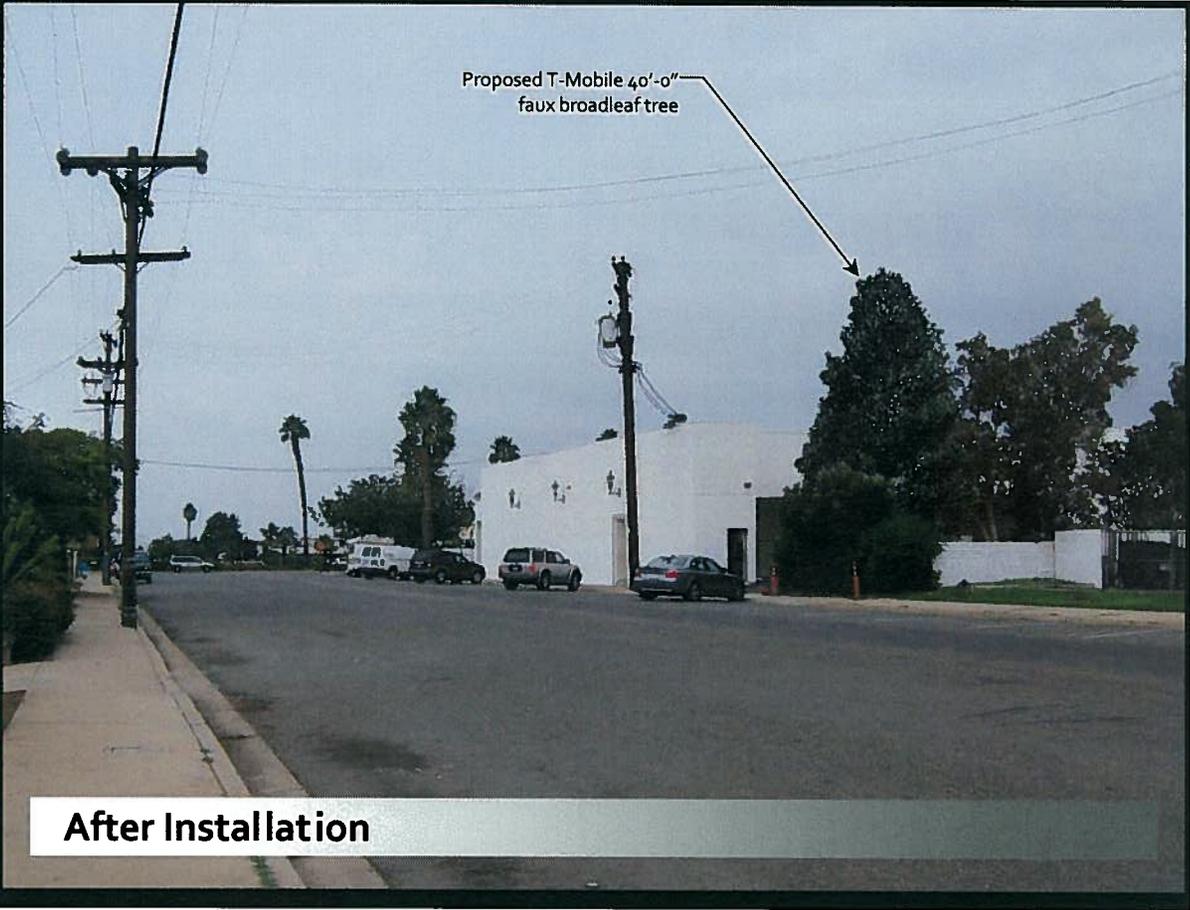
**MORRISON  
HERSHFIELD**  
5994 W. Las Positas Blvd.  
Suite 123  
Pleasanton, CA 94588

# Chino Commercial — View 3

750 13th Street, Imperial Beach, CA 91932  
T-Mobile Site ID: SD06853



Before Installation



After Installation

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

**PARSONS**  
110 West A Street  
Suite 1050  
San Diego, CA 92101

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

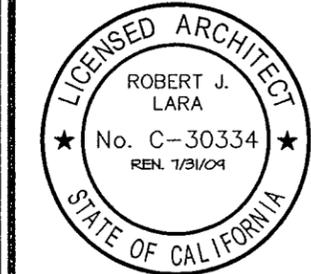
# T-Mobile

## CHINO COMMERCIAL SD06853

### NEW 40'-0" H FAUX BROADLEAF TREE W/ ANTENNAS & UNMANNED TELECOMMUNICATIONS EQUIPMENT CABINETS

750 13TH STREET  
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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1	.	.
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B	.	.
A	11/21/07	90% ZONING REVIEW SET
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:**  
CHINO COMMERCIAL  
SD06853  
750 13TH STREET  
IMPERIAL BEACH, CA 91932

**Drawing Title:**  
COVER SHEET

**Project No.:**  
6073111

**Designer:** RL **Date:** 11/21/07

**Drawn By:** APA **Checked By:** RL

**PM Review:** EG **Client Approval:**

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

<b>OVERVIEW MAP</b>	<b>LOCATION SKETCH</b>	<b>CONTACT INFORMATION</b>	<b>LIST OF DRAWINGS</b>																											
		<p><b>PROPERTY OWNER:</b> CHINO INDUSTRIAL PARK 3262 HOLIDAY CT # 110 LA JOLLA, CA 92037</p> <p><b>APPLICANT:</b> T-MOBILE USA, INC. 10180 TELESIS COURT, SUITE 333 SAN DIEGO, CA 92121-2741</p> <p><b>CONSULTANT REPRESENTATIVE:</b> EDDY GARCIA (954) 232-6127 MORRISON HERSHFIELD CORP.</p> <p><b>IMPLEMENTATION TEAM:</b> MARK CULLEN, LEASING REP. (619) 719-6324</p> <p><b>JAMES KENNEDY, ZONING REP.</b> PARSONS, (619) 993-1057</p> <p><b>ARCHITECT:</b> MR. ROBERT JERRY LARA CA LIC. # C-30334 PH: (954) 577-4655 MORRISON HERSHFIELD CORP.</p>	<table border="1"> <tr><th colspan="2">GENERAL</th><th>ISSUE</th></tr> <tr><td>6-1</td><td>COVER SHEET</td><td>A</td></tr> <tr><td>6-2</td><td>GENERAL NOTES</td><td>A</td></tr> <tr><td>LS-1</td><td>SURVEY (BY CALVADA SURVEYING INC.)</td><td></td></tr> <tr><th colspan="2">ARCHITECTURE</th><th>ISSUE</th></tr> <tr><td>A-1</td><td>SITE PLAN</td><td>A</td></tr> <tr><td>A-2</td><td>COMPOUND PLAN</td><td>A</td></tr> <tr><td>A-3</td><td>NORTH &amp; SOUTH ELEVATIONS</td><td>A</td></tr> <tr><td>A-4</td><td>EAST &amp; WEST ELEVATIONS</td><td>A</td></tr> </table>	GENERAL		ISSUE	6-1	COVER SHEET	A	6-2	GENERAL NOTES	A	LS-1	SURVEY (BY CALVADA SURVEYING INC.)		ARCHITECTURE		ISSUE	A-1	SITE PLAN	A	A-2	COMPOUND PLAN	A	A-3	NORTH & SOUTH ELEVATIONS	A	A-4	EAST & WEST ELEVATIONS	A
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<b>APPROVALS</b>	<b>CODE COMPLIANCE</b>	<b>ZONING DATA</b>	<b>PROJECT SUMMARY</b>																											
<table border="1"> <tr><th>APPROVED BY:</th><th>INITIALS:</th><th>DATE:</th></tr> <tr><td>O.P.E./OPS:</td><td></td><td></td></tr> <tr><td>LEASING:</td><td></td><td></td></tr> <tr><td>RF:</td><td></td><td></td></tr> <tr><td>ZONING:</td><td></td><td></td></tr> <tr><td>CONSTRUCTION:</td><td></td><td></td></tr> <tr><td>POWER/TELCO:</td><td></td><td></td></tr> </table>	APPROVED BY:	INITIALS:	DATE:	O.P.E./OPS:			LEASING:			RF:			ZONING:			CONSTRUCTION:			POWER/TELCO:			<p>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:</p> <ol style="list-style-type: none"> <li>CALIFORNIA BUILDING CODE CBC-2001</li> <li>CALIFORNIA ADMINISTRATIVE CODE (INCL TITLES 24 &amp; 25) 2001</li> <li>ANSI/EIA/TIA-222-G</li> <li>LIFE SAFETY CODE (NFPA-101-2003)</li> <li>CALIFORNIA ELECTRICAL CODE CEC-2001</li> <li>CALIFORNIA MECHANICAL CODE CMC-2001</li> <li>CALIFORNIA PLUMBING CODE CPC-2001</li> <li>LOCAL BUILDING CODE(S)</li> <li>CITY AND/OR COUNTY ORDINANCES</li> </ol> <p><b>ANTENNA NOTE:</b> POWER OUTPUT = 10 WATTS PER CHANNEL FREQUENCY- UPLINK 1870-1885 MHZ DOWN LINK 1960-1975 MHZ</p> <p><b>BATTERY NOTE:</b> 8 LEAD ACID BATTERIES- ELECTROLYTE VOLUME =9.6 GRAMS (NO PERMANENT STAND BY GENERATOR ON SITE)</p>	<p>1. LATITUDE (GPS): 32.58309</p> <p>2. LONGITUDE (GPS): -117.1059</p> <p>3. TYPE OF STRUCTURE: FAUX BROADLEAF TREE</p> <p>4. GROUND ELEVATION: (A.M.S.L. IN FEET) 32 (AVERAGE)</p> <p>5. SETBACK REQUIREMENTS: 0-0-0</p> <p>6. EASEMENTS: NO EASEMENTS ARE LOCATED ON SITE</p> <p>1. ZONING CLASSIFICATION: C-1</p> <p>2. JURISDICTION: CITY OF IMPERIAL BEACH</p> <p>3. LEASE AREA: TBD</p> <p>4. PARCEL #: 626-312-14-00</p> <p>5. LEGAL DESCRIPTION: (REFER TO 2/A-1)</p> <p>6. PERMIT TYPE#: CUP</p> <p><b>HANDICAP REQUIREMENTS</b></p> <p>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</p>	<p>1. OCCUPANCY EXISTING BUILDING: N/A</p> <p>2. OCCUPANCY PROPOSED: N/A</p> <p>3. TYPE OF CONSTRUCTION: N/A</p> <p>4. STORIES: ONE</p> <p>1. INSTALLATION OF WIRELESS COMMUNICATIONS FACILITY CONSISTING OF NEW FAUX BROADLEAF TREE OF 40 FEET IN HEIGHT WITH SIX PANEL-TYPE ANTENNAS. FOUR T-MOBILE EQUIPMENT CABINETS (2 FUTURE) OF APPROX. 4'-3" LX 2'-4" WX 5'-11" H, &amp; ONE METER PEDESTAL OF 2'-8" LX 1'-4" WX 4'-10" H INSIDE SCREENED COMPOUND.</p> <p>2. INSTALLATION OF A NEW 200 AMP ELECTRICAL SERVICE</p> <p>3. INSTALLATION OF A NEW TELCO SERVICE</p> <p>4. INSTALL COAXIAL CABLE IN CONDUIT FROM NEW FAUX BROADLEAF TREE TO NEW EQUIPMENT CABINETS</p> <p><b>EXISTING FACILITIES</b></p> <p>1. NO EXISTING TELECOMMUNICATIONS FACILITY ON THIS SITE</p>						
APPROVED BY:	INITIALS:	DATE:																												
O.P.E./OPS:																														
LEASING:																														
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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.
- VERIFY ALL EXISTING DIMENSIONS PRIOR TO PERFORMING WORK.
- VERIFY LOCATION OF ALL BURIED UTILITIES PRIOR TO ANY EXCAVATION.

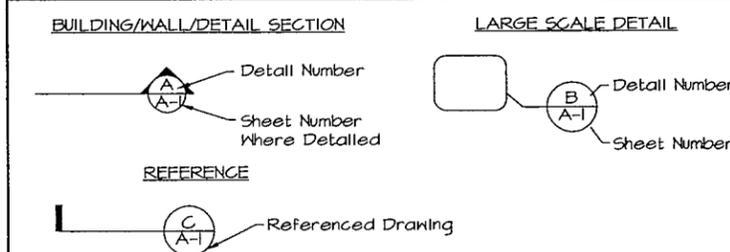
**PROJECT INFORMATION**

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

**ABBREVIATIONS**

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



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

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No.	Date	Action	

**MORRISON HERSHFIELD**

5994 w. Las Positas Blvd, Suite 123,  
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Tel: 925.460.3750  
www.morrisonhershfield.com

Implementation Team:

**PARSONS**

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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:

**CHINO COMMERCIAL SD06853**

750 13TH STREET  
IMPERIAL BEACH, CA 91932

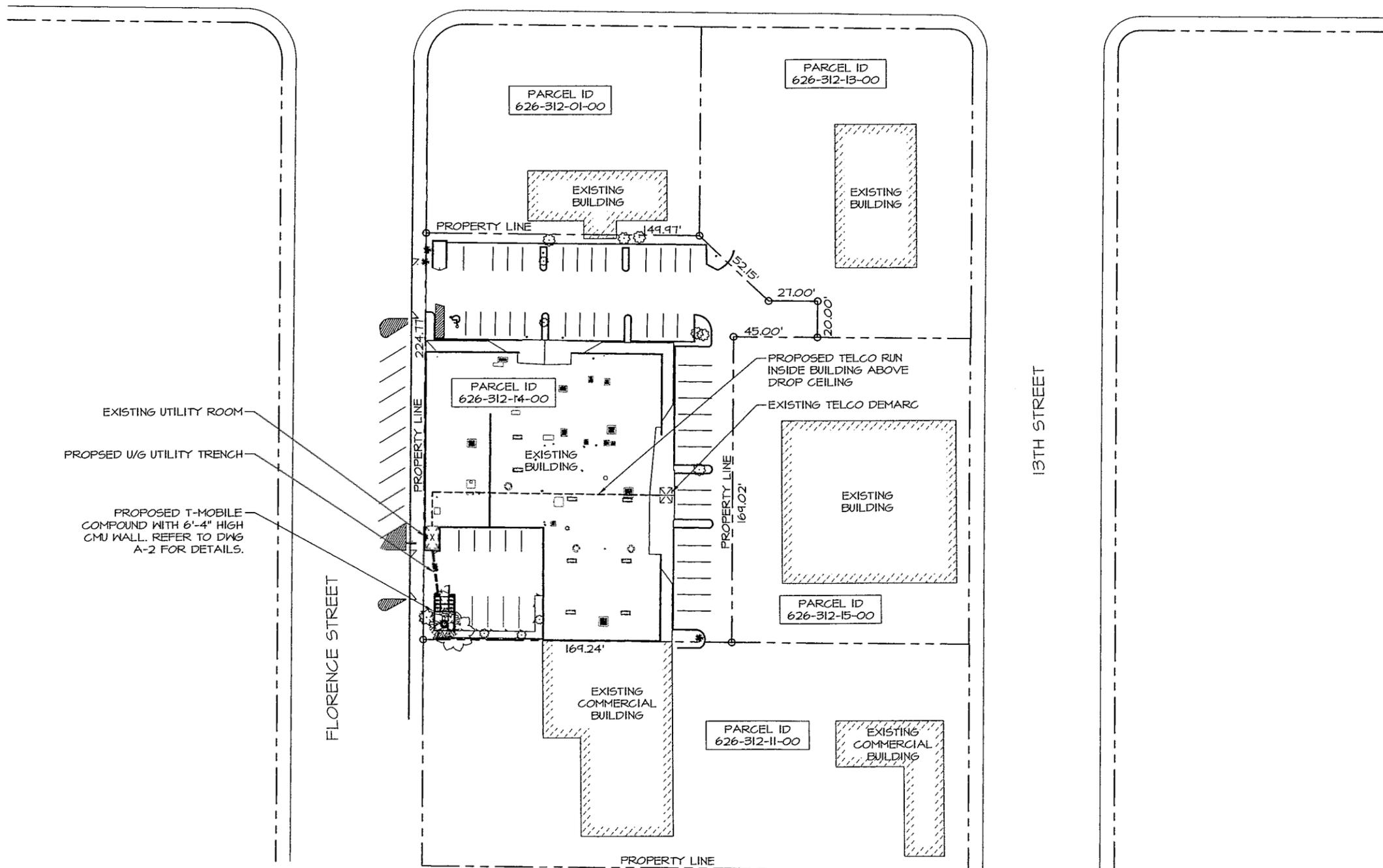
Drawing Title:

**GENERAL NOTES**

Project No.:	6073111
Designer:	RL
Date:	11/21/07
Drawn By:	APA
Checked By:	RL
PM Review:	EG
Client Approval:	
Issue No.:	A
Drawing No.:	G-2

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PALM AVENUE



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10180 TELESIS COURT, SUITE 333  
SAN DIEGO, CA 92121-2741

Project:  
CHINO COMMERCIAL  
SD06853  
750 13TH STREET  
IMPERIAL BEACH, CA 91932

Drawing Title:  
**SITE PLAN**

Project No.: 6073111	
Designer: RL	Date: 11/21/07
Drawn By: APA	Checked By: RL
PM Review: ES	Client Approval:
Issue No.: A	Drawing No.: A-1



SCALE: 1/50"=1'-0" (BASED ON 22x34 PAPER SIZE)  
SCALE: 1/100"=1'-0" (BASED ON 11x17 PAPER SIZE)

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SITE PLAN

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

**FLOOD PANEL**

FIPS CODE: 6  
 PANEL FILL: 2153F  
 FIS DATE: 19 JUNE 1997  
 FLOOD ZONE  
 FEMA CODE: 161  
 FEMA ZONE: X

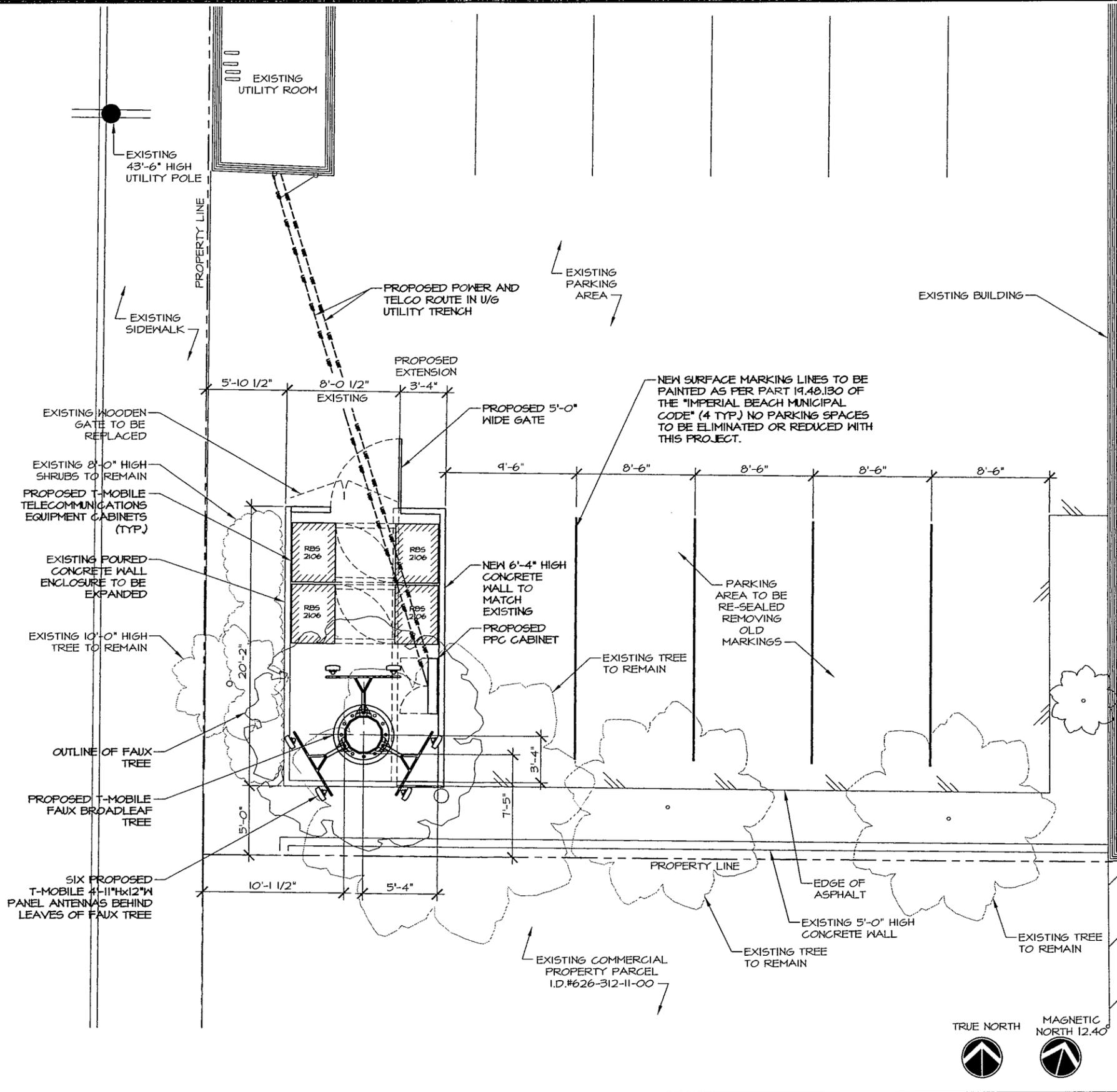
**FLOOD INFORMATION**

SCALE: 1  
 NTS

PARCEL 2 OF PARCEL MAP No. 17328, IN THE CITY OF IMPERIAL BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**LEGAL DESCRIPTION**

SCALE: 2  
 NTS



**ENLARGED SITE PLAN**

SCALE: 1/8"=1'-0" (BASED ON 22x34 PAPER SIZE)  
 SCALE: 1/16"=1'-0" (BASED ON 11x17 PAPER SIZE)

5

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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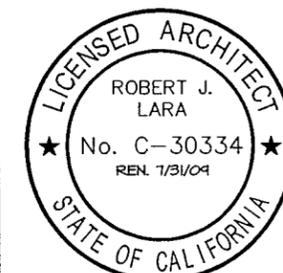
Drawing Title:  
**ENLARGED SITE PLAN**

Project No.	6073111
Designer:	RL
Date:	11/21/07
Drawn By:	APA
Checked By:	RL
PM Review:	ES
Client Approval:	
Issue No.	
Drawing No.	

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Tel: 925.460.3750  
www.morrisonhershfield.com

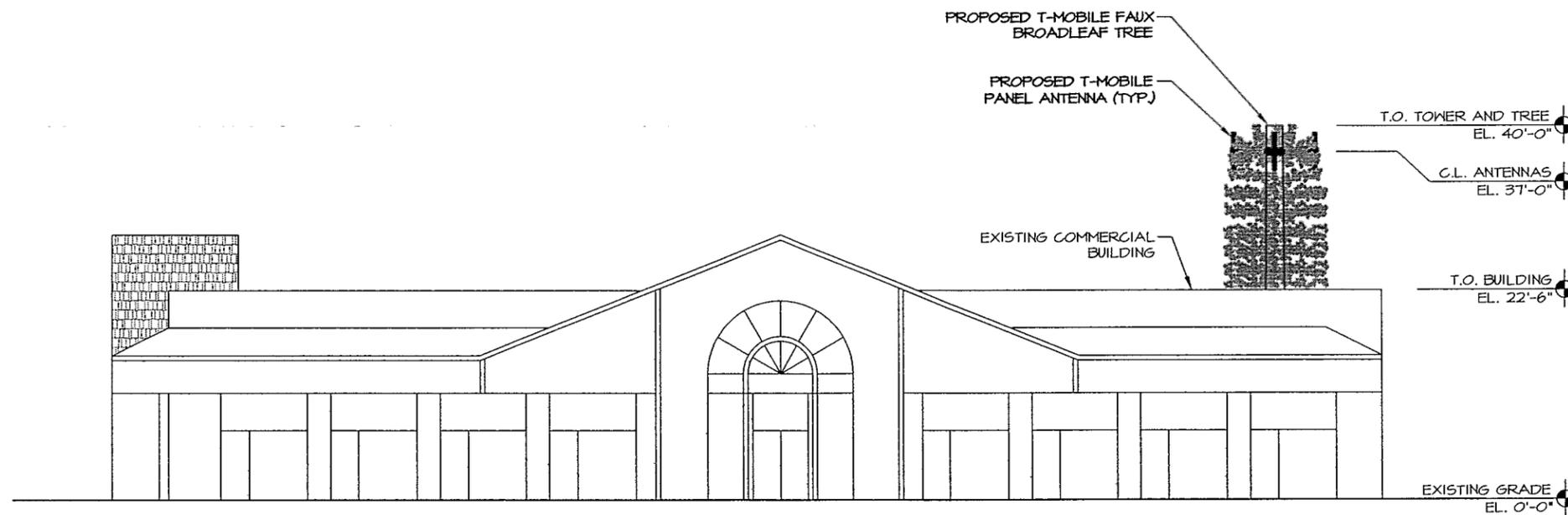
Implementation Team:  
**PARSONS**  
110 WEST A STREET, SUITE 1050  
SAN DIEGO, CA 92101  
Tel: (619) 687-0400 Fax: (619) 687-0401

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

Project:  
CHINO COMMERCIAL  
SD06853  
750 13TH STREET  
IMPERIAL BEACH, CA 91932

Drawing Title:  
**NORTH & SOUTH ELEVATIONS**

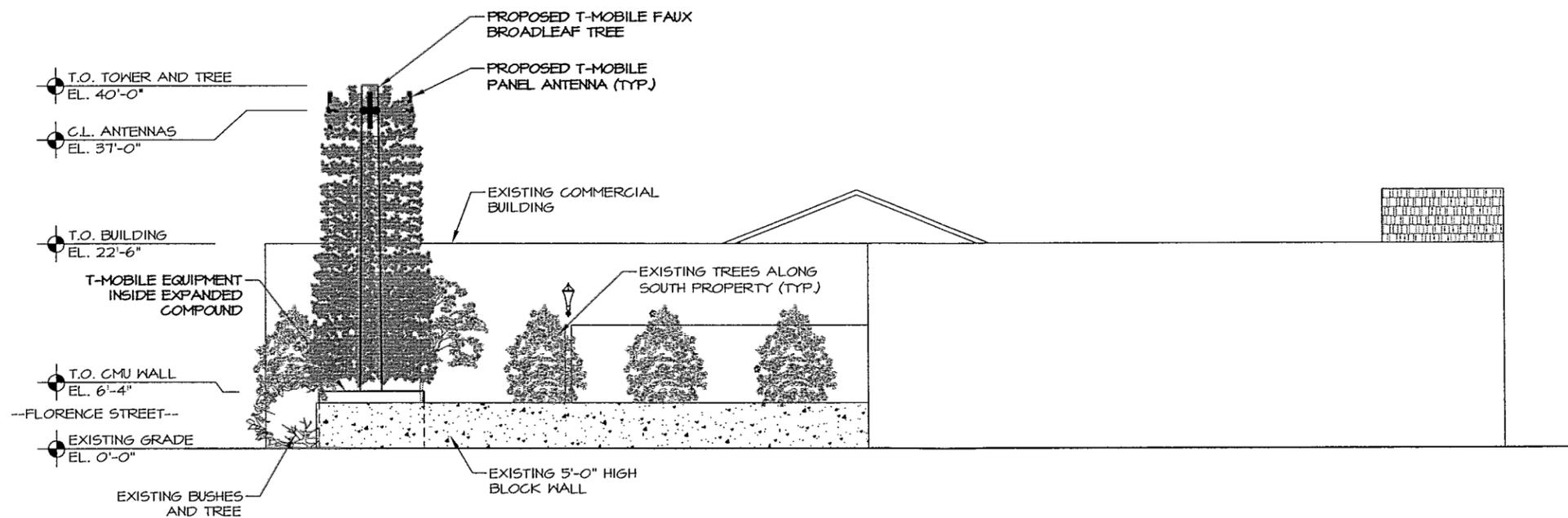
Project No.: 6073111	
Designer: RL	Date: 11/21/07
Drawn By: APA	Checked By: RL
PH Review: EG	Client Approval:
Issue No.: A	Drawing No.: A-3



**NORTH ELEVATION**

SCALE: 1/8"=1'-0" (BASED ON 22x34 PAPER SIZE)  
SCALE: 1/16"=1'-0" (BASED ON 11x17 PAPER SIZE)

1



**SOUTH ELEVATION**

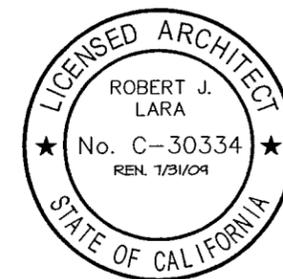
SCALE: 1/8"=1'-0" (BASED ON 22x34 PAPER SIZE)  
SCALE: 1/16"=1'-0" (BASED ON 11x17 PAPER SIZE)

2

V:\Project\807\_Series\8073111\_T-Mobile-Parsons\_San\_Diego\_NEW\_BUILD\510a\SD06853 - Chino Commercial\Drawings\807.dwg 03/24/2008 4:59pm Anilemzuro

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

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

4	.	.
3	.	.
2	.	.
1	.	.
0	.	.
B	.	.
A	11/21/07	90% ZONING REVIEW SET
No.	Date	Action

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

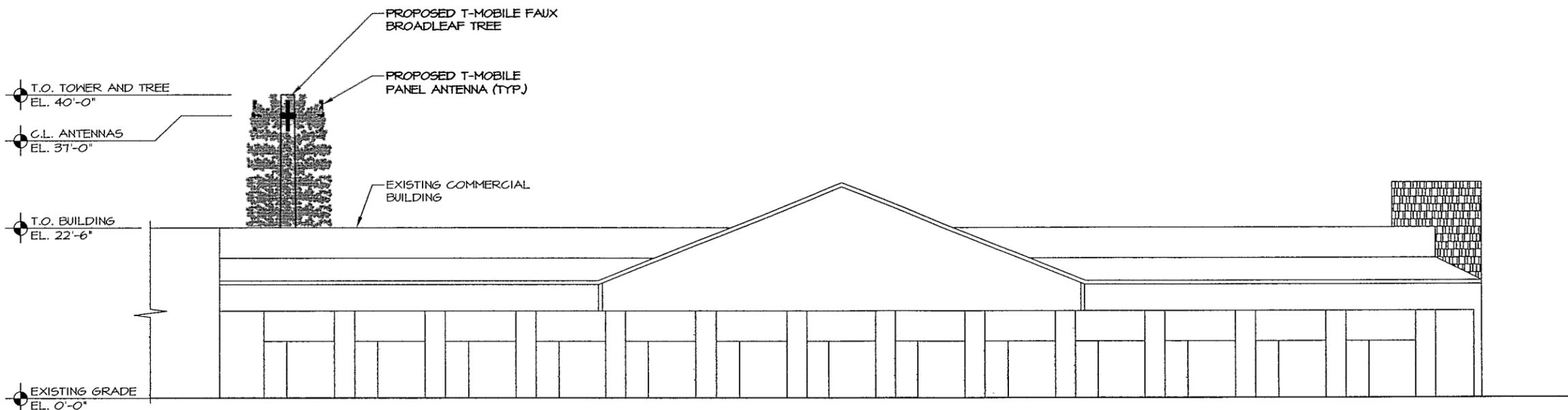
Implementation Team:  
**PARSONS**  
110 WEST A STREET, SUITE 1050  
SAN DIEGO, CA 92101  
Tel: (619) 687-0400 Fax: (619) 687-0401

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

Project:  
CHINO COMMERCIAL  
SD06853  
750 13TH STREET  
IMPERIAL BEACH, CA 91932

Drawing Title:  
**EAST & WEST ELEVATIONS**

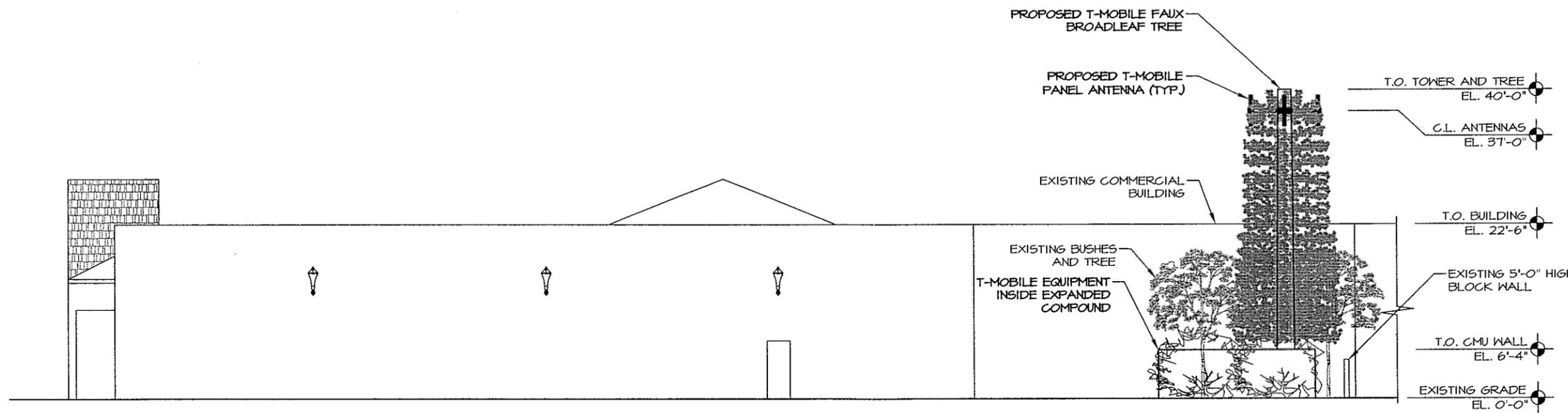
Project No.:	6073111
Designer:	RL
Drawn By:	APA
PH Review:	EG
Issue No.:	A
Date:	11/21/07
Checked By:	RL
Client Approval:	
Drawing No.:	A-4



EAST ELEVATION

SCALE: 1/8"=1'-0" (BASED ON 22x34 PAPER SIZE)  
SCALE: 1/16"=1'-0" (BASED ON 11x17 PAPER SIZE)

3



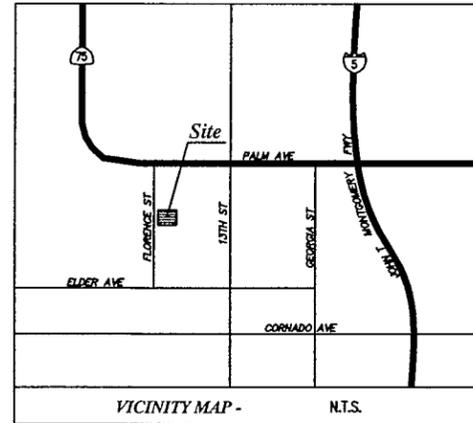
WEST ELEVATION

SCALE: 1/8"=1'-0" (BASED ON 22x34 PAPER SIZE)  
SCALE: 1/16"=1'-0" (BASED ON 11x17 PAPER SIZE)

4

V:\Project\6073111 T-Mobile-Parsons San Diego NEW BUILD\Sites\SD06853 - Chino Commercial\Drawings\607.dwg 03/24/2008 5:00pm AHemecura

SCALE IS BASE ON 22" X 34" 11" SIZE



Title Report

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT.  
 PREPARED BY:  
 ORDER NO.:  
 DATE:

Legal Description

PARCEL 2 OF PARCEL MAP No. 17328, IN THE CITY OF IMPERIAL BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Assessor's Parcel No.

626-312-014

Easements

NOT AVAILABLE

Access Easement/Lease Area

TO BE DETERMINED

Date of Survey

NOVEMBER 09, 2007

Geographic Coordinates

TO BE DETERMINED

Basis of Bearings

THE BEARINGS SHOWN HEREON ARE BASED UPON THE STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83), CALIFORNIA ZONE 8.

Bench Mark

THE ELEVATIONS SHOWN HEREON ARE BASED UPON THE CALIFORNIA SPATIAL REFERENCE CENTER STATION NAVAL SPACE SURVEILLANCE STATION, DESIGNATION "HSSS" ELEVATION = 525.97 FEET (NAVD 88).

**T-Mobile**  
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3 IMPERIAL PROMENADE, SUITE 1100  
 SANTA ANA, CA 92707

PLANS PREPARED BY:

**PARSONS**

DELIVERING  
 Innovative Solutions

110 W. 1<sup>ST</sup> STREET, SUITE 1050  
 SAN DIEGO, CA 92101  
 PHONE: (619) 587-3400  
 FAX: (619) 587-0401

CONSULTANT:

**CALVADA**

**SURVEYING, INC.**

411 Jenks Cir., Suite 205, Corona, CA 92880  
 Phone: 951-280-9950 Fax: 951-280-3745  
 Toll Free: 800-CALVADwww.calvada.com

JOB NO. 07712

NO.	DATE	DESCRIPTION	BY
	11/13/07	PRELIMINARY	HN/FFS

SITE INFORMATION:

**SD06853A**  
**CHINO COMMERCIAL**

750 13TH STREET  
 IMPERIAL BEACH, CA 91932  
 SAN DIEGO COUNTY

SEAL:

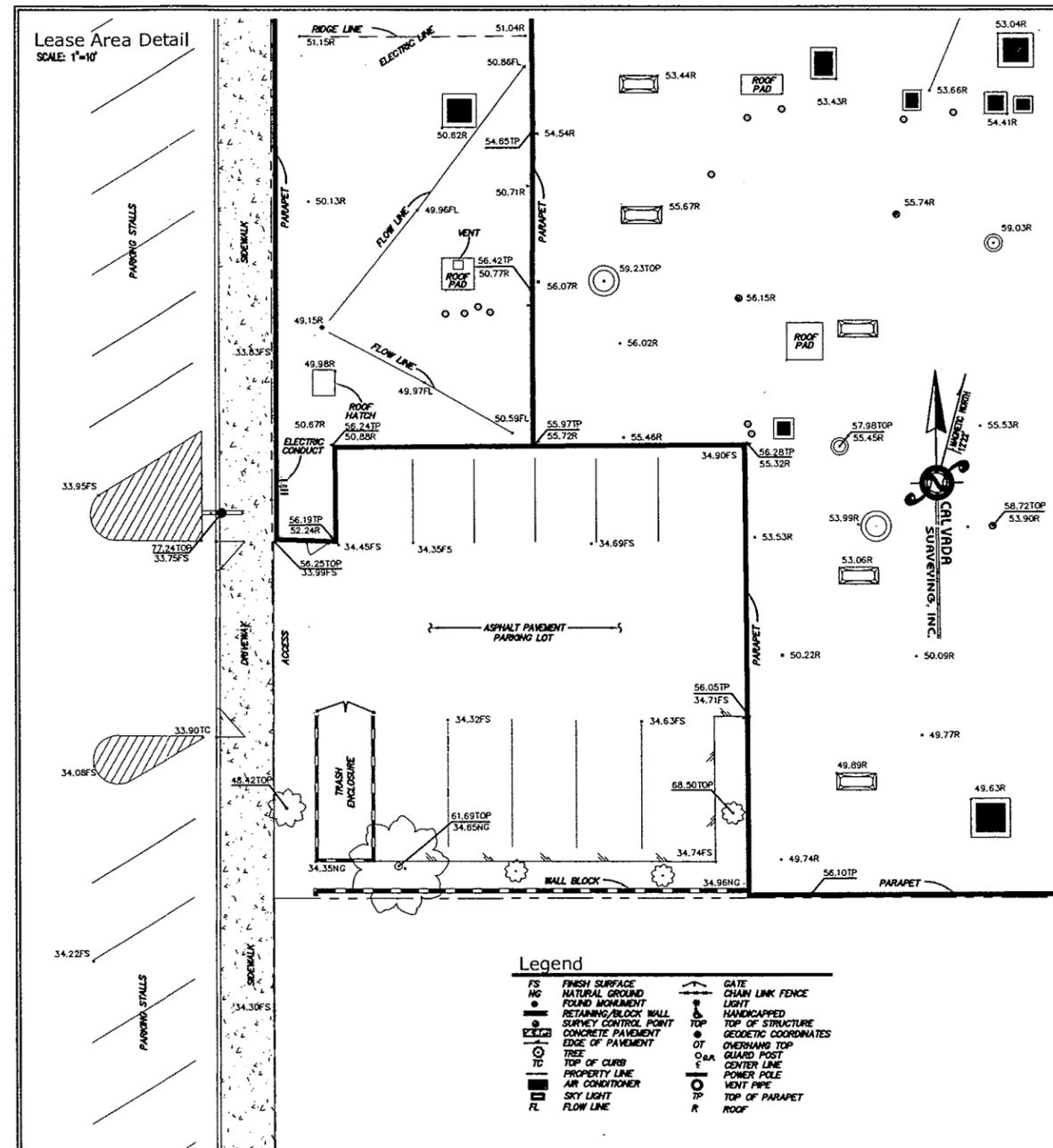
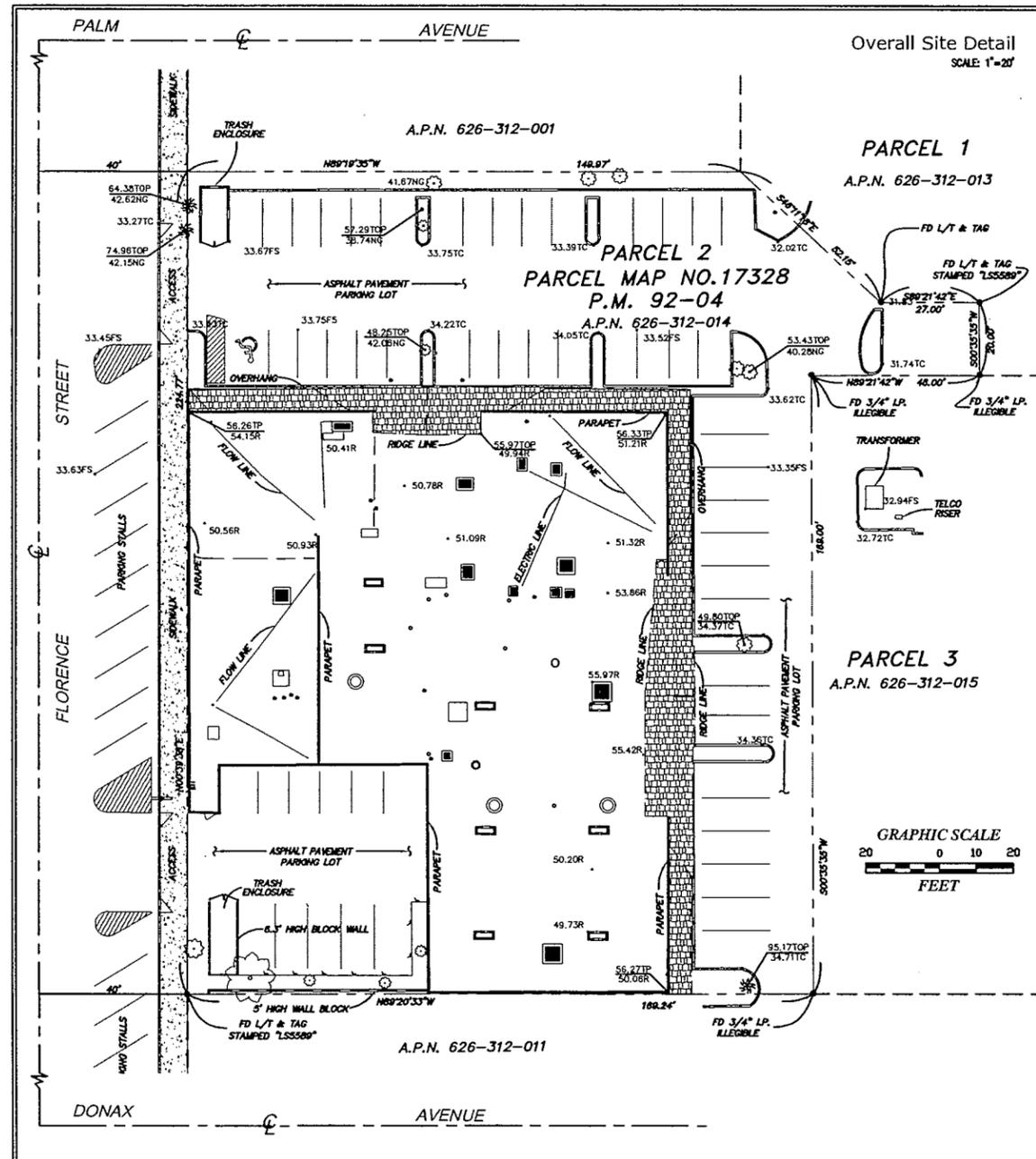
SHEET TITLE:

**TOPOGRAPHIC SURVEY**

SHEET NUMBER:

**LS-1**

SHEET 1 OF 1





**STAFF REPORT  
CITY OF IMPERIAL BEACH**

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

**MEETING DATE:** AUGUST 20, 2008  
**ORIGINATING DEPT.:** COMMUNITY DEVELOPMENT DEPARTMENT  
GREG WADE, DIRECTOR *GW*

**SUBJECT:** SEACOAST INN UPDATE

---

**BACKGROUND:**

The Seacoast Inn was approved by California Coastal Commission (CCC) on appeal on April 10, 2008. Since that time, Pacifica Companies has retained the project architect to prepare the construction documents for the project and is currently soliciting additional consultants and contractors to facilitate the building permit, demolition and construction phase of the project. Pacifica has also prepared and is currently revising a preliminary project schedule. That schedule should be available for City Council review at the meeting on August 20<sup>th</sup>.

On July 9, 2008, City staff conducted the first of several pre-building permit plan submittal meetings to facilitate the construction document preparation and building permit plan submittal to the City of Imperial Beach. The objective of these meetings will be to identify any and all issues affecting the preparation of the construction drawings for the project so that these issues can be adequately addressed early on in the plan preparation process to ensure as complete a building permit plan submittal as possible to the City. This meeting included representation from all City plan reviewing departments (Planning, Building, Public Works, Fire, and the City Engineer), utility companies (SDG&E and Cal Am Water), Pacifica's design team (project architects, construction management staff and Project Manager) as well as representatives from EDCO and Naslund Engineering (the City's consultant for the Seacoast Drive improvements as well as the expected consultant for the Date Avenue Street End improvements). The meeting was very productive and many issues were raised and discussed that will assist the project architects in preparing the construction drawings for the building permit plan submittal. It is expected that at least two similar such meetings will take place: one at the 50% Construction Document phase and another at the 90% Construction Document phase to ensure that all issues raised have been addressed. There will also be several smaller meetings during the next several weeks that arise out of these meetings to discuss more technical details of the plan submittal. The City will facilitate as many of these meetings as necessary to both expedite the process and provide for as complete a building permit plan submittal to the City as possible.

On July 23, 2008, Public Works and Community Development Department staff and Naslund Engineering (who is the City's Phase III Street Improvement and Date Avenue Street End Improvement civil engineer consultant) met with Pacifica Companies to discuss phasing issues associated with the demolition and construction of the Seacoast Inn and the implementation of the Seacoast Drive and Date Avenue Street End Improvements. Several issues were discussed and an appropriate preliminary phasing schedule was determined.

**DISCUSSION:**

Staff will provide a more detailed update of the Seacoast Inn project at the meeting on August 20<sup>th</sup>.

**ENVIRONMENTAL IMPACT:**

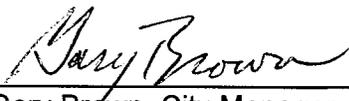
None with this action.

**FISCAL IMPACT:**

None with this action.

**DEPARTMENT RECOMMENDATION:**

City staff recommends that the City Council receive an update report on the Seacoast Inn project.

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

Attachments: none



**STAFF REPORT  
CITY OF IMPERIAL BEACH**

**TO: HONORABLE MAYOR AND CITY COUNCIL**  
**FROM: GARY BROWN, CITY MANAGER**  
**MEETING DATE: AUGUST 20, 2008**  
**ORIGINATING DEPT.: OFFICE OF THE CITY MANAGER**  
**SUBJECT: STATE BUDGET**

---

**BACKGROUND:**

We've received information from the League of California Cities indicating that the state legislature will consider taking funds from local governments as one way to balance the state's \$15B projected deficit. The monies would come from local property taxes, Proposition 42 designed to help maintain roads, and redevelopment funds. Almost \$2.9B could be taken on a statewide basis, and Imperial Beach could lose \$947,886.

Taking or borrowing from local governments is a short term ruse that does not resolve the state's structural deficit, exacerbates the problem of funding local services, and will only postpone facing up to the states fundamental fiscal problems of spending too much and/or insufficient revenues received. Seizing or borrowing has other defects including:

1. It's fiscally irresponsible
2. Taking from redevelopment hurts local and the state's economy
3. The state may not repay "borrowed" money or if it repays a loan it probably will be at an interest rate well below the market rate.
4. Borrowing was to be done only under emergency conditions such as an earthquake or flood. A state legislature unwilling to balance its budget does not an emergency make.
5. Taking funds from cities may cripple some and kill other. A loss of almost \$1M to Imperial Beach will have severe effects on delivering basic services such as road maintenance, fire, and Sheriff's.)
6. A resounding majority of voters supported local protection of property taxes in 2004 (8.4%) and protection of transportation funds in 2006 (77%). In 1952 voters approved a constitutional amendment for tax increment financing of redevelopment, not for balancing a state budget. Voters believe it's wrong to seize local government and transportation funds.

**ENVIRONMENTAL DETERMINATION:**

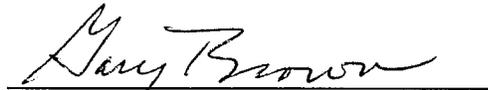
Not a project as defined by CEQA.

**FISCAL IMPACT:**

None due to simply adopting resolution, but if the state legislature adopts a budget that takes or borrows local funds, it will have a drastically negative impact on many local services.

**CITY MANAGER'S RECOMMENDATION:**

Adopt Resolution No. 208-6669.



Gary Brown, City Manager

Attachments:

1. Resolution No. 2008-6669
2. Local Funds at Risk in the FY 08-09 State Budget Standoff data table
3. California City News article dated August 11, 2008

**RESOLUTION NO. 2008-6669**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, OPPOSING FISCALLY IRRESPONSIBLE STATE BUDGET DECISIONS THAT WOULD "BORROW" LOCAL GOVERNMENT, REDEVELOPMENT AND TRANSPORTATION FUNDS**

**WHEREAS**, on June 15, 2008 the State Legislature missed its Constitutional budget deadline; and

**WHEREAS**, both the Governor and the Legislative Budget Conference Committee have recommended balanced budgets without resorting to "loans" or seizures of local government property tax, redevelopment tax increment and transportation sales tax funds; and

**WHEREAS**, in 1952 the voters of California approved Article XVI, Section 16 of the California Constitution, providing for tax increment financing for community revitalization and the voters never authorized the legislature to take or "borrow" community redevelopment funds for state programs; and

**WHEREAS**, in 2004 84% of the voters of California approved Proposition 1A and sent a loud and unambiguous message to state leaders that they should stop the destructive and irresponsible practice of taking local government funds to finance the state budget and not really resolve the state deficit; and

**WHEREAS**, in 2006 by a 77% margin of approval the voters of California also approved Proposition 1A, providing similar protections to transportation funding for state and local transportation projects, including important street maintenance and public transit programs; and

**WHEREAS**, both ballot measures allow the Governor to declare a "severe state of fiscal hardship" and "borrow" these funds if they are repaid in three years with interest, but the Governor believes it would be irresponsible to "borrow" such funds because it would deepen the state's structural deficit and cripple local government and transportation services; and

**WHEREAS**, refusal by the Legislature to carryout its constitutional obligation to compromise on a balanced budget is not a "severe state of fiscal hardship" and would not justify reductions in critical local services, community revitalization programs and infrastructure maintenance at a time when Imperial Beach is struggling to balance its own budgets during this economic down turn; and

**WHEREAS**, city investments in infrastructure, affordable housing and basic public safety and other community services will create needed jobs and speed our economic recovery; and

**WHEREAS**, the Legislature should balance the state budget with state revenues and respect the overwhelming support of voters for not using local property taxes, redevelopment tax increment and transportation sales tax funds to fund the cost of state programs; and

**WHEREAS**, it would be fiscally irresponsible to falsely address the state structural deficit with more borrowing, and borrowing will lead to even worse deficits in the future; and

**WHEREAS**, Californians need state leaders who will address the state’s structural deficits with truly structural solutions such as a reduction of state services and/or an increase in state taxes; and

**WHEREAS**, it is time for the state of California to stop “borrowing” or seizing from local governments in order to fund state government and deal with the budget deficit in a straightforward way like balancing the state budget with state funds; and

**WHEREAS**, the City of Imperial Beach runs on a very tight, conservative budget, and necessary public improvements, fire and police services, and economic revitalization will be affected deleteriously by the state taking borrowing or seizing our local revenues.

**NOW, THEREFORE, BE IT RESOLVED**, that the City of Imperial Beach hereby opposes any and all efforts by state government to “borrow” or seize local tax funds, including but not limited to sales, property and redevelopment tax increment and transportation sales tax funds by the state government to finance state operations. Such a move would be fiscally irresponsible for the state and hamper effective local services and infrastructure investments.

**BE IT FURTHER RESOLVED**, that the Mayor/City Manager is hereby directed to send this resolution and communicate this Council’s strong and unswerving opposition on this matter to our Legislators and the Governor along with an expression of our continued appreciation for the Governor’s and any supportive legislators’ steadfast opposition to further borrowing or seizure of these funds.

**PASSED, APPROVED, AND ADOPTED** by the City Council of the City of Imperial Beach at its meeting held on the 20<sup>th</sup> day of August 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. 2008-6669 – A Resolution of the City Council of the City of Imperial Beach, California, **OPPOSING FISCALLY IRRESPONSIBLE STATE BUDGET DECISIONS THAT WOULD “BORROW” LOCAL GOVERNMENT, REDEVELOPMENT AND TRANSPORTATION FUNDS.**

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

\_\_\_\_\_  
DATE

## Local Funds at Risk in the FY08-09 State Budget Standoff

*Estimated maximum exposure assuming property tax shifts allocated proportionate to ERAF III  
Redevelopment #s from Calif Redevelopment Assn assume flat % of gross tax increment.*

City/County	<u>Property Tax *</u> <u>Borrowing</u>	<u>Proposition 42</u> <u>Borrowing</u>	<u>Redevelopment/II</u> <u>Shift / Take</u>	<u>Total</u>
<b>CALIFORNIA</b>				
CITIES *	- 700,000,000	- 286,000,000		- 986,000,000
COUNTIES	- 700,000,000	- 286,000,000		- 986,000,000
SPECIAL DISTRICTS	- 700,000,000			- 700,000,000
REDEVELOPMENT AGENCIES			- 200,000,000	- 200,000,000
STATE TOTAL	- 2,100,000,000	- 572,000,000	- 200,000,000	- 2,872,000,000
<b>IMPERIAL COUNTY</b>				
BRAWLEY	- 357,729	- 236,205	- 73,848	- 667,782
CALEXICO	- 558,854	- 345,216	0	- 904,070
CALIPATRIA	- 72,791	- 72,661	- 16,267	- 161,720
EL CENTRO	- 836,336	- 386,759	- 220,197	- 1,443,291
HOLTVILLE	- 70,998	- 57,907	- 26,727	- 155,632
IMPERIAL	- 171,973	- 108,955	0	- 280,928
WESTMORLAND	- 21,413	- 22,468	- 4,023	- 47,903
County of IMPERIAL	- 2,998,162	- 3,765,409		- 6,763,571
Special Districts in IMPERIAL County	- 540,664			- 540,664
<b>SAN DIEGO COUNTY</b>				
CARLSBAD	- 3,713,361	- 931,591	- 141,408	- 4,786,360
CHULA VISTA	- 3,701,226	- 2,093,458	- 506,763	- 6,301,447
CORONADO	- 1,088,168	- 247,963	- 532,859	- 1,868,990
DEL MAR	- 262,161	- 41,874		- 304,035
EL CAJON	- 2,264,048	- 898,184	- 589,527	- 3,751,758
ENCINITAS	- 2,308,494	- 581,540		- 2,890,034
ESCONDIDO	- 3,084,493	- 1,303,457	- 973,553	- 5,361,503
IMPERIAL BEACH	- 378,156	- 255,372	- 314,357	- 947,886
LA MESA	- 1,375,710	- 517,106	- 114,907	- 2,007,723
LEMON GROVE	- 557,892	- 235,267	- 116,129	- 909,288
NATIONAL CITY	- 1,446,757	- 586,265	- 575,019	- 2,608,041
OCEANSIDE	- 3,482,631	- 1,623,889	- 380,777	- 5,487,297
POWAY	- 1,345,358	- 467,280	- 1,528,992	- 3,341,630
SAN DIEGO	- 33,759,618	- 12,105,686	- 6,364,423	- 52,229,727
SAN MARCOS	- 1,163,735	- 733,712	- 2,567,078	- 4,464,525
SANTEE	- 1,205,075	- 507,068	- 366,503	- 2,078,645
SOLANA BEACH	- 530,308	- 123,471	- 26,008	- 679,787
VISTA	- 1,806,461	- 872,986	- 664,375	- 3,343,822
County of SAN DIEGO	- 54,940,456	- 20,066,617	- 84,619	- 75,091,692
Special Districts in SAN DIEGO County	- 36,418,838			- 36,418,838

## Notes:

- o Assumes \$2.1B max proptax shift.
- o Prop1A does not specify allocation. These #s assume allocation proportionate to ERAF III. Actuals may be higher/lower.



August 11, 2008

## Former Assembly GOP Leader Speaks Out About Republican Attempts To Borrow Local Government Money



Former Assembly Republican Leader Bill Leonard knows a little about budget negotiations and being fiscally responsible. As a current member of the state board of equalization he offers a unique perspective on the budget stalemate...the following was taken from Bill Leonard's constituent newsletter...

\*\*\*A Bad Budget Idea\*\*\*

Last week I commended the Senate Republicans for offering solid solutions to our state budget problem and pointed my readers to a website featuring those ideas. Then I learned that Senate Republican Leader Dave Cogdill had been talking about the idea of borrowing local government funds to help bail out the state. This is a bad idea. The state has a poor record of using local government money, including funds set aside for transportation and policing, for state purposes, leaving local governments holding the bag. Voters grew tired of the theft and passed ballot measures requiring the state to keep its hands out of the local cookie jar except in emergencies. By "emergency" I do not believe the voters meant the state's failure to get its own financial house in order. I believe voters were thinking more along the lines of a major earthquake or other natural disaster. Now legislators are talking about borrowing this local money and then paying them back with bonds sold against future earnings of the California Lottery.

So, the idea is to borrow money that voters appropriately intend for use by their cities, then borrow more money to pay that back and then hope that enough people gamble in the future to pay that back. It is crazy talk, but if my friends in the Senate Republican Caucus honestly believe if it is a viable budget option, then their web page touting their budget ideas should at least mention it.

Posted at 06:41 PM in [Rev & Tax](#) | [Permalink](#)

### TrackBack

TrackBack URL for this entry:

<http://www.typepad.com/t/trackback/2575584/32268422>

Listed below are links to weblogs that reference [Former Assembly GOP Leader Speaks Out About Republican Attempts To Borrow Local Government Money](#):

### Comments

Over the last decade State Officials have effectively punished Cites and Counties for prudent fiscal management, by redirecting funding to levels of our State Government that have not been able to live within their means. What message does State Government want lower levels of government to hear? Its OK to overspend then rob peter to pay paul????

Posted by: Michael T. Barrows | [August 12, 2008 at 04:06 PM](#)



RETURN TO AGENDA

AGENDA ITEM NO. 6.3



STAFF REPORT  
CITY OF IMPERIAL BEACH

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

MEETING DATE: AUGUST 20, 2008  
ORIGINATING DEPT.: JACQUELINE M. HALD, CMC, CITY CLERK

SUBJECT: DESIGNATION OF VOTING DELEGATE AND ALTERNATE  
FOR LEAGUE OF CALIFORNIA CITIES ANNUAL  
CONFERENCE – SEPTEMBER 24-27

---

**BACKGROUND AND DISCUSSION:**

The League's 2008 Annual Conference is scheduled for September 24 through September 27, in Long Beach. An important part of the Annual Conference is the Annual Business Meeting, scheduled for September 27. At this meeting, the League membership considers and takes action on resolutions that establish League policy.

In order to vote at the Annual Business Meeting, the City Council must designate a voting delegate. In the event that the designated voting delegate is unable to serve in that capacity, up to two alternate voting delegates may be appointed. The ability to appoint up to two alternates is a result of approval of a League bylaws amendment in 2006.

**ENVIRONMENTAL IMPACT**

Not a project as defined by CEQA.

**FISCAL IMPACT:**

None.

**DEPARTMENT RECOMMENDATION:**

Designate a voting delegate and up to two voting alternates for the 2008 League Annual Conference.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department recommendation.

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

Attachments:

1. Correspondence from the League of California Cities, dated 06/13/08



1400 K STREET  
 SACRAMENTO, CA 95814  
 PH: (916) 658-8200  
 FX: (916) 658-8240



WWW.CACITIES.ORG

**Please review this memo carefully. New procedures were adopted in 2006 regarding designation of voting delegates and alternates and voting at the Annual Conference.**

June 13, 2008

**TO: Mayors, City Managers and City Clerks**

**RE: DESIGNATION OF VOTING DELEGATES AND ALTERNATES  
 League of California Cities Annual Conference – September 24-27, Long Beach**

The League's 2008 Annual Conference is scheduled for September 24-27 in Long Beach. An important part of the Annual Conference is the Annual Business Meeting, scheduled for 8:30 a.m., September 27, at the Long Beach Convention Center. At this meeting, the League membership considers and takes action on resolutions that establish League policy.

In order to vote at the Annual Business Meeting, your city council must designate a voting delegate. In the event that the designated voting delegate is unable to serve in that capacity, your city may appoint up to two alternate voting delegates. In 2006, the ability to appoint up to two alternates was the result of approval of a League bylaws amendment that increased the number of voting delegate alternates from one to two.

**Please complete the attached Voting Delegate form and return it to the League's office no later than September 5, so that voting delegate/alternates records may be established prior to the conference.** At the conference, voting delegate forms may be returned to the Voting Delegate Desk located in the conference registration area.

Please note the following procedures that are intended to ensure the integrity of the voting process at the Annual Business Meeting.

- **Action by Council Required.** Consistent with League bylaws, a city's voting delegate and up to two alternates must be designated by the city council. When completing the attached Voting Delegate form, please attach either a copy of the council resolution that reflects the council action taken, or have your city clerk or mayor sign the form affirming that the names provided are those selected by the city council. Please note that designating the voting delegate and alternates **must** be done by city council action and cannot be accomplished by individual action of the mayor or city manager alone.
- **Conference Registration Required.** The voting delegate and alternates must be registered to attend the conference. At least one must be present at the Business Meeting and in possession of voting card in order to cast a vote. Voting delegates and alternates

-more-



1400 K Street, Suite 400 • Sacramento, California 95814  
Phone: 916.658.8200 Fax: 916.658.8240  
[www.cacities.org](http://www.cacities.org)

## Annual Conference Voting Procedures 2008 Annual Conference

1. **One City One Vote.** Each member city has a right to cast one vote on matters pertaining to League policy.
2. **Designating a City Voting Representative.** Prior to the Annual Conference, each city council may designate a voting delegate and up to two alternates; these individuals are identified on the Voting Delegate Form provided to the League Credentials Committee.
3. **Registering with the Credentials Committee.** The voting delegate, or alternates, may pick up the city's voting card at the Voting Delegate Desk in the conference registration area. We encourage voting delegates and alternates to sign in at the Voting Delegate Desk so that they may receive a special stamp on their name badge and thus be admitted to the voting area at the Business Meeting.
4. **Signing Initiated Resolution Petitions.** Only those individuals who are voting delegates (or alternates) and who have picked up their city's voting card by providing a signature to the Credentials Committee at the Voting Delegate Desk may sign petitions to initiate a resolution.
5. **Voting.** To cast the city's vote, a city official must have in his or her possession the city's voting card and be registered with the Credentials Committee. The voting card may be transferred freely between the voting delegate and alternates, but may not be transferred to another city official who is not either a voting delegate or alternate.
6. **Voting Area at Business Meeting.** At the Business Meeting, individuals with the voting card will sit in a separate area. Admission will be limited to those individuals with a special stamp on their name badge identifying them as a voting delegate or alternate. If the city's voting delegate and alternates wish to sit together, all should sign in at the Voting Delegate desk and obtain the special stamps on their badges.
7. **Resolving Disputes.** In case of dispute, the Credentials Committee will determine the validity of signatures on petitioned resolutions and the right of a city official to vote at the Business Meeting.



**STAFF REPORT  
CITY OF IMPERIAL BEACH**

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

**MEETING DATE:** AUGUST 20, 2008  
**ORIGINATING DEPT.:** JACQUELINE M. HALD, CITY CLERK

**SUBJECT:** APPOINTMENT OF IMPERIAL BEACH REPRESENTATIVE  
TO THE PORT OF SAN DIEGO'S PUBLIC ART COMMITTEE

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**BACKGROUND AND DISCUSSION:**

Attached is a letter from the Port of San Diego requesting the City's nomination of a new Imperial Beach representative to the Port of San Diego's Public Art Committee. The nominee will replace, subject to approval of the Port's Board of Commissioners, Gaidi Finnie, who has served the maximum allowed two three-year terms. Gaidi Finnie has served on the Port of San Diego's Public Art Committee since 2002.

Pursuant to Section 2.18.040 of the Imperial Beach Municipal Code, all members of commissions, boards and committees of the City shall be residents of the City. Appointments to all commissions, boards, and committees shall be made by the Mayor, with the approval of the City Council.

**FISCAL ANALYSIS:**

None associated with this report.

**DEPARTMENT RECOMMENDATION:**

1. Mayor recommend nomination of a new Imperial Beach representative to fill a three-year term on the Port of San Diego's Public Art Committee; and
2. City Council approve Mayor's recommendation.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department recommendation.

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

**Attachments:**

1. Letter from Port of San Diego dated April 22, 2008
2. Board of Port Commissioners Policy No. 609, pg 4
3. Application and Resume of Eugene Kocherga





3165 La Jolla Village Drive, San Diego, CA 92108  
P.O. Box 127488 San Diego, CA 92112-0488  
Tel: (619) 620-6200 www.portofsan-diego.org

FILE 00

April 22, 2008

Mayor Jim Janney  
City Hall  
825 Imperial Beach Blvd.  
Imperial Beach, CA 91932

Dear Mayor Janney:

The purpose of this letter is to respectfully request your nomination of Imperial Beach representative to the Port of San Diego's Public Art Committee. The nominee will replace, subject to approval of the Board of Port Commissioners, incumbent member Gaudi Finnie, whose second three-year term will expire on September 30, 2008.

Member Finnie has served with distinction on this committee since 2002 and has made an invaluable contribution to the success of the Port's public art program. Membership is limited to two three year terms, so Mr. Finnie is not eligible for reappointment.

As you know, the Port of San Diego apportions a fixed percentage of its annual revenues to support and administer public art projects in the tideland areas of the cities bordering San Diego Bay. The Public Art Committee is charged with responsibility to review artists' proposals under this program and make recommendations for acquisition and fabrication. The Committee serves as a jury for artwork competitions, making recommendations of finalists to the Port's Board of Commissioners. Committee members also provide valuable technical advisement to the Port's public art staff during the commissioning process.

Therefore, membership on the Port's Public Art Committee is comprised of arts professionals and members of the community. Arts professionals for these purposes are defined as curators, visual artists, art critics, art historians, art collectors, art fabricators, architects, landscape architects, art educators and other persons with visual arts background. Members should be respected in their field

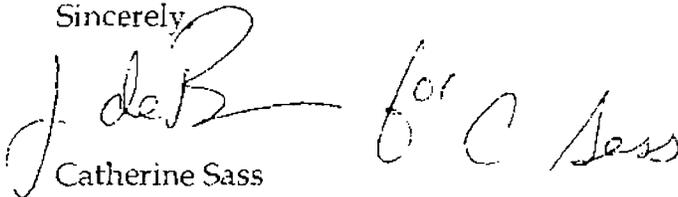
and willing to engage effectively in a panel process. The Committee is scheduled to meet for several hours once a month, currently on the third Saturday of each month at 1:30 PM. In the interest of achieving a variety of fresh viewpoints and insights from the community, the members' terms are set at three years.

Projects considered by the Committee often arise from within the Port's member communities, normally with support of the local public art committee or cultural commission. The Port believes this type of community involvement is vital to the success and public appreciation of these projects. Your representative in the Port's Public Art Committee will be an important liaison between your community and the Port on matters relating to public art. Accordingly, we recommend that your nominee be sufficiently interested, articulate and assertive to ensure the views of your community are well served.

Thank you for your consideration in this matter. We look forward to learning of your nominee to fill the Imperial Beach seat on the Port's Public Art Committee. If possible we would like to place your recommendation for appointment on the Board's September, 2008 docket. We have requested that Mr. Finnie serve until the new member is appointed.

If I can be of further assistance or answer any questions relating to this, please contact me at (619) 686-6465.

Sincerely,

A handwritten signature in black ink that reads "Catherine Sass" and includes the word "for" written above the name.

Catherine Sass  
Public Art Coordinator

Enclosures: (1) Board of Port Commissioners Policy No. 609  
(2) Public Art Committee member application

cc: Gary Brown, Imperial Beach City Manager  
Michael Bixler, Board of Port Commissioners  
Gaidi Finnie, Public Art Committee Member

the creative possibilities for art projects and it is the intent that this committee provides for wide latitude in review of proposed artworks.

- \* 1. The committee shall be composed of thirteen (13) members consisting of three members of the Board, one member from each of the five member cities, one member from the San Diego Port Tenants Association and four members-at-large. Committee members representing member cities shall be nominated by their respective city mayors, with concurrence of that city's Port Commissioner, and appointed by the Board. The Chair of the Board shall appoint one of the Commissioners serving on the Committee as Committee Chairman and shall appoint the Committee's 4 members-at-large. The San Diego Port Tenants Association member shall be nominated by the Association and appointed by the Board.
2. The committee serves in an advisory capacity providing recommendations for art placement and aesthetic opinion to the District.
3. Membership, to the extent possible, shall be made up of arts professionals and members of the community. Arts professionals for these purposes are defined as: curators; visual artists; art critics; art historians; art collectors; art fabricators; architects; landscape architects; art educators; and other persons with visual arts backgrounds, respected in their field and willing to engage effectively in a panel process.
4. It is the District's goal to provide an opportunity for as many qualified and willing individuals as possible to serve their community.
5. Terms shall be limited in order to (1) promote equal opportunity for the membership; (2) bring a diverse aesthetic; (3) bring diverse ethnic and cultural perspectives to the program; and (4) to most precisely match the project's membership's expertise to the program's needs.
6. The Public Art Committee is charged with the responsibility to:
  - a. Review artist proposals for placement of artworks in the District's public art collection, making recommendations for fabrication and acquisition.
  - b. Serve as a jury for artwork competitions, making recommendations of finalists to the Board.
  - c. Provide technical advisement to staff throughout the commission process.





# Port of San Diego

Public Art Program

(619) 686-7246 • P.O. Box 120488, San Diego, California 92112-0488

## PUBLIC ART COMMITTEE APPLICATION

NAME EUGENE KOLFERGA

ADDRESS \_\_\_\_\_

PHONE NO. (day) \_\_\_\_\_ (eve) \_\_\_\_\_

**Briefly describe yourself:**

I WAS BORN IN SWEDEN OF A SWEDISH MOTHER AND AMERICAN FATHER. RAISED IN MEXICO, SWEDEN, PAUL, PORTUGAL & COSTA RICA. WE MOVED TO SAN DIEGO IN THE LATE '70'S. I CONTINUED MY HIGH SCHOOL IN SWEDEN & SCOTLAND, RETURNING TO SAN DIEGO TO FINISH MY UNDERGRADUATE DEGREE AT UCSD. I MOVED TO IRB IN 2000 WHILE WORKING WITH PHILIPS IN OTAY MESA, CHOOSING TO REMAIN IN OUR COASTAL CITY WHEN PROMOTED TO A POSITION IN HONG KONG. I AM A REALTOR SPECIALIZING IN SOUTH COASTAL RESIDENTIAL AND COMMERCIAL REAL ESTATE. MY WIFE, LYNDA MARTIN, IS A LOCAL NEWS ANCHOR WITH CHANNEL 6. I HAVE TWO SONS, TYNAN & COLIN AGED 3 & 1.

Are you available for meetings twice a month for several hours?

Yes  No

**Why do you want to be on the Public Art Committee?**

I LIKE ART BUT AM NOT AN EXPERT  
IN ART, AND DON'T PRETEND TO BE. I  
BELIEVE THIS POSITION DOESN'T NECESSARILY  
REQUIRE AN EXPERT, RATHER SOMEONE THAT  
CAN REPRESENT THE GENERAL COMMUNITIES'  
SENSE OF ART AND WOULD ENJOY DOING  
SO. I ENJOY BEING INVOLVED IN OUR  
COMMUNITY, AND BY EXTENSION MAKING  
THE COMMUNITY PART OF WHO I AM. THAT  
IS WHY I WOULD WANT TO BE PART  
OF THE PUBLIC ART COMMITTEE.

**Past Community Service:**

1999-95 SDYCS VOLUNTEER FOR THE STOREFRONT SHELTER  
2004-PRESENT - SAN DIEGO UHCA CAMPUS SERVICES  
BOARD OF DIRECTORS  
2006-PRESENT - IMPERIAL BEACH (CORONADO) ROTARY  
2004-PRESENT - LEUKEMIA & LYMPHOMA SOCIETY

**Specific Art and / or Design Experience:**

AS PART OF MY CE REQUIREMENTS I TOOK  
SEVERAL ART CLASSES AT UCSD.  
ARCHITECTURAL COMMITTEE FOR RESIDENTIAL DEVELOPMENT IN MEXICO.  
I ENJOY PUBLIC ART.  
DAILY INVOLVEMENT IN VARIOUS RESIDENTIAL  
ARCHITECTURAL REVIEWS WITH CLIENTS.

**List three people who recommend you for this position (name, profession, phone #):**

1. DAN MALCOLM, COMMERCIAL REALTOR, 858 366 8266
2. DIANE ROSE, FORMER MAYOR, 619 575 6819
3. BOB MILLER, PROPERTY MANAGER, 619 607 1195

PLEASE ATTACH A RESUME OR BIOGRAPHY

# *Eugene Kocherga*

## **Summary of Qualifications**

A strong team player with experience serving in various charities, boards and community organizations. Extensive project management experience working cross functionally with marketing, sales, and technical staff in meeting and exceeding long-term sales goals and customer satisfaction. Polished and articulate with strong presentation and problem solving skills. Proven 15-year track record in achieving sustainable, long-term growth in complex, customer driven, and high value sales. Extensive experience working in multi-cultural environments and international markets. Fluency in Spanish, Swedish and English. Conversant in Portugese, Norwegian and Danish.

## **Work Experience**

2004-Present: **Commercial and residential real estate sales and development**, Willis Allen Real Estate, Coronado, CA.

2002-2004: **Regional Sales Manager**, FloStor Engineering, Hayward, CA.

1996-2002: **North America Account Manager**, Philips Display Components, Ann Arbor, MI.

1992-1996: **Corporate Account Manager**, Greco Systems, San Diego, CA.

## **Education**

2001 Building a Market Focused Organization (Management program within Philips). Long Branch, New Jersey.

1993 UCSD, BA Political Science, minor in Computer Science

## **Volunteering**

2004-Present: YMCA Camping Services Board of Directors

- Help create budgets and coordinate fund raising efforts for three local San Diego camps: Camp Marston, Camp Raintree, and Camp Surf.

2006-Present: Coronado Rotary

- Board member, in charge of international matching contributions for the Coronado Chapter.
- Liaison officer for Ensenada Rotary. Help coordinating the Low Tide Rides and Strides fund raiser which benefits the Limbs of Freedom center in Ensenada.
- Coordinator of the yearly Rotarian at Work program which benefits multiple non-profit agencies in San Diego County.

2004-Present: Leukemia and Lymphoma Society

- Raise funds for society events.





**STAFF REPORT  
CITY OF IMPERIAL BEACH**

**TO: HONORABLE MAYOR AND CITY COUNCIL**  
**FROM: GARY BROWN, CITY MANAGER**  
**MEETING DATE: August 12, 2008**  
**ORIGINATING DEPT.: CITY ATTORNEY**  
**SUBJECT: CITY COUNCIL PROCEDURES (ORDINANCE 2008-1073):  
Discussion Re: Setting Public Speaking Time Limits**

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**BACKGROUND:**

At the last City Council meeting, the City Council adopted Ordinance No. 2008-1073 amending Chapter 2.12 establishing City Council procedures.

Over the years, the procedures regarding the manner and method in which Council meetings are conducted had increasingly come in need of updating. Many of these updates relate to Brown Act and other changes in the law over the last several years. Additional changes are needed to keep up with new Fair Political Practices Commission rules. Finally, clarification of numerous policy matters is undertaken with these amendments.

During and after adoption of the ordinance, the City Council discussed the procedure for setting time limits. Council directed that a discussion and potential action item for this matter be placed on the next agenda by the City Attorney's office.

**DISCUSSION:**

The Council discussed Section 2.12.150 (A)(10) setting time limits for people speaking in front of the Council. This subsection states as follows:

2.12.150(A)(10) Time Limits. The Mayor may limit a person's speaking time to a reasonable period (typically three minutes for individuals) so that the business of the City Council is performed expeditiously and unnecessary repetition is avoided. Further time may be granted to the person addressing the City Council by the Mayor or by a majority vote of the City Council from a person or persons who are present when the speaker addresses the City Council for no more than a total of six minutes. Individuals donating their time waive their individual right to speak on the matter.

This section allows the Mayor to set the initial time period for an individual speaking at a City Council meeting. This time limit is “typically three minutes per individual.” The Mayor may set longer or shorter time periods depending on the amount of business to be transacted at the meeting and to avoid repetition. The purpose of these rules is to make sure that Council meetings move in an expeditious manner and that all individuals are given an equal amount of time to discuss their concerns regardless of their particular viewpoint.

Under Section 2.12.140(A), a procedural decision made by the Mayor can be overturned by a majority of the quorum. This would necessarily include the setting of time limits.

In a typical example, the Mayor would set the time limit for a public hearing at three minutes. If the majority of the rest of the City Council agreed, a different time limit could be set, either higher or lower, for individuals. If all five members are present, three of the other four members would have to approve the change, assuming the Mayor was to vote against the proposed change. While the rules allow a majority to overrule the mayor, the practical impact of this section requires a super-majority vote of the quorum if the Mayor were to vote against the change.

In the case of granting donated time to a person speaking before the Council, the time limits require that no more than six minutes can be granted by the Mayor. Additional time can be granted by a majority of the City Council, but the rules do not allow the Council to set a shorter time period when time is donated.

The City Council may overrule the Mayor to set individual time limits for individual public speakers on a particular item. However, in order to overrule the Mayor, the practical impact would require that the remaining Councilmembers must achieve a supermajority vote to gain a majority vote in opposition to the Mayor. If only three members are present, a unanimous vote of the remaining Councilmembers is required. If four members are present, a unanimous vote of the remaining Councilmember is also required. If all five members were present, three of the four councilmembers present, besides the Mayor, would have to vote to overturn the Mayor’s decision.

The last sentence of Section 2.12.140 A states, “Any procedural decision of the Mayor may be overruled by a majority vote of the quorum prevails.” This provision trumps other provisions about Council Procedures. Thus a majority of the quorum may either grant more or less time than allowed by the Mayor. For example, if the Mayor set a time limit of thirty minutes per speaker, the Council could not restrict the time per speaker if the discretion was limited to only expanding the time limits. Both the Mayor and the City Council need to be able to act according to the circumstances of each situation, under general guidelines based on fundamental fairness for all in attendance.

In addition, it is the role of the City Attorney to advise on the fairness of the proceedings. Granting more time to speakers holding one particular position would, in most situations, be contrary to law. Hearings before the City Council must be conducted in a fair and evenhanded manner. Motions by either the City Council or action by the Mayor to establish disproportionate time limits based on the content of the message would be subject to a tabling motion based on the advice of the City Attorney. (IBMC section 2.12.080(C)(5).) The City Attorney's Office believes these rules are a fair balance between the ability of individuals to speak on an item and the needs of the public at large for equal participation and the expeditious conduct of meetings.

**ENVIRONMENTAL DETERMINATION:**

This project is exempt from the California Environmental Quality Act (CEQA) because it is not a project as defined in Section 15378.

**FISCAL IMPACT:**

None.

**DEPARTMENT RECOMMENDATION:**

1. Receive this report;
2. In the alternative, give further direction for clarifying or technical changes to Chapter 2.12 of the Imperial Beach Municipal Code (City Council Procedures).

**CITY MANAGER'S RECOMMENDATION:**

Approve Department recommendation.

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

Attachments:

1. Staff Report: August 6, 2008



**AGENDA ITEM NO. 4.1****STAFF REPORT  
CITY OF IMPERIAL BEACH**

**TO:** HONORABLE MAYOR AND CITY COUNCIL

**FROM:** GARY BROWN, CITY MANAGER

**MEETING DATE:** August 6, 2008

**ORIGINATING DEPT.:** CITY ATTORNEY

**SUBJECT:** ORDINANCE 2008-1073 AMENDING CHAPTER 2.12  
(CITY COUNCIL PROCEDURES)

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**BACKGROUND:**

Over the years, the procedures regarding the manner and method in which Council meetings are conducted have increasingly come in need of updating. Many of these updates relate to Brown Act and other changes in the law over the last several years. Additional changes are needed to keep up with new Fair Political Practices Commission rules. Finally, clarification of numerous policy matters is undertaken with these amendments.

**DISCUSSION:**

The amendments to Chapter 2.12 begin under Section 2.12.010, dealing with applicability. Language has been inserted to clarify that any legal body formed by the City Council that does not have procedural rules will follow Chapter 2.12.

Sections 2.12.020, 2.12.040(C), and 2.12.160 have amendments to ensure consistency with the Ralph M. Brown Act. These issues deal with quorum matters, the setting of meetings and disruption of commission or Council meetings.

Under Section 2.12.020(G), a clarification is made regarding the establishment of a quorum with the participation of a Councilmember who is voting under the "rule of necessity" exception to the conflict of interest rule. This clarifying language is placed in the code to cover situations where more than two Councilmembers are disqualified, but one is needed to establish a quorum to allow a matter to proceed. This language is consistent with the Political Reform Act and its underlying regulations.

Under Section 2.12.080 (Presiding Officer), some clarifying language is added to conform the code to regular practice under the routine conduct of meetings in Imperial Beach.

One of the substantive changes made to this Chapter deals with voting under Section 2.12.100. Under this amendment, all ordinances, resolutions for the expenditure of City funds or related to elections must be adopted by at least three members of the City Council. All other matters may be approved by a majority of the quorum. This is a departure from previous practice where situations arise where three members of the Council sitting cannot take an action on a majority vote. This amendment clarifies the situations in a manner, which is consistent, the practice in most general law cities.

Section 2.12.140 (Rules of Order) allows a majority of the quorum to rule on procedural matters. While this procedure has been the practice in Imperial Beach, this clarification in the code is intended to address establishing procedural rules. A similar clarification is made to the section dealing with group communications at Council meetings and speaker time limits under 2.12.150.

At the Introduction, the City Council accepted additional changes related to the ability of the Mayor to adjourn, recess or open Council meetings without a motion. This change was accepted to allow the City to continue its practice of devoting more meeting time to substantive, rather than procedural matters.

#### **ENVIRONMENTAL DETERMINATION:**

This project is exempt from the California Environmental Quality Act (CEQA) because it is not a project as defined in Section 15378.

#### **FISCAL IMPACT:**

None.

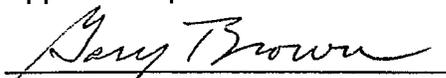
#### **DEPARTMENT RECOMMENDATION:**

Staff Recommends the Mayor and City Council:

1. Receive report;
2. Mayor calls for the reading of the title of Ordinance No. 2008-1073, an Ordinance of the City Council of the City of Imperial Beach, California, amending Chapter 2.12 of the Imperial Beach Municipal Code (City Council Procedures) to make technical and clarifying changes;
3. City Clerk to read title of the Ordinance No. 2008-1073, and
4. Motion to dispense the second reading and adopt Ordinance No. 2008-1073 by title only.

#### **CITY MANAGER'S RECOMMENDATION:**

Approve Department recommendation.

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

Attachments:

1. Ordinance 2008-1073

**ORDINANCE NO. 2008-1073**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA AMENDING CHAPTER 2.12 OF THE IMPERIAL BEACH MUNICIPAL CODE (CITY COUNCIL PROCEDURES) TO MAKE TECHNICAL AND CLARIFYING CHANGES**

**WHEREAS**, Chapter 2.12 establishes Council procedures for the City Council of the City of Imperial Beach; and

**WHEREAS**, the City Council desires to clarify that these procedures apply to all committees and commissions established under the Municipal Code, who do not have separate procedures independently adopted; and

**WHEREAS**, the City Council desires to adopt various clarifying and technical changes to update Chapter 2.12 (City Council Procedures) to bring into closer compliance with State laws and City procedures and practices; and

**WHEREAS**, the City Council desires to make these policy and procedural changes applicable to all its meetings upon adoption of this ordinance.

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

**SECTION 1.** Chapter 2.12 of the Imperial Beach Municipal Code (City Council Procedures) is hereby amended to read as shown in Exhibit "A," which is attached here to and incorporated herein by reference as though fully set forth at this point.

**SECTION 2.** The City Clerk is directed to prepare and have published a summary of this ordinance no less than five days prior to the consideration of its adoption and again within 15 days following adoption indicating votes cast.

**EFFECTIVE DATE:** This Ordinance shall be effective thirty (30) days after its adoption. Within fifteen (15) days after its adoption, the City Clerk of the City of Imperial Beach shall cause this Ordinance to be published pursuant to the provisions of Government Code section 36933.

**INTRODUCED AND FIRST READ** at a regular meeting of the City Council of the City of Imperial Beach, California, on the 16<sup>th</sup> day of July 2008; and thereafter **PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Imperial Beach, California, held on the 6<sup>th</sup> day of August 2008, by the following roll call vote:

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

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**JAMES P. LOUGH  
CITY ATTORNEY**

I, City Clerk of the City of Imperial Beach, do hereby certify the foregoing to be an exact copy of Ordinance No. 2008-1073 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA AMENDING CHAPTER 2.12 OF THE IMPERIAL BEACH MUNICIPAL CODE (CITY COUNCIL PROCEDURES) TO MAKE TECHNICAL AND CLARIFYING CHANGES.

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

\_\_\_\_\_  
DATE

**EXHIBIT "A"**  
**to Ordinance No. 2008-1073**

**2.12.010. Applicability.**

This chapter establishes City Council procedures. It applies to all regular and special meetings of the City Council, while sitting as the City Council or as another legal body that does not have independent procedural rules. In addition, Sections 2.12.020, 2.12.030, 2.12.050, and 2.12.070 through 2.12.160 apply to all meetings and public hearings before all City boards and commissions created pursuant to this Municipal Code. The meanings of the terms "Mayor," "City Council," "Councilmember," and "City Clerk," include the corresponding positions of other boards and commissions when this chapter applies to them.

**2.12.020. Meeting defined.**

A. For purposes of this chapter, "meeting" means the gathering together of three or more members of the City Council, or a majority of the total members of a board or commission, at the time and place established by ordinance, resolution, or motion for regular or adjourned meetings, or at such other time and place authorized by law for special or emergency meetings, so that the members may act in their official capacities to make decisions, commitments, or promises. The term also includes all meanings given to it by legislative or final appellate court definitions.

B. All meetings must be open and public, with the exception that the City Council may hold closed sessions from which the public may be excluded when specifically authorized by the laws of the State of California. This Chapter incorporates the Ralph M. Brown Act (Government Code Section 54950 *et. seq.*) by reference and all provisions herein shall be construed in a manner consistent with its terms.

C. "Quorum" means three or more members of the City Council or a majority of the total members of a board or commission. If a quorum is present, regular business may be transacted.

D. Councilmembers are expected to attend all City Council meetings. If, without permission, a Councilmember fails to attend all regular City Council meetings for sixty consecutive days after the last regular meeting the Councilmember attended, that office becomes vacant and will be filled as any other vacancy.

E. If less than a quorum is gathered at the time and place and for the purpose of conducting a meeting, the Councilmembers who are present must adjourn under Section 2.12.050.

F. A Councilmember who is present at a meeting but abstains from one or more votes will be counted for purposes of constituting a quorum.

G. A Councilmember who is disqualified from voting by law will not be counted for purposes of constituting a quorum. If a Councilmember with a disqualifying interest is legally required to vote under the rule of necessity, their participation shall be counted towards the quorum.

**2.12.030. Effect of nonobservance of chapter.**

The failure to observe the procedures in this chapter does not invalidate any action that is otherwise lawful and is defective only for failure to follow the procedure.

**2.12.040. Time and place of meetings.**

A. Unless otherwise specified by resolution, the City Council must hold regular meetings on the first and third Wednesdays of each month at an hour to be set by resolution.

Regular meetings will be held in the council chambers at City Hall, 825 Imperial Beach Boulevard, Imperial Beach, or at another place within the City limits to which the meeting may be adjourned.

B. When the day for any regular meeting falls on a legal holiday, no meeting will be held that day.

C. The Mayor or any three members of the City Council may call a special meeting at any time by delivering written notice to each Councilmember and to each local newspaper of general circulation, radio, and television station that requests notice. The delivery must be made at least twenty-four hours before the meeting time specified in the notice. The notice must be posted at least twenty-four hours prior to the special meeting in a location that is freely accessible to members of the public.

1. The notice must specify the time and place of the special meeting and the business to be transacted.

2. No business other than the business specified in the notice may be considered at the special meeting.

3. Written notice to any Councilmember may be dispensed with if, at, or prior to the time the meeting convenes, the Councilmember files with the City Clerk a written waiver of notice.

4. Proper notice is deemed received by any Councilmember who is actually present at the meeting at the time it convenes.

#### **2.12.050. Adjournment.**

A. A meeting may be terminated or continued to another time, place, or date by adjournment, regardless of whether or not all matters on the agenda or under discussion have been acted on or concluded. No meeting may be terminated before all public hearings for that meeting are closed or continued to another time, place, and date. A motion to adjourn is always in order and must be decided without debate.

B. No meeting may be adjourned to a date beyond the next regular meeting. When a meeting is continued to a future date, if either the time or place is not stated in the order of adjournment, it is deemed to be at the time or place specified for regular meetings of the Council.

C. If less than a quorum appears at a regular meeting, the present Councilmembers must adjourn the meeting to a stated day and time. If no Councilmembers are present, the City Clerk must adjourn the meeting to a stated day and time. The City Clerk must deliver written notice of an adjournment to each Councilmember at least three hours before the adjourned meeting is held and must post the notice within twenty-four hours after the adjournment.

D. Once adjourned, a meeting may not be reconvened.

#### **2.12.060. Agenda--Order of business.**

A. All agenda items must be filed with the City Clerk by noon on the Wednesday preceding the regular meeting. All reports, communications, ordinances, contract documents, and other matters to be submitted to the City Council must be delivered to the City Clerk by five o'clock p.m. on the Wednesday preceding the regular meeting. Whenever feasible, each item on the agenda must contain a staff recommendation and the specific action requested of the City Council. The agenda must be made available to the public when it is made available to the City Council.

B. No matters other than those listed on the agenda may be finally acted upon by the City Council. However, matters not on the agenda may be submitted for City Council consideration and action pursuant to state law or under any of the following conditions:

1. Upon a determination by a majority vote of the City Council that an emergency situation exists, as defined in Government Code Section 54956.5;

2. Upon a determination by a two-thirds vote of the City Council, or if less than two-thirds of the Councilmembers are present, a unanimous vote of those Councilmembers present, that there is an immediate need to take action and that the need to take action came to the City's attention after the agenda was posted; or
  3. The item was posted for a prior meeting of the City Council, which occurred not more than five calendar days before, and at that prior meeting, the item was continued to the meeting at which action is being taken.
- C. The regular order of business may be changed or suspended for any purpose at any meeting by majority vote.

#### **2.12.070. Minutes.**

- A. The minutes are a clear and concise statement of each and every City Council action, including the motions made and the votes on them. The reasons for a motion, voting, Council debate, and audience comments and reactions are generally irrelevant for purposes of the minutes. The City Clerk determines the scope and format for the minutes of all meetings, including those of boards and commissions, and has exclusive responsibility for preparing the minutes. Changes in the minutes may be made only by action of the City Council.
- B. Minutes may be approved without a reading if the City Clerk has previously furnished each Councilmember with a copy.
- C. Records of each closed session of the City Council must be kept as required by state law.

#### **2.12.080. Presiding officer.**

- A. The Mayor is the presiding officer at all City Council meetings. In the absence of the Mayor, the Mayor pro tempore is the presiding officer and shall perform all duties of the Mayor under this Chapter in the Mayor's absence. In the absence of the Mayor and the Mayor pro tempore, the City Clerk will call the council to order, and the Councilmembers who are present will elect a temporary presiding officer, who will serve until the arrival of the Mayor or Mayor pro tempore or until adjournment.
- B. The Mayor must sign all ordinances and resolutions. All other documents shall be signed by the Mayor or the Mayor's designee as determined by the action of the City Council. The Mayor must preserve strict order and decorum at all regular and special meetings of the Council. The Mayor must state, or call upon the Clerk to state, every question before the City Council, call for the vote, and announce the decision of the City Council on all subjects. The Mayor decides all questions of order, including recess or adjournment of the meeting; however, if any Councilmember appeals a decision, a majority vote of the City Council will govern and conclusively determine that question of order, including recess or adjournment.
- C. The Mayor has the power, authority, and discretion to do the following without a vote of the City Council:
1. Set time limits on City Council discussions of any matter;
  2. Set time limits on communications from members of the public to the City Council. No member of the public may address the City Council for more than three minutes on any agenda item without the consent of the Mayor;
  3. Declare the opening of public hearings;
  4. Rule that any motion on a subject not on the agenda is out of order, in which case the motion becomes void;
  5. Table any motion on any matter until the next regular or special City Council meeting, whenever the City Attorney advises that there is a question as to the validity or constitutionality of a proposed course of action;
  6. Require that any witness testifying to facts at any public hearing be sworn before proceeding further with testimony;

7. Rule any speaker out of order, terminate any person's communication with the City Council, or declare a recess in order to establish order at any meeting;
8. Move, second, and debate, subject only to the limitations of debate that are imposed on all Councilmembers.
9. Open, recess and close all council meetings.
- D. The Mayor may not be deprived of any of the rights and privileges of a Councilmember by reason of being Mayor or acting as the presiding officer.
- E. The Mayor has and may exercise all other powers and duties as are authorized by law.

#### **2.12.090. Hearings.**

- A. The term "hearing" includes all public hearings required by federal, state or local law, employee disciplinary proceedings, and proceedings for the revocation, suspension, or reinstatement of permits, licenses, and franchises.
- B. Public hearings are conducted in the following order:
  1. Hearing opened by the Mayor;
  2. Staff reports presented;
  3. Public comments received;
  4. Hearing closed by majority vote;
  5. Deliberation by the City Council; and
  6. Action taken by majority vote.
- C. At the time and place designated in the notice, the City Council must afford any interested person or that person's authorized representative, or both, the opportunity to present witnesses, documentary evidence, statements, arguments, or contentions, orally or in writing, subject to the rules in this chapter.
- D. All statements, documents, exhibits, communications, petitions, maps, and other items submitted at the hearing may be considered by the City Council as evidence and, in that event, retained as part of the record. Whenever practical, a written staff report must be prepared and presented as part of the staff presentation. Evidence may not be taken outside the Council chambers and may not be considered by the City Council, except when, during the hearing, the meeting is adjourned to a particular place and time for the purpose of taking visual or demonstrative evidence.
- E. If a Councilmember is absent for a hearing that is continued to a subsequent meeting, that Councilmember may participate in the matter at the subsequent meeting, if otherwise qualified, upon stating for the record that the Councilmember has listened to the tape recording of the prior portions of the hearing, reviewed the written record and is prepared to participate.
- F. Any hearing may, by minute action, be continued to any subsequent regular or adjourned meeting of the City Council in compliance with the laws of the State of California.

#### **2.12.100. Voting.**

- A. When a motion is made, a vote on the motion must be taken by voice, roll call, or voting device and entered in full upon the record.
- B. A Councilmember's vote may be changed only upon a timely request to do so immediately following the announcement of the vote by the City Clerk and before the next item in the order of business is taken up.
- C. All Ordinances and any resolutions for the expenditure of City funds or matters relating to elections must be adopted by a majority vote of the full City Council, unless a greater number of votes is required by law.
- D. When a majority vote cannot be obtained and one or more Councilmembers is absent, that matter will automatically be added to a future agenda so that it can be considered at least once by the City Council with all Councilmembers present.

E. All other resolutions and motions may be approved by a majority vote of the quorum, unless law requires a greater number.

#### **2.12.110. Speaking rights of members.**

A. Every Councilmember desiring to speak must address the Mayor and, upon recognition by the Mayor, must confine comments to the question under debate and avoid personal and indecorous language.

B. A Councilmember, once recognized, may not be interrupted when speaking, except for a call to order. If called to order while speaking, a Councilmember must cease speaking until the question of order is determined. If the Councilmember is determined to be in order, the Councilmember may proceed.

C. The Councilmember moving the adoption of an ordinance, resolution, or Council action has the privilege of closing the debate.

#### **2.12.120. Motions.**

A. No motion may be debated or voted upon unless it has received a second. Only one motion may be considered by the City Council at any time.

B. A motion to reconsider an action by the City Council may only be made at the meeting at which that action was taken. A Councilmember on the prevailing side must make such a motion. The motion may be made whenever no other motion is pending. The motion takes precedence over all other motions and is subject to debate. If the action to be reconsidered was a public hearing item, it must be re-noticed as originally required and considered at a future meeting, unless a finding is made by a majority vote that all of the interested members of the public who were present are still present in the council chambers.

C. Any Councilmember may make or remake a motion at a City Council meeting, except when the subject matter of the motion has been tabled.

D. A motion to table takes precedence over all other motions and is subject to debate. When a motion to table is passed, the matter may not be considered by the City Council again unless the matter is removed from the table by a majority vote.

E. Once tabled, a matter may not be placed on the agenda or discussed unless a Councilmember who voted to table the matter requests that the matter be removed from the table or requests the City Clerk to place the matter on the agenda for the purpose of determining whether or not the matter should be removed from the table.

#### **2.12.130. Reasons for dissent.**

Any Councilmember may have the reasons for that Councilmember's dissent from or protest against any action of the City Council entered in the record and the minutes.

#### **2.12.140. Rules of order.**

A. Except as otherwise provided in this chapter, proceedings of the City Council are governed by common sense and good taste. If a dispute concerning procedural matters is not specifically covered in this chapter, the majority vote of the quorum prevails. Any procedural decision of the Mayor may be overruled by a majority vote of the quorum.

B. Rules adopted to expedite the transaction of the City Council's business in an orderly fashion are deemed to be procedural only, and the failure to strictly observe those rules does not affect the jurisdiction of the City Council or invalidate any action taken at a meeting that is otherwise held in conformity with the law.

## **2.12.150. Addressing the council.**

A. Any person desiring to address the City Council must first obtain permission from the Mayor. Unless the Mayor rules otherwise, any person may address the City Council upon obtaining permission from the Mayor, subject to the following:

1. Public Hearings. Interested persons and their authorized representatives may address the City Council orally or in writing regarding matters which are then subject to a public hearing under Section 2.12.090.
2. Non Hearing Matters. Interested parties and their authorized representatives may address the City Council orally or in writing regarding matters with which they are concerned and which are then the subject of City Council discussion. When copies of written communications are furnished to each Councilmember present, the communications will not be read aloud at the meeting unless so ordered by a majority vote. Written communications from the administrative staff will not be read aloud unless requested by a Councilmember.
3. Public Comment. A person may address the City Council during public comment regarding any matter with which the person is concerned. The City Council may not discuss any matter not on the agenda or take any action except to refer that matter to a future agenda.
4. Written Notice. All speakers must give written notice to the City Clerk, in a form approved by the City Council, which will be entered in the meeting minutes.
5. Addressing the Council. Each person addressing the City Council must speak into the microphone at the speaker's podium, state his or her name and address in an audible tone for the record, and, unless further time is granted by the Mayor, limit the address to three minutes. All remarks must be addressed to the City Council as a body and not to any individual Councilmember. No person other than the City Council and the person having the floor may enter into any discussion, either directly or through a Councilmember, without the permission of the Mayor.
6. Limitation to Agenda Item. Except during public comment, the Mayor may not permit any communication, written or oral, to be made or submitted unless the communication addresses the agenda item then under discussion.
7. Consent Required. No person may address or question a Councilmember, the staff, or any other person without the prior consent of the Mayor.
8. Anonymous Communications. Anonymous communications may not be considered or placed on the agenda.
9. Group Communications. When an identifiable group of persons, as opposed to the public at large, wishes to address the City Council on the same agenda item, the Mayor may request that a spokesperson be chosen by the group to address the City Council. If additional issues are to be presented at the hearing by any other member of the group, the Mayor may limit the number of persons and the speaking time, so as to avoid the unnecessary repetition of issues. The amount of time given to the spokespersons of any group shall be determined by the Mayor based on the numbers of persons present that the spokesperson is representing, the complexity of the issue and the time constraints of the Council's meeting agenda, typically no longer than ten minutes.
10. Time Limits. The Mayor may limit a person's speaking time to a reasonable period (typically three minutes for individuals) so that the business of the City Council is performed expeditiously and unnecessary repetition is avoided. Further time may be granted to the person addressing the City Council by the Mayor or by a majority vote of the City Council from a person or persons who are present when the speaker addresses the City Council for no more than a total of six minutes. Individuals donating their time waive their individual time to speak on the matter.

11. Additional Opportunity to Address the Council. Subject to the needs of the City Council to expeditiously perform its business and to avoid repetitive testimony, a person may be permitted by the Mayor to address the City Council more than once on any particular item. No person may address the City Council more than once on an item until all persons present and wishing to address the City Council have been provided the opportunity to do so. The Mayor may limit a person's additional speaking time and may not permit repetitive testimony from any person.

#### **2.12.160. Rules of decorum--Enforcement.**

- A. While the City Council is in session, all persons must preserve the order and decorum of the session. A Councilmember may not delay or interrupt the proceedings or the peace of the City Council, disturb any Councilmember while speaking, or refuse to obey the orders of the City Council or the Mayor, except as otherwise provided in this chapter.
- B. Any person who disrupts or impedes the orderly conduct of a City Council meeting by making personal, impertinent, or slanderous remarks, by becoming boisterous while addressing the City Council, or by engaging in any other disorderly conduct will be immediately barred from further audience before that session of the City Council by the Mayor, unless permission to continue is granted by a majority vote.
- C. Any person who disrupts or impedes the orderly conduct of a City Council meeting by acting in a disorderly, contemptuous, or insolent manner toward, or by becoming boisterous while addressing the City Council, a Councilmember, or a staff member is subject to the criminal penalties of this code. Any person who fails, on demand of the Mayor, to comply with any lawful order is subject to the criminal penalties of this code. When any person acts to disrupt the meeting or impedes the orderly conduct of the meeting, the Mayor or the City Council may recess the meeting until order can be restored.
- D. The City Manager may designate one or more appropriate persons to act as sergeants at arms to carry out all orders and instructions given by the Mayor for the purpose of maintaining order and decorum at the City Council meeting. Upon instruction from the Mayor, it is the duty of the sergeant at arms to place any person who violates the order and decorum of the meeting under arrest and cause that person to be prosecuted under this code. The Mayor or another appropriate person who is present must sign the complaint.

#### **2.12.170. Attendance may be compelled by subpoena.**

If less than a quorum is present at a meeting, the attendance of absent Councilmembers may be compelled by a subpoena that is signed by the Councilmember presiding over the Councilmembers constituting less than a quorum. A subpoena may issue only upon a majority vote of the Councilmembers convening for the purpose of issuing the subpoena. A Councilmember must obey a subpoena and participate in good faith in the meeting to which the Councilmember is subpoenaed, so that the essential business of the City Council may be conducted. A Councilmember who fails to obey a subpoena or to participate in the meeting is subject to the criminal penalties of this code.